

AGENDA



INNER WEST COUNCIL

COUNCIL MEETING

TUESDAY 27 MARCH 2018

6.30pm

Live Streaming of Council Meeting

In the spirit of open, accessible and transparent government, this meeting of the Inner West Council is being streamed live on Council's website. By speaking at a Council meeting, members of the public agree to being recorded and must ensure their speech to the Council is respectful and use appropriate language. A person who uses defamatory, discriminatory or offensive language may be exposed to liability for which Council takes no responsibility. Any part of this meeting that is held in closed session will not be recorded

Pre-Registration to Speak at Council Meetings

Members of the public must register by 2pm of the day of the Meeting to speak at Council Meetings. If you wish to register to speak please fill in a [Register to Speak Form](#), available from the Inner West Council website, including:

- your name;
- contact details;
- item on the Agenda you wish to speak to; and
- whether you are for or against the recommendation in the agenda.

Are there any rules for speaking at a Council Meeting?

The following rules apply when addressing a Council meeting:

- keep your address to the point, the time allowed for each speaker is limited to three minutes. This time limit applies, no matter how many items are addressed by the speaker;
- when addressing the Meeting you must speak to the Chairperson;
- the Chairperson may curtail public participation where the information being presented is considered repetitive or irrelevant; and
- only 3 speakers for and against an Agenda Item are allowed.

What happens after I submit the form?

Your request will then be added to a list that is shown to the Chairperson on the night of the meeting.

Where Items are deferred, Council reserves the right to defer speakers until that Item is heard on the next occasion.

Accessibility

Inner West Council is committed to ensuring people with a disability have equal opportunity to take part in Council and Committee Meetings. At the Ashfield Council Chambers there is a hearing loop service available to assist persons with a hearing impairment. If you have any other access or disability related participation needs and wish to know more, call 9392 5657.

Persons in the public gallery are advised that under the Local Government Act 1993, a person may NOT tape record a Council meeting without the permission of Council.

Any persons found recording without authority will be expelled from the meeting.

“Record” includes the use of any form of audio, video and still camera equipment or mobile phone capable of recording speech.

An audio recording of this meeting will be taken for the purpose of verifying the accuracy of the minutes.

PRECIS

1	Acknowledgement of Country	
2	Apologies	
3	Notice of Webcasting	
4	Disclosures of Interest (Section 451 of the Local Government Act and Council's Code of Conduct)	
5	Moment of Quiet Contemplation	
6	Confirmation of Minutes	PAGE
	Minutes of 13 March 2018 Council Meeting	5

5 Mayoral Minutes

Nil at the time of printing.

6 Staff Reports

ITEM	PAGE
C0318 Item 1 A Healthier Inner West	19
C0318 Item 2 Supporting Our Creative Communities	25
C0318 Item 3 Haberfield Town Centre - Notice of Motion	31
C0318 Item 4 Public Advocacy Callan Park	72
C0318 Item 5 Yeo Park & Gough Reserve, Ashfield - Plan of Management	83
C0318 Item 6 Draft Remediation of Land State Environmental Planning Policy and Guidelines (to replace SEPP No. 55 - Remediation of Lands)	122
C0318 Item 7 Bangla New Year's Day Festival - Request to Hold Event at Tempe Reserve - Further Report	215
C0318 Item 8 IWC Grants Program: Overview of Criteria and Processes	217
C0318 Item 9 Bulk Transfer of Nominated General Staff Update	258
C0318 Item 10 Inner West Council Position on the Cruise Ship Terminal	263
C0318 Item 11 Local Traffic Committee Meeting held on 6 March 2018	309
C0318 Item 12 Investment Report as at 28 February 2018	339

7 Notices of Motion

ITEM	PAGE
C0318 Item 13 Notice of Motion: Planning	371
C0318 Item 14 Notice of Motion: Late Registration at Ordinary Council Meetings	372
C0318 Item 15 Notice of Motion: Listing of Policy Documents for Councillors	374

C0318 Item 16	Notice of Motion: Minister's Award in Local Government	375
C0318 Item 17	Notice of Motion: Councillor Access to Media Services	376
C0318 Item 18	Notice of Motion: Marion Street Cottages	377
C0318 Item 19	Notice of Motion: Adani Coal Mine	379
C0318 Item 20	Notice of Motion: Impacts of Infrastructure Projects on Annandale	380
C0318 Item 21	Notice of Motion: Committees	382
C0318 Item 22	Notice of Motion: Multicultural Policy	384

8 Questions From Councillors

ITEM	PAGE
C0318 Item 23 Question on Notice: Staffing Matters	385

9 Reports with Confidential Information

Reports appearing in this section of the Business Paper are confidential in their entirety or contain confidential information in attachments.

The confidential information has been circulated separately.

ITEM	PAGE
C0318 Item 24 Balmain Telstra Building and Public Space Project	389

Minutes of Ordinary Council Meeting held on 13 March 2018**Meeting commenced at 6.33pm****Present:**

Darcy Byrne	Mayor
Julie Passas	Deputy Mayor
Marghanita Da Cruz	Councillor
Lucille McKenna OAM	Councillor
Colin Hesse	Councillor
Sam Iskandar	Councillor
Tom Kiat	Councillor
Pauline Lockie	Councillor
Victor Macri	Councillor
Rochelle Porteous	Councillor (6.42pm)
Vittoria Raciti	Councillor
John Stamolis	Councillor
Louise Steer	Councillor
Anna York	Councillor
Rik Hart	General Manager
Elizabeth Richardson	A/Deputy General Manager Assets and Environment
Michael Tzimoulas	Deputy General Manager Chief Financial and Administration Officer
John Warburton	Deputy General Manager Community and Engagement
David Birds	Group Manager Strategic Planning
Wal Petschler	Group Manager Roads, Footpaths, Traffic and Stormwater
Nellette Kettle	Group Manager Civic and Executive Support, Integration, Customer Service and Business Excellence
John Stephens	Manager Traffic and Transport Services
Ian Naylor	Manager Civic and Executive Support
Darcie Huisman	Business Paper Support Officer (Minute Taker)

APOLOGIES AND LEAVE OF ABSENCE:**Motion: (McKenna OAM/Steer)****THAT Council grant leave of absence for Cllr Drury and accept apologies for lateness for Cllr Porteous.****Motion Carried**

For Motion:	Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Raciti, Stamolis, Steer and York
Against Motion:	Nil
Absent:	Cr Porteous

DISCLOSURES OF INTERESTS:

Cllr Lockie declared a non-significant, non-pecuniary conflict of interest in Item 9 - Notice Of Motion: Pride Seats - Celebrating Council's Support Of Marriage Equality And LGBTQI Rights as she went to school with the Marketing Manager of Street Furniture Australia. Any benefit from this motion is by way of a donation to Council and the community.

Motion: (Hesse/Da Cruz)**That Council note the disclosures of interests.**

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna
OAM, Passas, Raciti, Stamolis, Steer and York

Against Motion: Nil

Absent: Cr Porteous

Clr Porteous entered the meeting 6.42pm

C0318 Item 14 Mayoral Minute: Harmonising Inner West Council Awards Programs

Motion: (Byrne)

THAT:

1. Council review the current arrangements for Awards program, including the Business Environment Awards Program the Inner West Business Awards and the Marrickville Business Association Awards;
2. Council officers produce a report on options for harmonising our Awards Program, while upholding the existing character of local awards and Council's capacity to hold and judge such a program; and
3. The report include evaluation of categories such as, but not limited to:
 - a. Ethical Business;
 - b. LGBTQI Friendly Business;
 - c. Multicultural Business;
 - d. Sustainable Business; and
 - e. Accessible Business.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna
OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

C0318 Item 15 Mayoral Minute: Balmain Leagues Club Compulsory Acquisition

Motion: (Byrne)

THAT Council:

1. Oppose any State Government compulsory acquisition of the Balmain Leagues Club site;
2. Write to the Minister for Roads the Hon. Melinda Pavey MP urgently requesting a briefing on plans for the Western Harbour Tunnel and acquisition of the Balmain Leagues Club Site; and
3. Convene a public meeting regarding the Balmain Leagues Club site and other potential construction sites on the peninsula.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna
OAM, Porteous, Stamolis, Steer and York

Against Motion: Crs Passas and Raciti

C0318 Item 16 Mayoral Minute: Flying the Aboriginal Flag from the Harbour Bridge**Motion: (Byrne)****THAT Council:**

1. Endorse the petitions calling for the Aboriginal Flag to be flown from the Sydney Harbour Bridge 365 days a year;
2. Publicise the petitions through regular communications channels including social media and the Council news page in the local Courier newspaper;
3. Provide hard copies of the petition for signatories at Council facilities and major events; and
4. Write to the NSW Premier, the Minister for Aboriginal Affairs, the Minister for Roads, Maritime and Freight and the Minister for Transport and Infrastructure calling on them to support the push to fly the Aboriginal Flag on the Harbour Bridge permanently.

Motion Carried**For Motion:** Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Porteous, Stamolis, Steer and York**Against Motion:** Crs Passas and Raciti**SUSPENSION OF STANDING ORDERS****Motion (Porteous/McKenna OAM)****THAT Items 7 and 11 be brought forward and be dealt with at this time.****Motion Carried****For Motion:** Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York**Against Motion:** Nil**EXTENSION OF TIME****Motion (Porteous/Da Cruz)****THAT the speaker be given an extension of time of two minutes.****Motion Tied****For Motion:** Crs Da Cruz, Hesse, Kiat, Lockie, Porteous, Stamolis and Steer**Against Motion:** Crs Byrne, Iskandar, Macri, McKenna OAM, Passas, Raciti and York

The Mayor, Councillor Byrne, used his Casting Vote against the **MOTION** and the **MOTION** was lost.

ADJOURNMENT

7.24pm – The Mayor, Councillor Byrne, adjourned the meeting for a short recess

7.29pm – The Mayor, Councillor Byrne, resumed the meeting

ADJOURNMENT

7.35pm – The Mayor, Councillor Byrne, adjourned the meeting for a short recess

7.42pm – The Mayor, Councillor Byrne, resumed the meeting

**C0318 Item 7 Notice of Motion to Rescind: CO218 Item 2: Cottages at 9 and 11
Marion Street Leichhardt**

Motion: (Porteous/Hesse)

**THAT Council rescind its resolution of 27 February 2018 - Item 2: Cottages at 9 and 11
Marion Street Leichhardt.**

Motion Tied

For Motion: Crs Da Cruz, Hesse, Kiat, Lockie, Porteous, Stamolis and Steer

Against Motion: Crs Byrne, Iskandar, Macri, McKenna OAM, Passas, Raciti and York

The Mayor, Councillor Byrne, used his Casting Vote against the **MOTION** and the **MOTION** was lost.

C0318 Item 11 Notice of Motion: WestConnex Noise and Air Quality Concerns

Motion: (Lockie/Hesse)

THAT:

1. A report be prepared for an Ordinary Council Meeting in April 2018 that:
 - a) Details the costs and other resources that would be required for Council to monitor noise and air quality in the areas around current and proposed WestConnex construction sites in the Inner West;
 - b) Reviews and assesses the current noise and air quality monitoring processes being undertaken for the WestConnex projects by the Sydney Motorway Corporation (SMC) and its contractors, the Department of Planning & Environment (DPE), and the Environment Protection Authority (EPA);
 - c) Identifies any other opportunities that exist for Council to take action to reduce the noise, dust and air pollution residents are being exposed to as a result of WestConnex construction.
2. Council writes urgently to the Premier and relevant Ministers to:
 - a) Communicate the lack of confidence and trust residents in the Inner West have in the Sydney Motorway Corporation and relevant government agencies to protect them from the severe air quality and noise impacts caused by the WestConnex projects;
 - b) Explain that Council has been asked by residents and community groups to investigate conducting its own noise and air quality monitoring as a result;
 - c) Note that responsibility for such monitoring should sit with the state government and its relevant agencies and contractors;
 - d) Ask that they take urgent action to reduce the unacceptable noise and air quality impacts of the WestConnex projects on residents, and improve the processes responsible for the monitoring and regulatory enforcement of

these impacts;

3. That Council staff attend and report on the Community Impact Forums run by the Sydney Motorway Corporation; and
4. That Council write to the ministers for Roads and Health seeking financial support for council monitoring of air quality in the Inner West Council area.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Porteous, Stamolis, Steer and York

Against Motion: Cr Passas and Raciti

RESUMPTION OF STANDING ORDERS

Motion: (York/McKenna OAM)

THAT standing orders be resumed.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

C0318 Item 1 Parking Meter Operations in Leichhardt, Rozelle & Balmain

Motion: (Byrne/McKenna OAM)

THAT Council:

1. Proceed to turn off parking meters at 7pm in the following Mainstreets from Thursday 5 April:
 - a. Norton Street, Leichhardt
 - b. Darling Street, Rozelle and
 - c. Darling Street, Balmain;
2. Initiate consultation with the community including chamber of commerce, businesses and surrounding residents on the proposal to turn off parking meters at 7 pm in the adjoining side streets and extend 30 minute parking to those streets and receive a report back on the outcome of that consultation;
3. Fund the program through a miscellaneous 2017/2018 budget savings rather than increasing parking permit fees or parking fees;
4. That Council review and report back on whether to continue to implement in the previous Leichhardt area and to report on how meters in the previous Leichhardt Council area only would be consistent with a broader Inner West policy, where meters will not be placed in the previous Ashfield and Marrickville Council areas (except for a tiny number in Newtown); and
5. A report come back after six months on the implementation of time limits on main street parking.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna

Against Motion: OAM, Passas, Porteous, Raciti, Stamolis, Steer and York
Nil

Councillor Kiat left the Meeting.

C0318 Item 2 Boosting the Micro-Brewing Sector in the Inner West

MOTION: (Macri/Passas)

1. That this matter be deferred;
2. That Council write a letter to the state government seeking advice on the best options available to increase retail floor space and to clarify the definition of 'ancillary use' for micro-breweries; and
3. That the matter be reported back to council no later than May 2018.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

Absent: Councillor Kiat

Councillor Kiat returned to the Meeting.

Councillor Raciti left the Meeting.

C0318 Item 3 Glebe Island Multi-User Facility - Review of Environmental Factors

Motion: (Da Cruz/Porteous)

THAT:

1. Council receive and note this report;
2. Council endorse the submission to the Port Authority of NSW (see Attachment 1) including:
 - a) The proposal should take into consideration the construction of all major development projects in the immediate vicinity of the proposed multi-user facility over approximately the next ten years, including the following transport infrastructure projects WestConnex, Western Harbour Tunnel and the M4-M5 Link (should the latter two projects proceed);
 - b) A request for further traffic modelling be undertaken to take in to consideration all the construction and proposed major transport infrastructure projects in the immediate vicinity of the proposed multi-user facility over the next ten years including WestConnex and the Western Harbour Tunnel (should it proceed) and determine full cumulative impact;
 - c) A detailed Construction Traffic Management Plan for the whole of the Bays Precinct should be prepared in consultation with Inner West and City of Sydney Councils to provide a coordinated and staged approach to the delivery of The Bays Precinct in a manner which minimises detrimental impacts on sensitive areas within Sydney's Inner West;

- d) A coordination group, including representatives from the Inner West and City of Sydney Councils and Transport for NSW/Sydney Buses, should be established to oversee and advise on traffic management measures during the overlapping construction phases of the Bays Precinct, M4-M5 Link and Western Harbour Tunnel (should the latter two projects proceed);
- e) No access to the site must be provided via Robert Street, Rozelle;
- f) The M4-M5 Link White Bay Marshalling Yard must not gain access to Robert Street under any circumstances due to likely additional heavy vehicle traffic in residential areas in the southern sections of Balmain Peninsula;
- g) Ongoing noise and air monitoring mechanisms be put in place to enable enforcement of conditions of consent should they be required;
- h) Further investigation of foreshore public access arrangements for the site be incorporated into the final proposed design;
- i) All proposed structures on-site should seek to minimise and mitigate visual amenity impacts upon surrounding residential and public recreation areas;
- k) The impact on safety and amenity on residents from additional trucks from the accumulative projects proposed at White Bay (including the Port, Hanson Cement Batting, the WestConnex marshalling and the Western Sydney Tunnel concrete construction) on Victoria Road Rozelle, the Crescent and Johnston Street Annandale in particular;
- l) That a councillor briefing from the Port Authority be arranged;
- m) Council's submission should have an increased and strong focus on community outcomes in regard to the foreshores of the Bays Precinct in the Inner West Council area which includes: public access to the foreshores, increased open space, community activation and public transport; and
- n) That Council opposes the Glebe Island multi-user facility the cumulative impacts will extend in to Leichhardt, Annandale, Lilyfield and the Balmain Peninsula and is expected to create significant traffic congestion, all of which needs to be fully assessed.

Motion Carried**For Motion:**

Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna
OAM, Porteous, Stamolis, Steer and York

Against Motion:

Cr Passas

Absent:

Councillor Raciti

Councillor Raciti returned to the Meeting

C0318 Item 4 Media and Social Media Policies**MOTION: (Stamolis/Macri)****THAT Council:**

1. Adopt the media and social media policies as they relate to council staff;

2. Defer for consideration at a workshop the councillor-related aspects of the policy; and
3. Key issues which need to be addressed with regards to the development of new Media and Social Media policies for IW Council are:
 - a) Councillors and Mayor are elected representatives and as such are required to represent their constituents and communicate with them;
 - b) Any media/social media policy will need different policies for staff than for the Councillors/Mayor. Volunteers should also have different media protocol;
 - c) Any media/social media policy needs to adhere to Freedom of political communications which are recognised under the Australian Constitution. These freedoms mean Councillors must be free to speak to the community through all communication channels including traditional and social media. They also mean Councillors have a right to express their own opinions on any decision of council and to talk freely to the media and constituents;
 - d) Debate both inside and outside the council chambers is how democracy works. The Media/Social Media policies need to encourage that debate and engagement in local democracy in the media and social media not unintentionally shut it down;
 - e) The Model Code of Conduct and newly adopted Code of Meeting practice sit alongside the Media/Social Media policies they should not sit within the Media/Social Media policies. Councillors are aware or should make themselves aware of their obligations under the Code of Conduct and Code of meeting practice and adhere to them as required; and
 - f) Council's Communication policies need to be focused on developing a rich, respectful democratic environment both inside and outside the council chambers which presents different points of view and encourages dialogue, debate and engagement of the community with Council.

Motion Carried

For Motion: Crs Byrne, Iskandar, Lockie, Macri, McKenna OAM, Passas, Raciti, Stamolis and York

Against Motion: Crs Da Cruz, Hesse, Kiat, Porteous and Steer

Foreshadowed Motion (Porteous/**THAT Council**

1. Do not adopt the Media and Social Media policies as presented in C0318 Item 4;
2. Defer the development of the Media and Social Media policies to a councillor workshop. Key issues which need to be addressed with regards to the development of new Media and Social Media policies for IW Council are:
 - a) Councillors and Mayor are elected representatives and as such are required to represent their constituents and communicate with them.
 - b) Any media/social media policy will need different policies for staff than for

the Councillors/Mayor. Volunteers should have also have different media protocol.

- c) Any media/social media policy needs to adhere to Freedom of political communications which are recognised under the Australian Constitution. These freedoms mean Councillors must be free to speak to the community through all communication channels including traditional and social media. They also mean Councillors have a right to express their own opinions on any decision of council and to talk freely to the media and constituents;
- d) Debate both inside and outside the council chambers is how democracy works. The Media/Social Media policies need to encourage that debate and engagement in local democracy in the media and social media not unintentionally shut it down;
- e) The Model Code of Conduct and newly adopted Code of Meeting practice sit alongside the Media/Social Media policies they should not sit within the Media/Social Media policies. Councillors are aware or should make themselves aware of their obligations under the Code of Conduct and Code of meeting practice and adhere to them as required; and
- f) Council's Communication policies need to be focused on developing a rich, respectful democratic environment both inside and outside the council chambers which presents different points of view and encourages dialogue, debate and engagement of the community with Council.

This foreshadowed Motion lapsed.

CONFIRMATION OF MINUTES

Motion: (Porteous/Stamolis)

That the Minutes of the Council Meeting held on Tuesday, 27 February 2018 be confirmed as a correct record.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

C0318 Item 5 Proposal for the use of parks and open spaces to provide free outdoor recreation programs for the Inner West Community.

Motion: (Hesse/Stamolis)

THAT:

1. Council authorises the use of 36th Battalion Park without charge to Live Life Get Active (LLGA) to deliver free group fitness classes to the Inner West community as outlined in this report;
2. Subject to a positive evaluation of the initial program, Council delegates the General Manager to authorise additional LLGA recreation programs at appropriate locations in the Inner West Council area; and
3. Council supports this program only where sponsorship is blind, and no corporate advertising be allowed.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Porteous, Stamolis, Steer and York

Against Motion: Crs Passas and Raciti

C0318 Item 6 2017/18 Second Quarter Budget Review.

Motion: (Stamolis/Steer)

THAT:

1. The report be received and noted;
2. Council approves the budget adjustments required; and
3. That an executive summary be provided in future reports.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

C0318 Item 8 Notice of Motion: Donations and Financial Assistance Policy

Motion: (Passas/Raciti)

THAT the General Manager urgently develops a small donations/financial assistance policy with an identified funding source for consideration by the Council at the earliest opportunity.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

MATTER ARISING Major Issues Budget:

Motion (Porteous/Steer)

That there be a line item in the 2018/19 budget that identifies funding for these categories as outlined, such as for donations or financial assistance.

Motion Tied

For Motion: Crs Da Cruz, Hesse, Kiat, Lockie, Porteous, Stamolis and Steer

Against Motion: Crs Byrne, Iskandar, Macri, McKenna OAM, Passas, Raciti and York

The Mayor, Councillor Byrne, used his Casting Vote against the **MOTION** and the **MOTION** was lost.

C0318 Item 9 Notice of Motion: Pride Seats - Celebrating Council's Support Of Marriage Equality And LGBTQI Rights

MOTION: (Lockie/Byrne)

THAT:

1. Council accepts the donation of five (5) Pride Seats from Street Furniture Australia, with a view to installing one (1) in each ward of the Inner West Council;
2. Council works with Street Furniture Australia to determine the exact specifications required for each Pride Seat;
3. Council determines where Pride Seats should be installed in consultation with our local LGBTIQ community;
4. Each Pride Seat be dedicated to a different person, people, group or organisation from the Inner West LGA that has campaigned for or contributed to LGBTIQ rights (including marriage equality), and that this dedication be recognised with a plaque and/or signage at each seat;
5. The selection process for the dedication of each Pride Seat be open to public nominations through Council's Your Say Inner West Engagement Portal, and conducted in consultation with members of our LGBTIQ Working Group; and
6. The budgetary implications of this resolution be considered as part of the 2018/19 budget process.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Porteous, Stamolis, Steer and York

Against Motion: Crs Passas and Raciti

Councillor Passas left the Meeting.

C0318 Item 10 Notice of Motion: Sydney Metro Land Title Issues In Newtown**Motion: (Lockie/Stamolis)**

THAT Council writes to the Minister for Transport and Infrastructure and the Minister for Finance, Services and Property to ask them to:

1. Act urgently to ensure the removal of the reference to an 'unregistered dealing' that now sits on the land titles of residents in Lord St Newtown and elsewhere as a result of substratum acquisitions that took place under their properties for the Sydney Metro City and Southwest project; and
2. Enact measures that would allow residents who have suffered negative financial impacts as a result of this issue to be fairly compensated for their losses.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

Absent: Councillor Passas

Councillor Passas returned to the Meeting.

C0318 Item 12 Notice of Motion: Delegations of Inner West Council**Motion: (Porteous/Byrne)**

THAT a briefing on delegations be held during April for Councillors followed by a report with recommendations on the delegations that the elected Inner West Council should adopt to come to the first available council meeting, following the briefing.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

C0318 Item 13 Bangla New Year's Day Festival - Request to Hold Event at Tempe Reserve - Further Report

Motion: (Iskandar/Hesse)

THAT the festival be approved and be supported by council officers in any way necessary to ensure a safe event.

Motion Tied

For Motion: Crs Da Cruz, Hesse, Iskandar, Kiat, Porteous, Stamolis and Steer

Against Motion: Crs Byrne, Lockie, Macri, McKenna OAM, Passas, Raciti and York

The Mayor, Councillor Byrne, used his Casting Vote against the **MOTION** and the **MOTION** was lost.

Foreshadowed Motion (Byrne/York)

THAT this matter be deferred until the next council meeting.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, Porteous, Stamolis, Steer and York

Against Motion: Crs McKenna OAM, Passas and Raciti

Foreshadowed Motion (Passas/

THAT Council:

- 1. Not sign Owner's Consent on the application for the Bangla New Year's Day Festival to be held at Tempe Reserve; and**
- 2. Staff meets with the Event Organisers of the Bangla New Year's Day Festival to provide assistance on locations and how to best manage the event for 2019.**

The foreshadowed Motion lapsed.

Urgency Motion – Speedy Shoe Repairs

The Deputy Mayor, Cllr Passas requested that the meeting consider an urgency motion with regards to Speedy Shoe Repairs.

Motion: (Passas/Raciti)

THAT the motion be considered as a matter of urgency.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

The Mayor, Clr Byrne, declared the matter to be urgent.

Motion: (Passas/Raciti)

THAT a plaque be installed in the footpath to recognise Speedy Shoe Repairs for 43 years of service to the Ashfield community.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

Clr Passas retired from the meeting 11.03pm.

Urgency Motion – Earthquake In Papua New Guinea

Clr McKenna OAM requested that the meeting consider an urgency motion with regards to the Earthquake in Papua New Guinea.

Motion: (McKenna OAM/Byrne)

THAT the motion be considered as a matter of urgency.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

Absent: Cr Passas

The Mayor, Clr Byrne, declared the matter to be urgent.

Motion: (McKenna OAM/Byrne)

THAT:

- 1. Council make a donation of \$5,000.00 to the UNICEF Papua New Guinea Children's Earthquake appeal;**
- 2. The Mayor write to the Ambassador or Consul expressing the concern of our community; and**
- 3. Council make the details of the relief appeal available on the Council page in the Inner West courier and on the Council website so that members of the community who wish to donate can do so.**

Motion Carried

For Motion: Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Porteous, Raciti, Stamolis, Steer and York

Against Motion: Nil

Absent: Cr Passas

Meeting closed 11.05pm.

CHAIRPERSON

The Mayor, Councillor Darcy Byrne

PUBLIC SPEAKERS:

Item #	Speaker	Suburb
Item 7:	John Lozano	Haberfield
	Cherie Thompson	Dulwich Hill
	Alice Kershaw	Rozelle
Item 11:	Anne Picot	St Peters
	Ngaire Worboys	St Peters

Item No: C0318 Item 1

Subject: A HEALTHIER INNER WEST

Prepared By: Cathy Edwards-Davis - Group Manager Trees, Parks and Sports Fields and
Josephine Bennett - Group Manager Recreation and Aquatics

Authorised By: Elizabeth Richardson - Deputy General Manager Assets and Environment

SUMMARY

This report addresses the Council resolution to investigate opportunities for the Inner West Council to improve the health of our residents by increasing opportunities to engage in community sport and recreation.

RECOMMENDATION

THAT:

1. **Council invest \$65 million in park and aquatic capital facilities over the next three years, subject to the development and adoption of the 2018/2019 Budget;**
2. **Council appoint an Office of Sport Coordinator to assist and partner local sporting clubs and organisations to strategically address community health and wellbeing and actively promote this service and that the position be funded as part of the 2018/2019 budget process;**
3. **The Recreation & Aquatics Service Unit and Office of Sport Coordinator strategically partner with the sporting clubs and key partners to increase participation of girls, women, people from lower socio economic backgrounds and people with disabilities as informed by the Recreation Needs Study: A Healthier Inner West;**
4. **Council progress the Recreation Needs Study: A Healthier Inner West to investigate the need and best location for hockey and netball facilities; and**
5. **Council progress the development of the Inner West Sporting Ground Allocation Policy, in consultation with the sporting clubs and that the draft Policy be reported back to Council for adoption.**

BACKGROUND

At the Extraordinary Council Meeting on the 31 October 2017 it was resolved:

THAT for the February 2018 meeting the General Manager provide reports on how Council can:

1. *Invest \$65 million over the next 3 years in sporting fields, parks, playgrounds and pools to deliver the highest-quality facilities for local families and clubs and that this be informed by the results of the Inner West Council Recreation Needs Study;*
2. *Establish an Inner West Office of Sport to provide assistance to clubs and transform the Council's relationship with sporting clubs from one based on ground hire only into a strategic partnership to improve the health and wellbeing of our community;*

3. *Work with clubs to identify bold targets for increasing the participation of women and girls across all sports and implement ways of increasing participation from people from lower socio-economic backgrounds;*
4. *Establish new netball courts, of which there are too few, and the first hockey field in the Inner West Council area; and*
5. *Provide for longer tenure on home grounds to allow clubs and Council to jointly apply for state and federal grants to upgrade sporting fields and to have a revised booking field system that acknowledges clubs have longer lead times in preparation for seasons.*

These five matters are addressed in the report below.

1. Invest in High Quality Facilities

Council's Operational Plan identifies the following investment in parks and recreation facilities over the next three years:

Capital Program	2017/18 ('000)	2018/19 ('000)	2019/20 ('000)	2020/21 ('000)
Park Capital Program				
Parks Capital and Assets Capital	6,418	6,482	4,592	7,484
Steel Park Priority 1 and 2, paths, lighting and landscaping	0	450	0	0
Cooks River Foreshore and Warren Park water and biodiversity	0	380	0	0
Petersham Park entry, path, seating and landscape upgrade	316	0	0	0
Camperdown Park picnic, play area, basketball court upgrade	280	0	0	0
Sydenham Green Stage 2 basketball court and lighting upgrade	706	0	0	0
Glover Street Playing Field - Field and baseball Cage upgrade	43	0	0	0
Illoura Reserve Upgrade	356	93	75	0
Mort Bay park Upgrade	215	130	0	0
Playground Upgrades and Improvements	0	0	140	960
Waterfront Drive Upgrade	440	1,260	0	0
Hammond Park - Fencing renewal/upgrade	30	0	90	103
Darrel Jackson Gardens - New Irrigation/drainage	170	0	0	0
Ashfield Park Lighting upgrade	0	590	0	0
Petersham Park staged upgrade	871	0	0	0
Greenway capital budget	300	6,421	3,200	1,800
Greenway Missing Links N, J, H and I	580	1,470	0	0
Skate Park in Callan Park - Construction	484	400	0	0
Way Finding through the Gadigal-Wangal	60	240	0	0
Camperdown Park seating terraces and bleacher renewal	327	0	0	0
Sea Walls Capital	241	69	614	554
Wharves Capital	234	0	96	87
Total Parks	12,071	17,985	8,807	10,988
Aquatic Capital Program				
Leichhardt Park Aquatic Centre redevelopment works	0	0	300	2,808
Dawn Fraser Pool upgrade works	534	1,082	758	41
Ashfield Aquatic Centre - Upgrade works	5,000	14,000	4,500	0
Total Aquatic	5,534	15,082	5,558	2,849
TOTAL Parks & Aquatic Recreation Facilities	17,605	33,067	14,365	13,837

Over the next three years, Council intends to invest over \$65 million in parks and aquatic recreation facilities. The above program of works may change somewhat, following community engagement and subject to Council adoption of future budgets.

2. Assistance and Partnership Development with Sporting Clubs

The Council resolution identifies the need for Council to lead the development of a Healthier Inner West by providing the following:

- Advance the health of our residents by increasing their opportunities to engage in community sport and recreation to combat the threat of increasing incidence of lifestyle related diseases such as diabetes, cardiovascular disease and obesity.
- Promote and encourage a healthy lifestyle for school age children specifically and the community generally through sports participation. Work with local community sporting bodies to increase participation levels in sport for people from lower socio-economic backgrounds to remove economic or social barriers.
- Transform the Council's relationship with sporting clubs from one based on ground hire only into a strategic partnership to improve the health and wellbeing of our community. Work with local clubs to set ambitious targets for increasing the participation of women and girls in sport.
- Drive participation in community sport, which helps to build our community, community cohesion and social wellbeing. Encourage community sports clubs, which are the largest network of volunteers in our community, and ensure they get the recognition, support and investment they need.

It is proposed to create the position of Office of Sport Coordinator to work strategically with sporting clubs to achieve these operational and strategic objectives. The Office of Sport Coordinator will liaise with local sporting clubs and relevant Council officers, regarding:

- Using Parks and Sportsgrounds
 - Seasonal Hire
 - Casual Hire
 - Commercial Fitness Training
 - Lighting
 - Sportsfield maintenance
 - Building maintenance
- Assistance for Clubs
 - Council grants
 - Assistance applying for grants
 - Club development including volunteer support, capacity building
- Sports Forum
- Policy and Planning
 - Recreation Needs
 - Sports Ground Allocation Policy
- Other resources
 - ClubSpot
 - RecPost

- A liaison point to Trees, Parks & Sportsfields – sportsfields allocations (seasonal and casual bookings), sportsfield lighting, parks planning and master planning, capital works within parks, assistance with the preparation of grant applications to external bodies.
- A liaison point to Recreation & Aquatics – water-based sports activities, strategic recreation matters including increasing participation in sports and the need for new facilities, and awareness of and assistance with grant funding opportunities.
- A liaison point to Properties, Major Building Projects & Facilities – maintenance matters for buildings within parks, cleaning of buildings/ facilities within parks, and leasing and licencing of parks/ sportsfields (greater than one season).

In order to promote the newly appointed Office of Sport Coordinator, it is proposed that the Coordinator develop and implement a community engagement strategy, which will allow the Office of Sport to reconnect and build stronger relationships with the clubs, including:

- Dedicated section on Inner West Council website;
- Mail out to all local sporting and recreation organisations promoting the service in detail;
- Follow-up meetings with clubs;
- Updates through the Inner West Sports Forum, which meets at least twice per year; and
- Dedicated online resource providing email support, training for volunteers and template documents (checklists, letters etc.)

It is proposed that the Office of Sport Coordinator be temporarily appointed for a trial period of two years initially. The effectiveness and success of the Office of Sport will be evaluated at the end of the two year period to determine whether to continue the service.

3. Targets to Increase Participation

Council is currently working with CRED Consulting on the Inner West Recreation Needs Study. It is proposed that this study be titled 'Inner West Recreation Needs Study: A Healthier Inner West' and be used to provide the evidence base for the Inner West Recreation Policy: A Healthier Inner West. The Policy and Strategy would detail Council's commitment to and plan for the development of programs and services to meet the needs of identified target groups including a focus on increasing participation for girls, women, people from lower socio economic backgrounds, people with disabilities.

In conjunction with the Recreation and Aquatics team, the Office of Sport Coordinator would work strategically with local sports clubs and other key partners to actively increase the participation of girls, women, people from lower socio economic backgrounds and people with disabilities.

The Office of Sport Coordinator will also develop a calendar of grant funding opportunities and promote awareness of this to sporting clubs and assist them with the development of applications for projects consistent with Council's strategic objectives.

4. New Netball & Hockey Courts

There is \$782,000 allocated in the budget for new netball courts at Richard Murden Reserve, Haberfield (formerly Darley Road). Community engagement on this project has been undertaken, and a report will be presented to Council shortly with a view to commence construction in early 2018/2019.

It is noted that the Tempe netball courts, within Tempe Reserve, are currently under-utilised. It is recommended the new Office of Sport Coordinator work with Netball NSW to investigate increased use of these facilities

The Inner West LGA does not currently have any hockey fields.

The Recreation Needs Study: A Healthier Inner West will include further investigation into the need and location for hockey fields and any additional netball courts.

Without wishing to foreshadow the outcome of the Recreation Needs Study, it is noted that rather than specialised hockey fields, a better outcome may be multi-purpose synthetic fields (hockey, soccer and other sports). This has been discussed with Hockey NSW who has indicated that this approach is consistent with their strategic direction and is supported by the Glebe Hockey Club. Staff will recommend that \$200,000 be allocated in the 2018/2019 budget for the purposes of synthetic turf investigations.

5. Club Tenure on Home Grounds

There were various arrangements and policies across the three former Councils regarding the allocation of sportsfields. Some clubs have long term licences, including up to 21 years. Other clubs make park bookings on a seasonal basis. Some clubs in the Inner West have a history of playing at their home ground for over 100 years.

The Inner West has 297 hectares of open space (including Ballast Point and Callan Park) containing 29 publically accessible sporting grounds.

The Inner West Council has an average of 1.5 hectares per head of population. By comparison, the City of Sydney has 1.8 hectares per 1,000 residents and Canada Bay has 2.4 hectares per 1,000 residents.

The population of the Inner West is increasing, making it ever harder to meet the open space needs of the residents. This is of particular concern given the growing population living in high density housing and apartments.

In the context of the above statistics, there is a significant shortage of training space for clubs and a high level of demand for access. Many clubs have expressed that their desire for increased access to sporting grounds and this was expressed at the recent Sports Forum in November 2017 and through the recent winter allocation process.

Parks Planning & Engagement staff have commenced the preparation of an Inner West Sporting Ground Allocation Policy. The objective of the Policy is to provide the community with equitable access to sporting facilities through best practice governance standards, transparent decision making and a strong ethical culture. The first step in the development of this Policy is the development of a discussion paper which will outline the objectives. Councillors and the clubs will be engaged on this and a draft Policy developed and placed on public exhibition. Following the resulting amendments, it is intended that the Policy will go to Council for formal adoption.

The Inner West Sporting Ground Allocation Policy will look at issues such as club history at a ground, potential longer tenure for clubs and the process/ timing for seasonal bookings.

Former Marrickville Council had a Sports Ground Allocation Policy in place which allowed for longer club tenure proportionate to capital contribution toward facility upgrades. A similar provision will be investigated for the Inner West Policy.

FINANCIAL IMPLICATIONS

The position of Office of Sport Coordinator will cost approximately \$120,000 including on costs per annum. It is recommended that the position be funded as part of the 2018/2019 budget process.

OTHER STAFF COMMENTS

This report has been prepared in collaboration by Trees, Parks and Sportsfields and Recreation and Aquatics staff. Properties, Major Building Projects and Facilities has been consulted in the development of this report.

PUBLIC CONSULTATION

As above, it is proposed that the Sports & Recreation Service Team meet individually with the various sports clubs and form strong collaborative relationships. There will be separate, specific engagement for the Recreation Needs Study: A Healthier Inner West and for the Inner West Sporting Ground Allocation Policy.

CONCLUSION

The report outlines a number of methodologies for Council to advance the health of Inner West residents by increasing their opportunities to engage in community sport and recreation. Some of these key methodologies include capital expenditure on park and aquatic recreation facilities, establishment of the Sport and Recreation Service Team, development and implementation of the Recreation Needs Study: A Healthier Inner West, and the Inner West Sporting Ground Allocation Policy.

ATTACHMENTS

Nil.

Item No: C0318 Item 2

Subject: SUPPORTING OUR CREATIVE COMMUNITIES

Prepared By: Amanda Buckland - Living Arts Manager

Authorised By: Erla Ronan - Group Manager Community Services and Culture

SUMMARY

A Council resolution at the meeting of 31 October 2017 (C1017, Item 11) requested a report on Supporting Creative Communities addressing the following five items:

1. Bring Vivid Sydney to the Inner West;
2. Establish a Live Music Development Fund with \$200 000 budget;
3. Bring arts and live music to the shop fronts, former factories, cafes and office blocks of the Inner West;
4. Make the Inner West Sydney's street art capital with \$500 000 budget; and
5. Expand the artist in residence program across the Inner West.

On 6 March 2018 officers briefed Council and presented EDGE as a framework to deliver this resolution and to showcase the Inner West as a creative community with a thriving economy and vibrant cultural sector. EDGE proposes whole of Council collaboration and partnerships with local arts and business sectors to pilot models for future legislative changes and area wide planning. EDGE is inclusive of all elements of the Supporting Creative Communities vision.

This report addresses *Items 1 and 4*.

Items 2 and 3 will be the focus of a future report from Strategic Planning and Community Services and Culture.

Item 5 will be addressed in a report from Property Services and Community Services and Culture as part of the Land and Property Strategy.

RECOMMENDATION

THAT Council:

1. **Endorse EDGE Inner West as a framework for authentic, collaborative, co curated programs unique to the Inner West;**
2. **Allocate \$500,000 for EDGE street activations to seed and showcase strategic partnerships with local enterprises, create street activations and build sustainable partnerships across the Inner West;**
3. **Note that EDGE will showcase and sustain the creative economy as contributor to cultural diversity, social inclusion, environmental sustainability and technological advancement; and**
4. **Note that items 2, 3 and 5 of Resolution C 1017 item 11 will be addressed in forthcoming reports.**

BACKGROUND

The inner west is the centre of Sydney's independent arts scene with:

- the highest concentration of people working in the creative and cultural industries relative to population base in NSW (8.8%, profile.id, 2016)

- creative industries producing over \$1.164 billion output in the inner west, which is 8% of output/ total sales, as compared to 5.2% in Greater Sydney (profile.id report, 2015)
- creative industries specialisations in a number of areas including the visual arts and music (2011 Census)
- over 100 creative spaces with artists, crafters, maker spaces, galleries and residencies and 15 music and performance venues
- Addison Road, Australia's largest community centre supporting local arts and social justice activism.

1.Resolution C1017 Item 11: 1A. Bring Vivid Sydney to the Inner West

Council officers have consulted with senior staff in destination NSW to investigate operational and resource considerations. Expressions of Interest to participate in Vivid are submitted in November each year and require \$500 000 to \$800 000 financial commitment to Destination NSW. Additional in kind cost to Council for staff resourcing, planning approval, landowner consent, event management, infrastructure, insurance, waste and security would be in excess of \$350 000 for a 23 day period in a single location. Vivid Music is \$200 000 to activate a precinct and Vivid Ideas is \$100 000 to host a talks program.

This approach is not recommended for Council and an alternative EDGE framework is proposed to achieve all elements of the resolution.

1. B Propose EDGE Inner West supporting creative communities

EDGE will see Council working collaboratively with the creative sector to develop initiatives, curate programs and produce lasting benefits. EDGE will

- connect existing activities, businesses and creatives to profile our distinct precincts and clusters.
- build partnerships that will sustain programs, enterprises, businesses and venues
- brand the inner west as the creative engine room of global Australia
- host more art, installations and projections on our streets, laneways and walls
- engage diverse demographics, multicultural and creative communities
- enhance the urban environment and stimulate night time economy
- highlight current creative spaces and secure more sustainable venues
- focus on our unique features to attract residents and visitors
- embed a shared vision across council to drive supportive legislation
- embody an authentic expression of the inner west

EDGE presents a series of activations across the LGA that respond to Council and community priorities. EDGE is responsive, place based, authentic and builds community and business partnerships through ongoing programs in key locations. EDGE will benefit local businesses and creatives, attract local audiences and expand the creative identity and profile for the Inner West. Activations may complement existing events or programs but will add a contemporary edge to engage local creatives, attract community participation, focus on assets and stories unique to the area and invite innovation in our iconic sites.

EDGE enables Council to collaborate in diverse precincts and formats. The first two year pilot proposes:

- CATALYST in Ashfield coinciding with the launch of the town centre upgrade and major residential and retail developments such as The PLACE. It links new programming, projection art, laneway activation and builds community content for signature events such as Carnival of Cultures.

- FORGE links Marrickville Road to Sydenham Station precinct highlighting music venues and community festivals, street art and activation, industrial and local heritage with contemporary practices, and music venues tours.
- BLAZE in Lilyfield Bridge, Iron Cove Bay links the Greenway with local venues and cultural sites of Red Box and Canal Road studios. Engaging community groups, bush care groups, local residents, arts venues, creative studios and leading edge creative organisations in the area.
- FERMENT King St and Parramatta Rd corridors of culture. Home to many venues, galleries, businesses, studios and the bubbling Off Broadway in the spine of the LGA. Focused artists and inventors talks program, tours and trails, education and enterprise culture and community and site for the annual Inner West Contemporary Art Prize.

Attachment One: EDGE Overview presents conceptual precinct based plans and indicative partnerships. These activations are fluid, flexible, more spontaneous and eclectic than the fixed date Council event program. They allow opportunities for groups and businesses to pop up and cluster activities for mutual benefit.

C1017 Item 11:2. Establish a Live Music Development Fund

EDGE proposes to partner with a range of local event organisers and venues on audience development, all ages activities and strategic programming during activations in each precinct. One constraint to live music delivery across a broader platform is planning regulation, which the forthcoming Inner West Council DCP offers the opportunity to address.

Strategic Planning, Economic Development and Community and Cultural Development will report on development and progressive implementation of the Live Music Development Fund, in the context of EDGE should Council adopt this proposal.

C1017 Item 11:3. Bring arts and live music to the shop fronts, former factories, cafes and office blocks of the Inner West.

EDGE proposes to trial activations in key precincts, which model partnerships that contribute to economic development and community cohesion. However, long term legislative change is required to effect sustainable creative industry activation.

A report from Strategic Planning and Community Services and Culture will address this item, in the context of EDGE as proposed.

C1017 Item 11:4. Make the Inner West Sydney's street art capital.

EDGE positions Inner West as the leading cultural production incubator in Australia through its community curated programming and contemporary street activations.

EDGE will expand and promote the success of the highly acclaimed Perfect Match Contemporary Art program and Wall 2 Wall street art programs which requires increased investment and streamlined processes for approvals in conservation and heritage zones.

Current programs will expand into cutting edge street art in laneways and on rooftops with projections, international street artists, hip hop and parkour events, workshops, incubators and master classes. Council investment can build partnerships with State Rail, Transport NSW and Attorney General's Department; as well as links to the International Meeting of Styles Festival which as yet has no official Australian partner.

Street art has become commonplace for many local governments and the Inner West as a pioneer has the expertise to lead the field and take our street activations to the next level. Light projections, virtual and augmented reality are cost effective options, which attract community engagement, cutting edge art forms and international attention.

C1017 Item 11:5. Expand the artist in residence program across the Inner West

As Greater Sydney is developed, industrial lands are being rezoned and artists are losing the multipurpose spaces they need to create, manufacture, transport, store and showcase their work. Affordable spaces are crucial to the continued incubation of creative businesses and individual artist in Sydney (Made in Marrickville, ARC project urban cultural policy and the changing dynamics of cultural production, August 2017)

Living Arts has identified potential spaces for short term co location of five artist spaces in Community and Cultural facilities. Potential for sharing of existing occupied and utilizing future vacant space is the subject of further investigation and longer term planning. This will be addressed in the Land and Property Strategy to be provided by Property, Major Building Projects and Facilities in consultation with Community and Cultural Services.

Council staff have identified that there is availability of vacant spaces suitable for art programs in non-council owned properties that are available to artists. Support programs from Council are being investigated. These options and any financial implications will be addressed in the forthcoming report to Council.

FINANCIAL IMPLICATIONS

EDGE will be delivered through the Living Arts Team in collaboration with other sections of council, realigning some existing programs as part of the service review. Contributions from aligning former council programs such as Perfect Match, Wall 2 Wall, Open Studio Trail, Open Festival, Site and Sound will contributing a current operational budget of \$100,000.

Flagship Council projects such as the Greenway, Camperdown Commons, Marrickville Library, LPAC and other master planned areas will also benefit from EDGE creative input and community engagement. Realising the EDGE opportunity requires the investment of an additional \$500 000 per annum proposed funding.

OTHER STAFF COMMENTS

Living Arts has undertaken preliminary consultation with staff and key stakeholders in Strategic Planning; Economic Development; Community Services and Culture; Parks and Recreation; Library and History Services; Communications, Engagement and Events; Destination NSW; Local creative and community sector.

PUBLIC CONSULTATION

Key stakeholder consultation to be undertaken following Council consideration.

CONCLUSION

EDGE provides impetus for activation of significant scale positioning the Inner West as a cultural leader in creative enterprise, community activation and local economic development.

EDGE provides:

- Strategic partnerships with local businesses, enterprises, community and cultural organisations
- Opportunity to lever funding and support from other major agencies both public and private
- Profiling and branding of Inner West's unique creative enterprises and cultural innovations

A 2 year pilot EDGE will deliver

- two new activations run by Council linked to strategic projects and current funding and profiling local business
- two activations delivered in partnership with local businesses/associations with support from Council and other stakeholders

Comprehensive documentation and cross council input will review the EDGE models and programs in 2020.

ATTACHMENTS

1. [↓](#) Attachment One: EDGE Overview

Attachment One: EDGE Overview

CATALYST - Ashfield Town Centre

Step off the train into the buzzing Town Centre cluster of high rises hosting projections of local histories and contemporary cultures - the gold settlers, Markham dynasty, Quong Tart tearooms, historic houses and thriving restaurants. Art in laneways and lights in the trees, lantern parades, ballroom dancers and dumplings, sacred music and physical theatre.

Potential collaborations include local independent artists, Thirning Villa Residency, Schools from Dulwich Hill, Summer Hill and Ashfield, The Place, Metro Assist, Settlement Services International, NSW Chinese Ass, Australian Federation of Chinese Org Inc, Ateliers Orsini, Sweets Workshop, Refugee Art project, Library and historical society, Delmar Gallery, Sacred Music Festival, Sydney Conservatorium, The Polish Club

BLAZE - Iron Cove Bay and Canal Road complex

Our Greenway spine runs through the Inner West touching all wards with environmental elements. Iron Cove Bay links us to neighbouring City of Sydney Eora journey harbour walk, Bay Run through Canada Bay and on the Cooks river the link to Canterbury Bankstown greenway.

Visit this cluster of film studio, major cultural institutions and contemporary performance companies. Lilyfield Pedestrian Bridge hosts intimate creative pop ups leading to a major water, earth and light celebration pairing experimental artists, environmental installations and light projections on the waterside and under bridges.

Potential collaborations include Canal Rd complex, film industry enterprises, Legs on the Wall, Red Box, Sydney College of the Arts, choirs, musicians and local orchestras, UTS Rowing Club, La Montage, Iron Cove Bay sailing community, Cycling clubs, Greenway groups, Art on the Greenway, Sculpture on the Edge, Refugee Welcome Centre, Jimmy little Centre and Sydney Heritage Buses

FORGE - Sydenham Station, Railway Parade to Marrickville Road

This precinct already hosts street festivals and community events with road closures, parking and public transport links. Enlivening the precinct with lights and window installations, street art showcases, live music events and street activations to improve the night time economy. Focal point for street art showcases, street festivals, galleries, music venues, brewery trails, local enterprises and local food producers.

Potential collaborations include entertainment venues and Breweries Association, Batch Brewery, Hop and Grain store, Camelot Lounge, The Factory Theatre, Red Rattler, Gasoline Pony, Frazer Park precinct, Sydney Portugese Community Club, Makers Space & company, Splinter Workshop, Heaps Gay, State Rail, Stone Villa Studios, Skate park and Trapeze centre, Erth, Installations by mess with It, reverse Garbage, the Bower and Sydney Props Company. Ideal site for a partnership project with Meeting of Styles - International street art festival.

FERMENT – central spine - King St and Parramatta Road

Linking the old and the new residents, generations of shopkeepers, skill sharing, traditional and contemporary practices. This area is already a key location for Perfect Match, Open Studio Trail, contemporary festivals and major organisations Off Broadway. Zone to clustering of creativity - recreation and culture, education and enterprise. Hosting artists and inventors talks program, tours and trails, culture and community and site for the annual Inner West Contemporary Art Prize

Potential collaborations include Lennox Studios, Chrissie Cotter gallery, Art Camp Studios, Roomies, Camperdown Commons, Articulate, Nauti Studios, School of Footwear, Bobbin and Thread, Newtown Festival, UPSpace Gallery and atelier 23 Addison Road Community Centre, Enmore Design School TAFENSW, Newington College, Newtown Performing Arts School, Newtown Neighbourhood Centre.

Item No: C0318 Item 3

Subject: HABERFIELD TOWN CENTRE - NOTICE OF MOTION

Prepared By: Gill Dawson - Manager Strategy and Policy

Authorised By: David Birds - Group Manager Strategic Planning

SUMMARY

The purpose of this report is to update on responses being developed to C0218 Item 10 Notice of Motion: Upgrade and Beautification of Haberfield Main Street / Shopping Village from the Council Meeting of 13 February 2018 which requested:

1. Council develop a holistic strategy for the Haberfield town centre, taking into account public domain master planning, streetscape improvements and economic sustainability.
2. Officers provide a report in March 2018 outlining process, timelines and indicative costs for the development and implementation of the strategy.
3. Council produce a report identifying the underlying local economic challenges and drivers of economic sustainability in Haberfield and other centres that are facing difficulties within the LGA.
4. That priority is given in the 2018/2019 budget for those strips which have received little or no upgrading in the last twenty years.

Council is developing an Economic Development Strategy for the whole of the Inner West LGA which will set the strategic context for the identification of specific Council work to support local centres and businesses. Council also seeks to take a strategic approach to the management and upgrading of public infrastructure in its centres through planning for infrastructure renewal. In this way Council aims to ensure that resource allocation is prioritised strategically and public infrastructure is upgraded or replaced when its asset life has expired. Consideration will continue to be given to the development of a holistic strategy for the Haberfield town centre in the context of this strategic work which will, in turn, inform the strategy.

This report refers to the potential process, timelines and indicative costs for a strategy for Haberfield town centre. No budget allocation has been made for a strategy at present. This report also refers to reports that consider the underlying local economic challenges and drivers of economic sustainability in Haberfield and other centres within the LGA.

RECOMMENDATION

THAT the report be received and noted.

BACKGROUND

This report responds to Council's Notice of Motion resolution C0218 Item 10, dated 13 February 2018 which requested:

1. Council develop a holistic strategy for the Haberfield town centre, taking into account public domain master planning, streetscape improvements and economic sustainability.
2. Officers provide a report in March 2018 outlining process, timelines and indicative costs for the development and implementation of the strategy.
3. Council produce a report identifying the underlying local economic challenges and drivers of economic sustainability in Haberfield and other centres that are facing difficulties within the LGA.
4. That priority is given in the 2018/2019 budget for those strips which have received little or no upgrading in the last twenty years.

MATTERS FOR REVIEW – NOTICE OF MOTION

The matters requested in the Notice of Motion are addressed below.

1. Council develop a holistic strategy for the Haberfield town centre including public domain master planning, streetscape improvements and economic sustainability.

The Haberfield town centre is part of a network of town centres across the LGA. Council aims to take a strategic approach to the management and upgrading of public infrastructure in its centres through planning for infrastructure renewal. In this way Council seeks to ensure that resource allocation is prioritised strategically and public infrastructure is upgraded or replaced when its asset life has expired.

The Haberfield town centre is a heritage village, with limited public transport options and is not experiencing the substantial local population growth being experienced by many other centres, where medium to high density housing developments are occurring.

As part of its role of helping to support retail precincts to help attract more visitors and to support local business growth, Council carried out a \$2.5 million upgrade to Haberfield town centre in 2015-16 to help enhance its appearance.

In 2017 Council allocated a one off business support package valued at \$30,000 to help Haberfield business owners overcome the reduction of trade being experienced due to the impact of road closures from the Westconnex project. Council's Economic Development Unit developed a marketing package in consultation with local businesses. This was rolled out over a number of months and included a range of components to help ensure the best possible outcomes were achieved to regenerate interest in the area. This initiative included rebranding the area as *Haberfield Heritage Village*.

Council is developing an Economic Development Strategy for the whole of the Inner West LGA which will set the strategic context for the identification of specific Council work to support local centres and businesses. The Economic Development Strategy will set the context for, and help inform, master planning for town centres in the Inner West, including Haberfield town centre. The masterplanning will, in turn, need to consider broader public domain planning.

Council is also aiming to develop a public domain study for the Inner West to present a framework for upgrading all public domain areas, including town centres. The strategy would address community needs including:

- socialisation;
- recreation;
- active transport;
- commerce; and
- changing use arising from increased population growth.

The strategic work noted above will provide the framework for the development of a detailed holistic strategy for Haberfield town centre and the consideration of its programming. The programming and other details of the strategy are examined in the following section.

2. Officers provide a report in March 2018 outlining process, timelines and indicative costs for the development and implementation of the strategy.

In response to the Notice of Motion, a document outlining an initial draft potential scope of work, proposed process, project deliverables, and project implementation for the development of a public domain masterplan for Haberfield town centre has been prepared (Attachment 1). This would include the development of streetscape and other potential improvements to enhance economic sustainability.

Preparation of the public domain masterplan would be likely to take approximately 12 months, including community engagement and public exhibition, and would require a budget of approximately \$60,000. There is currently no budget allocation for this work. The implementation of works identified in the strategy would need to be the subject of a further budget allocation as there is no such allocation made at present.

Bringing forward this work for Haberfield town centre without additional funding being allocated would necessitate delaying the completion of a number of current established projects and would need to be the subject of a further report to Council.

3. Council produce a report identifying the underlying local economic challenges and drivers of economic sustainability in Haberfield and other centres that are facing difficulties within the LGA.

An analysis of the Inner West economy has been prepared by Council staff (Attachment 2). This analysis is not intended to critically examine individual business centres, but rather provide a snapshot of the economic drivers that determine the health of traditional main streets and strip shopping centres.

The economic analysis defines the drivers of retail as population, employment and low debt to earnings ratio. The Inner West has a growing population, strong employment figures and a high proportion of households (39%) with a weekly income of \$2,000 or more. This translates into a strong customer base, people with jobs and good levels of disposable income as the key success factors for retail main street and strip shopping centres. The analysis notes that business growth and sustainability is most likely to occur through partnership working with multiple stakeholders, and when there is a willingness from business owners to embrace the ever changing landscape of retail and consumer demands.

In 2017 Council had an Inner West Economic Overview prepared by the Stafford Group (Attachment 3). This report acknowledged that the projected ongoing economic growth in the Inner West Council area is well supported by its strategic geographic location, which drives demand for residential property and is very appealing to a broad demographic sector looking for a place to live, work, and invest.

The report notes that the Inner West produces a GRP of \$10.13 billion dollars, which represents 1.9% of the GSP. It has 18,155 local businesses registered for GST. Local businesses include a wide range of professional services, niche manufacturing and higher-value creative/technology providers that underpin a strong and diverse local economy.

The economy is driven by its diversity and the energetic business operators who are responding to the changing face of retail. The area attracts innovative and creative industries which are interspersed within traditional shopping strips and urban centres. Inner West industrial areas are going against national trends, with a thriving manufacturing sector that is still the largest employer in the suburb of Marrickville.

Haberfield

The Economic Development Unit undertook an audit of businesses in the Haberfield CBD (Ramsey & Dalhousie Streets) on 16 January 2018. There were 84 business premises of which 75 were occupied, 2 were leased and awaiting occupation and 7 were vacant. This equates to a vacancy rate of 8.3%. Another property with covered windows appeared to be occupied. If that property is removed the effective vacancy rate was 7%.

The generally accepted optimum vacancy rate for main street and strip shopping centres is considered to be around 5%, as it allows for the entry of new and diverse businesses.

Economic Development Strategy

Council is focused on providing a clear direction for the effective management of economic development across the LGA. Consequently, the Economic Development Unit, as part of its core operations, is developing an Economic Development Strategy to act as a framework to identify priorities that have the greatest potential for strengthening the local economy. A fundamental premise of the development of an Economic Development Strategy is to listen to and engage with existing businesses, local chambers and stakeholders to better understand and plan for their needs, to help enable the Inner West's economic base to grow in a competitive and sustainable way.

Business growth and sustainability generally occurs when there is a willingness from business owners to understand and adapt to new ways retail operates and evolve to retain existing customers and attract new ones. Council's Economic Development Unit supports economic sustainability by assisting businesses to develop and grow through a range of facilitation services, the development of partnerships with other levels of government and by supporting activation and promotion of local business centres.

The Economic Development Unit also offers to facilitate strategic planning sessions for local business chambers or associations to enable them to develop customised plans, thereby providing them with a framework to achieve the goals and objectives agreed upon for their individual business centres.

In the case of Haberfield town centre, or any other centre for which a new strategy is required, the Economic Development Unit would work with local businesses and their organisations to help develop a strategy that becomes a local solution tailored to build on the existing strengths and characteristics of the centre and related opportunities for business development that would be identified in collaboration.

4. That priority be given in the 2018/2019 budget for those strips which have received little or no upgrading in the last twenty years.

Council is currently undertaking the development of the 2018/19 budget and the prioritisation of centres that have received little or no upgrading in the last 20 years can be considered under this process.

FINANCIAL IMPLICATIONS

The development of a public domain masterplan for Haberfield town centre which would form the basis of a holistic strategy for the centre, including the development of streetscape and other potential improvements to enhance economic sustainability, would cost approximately \$60,000. There are no funds allocated for this in the current 2017/18 budget and this would need to be the subject of a future budget allocation.

No current allocation exists for the implementation of any works that may be identified in a new strategy and these would also need to be the subject of a further new budget allocation.

OTHER STAFF COMMENTS

The Recreation and Aquatics Group, Finance Group and Footpaths, Roads, Traffic and Stormwater Group of Council have been consulted in the preparation of this report.

PUBLIC CONSULTATION

Nil.

CONCLUSION

Council is focused on providing a clear direction for the effective management of economic development across the LGA through the development of an Economic Development Strategy

that will act as a framework to identify priorities that have the greatest potential for strengthening the local economy. A holistic strategy for Haberfield town centre will be developed in the context of this wider strategic work.

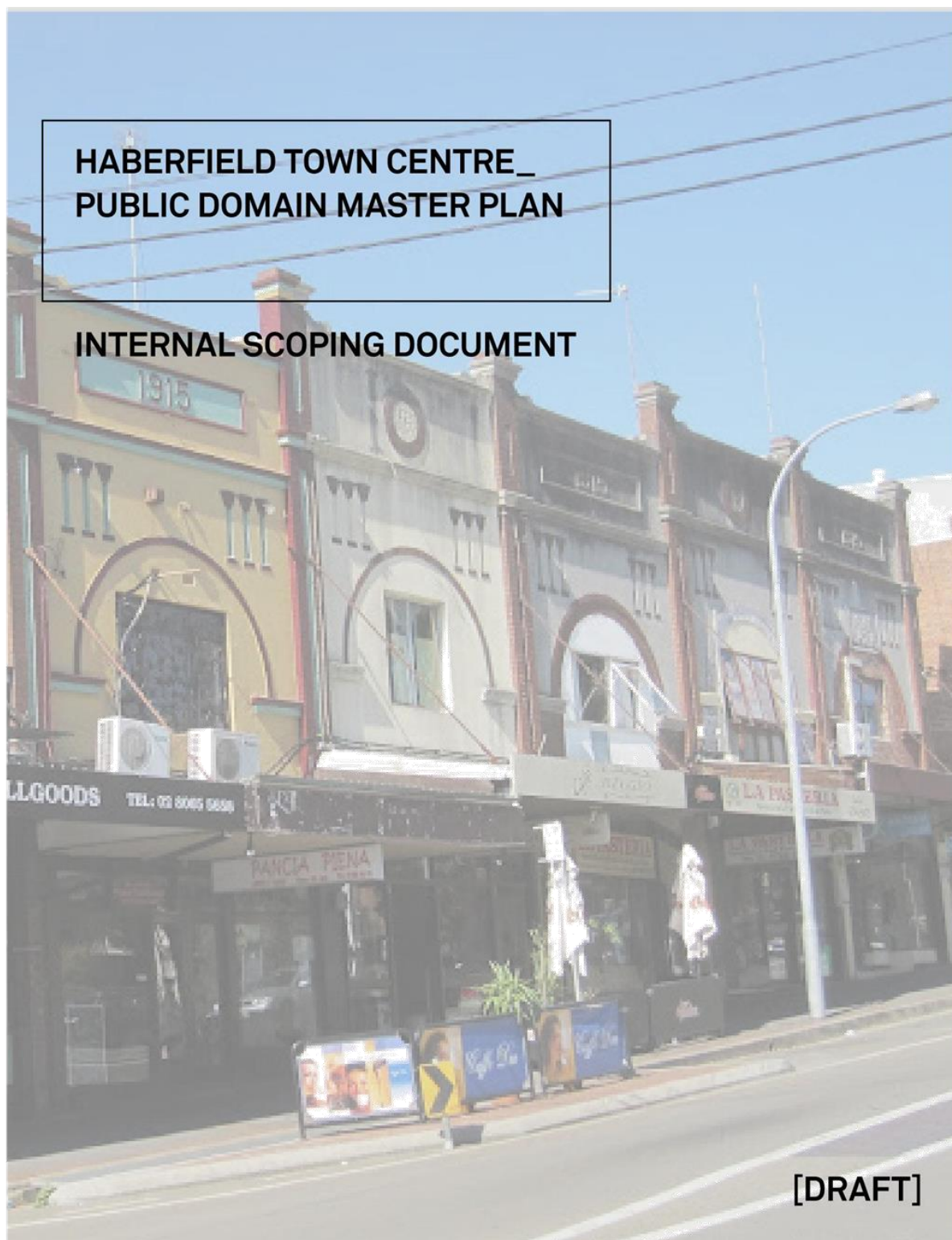
ATTACHMENTS

1. [!\[\]\(f15d3c54be60b4fd0ce1da9fb3f67256_img.jpg\)](#) Haberfield Master Plan Scoping Document
2. [!\[\]\(7bf135d42c40a6430c927b2fd03d7659_img.jpg\)](#) IWC Economic Driver Analysis Report
3. [!\[\]\(2bcc37677ea6b96900e4d746ad300082_img.jpg\)](#) IWC Economic Overview 2017

Item 3

**HABERFIELD TOWN CENTRE_
PUBLIC DOMAIN MASTER PLAN**

INTERNAL SCOPING DOCUMENT



[DRAFT]

March 2018

Attachment 1

Further Information:

David Petrie
Coordinator Public Domain Planning
david.petrie@marrickville.nsw.gov.au

Inner West Council
Town Hall, 107 Crystal Street, PO Box 14
Petersham, New South Wales, 2049
T 02 9392 5317 / 02 9392 5509
www.innerwest.nsw.gov.au

Front cover image: Haberfield town centre streetscape.

Contents

01	Project Objectives
02	Project Scope
03	Methodology
04	Program
05	Project Team

01_ Project Objectives

The upgrade and beautification project of the Haberfield town centre, main street and shopping village has the following project objectives:

- > Undertake community and stakeholder engagement to ascertain what is liked and disliked about the existing shopping village and outline how the community, business and stakeholders would like to use and see the village in the future. The engagement is to be used as the evidence base for decision making including the prioritisation of works;
- > Investigate site opportunities and constraints to develop a pedestrian oriented village centre that supports local business and commerce;
- > Undertake comparison benchmarking study of similar upgrade projects in Sydney and elsewhere worldwide to help inform innovative and cost effective outcomes;
- > Provide an illustrative plan of proposed upgrades and beautification elements with plans, section, text, images and diagrams that can be understood by a variety of readers including Council staff, Councillors, project stakeholders and the community; and
- > Provide project costs and an implementation plan integrated with the forward financial plan.

02_ Project Scope

The project scope will include the public domain elements includes streets, lanes and plazas that form the Haberfield town Centre, main street and shopping village. These specifically include the following streets:

- > Ramsay Street from Yasmar Avenue to O'Connor Street;
- > Dalhousie Street from Winchcombe Avenue to Dickson Street; and
- > Laneways parallel with Ramsey Street.

The project will also consider the intersecting roads of Dawson Street, Gillies Avenue, St Davids Road and Kingston Street.

03_ Method Statement

The following methodology is proposed for the Haberfiled Town Centre Public Domain Master Plan:

STAGE 1 – PROJECT INITIATION AND SCOPING

- > Confirm the program;
- > Confirm project objectives and project strategic context;
- > Research and gather all existing background information on the site;
- > Inform and confirm with Project Control Group / Project Steering Group and others to best steer the project and establish the Community and Stakeholder Engagement Plan ensure all staff have the opportunity for input in the plan.

STAGE 2 – SITE ANALYSIS/BENCHMARK STUDY

- > Undertake detailed site analysis of the existing site. Items to be considered include: Existing vegetation, history, sightlines, vehicle access and maintenance, drainage, topographic, CPTED, geology, Council policies, existing reports and plans;
- > Map opportunities and constraints;
- > Undertake detailed study of best practice town centre / main street / village shopping precincts in Sydney and elsewhere; and
- > Consider site context and regional connections.

Deliverables

- > A3 / A4 colour plans highlighting site analysis and opportunity and constraints.
- > A3/A4 coloured report (Includes: literature review, desktop study review of best practice, detailed precedent study of select sites).

STAGE 3 – COMMUNITY ENGAGEMENT

- > Confirm and implement the Community and Stakeholder Engagement and Communication Plan with Council's communications team;
- > Engage with key stakeholder groups;
- > Analyse engagement feedback for reporting purposes;
- > Summary version of community engagement findings ready for final report package;
- > Presentation of summary version of community engagement findings to Council staff.

Deliverables

- > Advertising material content;
- > Community and Stakeholder engagement report (A4 colour);
- > Council wide workshops / presentations for input and updates on engagement, including key findings from the community engagement.

STAGE 4 – DRAFT MASTER PLAN

- > Use the community engagement, site analysis, existing council strategy documentation, opportunity and constraint mapping and input from all Council staff to develop an illustrative plan and detailed strategies for the town centre, village and shopping precinct;
- > Ensure detail is provided to locate at least: pedestrian, bicycle or share pathways, accessible routes, new and existing trees, drink fountains, seating, integration of art, wayfinding / interpretive signage locations, Water Sensitive Urban Design (WSUD) initiatives, car parking, turf and planting extents, bicycle racks, shade structures, existing and new street lighting, bin locations and access and inclusion initiatives;
- > Develop opinion of probable costs. Investigate possible funding sources and integrate with the long term financial plan.

Deliverables

- > A3 / A4 colour illustrative design plans at scale, with legends and descriptive strategy notes;
- > A3 / A4 combined report (includes: introduction, project context and objectives, engagement summary, site analysis, design principles, overall master plan, detailed design strategies, imagery and perspectives);
- > A3 / A4 schedule of opinion of probable costs. Cost breakdown to be arranged around potential projects and prioritised according to the community feedback during the engagement period.

STAGE 5 – PUBLIC EXHIBITION

- > Use the draft master plan report to be endorsed for public exhibition by Council;
- > Place the plans on exhibition for 4 weeks with a further 2 weeks to receive community and stakeholder feedback.

Deliverables

- > Information for the Communications team to display / advertise the documents on-line;
- > Council internal workshop to provide overview on master plan proposals and allow ease of digestion for feedback.

STAGE 6 – FINALISATION OF PLANS

- Incorporate feedback from internal stakeholder, external stakeholders and the community;
- > Track all changes;
- > Report final documents back to Council for adoption.

Deliverables

- > Updated report;
- > A detail feedback schedule that tracks all comments, council's response and changes to the streetscape improvements documents.

04_ Program

The program for the above methodology would take approximately 12 months to complete including the exhibition (6 weeks) and x2 Council meetings.



Inner West Economic Drivers Analysis



This report examines the economic drivers that determine the health of town centres and main street shopping.

Introduction

Economic analysts define the drivers of retail as population, employment and low debt to earnings ratio. The Inner West has a growing population, strong employment figures and a high proportion of households (39%) with a weekly income of \$2k or more. This translates into a strong customer base, people with jobs and good levels of disposable income as the key success factors for retail main street and strip shopping centres.

The Inner West LGA is comprised of 28 business centres, being 17 primary centres, of which Haberfield is one, and 11 secondary centres. The centres considered in this report, including Haberfield, are listed below:-

Primary Centres (defined by size and diversity of offerings)

Ashfield (Liverpool Road)
 Balmain
 Dulwich Hill Village
 Enmore Road (Theatre)
 Haberfield Heritage Village
 Leichhardt (Norton Street North)
 Leichhardt (Norton Street South)
 Leichhardt Market Place (Mall and adjacent Marion Street)
 Marrickville (Marrickville Road and Illwarra Road)
 Marrickville South (Illawarra Road South of the railway station)
 Marrickville Metro
 Newtown North
 Newtown South
 Parramatta Road *comprising of:-*

<i>Camperdown</i>	<i>Annandale</i>	<i>Stanmore</i>
<i>Petersham</i>	<i>Leichhardt</i>	<i>Lewisham</i>
<i>Summer Hill</i>	<i>Ashfield</i>	<i>Haberfield</i>

Petersham Precinct
 Rozelle (Darling Street and Victoria Road)
 Summer Hill

Secondary Centres (smaller and less diversity of offerings)

Addison Road/Enmore Park
 Annandale
 Balmain East
 Croydon
 Dulwich Hill West (New Canterbury Road adjacent to Hurlstone Park)
 Dulwich Hill Station
 Lewisham Station
 St Peters
 Stanmore
 Sydenham (Station Precinct and nearby Unwins Bridge Road)
 Tempe

For this report to be truly meaningful, an understanding of the essential elements comprising main streets and strip shopping centres in the Inner West LGA needs to be fully understood.

The three relevant elements are:



Background

1. Infrastructure

In the 1950s and 1960s, “high streets” or retail shopping strips dominated the retail landscape, effectively meeting consumers’ food and non-food shopping requirements. Retail strips were originally established adjacent to railway stations, to service the needs of local households (particularly those without access to a car). They were the hubs of local community life and relied heavily on the custom of local residents.

In the second half of the 20th Century, however, retail strips have followed a cyclical path. They declined from prominence in the 70s, 80s, and early 1990s driven by economic, industry and social changes which weakened the traditional link between retail strips and their local areas. These changes included:

- A consumer trend away from inner city living
- Increased car ownership, resulting in more mobile households
- Increased participation of women in the work-force, and the rise of the time poor consumer
- The availability of greenfield development land in suburban locations, coinciding with the shift in population growth
- The emergence of stand-alone shopping centres providing a one-stop-shopping experience, offering consumers a broader variety of products and services than the retail strips

In line with these changes, major retail tenants such as Coles, Woolworths, David Jones and Myer increasingly chose to locate their stores in shopping centres rather than as standalone entities, further eroding the relevance of retail strips.

In 2007, Directional Insights, a retail research consultancy, conducted a survey on people’s attitudes towards shopping and their preferences to where they shop. Overall, the study concluded that 75% of Australians preferred

shopping centres to retail strips and high street areas. The key reasons for this preference, as identified by the qualitative research, include:

- The one-stop shopping opportunity provided at shopping centres, which include a variety of retailers.
- Ease of access and the provision of car parking.
- The safe and secure environment provided at shopping centres.
- The fact that shopping centres generally shelter customers from the elements.

Retail strips, however, have not disappeared from the Australian retail landscape. Indeed, in the past 10-15 years, shopping strips have re-emerged as community hubs, providing specialist retail precincts (centred on specialty food retail, cafes, or boutique fashion, to name a few examples) that serve a completely different role to shopping centres in meeting the needs of consumers. Those strips that survived the cycle now represent a vibrant and much specialised component of the retail hierarchy.

The Main Street or strip shopping centre, of which Haberfield is one, is made up of very basic components; the roadway, accompanying footpaths, assortment of business premises (rarely more than two levels), on street car parking and usually some sort of public car park. These are the physical elements that can be juggled to make the strip more accommodating for the needs of the day. For example, roadways can be widened, narrowed, calmed, made one way, shared or closed completely; footpaths can also be widened or narrowed, upgraded with unique paving and contain public art, water stations and other attractions; buildings can be made over and/or upgraded, and car parking can be regulated in many ways to increase turn over or added to with additional public car parks. What can be done physically to improve the amenity of a strip is limited to the individual circumstances of each strip and the attendant planning controls.

It has been proven that a physical make over by itself will not deliver a more sustainable business environment, often referred to as “paint and paver syndrome”. This physical structure is also highly susceptible to external factors as indicated in The External Environment later in this report.

2. People

To assess the economic drivers in any centre it is important to better understand the needs, motivations and perspectives of small business owners. To do this, Council gathered information over many years through quarterly Business Surveys.

The results of those surveys led Council to question the notion that small business owners can be understood by demographics alone

The surveys and associated analysis sought to gain a deeper understanding of these owners’ attitudes, goals and challenges. Combining this exercise with

demographic data would, we hoped, allow us to develop a more lifelike portrait of our ideal businesses

The analysis revealed the following about our local businesses;

TOP GOALS:

1. Living the life I want
2. Doing the work I love
3. Building a profitable business
4. Making a positive impact for my customers

MAIN CHALLENGES:

1. Lack of time to get everything done
2. Managing everything myself
3. Lack of money to invest in my ideas

MOST HELPFUL INFORMATION FOR RUNNING THEIR BUSINESS:

1. How to attract more customers
2. Getting customers to refer their friends
3. Using social media effectively

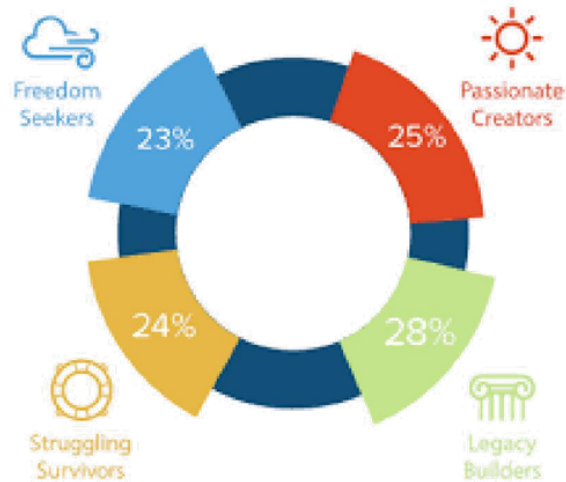
MOST EFFECTIVE SALES AND MARKETING ACTIVITIES:

1. Customer referrals and word of mouth
2. Emails to their own lists
3. Networking
4. Social media

MOST VALUABLE RESOURCES FOR RUNNING THEIR BUSINESS:

1. Business people they know personally
2. Seminars and workshops
3. Industry experts they follow online

The most striking result of the surveys was the clear delineation between attitudes among the respondents. The segmentation analysis revealed a truth that every provider to small business owners surely understands instinctively – they're not all the same. The surveys found dramatic differences in how entrepreneurs think about their businesses, why they take on the significant risks involved, and the goals that are most important to them.



Passionate Creators

The small business owners who make up the first profile, “Passionate Creators”, started their business because they love what they do. For passion-driven entrepreneurs, running a business gives them an opportunity to serve the customers they want to serve in precisely the way that they want, and they take great pride in doing so. When asked about their goals, “Doing the work I love” was an overwhelmingly favoured answer for this group.

A rosy outlook

48% of this group says that they always knew they would run their own business. These owners, far more than any other group, feel that passion is one of the most important qualities for a successful small business owner. They are dramatically more optimistic than other segments, with 50% saying they are “very optimistic” about the prospects for their business over the next five years. They are the most likely to consider themselves true “entrepreneurs” and are also the most likely to consider a wide range of other business owners entrepreneurs as well.

Giving back

These respondents also have a deep charitable streak. 53% of them say that helping other business owners be successful is an extremely important goal for them. 35% say they regularly mentor other entrepreneurs and 22% regularly speak to audiences about small business ownership. 47% donate funds to charitable organizations in their communities.

Time is money

This segment is the most time-stressed of the four. Perhaps to address this issue, they are the most likely to use a wide range of business tools, from accounting software to CRM and automated marketing programs. They are

Page 6 of 12

also the most likely to tap into a wide range of resources to help them operate their business – from entrepreneurship training, to mentors and coaches, to seminars, workshops and industry experts. They are clearly hungry for information that will allow them to grow their business and better serve their customers.

This segment is most likely to have five or more employees (31%), to work in an office (43%) and to have businesses that have generated more than \$100,000 in gross income in 2017 (54%). They are also most likely to say they will generate “much higher” revenue in 2018 (30%).

Passionate Creators are significantly more likely to spend at least \$500 per month on marketing efforts (46%). They are most likely to use social media for their business, email to their own lists, and to use analytics to support decisions.

Freedom Seekers

Members of the “Freedom Seekers” segment value having the ability to control their own schedule, career path and the environment in which they work. When asked about their goals, these owners were more likely to give top ratings to “Being in control”, “Flexibility in my schedule to spend time with my family”, “Flexibility in my schedule to travel”, “Choosing my own customers”, and “Living the life I want”.

Freedom Seekers are focused on having the flexibility to do more of what they love. These owners are the least likely to say they’ll go back to a traditional job – 56% say they will “absolutely not” work for someone else in a corporate setting in the future. They strive to keep things small and manageable — 45% of these owners are the only employees in their business, and Freedom owners are the least likely to have more than one other employee (32%).

Time-Focused Tech-Users

For these owners, improving their lifestyle was an important reason for starting their business, and they are much more likely than other segments to cite “Reducing the amount of time I have to work” as a key goal. Correspondingly, they cite “Time to get everything done” as their biggest challenge. Like Passionate Creators, these entrepreneurs turn to a variety of software tools and automated support systems to run and promote their businesses. They are more likely than many owners to be using bookkeeping or accounting software (57%), email marketing automation (61%), and e-commerce, order and payment processing (47%), CRM (46%), email autoresponder (44%) and contact management (38%).

In control of their own success

For Freedom Seekers, owning a small business allows them to live the lifestyle they’ve always wanted to work where and when they want and doing what they want. The clear majority of this profile (81%) works from home. 59%

of the business owners in the Freedom Seekers segment are women and 41% are men. Being in control of their business offers them the flexibility that many were unable to achieve working in a corporate environment. This profile is also most likely to work in business coaching or consulting (29%), perhaps taking what they learned in corporate and making it their own.

Like Passionate Creators, Freedom Seekers are very optimistic about prospects for their business success over the next five years. 63% project their company's gross revenue in 2018 to be much higher or somewhat higher than last year.

Legacy Builders

Business owners in the "Legacy Builders" segment are more likely to have started their business with a family member (24%) and see small business as a practical economic choice. They are by far the most likely to feel that most people would start their own business if they could, and to believe that small businesses are more ethical than larger organizations.

Among these owners, contributing to the economy is a chief motivator for owning their own business. Offering something unique and building something to hand down to their children are other powerful motivators for this group.

In it for the long run

Legacy Builders are the least likely of the four segments to have earned a college and/or post-graduate degree. Business ownership provides them with a sense of stability for their future and the future of their families. They wanted to create a business to help secure their retirement or to provide stability—something to hand down to their children. For these reasons, many of them take tremendous pride in the businesses they've created and are in it for the long haul. They are most likely of the four profiles to run only one business (80%) and least likely to have considered closing (26%) or selling (24%) their business.

Technology-challenged

In their approach to tackling business issues, Legacy Builders are more likely to turn to family, friends and co-workers for guidance. They rely less on data to make their business decisions and are least likely to adopt technology and seek automation within their business—they prefer to trust their intuition and traditional processes and marketing tactics.

Of the four profiles, Legacy Builders are least likely to have a website (45%). Even those that do have a site are less likely to use CRM, payment processing, and other tools to run their business, or to use email, content marketing, SEO, PPC or marketing automation to generate leads. It may be that they are overwhelmed or unsure of how software and automation can play a role in their business operations considering forty percent (40%) stated "figuring out which software can improve my business" as a key area of difficulty.

Struggling Survivors

The “Struggling Survivors” small business owner profile embodies the cold, hard reality that sometimes running a small business is scary - even more so than it is rewarding. Struggling Survivors are the most likely to have considered closing their business (53%).

Regardless of business model, tenure or experience, few small businesses are immune to the fear of failure. That fear is rooted in the very real challenges that small businesses face every day. Struggling Survivors said they have significant concerns, misgivings and scepticism about the value of owning a small business. 60% agree strongly that “You have to be a little crazy to start a business” and 40% that “Corporate jobs are more secure than starting your own business” – significantly more than other segments.

Struggles with time management

Time is the top challenge for every profile, but more than any other profile the Struggling Survivors struggle with managing the operations of their businesses. 51% of them are the only employees in their business and are spread thin managing on their own a task list that includes administrative duties, sales, marketing and advertising activities, customer service, financial tasks, managing vendors and website content, and performing IT/technology duties. “Time to get everything done”, “Managing everything myself” and “Staying focused on my goals” are key challenges for this group.

Little financial security

Struggling Survivors are the least likely to report achieving many of the typical benefits associated with owning your own business. Only 16% say the financial security of their family is much better than it would be if they had a traditional job, and 38% say it's the same or worse. Fewer than 40% report dramatic improvements in the time they can spend with family and friends.

They are also least optimistic about the prospects for their future success – only 20% say they are very optimistic about the success of their business over the next 5 years, compared to 50% of the Passionate Creators.

Going it alone

This group is most likely to feel a lack of respect for business owners from those around them. They are the least likely of the four profiles to say that the impact of owning a small business is much better for their family and/or friends than if they had a traditional job. Along with the Freedom Seekers group, they are least likely to seek business guidance from family and friends. Yet, even with their sense of lack of support from those around them, their never-ending to-do lists and the uncertainty they feel about owning and running a small business, they are most likely to volunteer in their community (34%).

Our surveys and analysis demonstrate that small business owners have very different reasons for starting their businesses, very different goals they want to achieve, and very different experiences of being an entrepreneur. These

differences transcend demographic profiles, business categories and revenue levels – a striking reminder that focusing on these more simplistic views can mask the true story of motivation, goals and struggles among small business owners.

While there is surely no single “right way” to run a business, it’s clear that those owners who are passionate about fulfilling a need for their customers report higher levels of optimism, revenue and benefit as a result of entrepreneurship – suggesting that navigating the many challenges of small business ownership can be more rewarding for those who have embraced the needs of their market and feel a strong drive to address those needs.

The analysis also demonstrates that entrepreneurs, whether they feel successful or not, need a wide range of support systems, tools and resources to tackle the myriad challenges and responsibilities involved. And who’s to say that with the right support, even the most frustrated Struggling Survivor couldn’t become a deeply satisfied, successful and optimistic Passionate Creator?

3. The External Environment

The external environment is the dominant change agent for Main Street and strip shopping centres. Since 2005, the NSW State Government has released multiple planning and policy documents to provide a framework for the development of new and existing centres in NSW.

The Draft Centres Policy released by the New South Wales Government’s Department of Planning in 2009 was the most relevant of these documents to the future development of new and existing centres within the state. The policy identifies six planning principles that will guide the future development of existing and new retail and commercial centres in NSW:

- Principle 1 – Retail and commercial activity should be located in centres, to ensure the most efficient use of transport and other infrastructure, proximity to labour markets, and to improve the amenity and liveability of those centres.
- Principle 2 – The planning system should be flexible enough to enable all centres to grow, and new centres to form.
- Principle 3 – The market is best placed to determine the need for retail and commercial development. The role of the planning system is to regulate the location and scale of development to accommodate market demand.
- Principle 4 – The planning system should ensure that the supply of available floor space always accommodates market demand, to help facilitate new entrants into the market and promote competition.

- Principle 5 – The planning system should support a wide range of retail and commercial premises in all centres and should contribute to ensuring a competitive retail and commercial market.
- Principle 6 – Retail and commercial development should be well designed to ensure it contributes to the amenity, accessibility, urban context and sustainability of centres.

The principles are reflected in the NSW Government's recommendations to embrace the changing face of retailing in New South Wales. In November 2017 the NSW Government accepted an independent report recommending planning regulation changes to reflect the shifting landscape of retail trading. The report reflects current attitudes to the increase in on-line shopping, lifestyle retailing (retail combined with dining and entertainment), trading hours and the emergence of the night time economy.

Economic Drivers

The factors that impacts on the performance of a local economy are population growth, education levels, employment and households income. The Inner West's economy is performing well. It produces a Gross Regional Product (GRP) of \$10.13 billion dollars, which represents 1.9% of the Gross State Product (GSP). The LGA is well supported by its strategic geographic location, growing population, strong employment figures and a high proportion of households with a weekly income of \$2k or more. There are over 18,000 local businesses registered for GST. The economy is driven by its diversity and the energetic business operators who are responding to the changing face of retail. The area attracts innovative industries which are interspersed within traditional shopping strips and urban centres. Inner West industrial areas are opposing national trends with a thriving manufacturing sector. Economic analysts define the drivers of retail as population, employment and low debt to earnings ratio. This translates into a strong customer base, people with jobs and good levels of disposable income as the key success factors for retail in strip shopping centres.

In an increasingly globalised economy, there are a myriad of external factors and force's that impact on the performance of a local economy. The Haberfield shopping village, being a heritage village, is not experiencing the proximity population growth of other centres where medium to high density housing developments are occurring. The continued success of main street shopping centres and business sustainability is reliant on partnership with stakeholders and a willingness from business owners to embrace the ever changing landscape of retail and consumer demands.

Council's work in maintaining the public domain spaces create welcoming spaces that retain their unique identity to help attractive more visitors and support businesses growth. The NSW State Government and Council play an important role in providing the planning and regulatory framework for sustainable growth. While Council's Economic Development Unit support economic sustainability by; assisting businesses to develop and grow their

business through a range of facilitation services, the development of partnerships with other levels of government and by supporting activation and promotion of local business centres.



CONTENTS

1.	FOREWORD.....	1
2.	INNER WEST SNAPSHOT	2
3.	ABOUT OUR AREA	3
3.1.	History.....	3
3.2.	Location	3
3.3.	Transport Linkages.....	4
3.4.	Our Suburbs.....	5
3.5.	Land Use	6
4.	OUR PEOPLE & LIFESTYLE.....	7
4.1.	A Growing Population	7
4.2.	A Highly Liveable Area.....	7
4.3.	An Educated Population.....	8
4.4.	Strong Employment Opportunities.....	8
4.5.	Income.....	10
5.	OUR ECONOMY.....	11
5.1.	GRP	11
5.2.	Output	11
5.3.	Number of Businesses	12
5.4.	Development Approvals	12
5.5.	Our Visitor Economy.....	13
6.	THE FUTURE.....	14



INNER WEST COUNCIL

Disclaimer: This investment guide is intended to be an aid to the public. It presents information about the Inner West Council area, sourced from various entities. Inner West Council is not responsible for the accuracy of the information presented in this package, and is not liable where information is incorrect or out of date. Information and statistics were predominantly obtained from the Inner West's 4d package (community profile, social atlas, population forecast and economy profile) – unless stated otherwise.

© Inner West Council, PO Box 45 Leichhardt NSW Australia 2040, Phone: (02) 9716 1800, Email: council@innerwest.nsw.gov.au

1. FOREWORD

This Economic Overview for Inner West Council sets out our ambition to: grow the local government area's economy, create jobs and attract investment; to create wealth and prosperity for local people and communities; and to promote the Council area as a key location for employment and for people to live, work and play.

It is an important time to launch this Overview. With the successful merger of the former Ashfield, Leichhardt and Marrickville council areas, much is happening in the LGA to stimulate the economic growth of the area.

This Overview sets out our proactive approach to business, employment and population growth over the short, medium and long term. It illustrates how we will ensure that the people who live, or come to live, in the Inner West Council area are able to take advantage of these opportunities. We will keep our approach under constant review so it is always responsive to changing circumstances. And we will work with our partners and the private sector to make it a reality.



Inner West Economic Outline

1

2. INNER WEST SNAPSHOT

With a growing population, low unemployment and a strong and vibrant economy, the Inner West has established a reputation for being a highly desirable place to live, work, play and invest. This reputation has been built on a diverse range of factors including our:

- proximity to major urban centres and employment hubs;
- integrated transport connectivity and walkability;
- harbour-edge suburbs;
- open space and recreational areas such as the Bay Run;
- chic restaurants and cafés; and
- festivals, cultural and art events, amongst many others.

From a business perspective, the Inner West is characterised by the professional services sector, with strengths emerging in boutique businesses and business incubators for creatives, innovators and technology-based start-ups. The Inner West's close geographic proximity to the CBD also makes it easy for those wanting to live close to work, with good public transport connections.

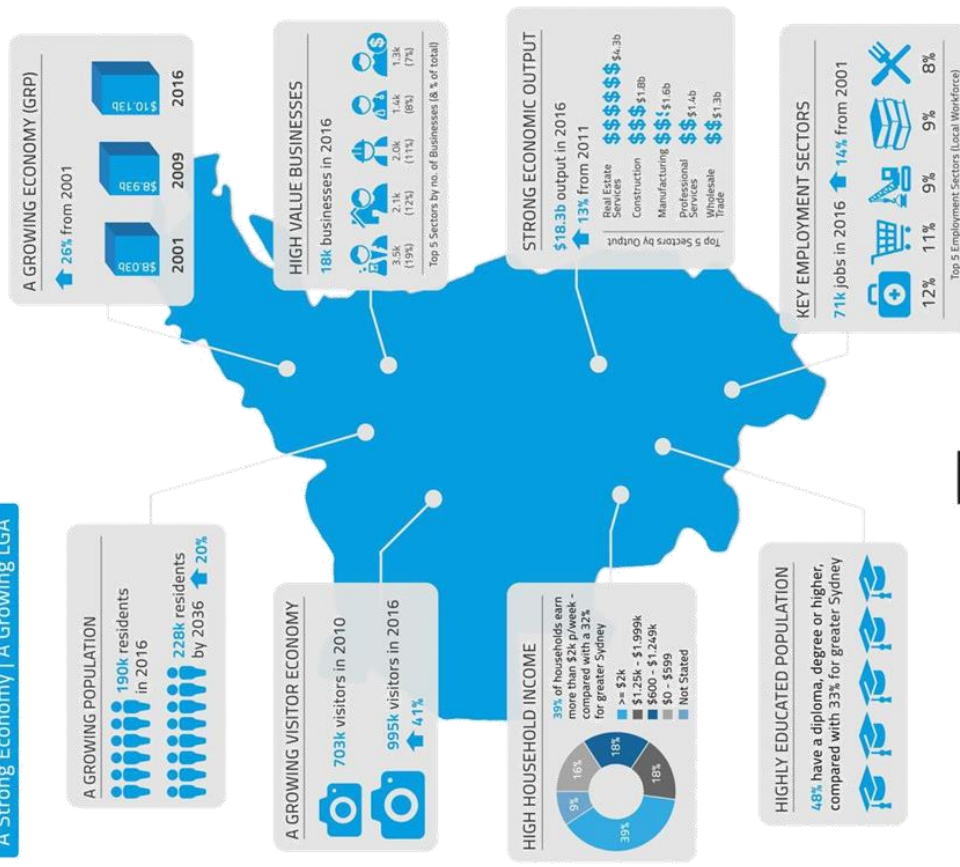
The Inner West is home to White Bay, which is a focus of State Government who are looking to encourage technology and innovation leaders to locate within the precinct to make it a major hub in Sydney for tech and innovation.

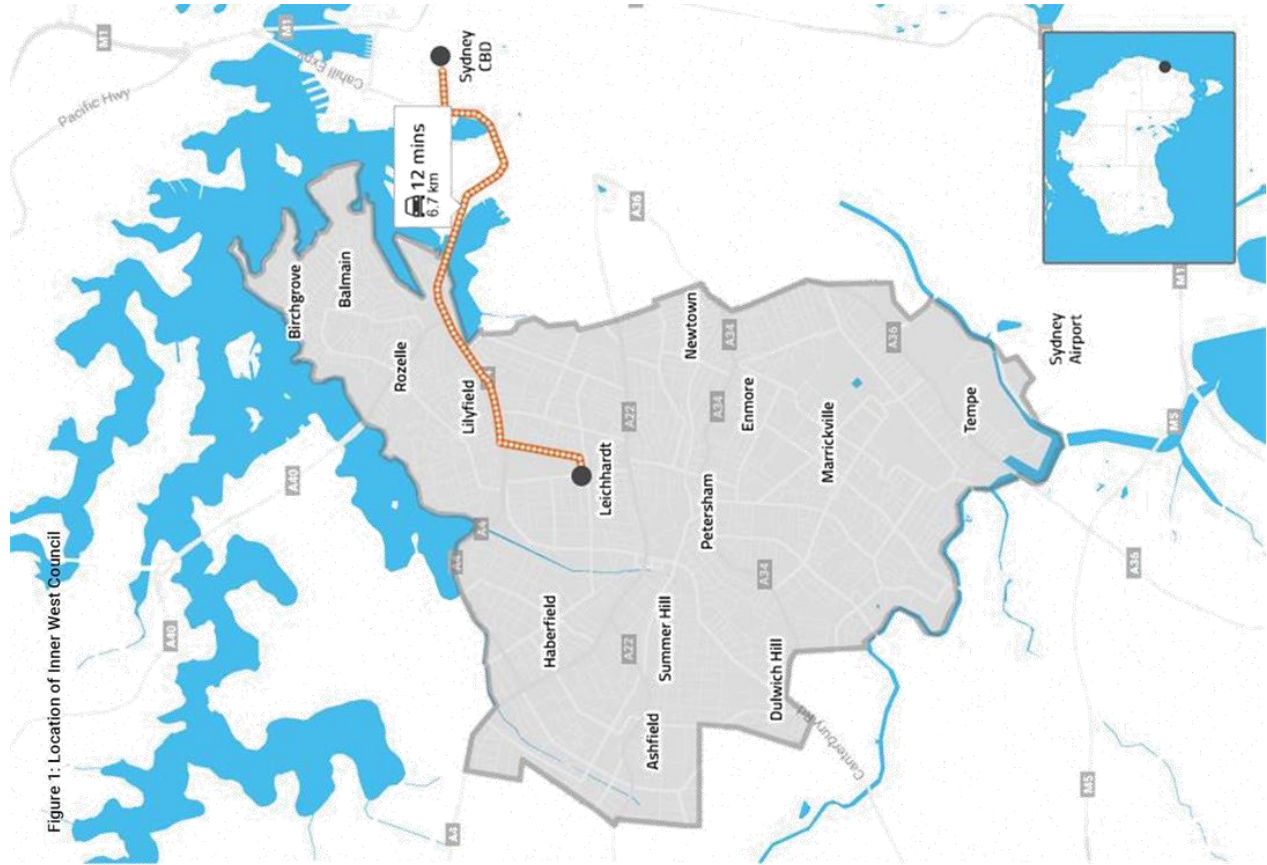
The Inner West also has five Bays Precinct destinations of the eight in total. The Bays Precinct is being planned by State Government with a vision to convert the areas into a bustling hub of enterprise, activity and attractive spaces.

The Inner West will continue to build on its strategic geographic location and its ability to offer a wide range of residential options to suit a broad mix of working singles, couples, families and older retirees.

INNER WEST COUNCIL

A Strong Economy | A Growing LGA





3. ABOUT OUR AREA

3.1. History

The original inhabitants of the Inner West Council area were the Cadigal and Wangal Aboriginal people.

European settlement dates from the early 1790s when the first land grants were made. Land was used mainly for farming, with some timber-getting. Population was minimal until the 1850s, aided by land subdivision and the improved access brought about by the construction of the Sydney-Parramatta railway line. Significant residential and industrial growth occurred during the 1870s and 1880s, again during the early 1900s and the interwar period. Expansion continued from the post-war years through to the late 1960s, aided by immigration and gentrification, with many houses demolished and replaced by flats and units.

3.2. Location

Inner West Council is located 5–10km¹ west of Sydney's CBD and consists of 25 suburbs (spanning 35km²) with some having direct access to Sydney Harbour. With close proximity to the Sydney CBD, White Bay cruise ship terminal, Sydney Airport and the broader Bays Precinct, the Inner West is in a desirable and advantageous geographic location.

Historically, Balmain was the first municipality in the area, established in 1860. Today, the area is primarily zoned as residential, with many of the historic and older dwellings linked to Sydney's early port activity and strong maritime past. The Inner West has a history of supporting manufacturing and port-based industries and has small pockets of commercial/industrial areas, which have become gentrified and now offer spaces for a variety of niche manufacturers and boutique businesses.

¹ Driving Distance – Rozelle (5km) and Ashfield (10km) sourced from Google Directions.

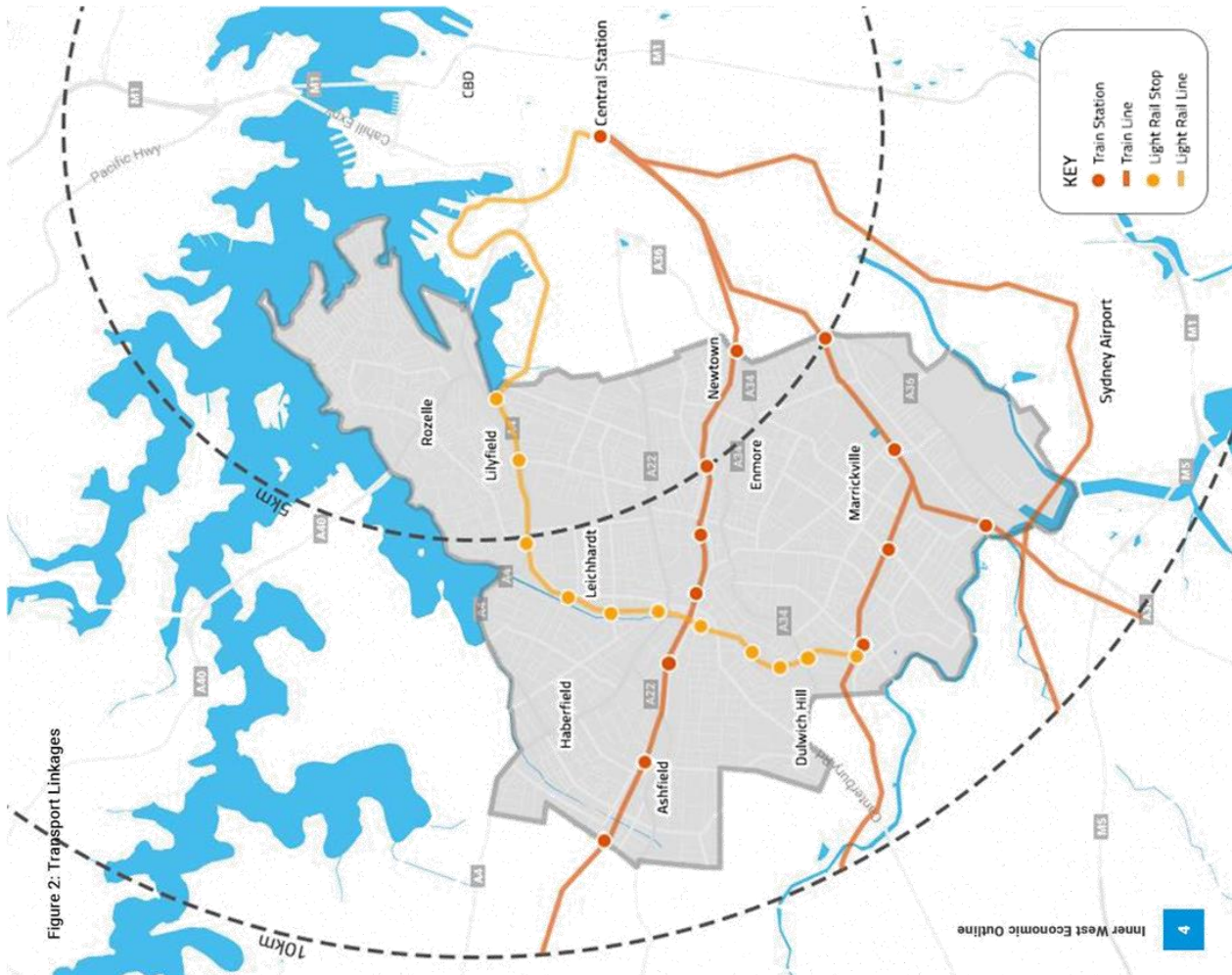
The area began to gentrify during the 1960s, and, by the 21st Century, the area's population experienced a steady increase, primarily spurred on by the construction of apartments.

The Inner West offers important walking and cycling routes, such as the 7km Bay Run, which loops around Iron Cove as well as a variety of heritage walks. The area is also home to a strong art and cultural scene including media, visual arts, design, film and television, music, performing arts and cultural heritage.

3.3. Transport Linkages

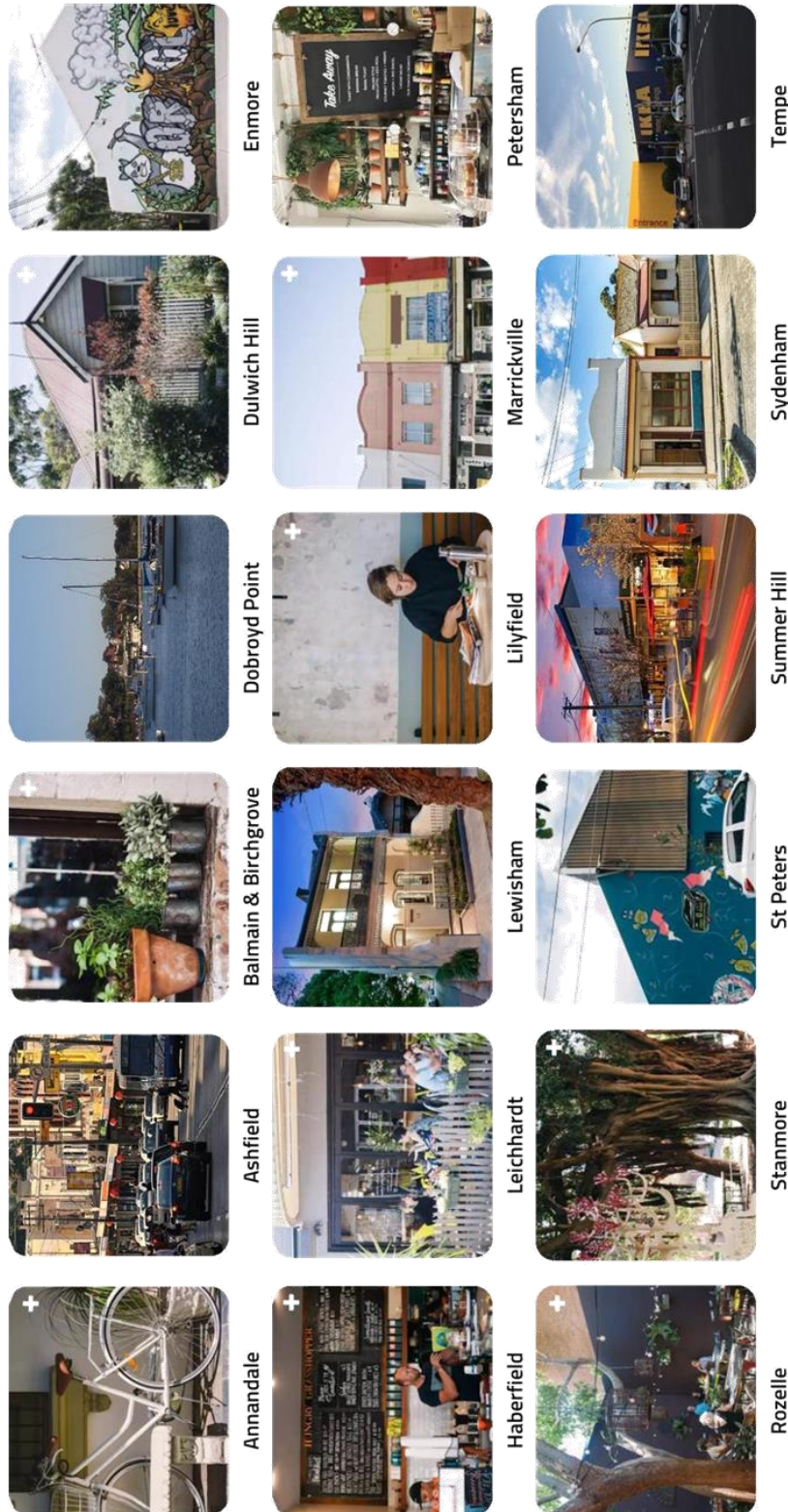
The Inner West's connectivity via road, rail, light rail, rapid bus routes and ferry to Sydney CBD as well as to other major urban centres such as Chatswood and Parramatta and Sydney Airport is a strength of the area and provides access to major generating markets to support economic activity and liveability. Key transport links include:

- Road: Major arterial roads such as Parramatta Road, City West Link, Liverpool Road (Hume Highway), Princes Highway and the WestConnex (currently under construction);
- Rail: Located along the T3 Bankstown Line, T4 Eastern Suburbs and Illawarra Line, T2 Inner West and South Line, and T2 Airport Line (only train stations within the Inner West Council area are displayed);
- Light rail: L1 Dulwich Hill Line (only light rail stops within the Inner West Council area are displayed);
- Bus: Operate throughout the area and link to ferry services and rail to offer an integrated transport network;
- Ferry: Three ferry wharves located at Balmain, Balmain East and Birchgrove;
- Cruise: White Bay Cruise Terminal; and
- Air: Situated next to Sydney International and Domestic Airport.

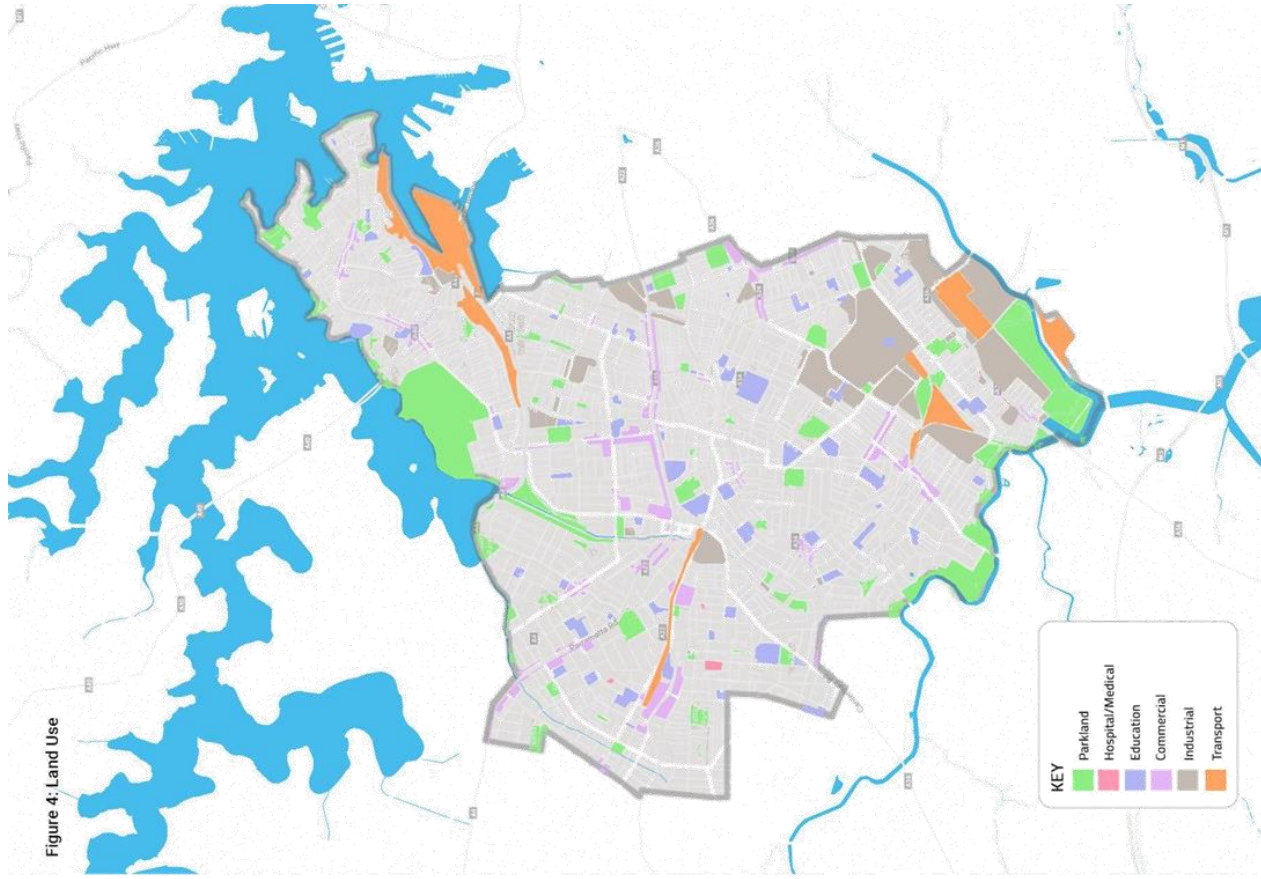


3.4. Our Suburbs

Figure 3: Our Suburbs²



² As well as parts of Ashbury, Camperdown, Croydon, Croydon Park, Hurstville Park and Newtown



3.5. Land Use

Our Council area is predominantly residential (Figure 4³). There are, however, large industrial areas on the fringe of the area, located within close proximity to Sydney Airport.

The major retail areas in the Inner West Council area are:

- Ashfield Town Centre;
- Ashfield Mall Shopping Centre;
- MarketPlace Leichhardt;
- Marrickville Metro Shopping Centre;
- Norton Plaza; and
- commercial areas along Darling Street, Marrickville Road, Norton Street and Parramatta Road.

Health care services are provided at: one smaller public hospital (Balmain Hospital); three small private hospitals (MetroRehab Hospital, The Sydney Private Hospital and Wesley Hospital Ashfield); and numerous nursing homes and aged care facilities.

The main industrial and transport areas are located in the suburbs of Annandale, Balmain, Camperdown, Leichhardt, Lewisham, Lilyfield, Marrickville, Petersham, Rozelle, St Peters, Summer Hill, Sydenham and Tempe. These industrial areas include the Balmain Shipyard, Balmain Marine Centre, Glebe Island and White Bay (port facility), Rozelle Rail Yards and the Cooks River Rail Freight Terminal.

The Inner West Council area is home to numerous education campuses, including: the Sydney College of the Arts - the University of Sydney (Rozelle Campus); Sydney TAFE (Petersham College and Design Centre Enmore); University of Tasmania (School of Medicine Rozelle Campus); Sydney Community College; Newington College; Trinity Grammar School; and numerous other private and public schools.

³ The land use shown in the map is derived from ABS Mesh Block categories. Mesh Blocks broadly identify land use and are not designed to provide definitive land use. It is purely an indicator of the main planned land use for a Mesh Block.

4. OUR PEOPLE & LIFESTYLE

4.1. A Growing Population

The Inner West is home to 190k residents. By 2036, our population is forecast to grow to 228k people (an increase of 38k people or 20% growth). This is supported by increased apartment development, the strong desirability of the area as a place to live as well as a growing birth rate.

While the greatest change by overall number of persons in an age group between 2016 and 2036 will be those aged from 70-84, all other age categories are anticipated to experience growth, including the *below 24* category which is expected to grow by 23%.

This broad and well-spread population age demographic will help maintain the area's vibrancy and the ongoing demand for new and expanding retail and hospitality related services and amenities.

4.2. A Highly Liveable Area

There are approximately 80k dwellings in the Inner West. This is expected to increase to 84k by 2036. This is supported by the strong growth of the Inner West's real estate sector's output and reflects the liveability of the Council area and its ongoing demand as a desirable residential area with seamless transport connectivity.

* 2016 figure for Inner West (Population and household forecasts, 2011 to 2036, prepared by .id, March 2017) and 2016 figure for Greater Sydney (Household and Family Projections, Australia, 2011 to 2036, ABS, 2015. Note Series I figure used).

The Council area has become an attractive location for young professionals seeking to raise families in close proximity to work along with urban lifestyle opportunities provided by the Sydney CBD and the Inner West.

When compared to Greater Sydney, the Inner West contains a higher proportion of households categorised as *one person* households (30% compared 23%)* and a similar share of *couple only* households (25% compared with 26%)*.

Between 2016 and 2036, the number of couple-only households in the Inner West is expected to grow, which will likely comprise *empty nesters* or *DINKs* who tend to have higher disposable incomes to support cafés, retail and bars etc.

Table 1: Inner West Population Overview & Forecasts⁶

	2016	2036	Change (no.)	Change (%)
Total Population	189,576	227,719	↑ 38,143	↑ 20%
Total Households	77,392	93,908	↑ 16,516	↑ 21%
Total Dwellings	79,972	97,029	↑ 17,057	↑ 21%
Aged <24	49,466	60,655	↑ 11,189	↑ 23%
Aged >60	32,407	45,559	↑ 13,152	↑ 41%
Couple only	19,564	23,721	↑ 4,157	↑ 21%
Couples w/children	19,490	22,653	↑ 3,163	↑ 16%
Births ⁷	2,916	3,357	↑ 441	↑ 15%

* 2016 figure for Inner West (Population and household forecasts, 2011 to 2036, prepared by .id, March 2017) and 2016 figure for Greater Sydney (Household and Family Projections, Australia, 2011 to 2036, ABS, 2015. Note Series I figure used).

⁶ Population and household forecasts, 2011 to 2036, presented by .id.

⁷ Forecast periods were 5 years, so the 5-year figure was divided by 5 to obtain an annual estimate.



4.3. An Educated Population

The Inner West's population is highly educated. As of 2011, 48% of residents had either a diploma, degree or higher, compared with 33% for Greater Sydney.

The number of residents with no qualification also declined, falling from 35% to 32%.

Table 2: Qualifications (2006 & 2011)⁸

	2006		2011		Inner West Change
	Inner West	Greater Sydney %	Inner West	Greater Sydney %	
Bachelor or Higher degree	32% (43,540)	20%	39% (55,540)	24%	7%
Advanced Diploma/Diploma	8% (11,241)	8%	9% (12,968)	9%	1%
Vocational	10% (14,317)	15%	10% (14,463)	15%	0%
No qualification	35% (48,219)	43%	32% (45,381)	41%	-4%
Not stated	15% (19,914)	14%	11% (15,748)	11%	-4%

⁸ Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011, compiled and presented by .id.

⁹ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented by .id.

¹⁰ Australian Bureau of Statistics, Labour force survey catalogue number 6202.0, and Department of Employment, Small Area Labour Markets, March 2016. Compiled and presented by .id.



4.4. Strong Employment Opportunities

4.4.1. Working Residents

In 2011, there were 93k working residents in the Inner West, representing 4.5% of the total residential workforce within Greater Sydney.⁹ As of 2016, unemployment remains low (5.3%) and in line with Greater Sydney (5%) and the NSW state average (5.1%).¹⁰

The Inner West has a high workforce participation rate, averaging around 68% compared to 62% for Greater Sydney.¹¹ Almost 95% of the Inner West's population are employed. Approximately 19% work within the Council area, while the remainder¹² travels out of the area for work, primarily to the Sydney CBD. This reflects the strong liveability of the Council area, with residents choosing to live in the Inner West, but travelling via road and public transport, to other employment centres.

¹¹ 2011 data. Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented by .id.

¹² Excluding 9% whose work location was unknown. 2011 data. Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in .id.



The predominantly white-collar nature of the Inner West's resident workforce is also reflected in their industries of employment with the top industries being *professional, scientific and technical services*, and *healthcare and social assistance*. Overall, in 2011, 63% of the Inner West's resident workforce was employed in 'white collar' industries.¹³ In contrast, 50% of workers across Greater Sydney were employed in white collar industries.

Table 3: Local Resident Workers Industry of Employment (2006 and 2011)¹⁴

	2006		2011		Inner West Change
	Inner West	Greater Sydney %	Inner West	Greater Sydney %	
Total	85,326	100%	92,503	100%	8%
Professional, Scientific & Technical Services	12% (10,573)	9%	14% (12,478)	10%	18%
Health Care & Social Assistance	10% (8,770)	10%	11% (10,095)	11%	15%
Education & Training	10% (8,219)	7%	10% (9,422)	8%	15%
Financial & Insurance Services	8% (6,385)	6%	8% (7,104)	7%	11%
Retail Trade	8% (6,833)	11%	8% (6,962)	10%	2%

¹³ White collar industries include professional, scientific & technical services, health care & social assistance, education & training, financial & insurance services, public administration & safety, information, media & telecommunications, administrative & support services, & rental, hiring & real estate services.

¹⁴ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in .id.

¹⁵ Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in .id.

4.4.2. The Inner West's Workforce

In 2016, the Inner West provided employment for 71k people – up from 69k employees in 2011 (4% growth). Approximately 67% of these workers live outside the Inner West.¹⁵

The largest industries by employment in the Inner West are health care and social assistance (employing 8.7k people), retail trade (8k people), construction (6.5k people), education and training (6,054 people) and accommodation and food services (6k people).

Figure 5: Key Employment Sectors (2016)¹⁶



The Inner West's economy is largely serviced based. In 2016, nearly 77%¹⁷ of all jobs located in the Council area were in service industries¹⁸ such as professional, health, retail, education, transport and administrative services.

Data indicates the greatest job growth over the next 30 years is likely to occur within the service industries of professional, scientific and technical services; health care and social assistance; retail trade; education and training; public administration and safety; as well as accommodation and food services. The shift towards the serviced based, is consistent with broader trends across NSW and Australia.

¹⁶ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in .id.

¹⁷ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in .id.

¹⁸ Service-based industries are classified as the following (based on ANZSIC code): Health Care & Social Assistance; Retail Trade; Construction; Education & Training; Accommodation & Food Services; Manufacturing; Professional, Scientific & Technical Services; Public Administration & Safety; Wholesale Trade; Transport, Postal & Warehousing; Other Services;

Table 4: Employment with Top 5 Industries, 2011 & 2016¹⁹

	2011		2016		Inner West Change
	Inner West	Greater Sydney %	Inner West	Greater Sydney %	
Total	68,796	100%	71,383	100%	4%
Health Care & Social Assist.	12.5% (8,618)	10.6%	12.2% (8,724)	10.8%	1%
Retail Trade	11.7% (8,024)	9.6%	11.3% (8,057)	9.7%	0.4%
Construction	8.6% (5,900)	7.3%	9.1% (6,485)	7.4%	10%
Education & Training	8.1% (5,596)	7.7%	8.5% (6,054)	7.8%	8%
Accomm. & Food Services	7.2% (4,972)	6.2%	8.4% (5,982)	6.5%	20%

4.5. Income

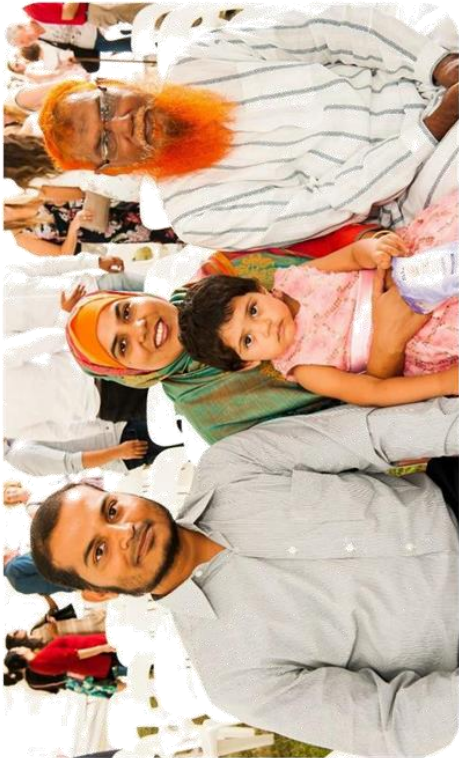
The Inner West has a high proportion of households (39%) with a weekly income of \$2k or more when compared with Greater Sydney (32%). It also has a lower proportion of households (16%) who earn less than \$600 per week than Greater Sydney (18%).

This suggests that the Inner West has a higher proportion of well-paid, professional residents who have a higher disposable income and who are willing to spend on food and beverage, retail items and experiences.

Table 5: Inner West Weekly Household Income (2011)²⁰

Income Bracket	Inner West	Greater Sydney %
Nil to \$599	16% (10,661)	18.3
\$600 to \$1,249	19% (12,421)	21.2
\$1,250 to \$1,999	18% (12,012)	18.1
\$2,000 or more	39% (25,958)	32.0

Administrative & Support Services; Rental, Hiring & Real Estate Services; Arts & Recreation Services; Information Media & Telecommunications; Financial & Insurance Services; Agriculture, Forestry & Fishing; Electricity, Gas, Water & Waste Services



¹⁹ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population experts.
²⁰ Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented by .id.

5. OUR ECONOMY



5.1. GRP

Since 2001, the Inner West has averaged 2% annual GRP growth. In 2016, the area's GRP was \$10.13b, up 26% from 2001.

This growth has been driven by significant expansion in output from the real estate sector as well as the construction sector.

Figure 6: Gross Regional Product, 2001-2016 (FY)²¹



²¹ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented by .id.

5.2. Output

Total industry output in the Inner West has grown, increasing by 13% (just over \$3b) from 2011-2016. The sectors with the largest output include *rental, hiring and real estate services*, with an output of \$4.3b, followed by *construction* (\$1.8b), and *manufacturing* (\$1.6b).

The Inner West's economic growth has been driven by the expansion of a number of sectors, including:

- *rental, hiring and real estate services*, which increased by \$1.3b (4.3% growth);
- *wholesale trade*, which increased by \$370.7m (38% growth); and
- *construction*, which increased by \$330.2m (22% growth).

Table 6: Output with Top 5 Industry Sectors, 2011 & 2016 (FYs)²²

	2011		2016		Inner West Change
	Inner West	Greater Sydney	Inner West	Greater Sydney	
Total	\$16.10b	100%	\$18.27b	100%	13%
Rental, Hiring & Real Estate Services	19% (\$2.99b)	10%	23% (\$4.28b)	14%	43%
Construction	9% (\$1.50b)	9%	10% (\$1.83b)	10%	22%
Manufacturing	11% (\$1.82b)	12%	9% (\$1.63b)	9%	-10%
Professional, Scientific & Technical Services	9% (\$1.50b)	10%	8% (\$1.40b)	9%	-7%
Wholesale Trade	6% (\$0.98b)	6%	7% (\$1.35b)	6%	38%

²² National Institute of Economic and Industry Research (NIEIR) 2016. Compiled and presented by .id. Data is based on 2015-16 constant prices for all years.

Table 7: Business by Industry, 2011 & 2016 (FYs)²⁴

	2011		2016		Inner West Change
	Inner West	Greater Sydney	Inner West	Greater Sydney	
Total	18,097	100%	18,155	100%	0.3%
Professional, Scientific & Technical Services	19.2% (3,477)	12.9%	19% (3,529)	13.0%	1%
Rental, Hiring & Real Estate Services	11.4% (2,069)	10.7%	12% (2,088)	11.1%	1%
Construction	10.2% (1,845)	15.0%	11% (1,956)	15.5%	6%
Health Care & Social Assistance	6.6% (1,199)	5.2%	8% (1,374)	5.9%	15%
Financial & Insurance Services	6.2% (1,124)	8.0%	7% (1,328)	9.1%	18%

5.4. Development Approvals

In 2016, the Inner West attracted over \$66m in non-residential investment, up 3% from 2015. Total residential investment for 2016 was just under \$602m, up 64% from \$235m in 2015. Compared to Greater Sydney, residential building approvals in the LGA have grown more strongly, experiencing 64% growth compared to Greater Sydney's growth of 28%. This reflects the ongoing strong demand particularly for upgrading existing residential dwellings and the development of additional dwellings.

Table 8: Value of Building Approvals, 2015-2016 (FY)²⁵

Year	Inner West		Greater Sydney	
	Residential	Non-residential	Residential	Non-residential
2015	\$366.5m	\$64.2m	\$15.13b	\$7.01b
2016	\$601.6m	\$66.0m	\$19.37b	\$8.13b
Change	\$235.1m (64%)	\$1.8m (3%)	\$4.25b (28%)	\$1.12b (16%)

²⁵ Australian Bureau of Statistics, Building Approvals, Australia, catalogue number 87310. Compiled and presented in economy.id by id.



5.3. Number of Businesses

The area is home to a thriving business environment, servicing a local and broader regional market. The local market supports and encourages business growth expansion.

There are 18,155 registered businesses in the Inner West, with the majority being professional, scientific and technical services; rental, hiring and real estate; construction; health care and social assistance; and financial and insurance services.

Compared with the NSW state average, the Inner West has a higher proportion of businesses in the professional, scientific and technical services sector (19% compared with 13%).

Figure 7: Primary Business Types (2016)²³



²³ Australian Bureau of Statistics, Counts of Australian Businesses, including Entries and Exits, 2012 to 2016 Cat. No. 8165.0; <http://economy.id.com.au/inner-west/number-of-businesses-by-industry?BMID=20>

²⁴ Australian Bureau of Statistics, Counts of Australian Businesses, including Entries and Exits, 2012 to 2016 Cat. No. 8165.0; <http://economy.id.com.au/inner-west/number-of-businesses-by-industry?BMID=20>



5.5. Our Visitor Economy

Tourism is an important part of the Inner West's economy as it has an impact on a diversity of sectors from accommodation to food and beverage to retail and transport. Growing the visitor economy assists in enhancing economic diversity, quality of life and creates additional job opportunities.

In 2016, the Inner West attracted 995k visitors, up 34% from 2012. While the vast majority of visitors to the Council area are domestic day trippers, comprising more than half (57%) of all visitors in 2016, the area has seen a marked growth in domestic overnight visitation, increasing by 138k visitors (67%) from 2012-2016.

With limited commercial accommodation on offer, it is expected that most overnight visitors stay with friends and relatives or in Airbnbs. This is supported by the fact that 39% of visitors to the Council area travel to visit friends and relatives (the most common purpose of visit).

The geographic proximity of the Inner West to the Sydney CBD makes it a desirable location for encouraging new investment into boutique hotels and serviced apartment complexes. These types of commercial accommodation investment tend to be strong providers of a mix of skilled and semi-skilled jobs.

Table 9: Visitation, 2012-2016 (FYs)²⁶

	2012	2013	2014	2015	2016	Change 2012-16
Domestic Day	482k	654k	610k	398k	572k	90k (19%)
Domestic Overnight	207k	204k	323k	387k	346k	138k (67%)
International	53k	58k	63k	57k	78k	24k (46%)
Total	742k	915k	996k	842k	995k	253k (34%)

²⁶ Tourism Research Australia, Unpublished data from the National Visitor Survey 2016; <http://economy.id.com.au/inner-west/tourism-visitors-nights?Tourismtype=3>

6. THE FUTURE

The projected ongoing economic growth in the Inner West Council area is well supported by a mix of historic trends and constant growth across many sectors of the economy. The strategic geographic location of the area is expected to continue to drive demand for many types of residential property and will appeal to a constant broad age demographic looking for an area to live, work, play and invest.

The mix of contemporary and historic building styles will continue to offer location choices for a variety of businesses, especially professional services, the more boutique-scaled manufacturing and higher-value creative and technology sector users.

Areas such as White Bay offer the potential for larger scale innovation and tech hubs to appeal to a range of national and international brands.

Liveability will continue to be high, based on the ease of access via multiple public transport options, the quality of parks and open space areas, the range of quality retail, hospitality and related entertainment amenities on offer, and the strategic geographic location being so close to areas including the Sydney CBD, the White Bay Cruise Ship Terminal and Sydney Airport.





THE STAFFORD GROUP

THE STAFFORD GROUP

SYDNEY OFFICE

Suite 3.02, 46a Macleay Street
Potts Point NSW 2011, Australia
T +61 2 9331 6222
E admin@thestaffordgroup.com.au

BRISBANE OFFICE

PO Box 265
Sandgate QLD 4017, Australia
M +61 (0) 417721342
E admin@thestaffordgroup.com.au
W www.thestaffordgroup.com.au

Item No: C0318 Item 4

Subject: PUBLIC ADVOCACY CALLAN PARK

Prepared By: Aaron Callaghan - Parks Planning and Engagement Manager

Authorised By: Cathy Edwards-Davis - Group Manager Trees, Parks and Sports Fields

SUMMARY

This report provides Councillors with background information relating to the development of the Draft Callan Park Master Plan and Trust Model by the former Leichhardt Council and the current status of these plans.

The report provides Council with an update on the key themes resulting from the public meeting held on the 15th February 2018 and importantly the relationship of these key themes to the Draft Callan Park Master Plan.

The NSW Government has recently commenced work on the development of a Landscape Structure Plan for Callan Park. The scope and limitations of this project is also outlined in the report.

RECOMMENDATION

THAT Council:

1. **Note the outcomes of the Callan Park Public meeting held on the 15th February 2018 and the community support for the adoption of the Callan Park Master Plan and Trust model;**
 2. **Formally write to the NSW Government seeking clarification on the extent of the Landscape Structure Plan and request that Government extend any planning framework to include the whole of Callan Park and to encompass the recommendations from Council's Draft Master Plan and Trust model;**
 3. **Formally seek clarification from the NSW Government on those elements of the 2011 Master Plan which are not supported by Government and the rationale for non-support;**
 4. **Formally request that Government include in its Landscape Structure Planning framework a funding model with prioritised key development proposals within the park and consideration of a Community Trust model for the future management of Callan Park; and**
 5. **Request that the development of the Landscape Structure Plan include extensive community engagement.**
-

BACKGROUND

Callan Park is large parkland at Iron Cove in Lilyfield. Consisting of 61 hectares and equivalent to the size of the Sydney Botanical Gardens, Callan Park is one of the largest and most regionally significant public facilities in Sydney's Inner west. Built as an enlightened hospital for the insane in 1885, it has a number of exceptional heritage buildings. Formally known as Rozelle Hospital, in 2008, all services and remaining patients were transferred to Concord Hospital. The Government agent responsible for day to day management of the site is the Office of Environment and Heritage.

Callan Park Master Plan

On 19 July 2011, the former Leichhardt Council approved the Callan Park Master Plan, the Callan Park Conservation Management Plan and the Callan Park Plan of Management. These Plans were formally presented to the State Government on 11 November 2011. The planning framework and the development of the Draft Callan Park Master Plan came about following the announcement in October 2008 by the previous State Government that it was proposing to transfer the management of approximately 40 hectares of the site to Leichhardt Council through a 99 year lease. At the time Council resolved that it did not support having separate leases for Callan Park as such arrangements were seen as negating the integrity of Callan Park and fragmenting the future governance of the site.

The former Leichhardt Council recognised the need for a Master Plan and asked the State Government to develop this for the entire site as is required under The Callan Park (Special Provisions) Act 2002 and the State Environmental Planning Policy No 56 –Sydney Harbour Foreshores and Tributaries.

The previous State Government was not prepared to fund the development of the Master Plan and as such Council resolved to take on the full financial responsibility for the development of the Callan Park Master Plan and Plan of Management. In the process of this work, it was also necessary to develop an updated Conservation Management Plan.

Overall half a million dollars was spent on developing the plan and 18 months of extensive community consultation was held on developing the Master Plan. The Plan won a prestigious award from the Australian Institute of Landscape Architects in 2012 when it was awarded the Planning Excellence Award. This award provided recognition of the Callan Park Master Plan's balance of community, historical and health interests as well as noting the significance of an inclusive design that preserves open space and heritage, provides recreation space and develops health, community and education facilities. In making the award, the Institute stated that *"The Callan Park Master Plan has captured the support of the community by facilitating a consultation process that allowed the community to take ownership and be truly involved."*

Since 2011 Council has strongly advocated and requested that Government adopt the Callan Park Master Plan and the Callan Park and Broughton Hall Trust model. Despite Council's continued advocacy in this regard there has been no commitment by Government to adopt the Draft Master Plan or Trust model. In addition the fabric of Callan Park has continued to decline in what the community has termed demolition by neglect.

Landscape Structure Plan

On 3rd May 2017 in considering a Pre Development Application for the Waterfront Drive Sporting Ground upgrade, the NSW Heritage Council supported a recommendation from the Office of Environment and Heritage to proceed with the development of a landscape structure plan for the Waterfront precinct up to and including the Balmain Road frontage in the NSW Ambulance precinct. A key emphasis for the development of this plan is the development of planning principals on lighting, parking and the removal of intrusive buildings to create improved open space connections within the park.

The Office of Environment and Heritage commenced community engagement on the development of these plans in February 2018. Council has been advised by OEH that the Landscape Structure Plan for Callan Park incorporates and builds upon previous planning work undertaken at Callan Park, including the 2011 draft Master Plan for Callan Park developed by Leichhardt Council. It also builds on stakeholder engagement undertaken to date and during the Councils consultation in 2011.

A 'pop up' drop in session took place on the Bay Run on Sunday 11 February and another was held on Sunday 25 February. OEH has advised that these meetings are initial information seeking opportunities which will assist in informing the thinking of the design teams concept for the Landscape Structure Plan.

OEH has also held initial meetings to assist in developing the Landscape Structure Plan with specific interest groups including local sport clubs and the Friends of Callan Park. Council officers held an information session with OEH representatives and their appointed consultants on 17th January 2018 to gain an understanding of what was being proposed in terms of the development of a Landscape Structure Plan. At this meeting Council officers advised OEH that Council's position is that the 2011 Master Plan and Trust Model is Council's preferred model for the future of Callan Park. Council officers also highlighted the investment, time and energy that was afforded to the development of the Master Plan and more importantly the extensive community engagement which led to the formation of these important planning documents.

Council officers have also formally requested from OEH feedback on what elements of the Master Plan are not considered best practice and have requested that where parts of the Master Plan are not supported by Government that these are communicated with Council so that negotiations can be held on moving the Master Plan forward to a point where both Council the community and Government would support its adoption. Council officers have stressed the need for key stakeholder meetings/presentations with:

- Councillors (Inner West Council)
- Friends of Callan Park
- NSW Ambulance
- College of the Arts (This stakeholder is leaving in 2019 so most likely not feasible)
- The full NGO Precinct
- The community as a whole

It is critical given the regional significance of Callan Park that any consultation process is robust and advertised widely. Council officers have highlighted that without a proper consultation process the landscape structure plan may lack community support and be open for public criticism.

Council Involvement and Advocacy

Council should work proactively with Government on any proposed new planning arrangements for Callan Park. This includes working closely with OEH on the development of a Landscape Structure Plan and encouraging a planning framework which examines the park as a whole and builds on previous planning studies including the 2011 Draft Master Plan and Callan Park and Broughton Hall Trust model.

Any new planning framework should include an extensive community engagement process. Council should be actively involved and participate in this planning not only as a major stakeholder but as a key representative of the community and community needs. By playing an active role in the future of the park and its future Council can advocate to prevent the continued neglect and decline in the park. Council can ensure that future works within the park are well designed and planned. Existing stakeholders need security of tenure and Council needs to play an active advocacy role in working for the community to secure Callan Park and its future.

FINANCIAL IMPLICATIONS

Nil at this stage.

OTHER STAFF COMMENTS

Staff from Council's Community and Engagement team have assisted the Trees, Parks and Sportsfields team with the creation of this report.

PUBLIC CONSULTATION

Public Meeting-15th February 2018

On the 15th February 2018 Council held a public meeting to discuss the future of Callan Park and to encourage ongoing public support for the adoption of the Draft Callan Park Master Plan and Trust model by the NSW Government.

The public meeting was attended by approximately 200 members of the community. The meeting was opened by the Mayor and consisted of a presentation by Council's Group Manager Trees, Parks and Sportsfields, followed by a community Question and Answer session. The community questions and comments with Council responses are summarised in Attachment 1.

The public meeting highlighted that the community supports the Council's Draft Master Plan and Trust model for Callan Park. Importantly the public meeting highlighted key support for the following:

- Protection of natural values within Callan Park ,
- The need for community spaces and quality recreation facilities
- Support for the site as a modern and contemporary wellness center which provides for mental health facilities
- Majority support for the Skate Park
- Support for the Arts and key existing facilities on the site including the NSW Writers Centre
- Support for passive recreation including companion animal access and socialisation.
- Support for a funding model for the park.
- Support for the establishment of the Callan Park and Broughton Hall Trust.

It is important to note that all of the above issues are key components of the 2011 Draft Master Plan.

CONCLUSION

Callan Park is of regional significance to the Inner West. The 2011 Draft Master Plan and Callan Park and Broughton Hall Trust model which was developed following extensive community consultation by the former Leichhardt Council has wide community support as the guiding document for the Callan Park into the future. The public meeting held on the 15th February 2018 reinforced this vision.

Any future planning for Callan Park needs to build on previous Master Planning and be integral to the park as a whole. Council has a key role to play in this respect in terms of advocacy and planning for community needs. As a key stakeholder and representative of the community, Council should work closely with Government on any new planning outcomes for the park. Council's role in the planning process is integral to this process in working with the community to secure Callan Park and its future and prevent ongoing degradation of the park. Importantly advocacy is required on the establishment of a community Trust model which will provide for future governance of the park. Any adopted Trust model should include strong community representation in recognition of the community activism which has helped secure Callan Park in public ownership.

ATTACHMENTS

1. [Attachment 1-Public Meeting Outcomes 15th February 2018](#)



Callan Park Public Meeting – analysis of community Q&A

Thursday 15 February 2018 – Centurion Lounge Leichhardt Oval

The Callan Park public meeting, attended by 200 members of the community, was opened by Inner West Mayor Darcy Byrne, and consisted of a presentation by Council's Group Manager Trees, Parks and Sports Fields, followed by a community Q&A session. The community questions and comments with Council responses are summarised below.

Overview

There were fifty-one community comments or questions on a wide range of subjects. The key themes were:

- Continue to push for State Government consideration of the Callan Park Master Plan 2011
- Concerns about the lack of a process for involving the community in the development of a Landscape Structure Plan by NSW Office of Environment and Heritage (OEH)
- Focus on the importance of mental health and wellbeing services at Callan Park
- Consider alternative sites for a skate park if Callan Park is not possible, taking into account skate parks planned by City of Sydney
- Additional themes were natural values, arts, recreation, memorialisation, community spaces and facilities, funding models and advocacy

Actions arising from meeting:

1. Formal report to Council summarising the community Q&A session
2. Formal submission to OEH by Council to inform the Landscape Structure Plan
3. Council will raise with OEH:
 - Process for community involvement in the development of the Landscape Structure Plan including a timeline for submissions and expected exhibition of the Plan

- Importance of using the Master Plan to inform OEH's work, and highlight community support for multiple uses of Callan Park including mental health and wellbeing, recreation and community facilities, open space and heritage preservation
- Tree management including heritage listed trees
- Success of revegetation of Callan Point
- Companion animals policy
- Need for seating such as benches for older people
- Investigation of unmarked graves

4. Council will:

- Update the presentation call to action to contact Gabrielle Upton MP to explicitly include mental health facilities
- Promote the OEH process for developing the Landscape Structure Plan once information received from OEH

5. Council will also consider other items arising including:

- Potential for registration of Callan Park on the National Heritage List
- Alternative location for skate park
- Advocating for Callan Park with the NSW Ministry of the Arts - Create NSW, Minister for Health and Minister for Arts and establishing a Callan Park Community Consultative Committee
- Advocating for artists' spaces
- Educational resources for teachers

Summary of questions, comments and responses.

(Similar subjects have been grouped)

Question/Comment	Council officer response
OEH process for developing the Landscape Structure Plan <ul style="list-style-type: none"> • Community and Council should call on the Minister to hold public meeting; clarify process; and provide timeline of public exhibition of the Plan • Councillor will move a Council motion calling on 	<p>Noted</p> <p>OEH pop-up Bay Run – Waterfront Drive bottom of Wharf Road - 8.30am to 12.30pm</p>

<p>State Government to clarify and publicise process. Council also has a role in informing our residents.</p> <ul style="list-style-type: none"> • Details of OEH pop-up engagement on 25 Feb requested • Speaker attended last week's pop-up and describes it as "dodgy". Calls on Council to push for formal submission with headings and closing date • Requests Council upload closing date for OEH consultation and further information on the website when known • OEH consultation is insulting. • What is a Landscape Structure Plan? 	<p>Similar to a Master Plan though not as detailed – named by OEH.</p>
<p>Context</p> <ul style="list-style-type: none"> • Two significant successes following the restructure of Sydney Harbour Foreshore Authority include: <ul style="list-style-type: none"> ○ Callan Park in the care, control and management of OEH rather than NSW Property and Finance ○ Ministerial guarantee that the State Government will not commercially develop or build apartments on this land. • NSW Health owns the site and argues against a trust model as a financial contribution would be required. Speaker understands the purpose of the OEH Landscape Structure Plan is to plan for the aspects of Callan Park within OEH control. 	<p>Noted</p>
<p>Mental health and wellbeing</p> <ul style="list-style-type: none"> • Mental health facilities not included in the call to action to Gabrielle Upton yet this was a key focus of the Master Plan and the extensive community engagement that informed it. • What is Council's position on the establishment of mental health services at CP? • Historically mental health facilities have been lacking for young women – would like to see a wellness centre for women to the age of 45 years incorporated in the new plan • Council seems not to be focusing on mental health and wellness aspects of Master Plan; suggests using buildings for exhibitions and events such as the Anxiety Festival • Note that the Master Plan agreed a site of a Museum of the Mind compatible with mental and arts. • Mental health heritage has historical relevance at Callan Park; accept people with mental health as part of our community – series of social enterprises needed. Keep mental health at Callan Park central. 	<p>Council's position is as per the Master Plan, an integral part of which is establishment of mental health facilities.</p> <p>The presentation will be updated to explicitly include mental health in the call to action.</p>
<p>Skate park</p> <ul style="list-style-type: none"> • If you don't get support for the second location, 	<p>Council's research has identified additional need for local facilities.</p>

<p>what will Council do in terms of providing desperately needed facilities in the area?</p> <ul style="list-style-type: none"> • If OEH state it's not good for the heritage of the site then suggests Council consider a site between Lilyfield Road and City West Link above the light rail workshops. • If the current location can't be used what other skate park locations are proposed? What deems them suitable for use? • The LSP has several locations for a skate park, one of them near Waterfront Oval near the bowling green; one closer to the water and one further to the east. • Clover Moore is building a skate park at the Crescent less than 2km walk, there is Sydenham Green and City of Sydney is also building another large skate park in Sydenham near Mitchell Road; why should my rates pay for another one? 	<p>Locations need to take into account proximity of residents, noise associated with the skate park, be physically large enough and preferably on council-owned land.</p> <p>There are pros and cons associated with alternative areas in Callan Park. Council has \$1million budgeted for a skate park at an alternative location if Callan Park is not possible.</p>
<p>Memorialisation and heritage</p> <ul style="list-style-type: none"> • Where are the unmarked grave on the site? • Locate the memorial sites, aboriginal heritage and where patients with mental illness are buried without names, and note these sites in the Landscape Structure Plan • Why is Callan Park on the State Heritage Register but not on the National Heritage List? 	<p>Council does not know; if substantive works were undertaken an archaeologist would be required to ensure nothing is damaged.</p> <p>Raise with OEH</p>
<p>Natural values</p> <ul style="list-style-type: none"> • Trees in conflict with heritage buildings – larger trees damaging building and a lot of saplings growing into buildings. • Hardly any trees opposite Cecily Road have survived – what happened to the original heritage listed trees? • Bush care group active on site for over twenty years and achieved beneficial change including revegetation of Callan Point. Requests Council put great weight on the value of this area in their submission and takes into account the detailed vision for these two hectares along the foreshore in the Master Plan. Notes Bay Run conflicts. • Reiterate Master Plan goal to triple the size of the community gardens. • No small birds in CP anymore as feral cats are lovingly fed by some people. Why is dealing with the feral cats such a difficult problem? • Exquisite unallocated, green spaces in Callan Park are not 'leftover' spaces for groups that don't have a place elsewhere but are for services or people that need the sanctity of such open space 	<p>Noted</p> <p>Raise with OEH</p>
<p>Arts</p>	<p>Noted</p>

<ul style="list-style-type: none"> • Inner West Council area has a higher than average proportion of practising artists. Keep alive the idea of renting of art spaces/studios managed by Council and continuing the work of the previous councils. • Concerns from Writers' Centre about Sydney College of the Arts leaving. Inner West Council has one of the highest percentages of artists and creators; importance of affordable cultural space for artists and arts organisations 	
Funding models <ul style="list-style-type: none"> • Is there a problem with the Ambulance and nursing areas being left with Department of Health, and the rest of area being looked after by OEH? • In a trust model the ambulance service and nurses' quarters could potentially provide a revenue stream. Issues is occupants who are a cost to Callan Park but make no contribution. • Were any of the models self-funding? • None of the models are fully self-funding from day one; all the models have elements of funding, moving from subsidised toward self-funding. Depends on activities - organisations are either paying no rent, or peppercorn rent, or paying rent to another government department rather than OEH – a lot of issues to be resolved there 	<p>Former Leichhardt Council appraisal on the rating base found there would be a \$3000 increase to ratepayers if Callan Park were handed over to Council.</p> <p>Centennial Parklands is self-funding and to be financial has to generate revenue in a Trust Model.</p> <p>Four models were independently audited before the Master Plan was adopted by Leichhardt Council. None of the four models are fully self-funding.</p>
Advocacy <ul style="list-style-type: none"> • Calls on Council to partner with Create NSW • Requests Council advocate to Minister for Health and Minister for Arts before the state election. • Request for establishment of Community Consultative Committee as required by the Callan Park Act, bringing together community leaders, mental health consumer groups and local Aboriginal leaders. • Calls on Council to provide educational resources for local teachers to educate kids on the heritage cultural and sustainability of the area to get some great advocates on board. 	<p>Noted</p>
Community spaces and facilities <ul style="list-style-type: none"> • Requests benches placed for passive activities for older citizens • Were any reasons given for the refusal of the par- rowing and Men's' Shed? • Has Council received a Development Application for the Wharf Road Cottages, and if so when will it be occupied, who is the tenant and what will be the use • Bower Reuse Repair Centre may need to move 	<p>Raise with OEH</p> <p>Due to Landscape Structure Plan development</p> <p>OEH has verbally informed Council of a NSW Health proposal to reactivate one of the cottages. Council has not received a DA at present and has no information on the proposed tenant or use.</p>

from Addison Road Centre Marrickville and seeks information on possible reuse space in Callan Park	Master Plan on display on the back wall. Master Plan has a number of layers - cultural overlay, artist precinct, sustainability etc. State Government should work with Council and the community.
Recreation <ul style="list-style-type: none"> Improve the ovals we have before building more. Balmain District Football Club 50-year anniversary in 2019, including 20 years at Callan Park's Waterfront Oval. Provide active recreation with over 2600 community members, 1900 of them are under the age of 18. Will IWC recognise and advocate for heritage stakeholders such our Football Club, and the Cricket Club, and ensure our facilities and access to these facilities will not be diminished or restricted in anyway during the process and whatever comes from that? How wide is the Bay Run? Rangers stopped people with dogs playing near the beach area at Callan Point as they said it is all part of the Bay Run. It is very unclear. 	<p>Discuss ideas for improvements with Council.</p> <p>Council is developing a sportsground allocation policy which will consider heritage and length of association of clubs with grounds.</p> <p>Bay Run is 3 to 5 metres wide. Callan Point is part of Callan Park not King Georges Park. OEH has not issued a directive to make Callan Park off leash. Council has advocated for dog walkers to be the 'eyes and ears' of the park which would assist with security. Council will work with OEH toward a companion Policy for CP.</p>
General comments on Master Plan <ul style="list-style-type: none"> Community wants multiple uses in Callan Park sporting grounds and heritage preserved Refreshing that Council is reinforcing the vision of the MP and the importance of it as an arts, mental health and community owned concept. Speaker requests that all communications and submissions about Callan Park include the message "Preserving every aspect of the mental health heritage of CP, Aboriginal, Council and historical, for recognition of the past, support of the present and benefit of the future." Is the State Govt failure to adopt the MasterPlan a deliberate subversion so the public land protections may be challenged? 	<p>Noted</p> <p>Council can't comment on State Government motives.</p>
OEH recruitment <ul style="list-style-type: none"> OEH has advertised for a "Senior Project Officer for Callan Park" (12 months temporary contract) - why is OEH resourcing a position like that for \$120,000? OEH is trying to build up resources to implement something. 	Council has no information about this.
Summary of meeting <ul style="list-style-type: none"> Call for summary of Q&A to be reported to Council meeting 	Noted. A report to Council will outline points made tonight.

- | | |
|--|--|
| <ul style="list-style-type: none">• Call for summary of main points stated here tonight. | |
|--|--|

Item No: C0318 Item 5

Subject: YEO PARK & GOUGH RESERVE, ASHFIELD - PLAN OF MANAGEMENT

Prepared By: Cathy Edwards-Davis - Group Manager Trees, Parks and Sports Fields

Authorised By: Elizabeth Richardson - Deputy General Manager Assets and Environment

SUMMARY

A draft Yeo Park and Gough Reserve and Gough Reserve, Ashfield Plan of Management has been prepared and it is recommended that this be placed on public exhibition.

RECOMMENDATION

THAT:

- 1. The draft Yeo Park and Gough Reserve and Gough Reserve, Ashfield Plan of Management be placed on public exhibition for 28 days; and**
- 2. The draft Yeo Park and Gough Reserve and Gough Reserve, Ashfield Plan of Management and any community comments received be the subject of a report back to Council.**

BACKGROUND

Located within the suburb of Ashfield, Yeo Park and Gough Reserve and Gough Reserve is greatly valued by the community as an open space area that provides multiple uses including passive recreation, informal sporting opportunities, relaxation and play for children.

The Park is a triangular shaped allotment, bounded by Old Canterbury Road in the east and Victoria Street in the west. The Park adjoins Trinity Grammar School on the northern boundary and Yeo Park Infant's School on the southern boundary.

Today, the Park comprises a central bandstand, amenities facility, BBQ shelters, garden beds and a children's play area.

There has been no specific plan of management prepared for Yeo Park and Gough Reserve. A site specific plan is required to respond to a range of emerging issues including changing demographics, competing park uses, increased population and development.

Plans of Management must be prepared for all community land. An interim review should be conducted every 5 years and a major review every 10 years. This is a legal requirement under the Local Government Act 1993

A Plan of Management has been developed to guide Council and the community in the future objectives, maintenance and management of Yeo Park and Gough Reserve. The Plan of Management provides the basis for managing Yeo Park and Gough Reserve in a manner that respects the values and significance of the Park.

The Plan of Management is also needed to respond to increasing pressures associated with the Inner West's population and the impacts this will have on open space usage.

Draft Plan of Management

Former Ashfield Council engaged a consultant to prepare a draft plan of management for Yeo Park and Gough Reserve. Due to the Council amalgamations in May 2016, the plan was not formally adopted.

Council staff are in the process of prioritising the review and updating of Plans of Management for parks across the Inner West. This is a substantial project which will take a number of years to resource.

The draft plan of management for Yeo Park and Gough Reserve identifies the potential for the former Baby Health Centre to become a café, subject to a Development Application. This DA has been approved and Council's Properties, Major Building Projects & Facilities team has identified a potential tenant for the café. However, the café cannot be leased without an adopted plan of management.

FINANCIAL IMPLICATIONS

Community engagement of the draft Plan of Management will be undertaken by existing staff resources.

OTHER STAFF COMMENTS

Council's Properties, Major Building Projects & Facilities team have been consulted in the preparation of this report.

PUBLIC CONSULTATION

A comprehensive stakeholder consultation process was undertaken for the broader Parks Strategy and Plans of Management by Tract Consultants and former Ashfield Council. The consultation process comprised:

1. Community Advisory Committee sessions with Seniors Committee, Access Committee and Youth Committee;
2. User/Resident Surveys at Drop in Sessions, online and mailed to Council;
3. Drop in Sessions at Richard Murden Reserve, Ashfield Park, Darrell Jackson Gardens and Yeo Park and Gough Reserve with interactive mapping exercises and surveys;
4. Briefings with key Council staff and information meetings; and
5. Stakeholder workshop with sporting groups, associations, clubs and societies.

It is recommended that the draft Yeo Park and Gough Reserve Plan of Management be placed on public exhibition.

ATTACHMENTS

1. [↓](#) Yeo Park and Gough Reserve Plan of Management

Contents

EXECUTIVE SUMMARY	2
Background to the Plan	2
How the Plan was Undertaken	3
Structure of Plan	4
Implementation	4
1 INTRODUCTION	5
1.1 What is a Plan of Management?	5
1.2 Why Prepare a Plan of Management?	5
1.3 Relationship to Parks Strategy	5
1.4 Changes to Park Since 2005	5
1.5 Purpose of this Plan	6
1.6 Life of the Plan	6
2 BACKGROUND	7
2.1 Location and Description	7
2.2 History of the Park	9
2.3 Ownership and Management	9
2.4 Crown Lands Act	10
2.5 Local Government Act	10
2.6 State Environmental Planning Policy (Infrastructure) 2007	11
2.7 Ashfield Local Environmental Plan 2013	11
3 SITE ANALYSIS	14
3.1 Context	14
3.2 Demographic Analysis	15
3.3 Facilities and Assets	17
3.4 Landform and Topography	20
3.5 Existing Vegetation	20
3.6 Asset Inventory Assessment	21
4 BASIS FOR MANAGEMENT	22
4.1 Values	22
4.2 Objectives	22
4.3 Community Consultation	22
4.4 Existing and Potential Park Uses	23
4.5 Ecologically Sustainable Development	24
5 THEMES	25
5.1 Grounds, Leases and Infrastructure	26
5.2 Access	26
5.3 Landscape Character and Visual Amenity	27
5.4 Personal Trainers	27
5.5 Dogs in Parks	28
5.6 Children's Playgrounds	28
5.7 The Arts	29
5.8 Culture and Heritage	29
6 ACTION PLAN	31
7 ANNEXURES	35

Item 5

This is a detailed street map of Dulwich Hill, New South Wales, Australia. The map shows a grid of streets including Clissold Street, Victoria Street, Prospect Road, and New Canterbury Road. Key landmarks such as Peace Park, Yeo Park, Johnston Park, and the Arlington Recreation Reserve are highlighted in green. Residential areas are shown in white, and commercial or public buildings are in orange. The map also indicates the location of Dulwich Hill Station and the Dulwich Hill Shopping Centre.

Yeo Park and Gough Reserve Today

The Park is a triangular shaped allotment, bounded by Old Canterbury Road in the east and Victoria Street in the west. The Park adjoins Trinity Grammar School on the northern boundary and Yeo Park Infant's School on the southern boundary. .

Yeo Park and Gough Reserve was officially opened in September 1925. It was part of the former Hurlstone Agricultural College, which was later bought by Trinity Grammar School in an exchange with the Department of Education.

Attachment 1

Today, the Park comprises a central bandstand, amenities facility, BBQ shelters, garden beds and a children's play area.

Why the Plan is Needed

There has been no plan of management prepared for Yeo Park and Gough Reserve. Therefore a plan is required to respond to a range of emerging issues including changing demographics, competing park uses, increased population and development.

Plans of Management must be prepared for all community land. An interim review should be conducted every 5 years and a major review every 10 years. This is a legal requirement under the *Local Government Act 1993*

A Plan of Management has been developed to guide Council and the community in the future objectives, maintenance and management of Yeo Park and Gough Reserve. The Plan of Management provides the basis for managing Yeo Park and Gough Reserve in a manner that respects the values and significance of the Park.

The Plan of Management is also needed to respond to increasing pressures associated with Ashfields population and the impacts this will have on open space usage.

What is a Plan of Management

A Plan of Management is the principle document that guides Council's long-term future planning, design and management of public land.

Relationship to other Plans, Policies and Documents

The Plan of Management forms the overall guiding document for the future management and future directions for Yeo Park and Gough Reserve.

The Plan of Management reinforces the objectives and issues outlined in Ashfield Council's Parks Strategy as well as supporting objectives identified in other Council policies that relate to planning open space and other initiatives to increase open space, enhance community wellbeing and improve the natural environment.

While the Parks Strategy provides the strategic framework and long-term direction for Ashfield's open space areas, the Plan of Management provides specific objectives and direction for each individual Park.

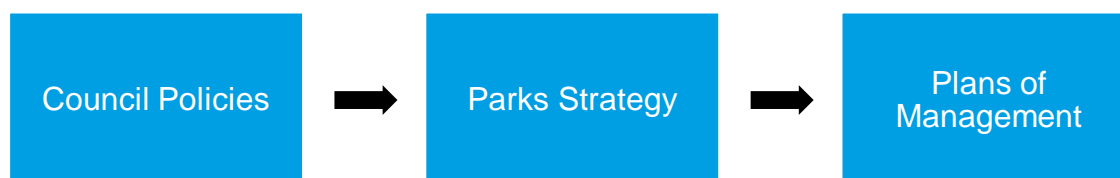


Figure 2: Relationship to other Plans, Policies and Documents

How the Plan was Undertaken

Preparation of the Plan

The preparation of a Plan of Management has involved extensive fieldwork, document review and liaison with a wide range of stakeholders, members of the community and Council officers. The process is summarised below:

- 1) Extensive document and archive review, including Council and State archive searches;
- 2) Detailed site audit investigations in the park were carried out during weekdays;
- 3) Comprehensive stakeholder consultation including workshop with advisory committees, drop in sessions, stakeholder workshops and a park survey; and
- 4) Co-ordination meetings and workshops involving Council staff.

Stakeholder Consultation Undertaken for the Plan

A comprehensive stakeholder consultation process was undertaken for the broader Parks Strategy and Plans of Management by Tract Consultants and Council. The consultation process comprised:

- 1) Community Advisory Committee sessions with Seniors Committee, Access Committee and Youth Committee;
- 2) User/Resident Surveys at Drop in Sessions, online and mailed to Council;
- 3) Drop in Sessions at Richard Murden Reserve, Ashfield Park, Darrell Jackson Gardens and Yeo Park and Gough Reserve with interactive mapping exercises and surveys;
- 4) Briefings with key Council staff and information meetings; and
- 5) Stakeholder workshop with sporting groups, associations, clubs and societies.

The findings of the consultation have been summarised in a Community Consultation Outcomes Report, which is attached as an Annexure within the Parks Strategy.

Structure of Plan

The Plan of Management is set out in the following format:

Introduction – defines what a Plan of Management is and why it is needed. It also details changes and improvements made to Park over the past 10 years as well as identifying the purpose and life cycle of the Plan.

Background – describes the Park and its broader context. It outlines ownership of the Park and the legislative requirements impacting its management and usage.

Site Analysis – details the Park and its historical context including key demographic features and accessibility to key services. It explores the Park in detail and identifies existing facilities, vegetation and features.

Basis for Management – explains the management of the Park including objectives, values existing and proposed uses. It also outlines arrangements of leases and licenses of the Park.

Themes – explores the themes associated with the Park and details the issues, opportunities, constraints and directions to address these themes.

Implementation

The Action Plan section of this Plan details the summary of proposed capital improvement works along with the recommended priorities for implementation. The recommended works will be costed based on Council's capital expenditure and will permit Council to prepare a program and budget for progressive implementation of the works.

1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management (PoM) for a park is the principal document that guides Council's future planning, design and management of the Park. It consolidates information about the park and its uses.

It provides directions and key actions to achieve what is envisioned for the Park. These actions are largely formed through research, site auditing and consultation with the community to identify future uses of the Park and management of the varied and changing needs of the users.

1.2 Why Prepare a Plan of Management?

A Plan of Management provides the basis for long-term management of Yeo Park and Gough Reserve in a manner that respects the values and significance of the Park. It also sets out directions and provides a framework for the strategic and operational use of the Park.

There has been no Plan of Management created for Yeo Park and Gough Reserve. As a result, there needs to be a document that outlines the framework for managing the Park and identifying appropriate uses for the Park.

Plans of Management must be prepared for all community land. An interim review should be conducted every 5 years and a major review every 10 years. This is a legal requirement under the *Local Government Act 1993*

As Ashfield's population and housing increases so will the pressure on existing open space and the ability for Parks to cater for a range of growing user demands and needs. A Plan of Management therefore provides guidance as to how to best manage the Park in the long-term and promote equitable and fair use of the Park to meet community needs.

Factors influencing the need to prepare a Plan of Management include:

1. Increasing population and the need to balance expectations and fair use for open space;
2. Ageing population will impact the need to provide accessible and equitable open space for elderly;
3. Changes to local demographics and increases in medium-high residential will influence access to open space and facilities;
4. Expectations of quality recreational experiences; and
5. Ageing infrastructure and the need to provide a safe and high quality environment.

1.3 Relationship to Parks Strategy

A Plan of Management reinforces the vision, issues and recommendations stipulated in Ashfield's Parks Strategy. While the Parks Strategy intends to provide the broad strategic framework and long-term direction for Ashfield's open space, the Plans of Management provide specific management objectives and highlights issues specific to individual parks.

1.4 Changes to Park Since 2005

The following improvements have been made to Yeo Park and Gough Reserve over the past 10 years:

- Replaced one BBQ station;
- One new shelter;

- New playground and shade sail; and
- Refurbishment of toilet block.

1.5 Purpose of this Plan

The purpose of the Plan is to provide an integrated approach to the management of Yeo Park and Gough Reserve to ensure its place as a valued recreational space within Ashfield Council (former) and the Inner West Council.

The Plan seeks to recognise the significance of the Park, particularly its passive recreational significance in the local setting. Community consultation has indicated strong interest in the Park and how it is used and managed in the long-term.

The Plan aims to set out a way to appropriately manage the Park and improve recreational facilities to meet these demands over the next 10 years.

The Plan of Management has a number of purposes. These include:

- 1) Identification of Park values;
- 2) Detailed site analysis of the Park;
- 3) Broad management objectives for the Park;
- 4) Identification of existing and potential park uses; and
- 5) Identification of opportunities for acquiring additional land to expand Council's open space areas and enhance recreational opportunities; and
- 6) Identification of issues, opportunities and threats associated with Park uses.

1.6 Life of the Plan

The Plan of Management should be reviewed every 5 years and a major review and update should be taken every 10 years. However, it is noted that the nature and extent of changes to parks can vary within a time period shorter than the ones proposed.

Annual priorities should be determined and included in Council's Annual Operational Plan. Progress on their implementation should be reviewed annually in conjunction with the review of the Annual Operation Plan.

The Plan of management may also be reviewed in the event that changes occur to the principles underpinning the management objectives or if matters arise that are not accounted for in this plan.

This Plan of Management constitutes the first for Yeo Park and Gough Reserve and provides guidance over the next 5 years.

With the recent amalgamation and formation of the new Inner West Council (IWC), the Plan of Management will be reviewed in the broader context of open space areas in the new local government boundary. This may see revisions and amendments in park priorities according to the needs of the broader community that are captured in future policies.

Item 5 **2** BACKGROUND

2.1 Location and Description



LEGEND
BOUNDARIES
- - - Site Boundary

KEY FEATURES
 Entrance/Gateway
 Bus Stops
 Points of Interest
 Fence
 Ridgeline
 Landscape Buffer
 Pedestrian Path
 Active Recreation Area
 Children Play Area
 Amenity Building
 Community Facility
 Infants' School

Figure 3: Yeo Park and Gough Reserve - Location Map

Yeo Park/Gough Reserve is triangular in shape and is bound by Victoria Street in the west, Old Canterbury Road in the east and Trinity Grammar School in the north. The area of the park is 37,000 square metres.

Pedestrian pathways are provided along all Park boundaries. Pathways located in the northern portion of the Park provide an inner and outer pathway around the bandstand area, while a central pathway provides connections to the children's play area and amenity building.

There is also a pathway dissecting the Park from Old Canterbury Road to Yeo Park Infants' School.

The northern portion of the Park provides a formal landscape with flower beds, historic pathway layouts and a bandstand area. The bandstand was built in 1929 and was later refurbished in 1988 as part of the Australian Bicentenary Celebrations.

The playground area is located south of the main central pathway and north of the Infants' School. The playground provides shade sails, swings, slippery slide and associated climbing equipment and is set within wood mulch bed.

The southern portion of the Park, which is also known as Gough Reserve, provides Yeo Park Infants' School and an undersized active recreation area. The recreation area provides a mini cricket pitch. This portion of land is owned by the Department of Education and is not in the ownership or management of Council

Towards the southern tip of the Park is a community facility, which can be hired out for community events and functions. This land was a disused Baby Health Centre (approved by the then Minister for Education in July 1946).

The Park provides no onsite parking. Users park their vehicles around the perimeter of the Park.



Figure 4: Yeo Park and Gough Reserve

The Park comprises three individual allotments identified as:

Lot	Deposited Plan (DP)
7020	93165

Table 1: Lot and Deposited Plan

2.2 History of the Park

Item 5



Figure 5: Yeo Park/Gough Reserve in 1943 (Source: SixMaps)

Yeo Park and Gough Reserve was officially opened in September 1925. It was part of the former Hurlstone Agricultural College, which was later bought by Trinity Grammar School in an exchange with the Department of Education. It is part of the first land grant in the Municipality, made in 1793 to Richard Johnson and was named after former Mayor John Yeo (1917-1918).

The Bandstand, located centrally within the Park was built in 1929 and was later refurbished in 1988 as part of the Australian Bicentenary Celebrations. The bandstand is used today for occasional musical events and for special celebrations including weddings and concerts.

There is a plaque on the bandstand, commemorating Alderman Yeo, who served as an alderman for 18 years prior to becoming Mayor and obtained the Park for the people in November 1929.

In 1935, all the area south of the school site was excised and granted to Ashfield Council, in which the Council agreed to pay rent of £1 per year. Most of this became Gough Reserve.

Gough Reserve.

Most of the parks former pathways and buildings appear to be intact and are currently used as facilities and pathways within the Park. There also appears to be flower beds located adjacent to the pathways in the north, which have been retained to this present day.

2.3 Ownership and Management

Full details relating to the ownership of the Park are detailed in the table below:

Park	Yeo Park and Gough Reserve
Address	Victoria Road and Old Canterbury Road, Ashfield
Ownership	State of NSW as dedicated land. Administered by Department of Lands
Management	Ashfield Council (former)/Inner West Council
Trust Name	D500212 - Reserve Trust
Appointed Manager	Ashfield Council (former)/Inner West Council
Area	3.7ha

Park	Yeo Park and Gough Reserve
Lot	Lot 7020 DP 93165, Lot 11 DP 1002099
Land Category	Park
Purpose	Public Recreation
Zoning	RE1 Public Recreation – Ashfield Local Environmental Plan 2013
Leases	None
Park Hierarchy	Neighbourhood Park

Table 2: Ownership Summary

2.4 Crown Lands Act

The *Crown Lands Act 1989* ensures that Crown Land is managed for the benefit of the people in New South Wales.

On 9 November 2016 the NSW Parliament passed the Crown Land Management Bill 2016 which will deliver modern, streamlined and transparent management of the state's vast Crown lands.

The Act introduces the requirement for a Community Engagement Strategy to be developed and adhered to for key decisions concerning Crown land. The Government will engage with community and stakeholders during the development of the Community Engagement Strategy in 2017, with the amendments to the legislation to commence in early 2018.

2.4.1 Principles

Part 1 Division 1.1 Section 1.4 of the Crown Lands management Act 2016 No 58 sets out principles of Crown Land management for all Crown Land Reserves and forms the basis for management of the Park by the reserve trust, Ashfield /Inner West Council as the Trust Manager.

The guiding principles of these are as follows:

- that environmental protection principles be observed in relation to the management and administration of Crown land, and*
- that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and*
- that public use and enjoyment of appropriate Crown land be encouraged, and*
- that, where appropriate, multiple use of Crown land be encouraged, and*
- that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and*
- that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

2.5 Local Government Act

The *Local Government Act 1993* identifies that Council's must prepare and adopt Plans of Management for all community land.

The Act states that the Plan must identify the following:

- Category of land;*
- Objectives and performance targets of the Plan with respect to land;*
- Means by which Council proposes to achieve the plans objectives and performance targets;*
- Manner in which Council proposes to assess its performance with respect to the Plan's objective and performance.*

Yeo Park and Gough Reserve are classified as community land and categorised as Park.

The purpose of categorising land is to ensure the essential nature of the land and how that may best be managed. It also enables community land to be managed more appropriately as to achieve a responsible balance between protection of relevant values and use of the land by the community.

2.5.1 Objectives of Park

The core objectives for management of community land categorised as a park are:

- a) *to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- b) *to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- c) *to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

2.6 State Environmental Planning Policy (Infrastructure) 2007

Division 12 of State Environmental Planning Policy (infrastructure) 2007 (ISEPP) identifies that certain works are permitted without consent where it is carried out by or on behalf of a council on a public reserve under the control of or vested in the Council.

Division 12 of ISEPP is provided in the Annexures.

2.7 Ashfield Local Environmental Plan 2013

Ashfield Local Environmental Plan (LEP) 2013 is the principle document that guides planning, development and sets the framework and land use structure for Ashfield. It ensures that land is appropriately used to meet the needs of the community through land zoning, development standards and heritage protection.

With the formation of the Inner West Council, it is anticipated that Ashfield Local Environmental Plan 2013 will need to be consolidated with both Leichhardt and Marrickville's Local Environmental Plans.

Some of the Plans main aims and objectives are:

- a) *to promote the orderly and economic development of Ashfield in a manner that is consistent with the need to protect the environment,*
- b) *to retain and enhance the identity of Ashfield as an early residential suburb with local service industries and retail centres,*
- c) *to identify and conserve the environmental and cultural heritage of Ashfield,*
- d) *to protect the urban character of the Haberfield, Croydon and Summer Hill urban village centres while providing opportunities for small-scale, infill development that enhances the amenity and vitality of the centres,*
- e) *to ensure that development has proper regard to environmental constraints and minimises any adverse impacts on biodiversity, water resources, riparian land and natural landforms,*
- f) *to require that new development incorporates the principles of ecologically sustainable development.*

2.7.1 Zoning



Figure 6: Yeo Park/Gough Reserve Land Zoning (Source: Ashfield LEP 2013)

Pursuant to the Ashfield Local Environmental Plan 2013, Yeo Park and Gough Reserve are zoned RE1 Public Recreation.

The Land Use Table for the RE1 Public Recreation Zone provides objectives and types of development permitted without consent, permitted with consent and prohibited:

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure that development has proper regard to environmental constraints and minimises any adverse impacts on biodiversity, water resources, riparian land and natural landforms.
- To allow land to be used for a limited range of facilities that are compatible with or will complement the specific recreational use for which it is zoned.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Child care centres; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Water recreation structures; Water recycling facilities; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

In accordance with the land use table, works proposed within the Park must be permissible with consent pursuant to Ashfield LEP 2013 and satisfy the objectives of the RE1 Public Recreation Zone.

2.7.2 Heritage Conservation

Clause 5.10 of Ashfield LEP 2013 provides objectives and development standards to conserve the environmental heritage of Ashfield. The objectives of this clause are:

- to conserve the environmental heritage of Ashfield,*
- to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- to conserve archaeological sites,*

d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Item 5

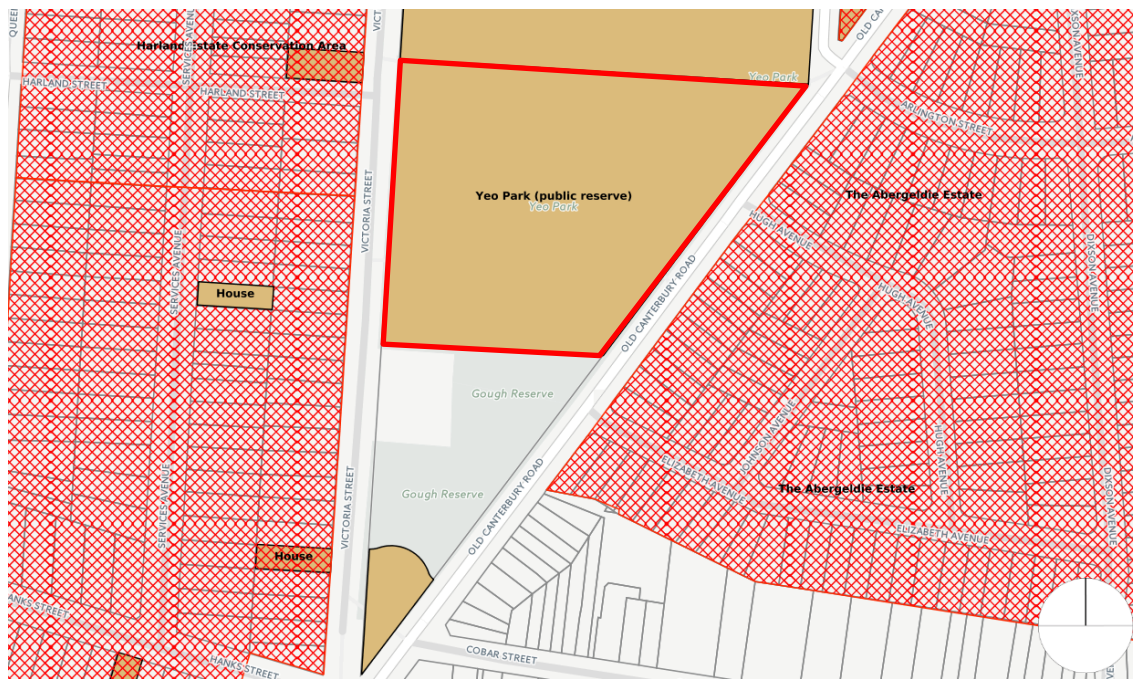
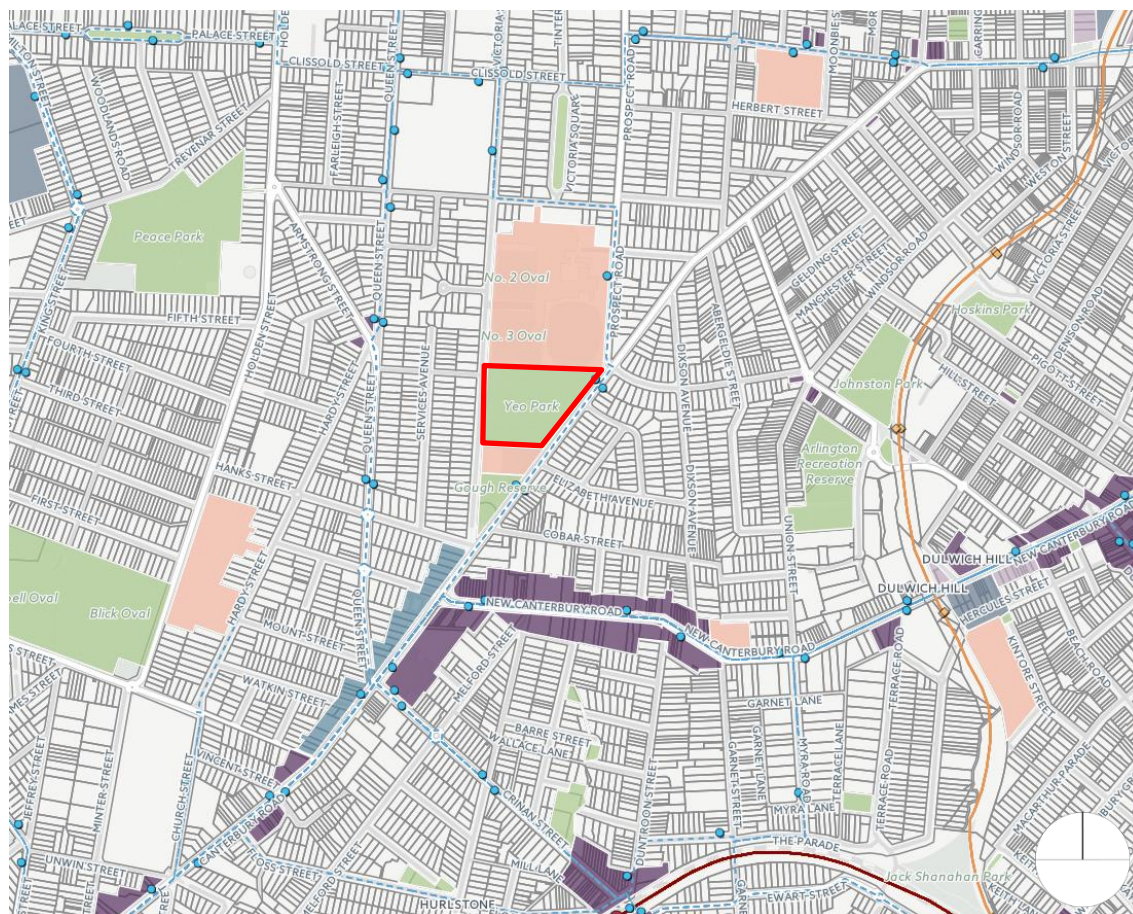


Figure 7: Yeo Park/Gough Reserve Heritage Map (Source: Ashfield LEP 2013)

As shown in Figure 7, Yeo Park/Gough Reserve is an item of local heritage significance, identified in Ashfield LEP 2013 as “Yeo Park and Gough Reserve (public reserve)”.

Item 5



Yeo Park and Gough Reserve is located in the suburb of Ashfield and is located south of Ashfield and Summer Hill Town Centres. The surrounding area comprises largely low residential suburban dwelling houses and medium density residential flats.

The Park is an item of local heritage significance, identified as “Yeo Park and Gough Reserve *public reserve” under Ashfield LEP 2013.

The Park is located approximately 1.19 kilometres south west of Summer Hill Station and 1.52 kilometres south east of Ashfield Station. Land to the south of the Park along Old Canterbury Road comprises mixed use and commercial development, while the Park adjoins Trinity Grammar School to the north.

The Park is accessible by public transport, with bus stops located around the perimeter of the Park along Old Canterbury Road.

The Park is located approximately 850 metres west of Dulwich Hill Town Centre, which provides a range of mixed use, commercial and residential development as well as light train transport and bus routes.

There are a number of schools located within the locality including Trinity Grammar School, Canterbury Boys’ High School and Summer Hill Public School.

3.2 Demographic Analysis

3.2.1 Dwelling Density

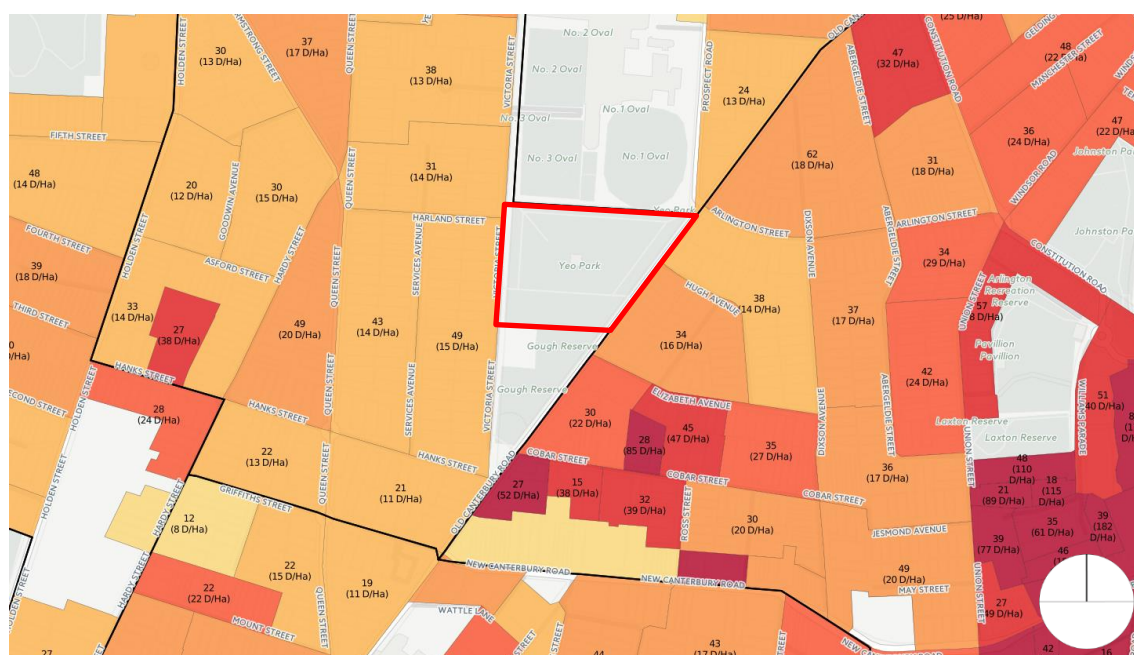


Figure 9: Dwelling Density (Source: OneMap 2016)

Yeo Park and Gough Reserve is surrounded by a range of low and medium density residential development, with areas providing a mix of traditional suburban housing and apartments.

Areas to the west provide lower densities ranging between 12-14 dwellings per hectare. Land to the east towards Dulwich Hill Town Centre provides much higher densities, with densities ranging from 22-157 dwellings per hectare.

It is anticipated that increasing development in existing town centres will result in additional pressures relating to the use of open space in the area. This may result in the need to consider a passive recreational zone in association with the formal landscaping and bandstand to the north of the Park, and a more active recreational zone in Gough Reserve.

3.2.2 Household Size

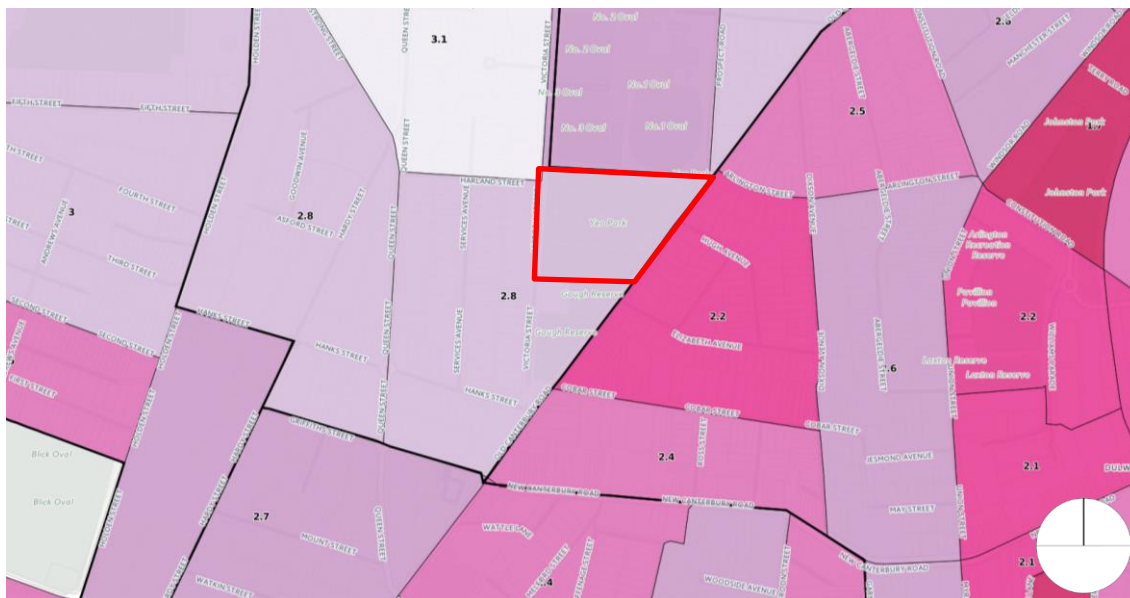


Figure 10: Household Size (Source: OneMap 2016)

The area of land surrounding Yeo Park and Gough Reserve has ranging household sizes. Land to the east provides lower household sizes of 2.2 and 2.4 persons, which would suggest couples without children, while land to the west provides more nuclear families up to 2.8 and 2.7 persons.

The implications for Yeo Park and Gough Reserve may include the need to maintain facilities and amenities including children play areas, benches and BBQ facilities and to ensure the Park provides quality passive recreational opportunities for its users.

3.2.3 Median Age

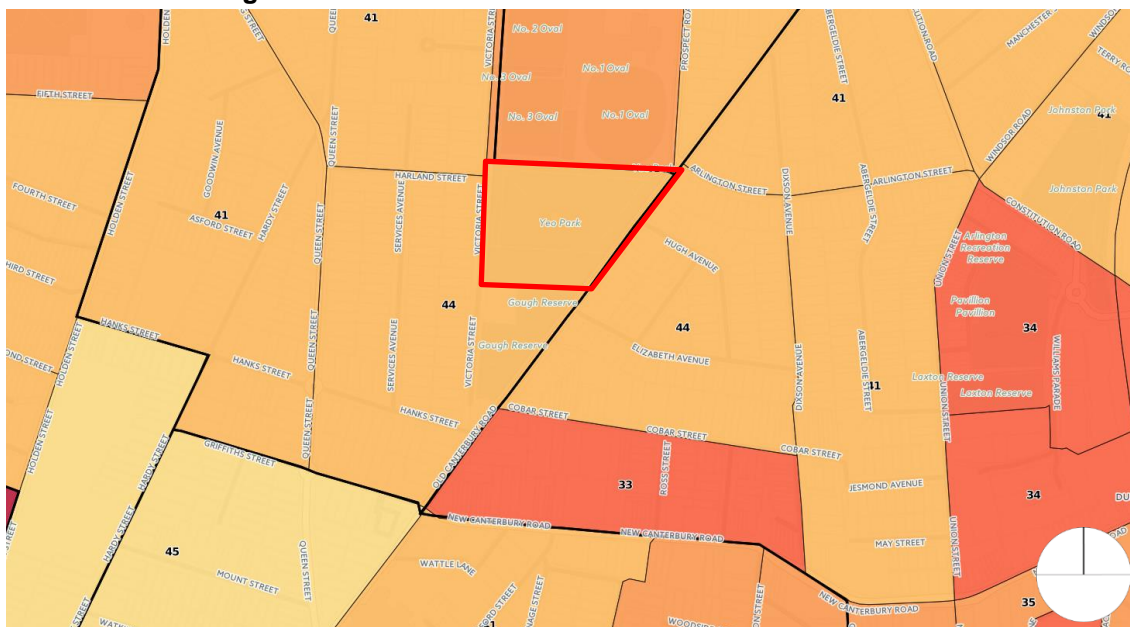


Figure 11: Median Age (Source: OneMap 2016)

The area of land surrounding Yeo Park and Gough Reserve provides varying ages. Areas west provide age groups of 41 and 44, while areas east provide age groups of 33 and 34. Older age groups are located in more suburban environments, while younger age groups are located along major transport corridors and near town centres precincts.

The implications for Yeo Park and Gough Reserve are to ensure the Park provides appropriate accessibility for children, families and the ageing population including maintenance of footpaths, drinking fountains, seating and tables. It would also suggest the need to consider two clear

zones within the Park, with an active zone in the south towards Gough Reserve and a passive zone in the northern portion.

Item 5

3 Facilities and Assets

3.3.1 Bandstand

The Bandstand, located centrally within the Park was built in 1929 and was later refurbished in 1988 as part of the Australian Bicentenary Celebrations. The bandstand is used today for occasional musical events and for special celebrations including weddings and concerts.

There is a plaque on the bandstand, commemorating Alderman Yeo, who served as an alderman for 18 years prior to becoming Mayor and obtained the Park for the people in November 1929.

The Bandstand will require further maintenance to preserve its condition. Additionally, the clock and moat located at the rotunda does not function.

There is also a formal staircase in the north west portion of the Park that provides access to the bandstand area, which is located on a levelled plane.



Figure 12: Bandstand and Staircase

3.3.2 Playground Area

The playground area is an open playground shaded by two sails and is used by local families within the area and Yeo Park Infants' School. Shrubs and garden beds are located around the playground.

The playground is located north of Yeo Park Infants' School and provides a wood mulch bed, two slippery slides, forts, bridge, climbing structures and equipment. There are also two swings provided south of the children's play area and north of the Infant's School. The swings are set within synthetic turf and may require upgrading.



Figure 13: Playground Area

3.3.3 Garden Beds

A number of garden beds are located in the northern portion of the Park along major footpaths. These garden beds largely comprise rose beds and are generally in good condition and are well maintained.

Garden beds could introduce seasonal/companion planting to make them more vibrant and attractive throughout different times of the year. This would provide stronger delineation of the Park as well.



Figure 14: Garden Beds

3.3.4 BBQ Area and Rotunda

Yeo Park and Gough Reserve has a BBQ area located in the northern portion of the Park. The BBQ has been recently installed and is covered by a colourbond roof structure and are situated on a concrete pad.

There is a rotunda also located south of the children's play area and provides seating and shelter for users.



Figure 15: BBQ Area and Rotunda

3.3.5 Toilet Block

There is a toilet block located in the central portion of the Park, east of Yeo Park and Gough Reserve Infants' School.



Figure 16: Amenity Block

3.3.1 Yeo Park Infants' School

Yeo Park Infants' School is located in the central portion of the Park adjoining Victoria Road. It is a small infants' school, catering for the education of children from Kindergarten to Year 2.

The school occupies a brick building and is set within large mature trees and the children's play area, located north of the school. South of the school is Gough Reserve and a undersized cricket pitch. This portion of land is owned by Department of Education.

3.3.1 Undersized Cricket Pitch

South of the Park towards Gough Reserve is an undersized cricket pitch, which appears to have been used by children and families in the local area for informal sporting games and recreation. This portion of land is owned by Department of Education.



Figure 17: Undersized cricket pitch

3.3.2 Community Facility

There is a community facility located at the southern point of the Park in Gough Reserve. The facility was previously used as a Former Baby Health Centre. A Heritage Study Review

prepared by Council in 2004 identifies the building as very good example, indeed one of the earliest, of professionally designed post-World-War II International-style architecture in Ashfield. It is an excellent and early example of a purpose-built Baby Health Centre.

The building is part of a Development Application prepared by Council for a proposed café.



Figure 18: Community Facility

3.4 Landform and Topography

Yeo Park and Gough Reserve provides a fall of approximately 8 metres from the northern boundary adjoining Trinity Grammar School to the central portion of the Park adjoining the Infants' School.

The land is relatively flat in Gough Reserve and then gradually rises to the southern tip by approximately 6 metres towards the community facility.

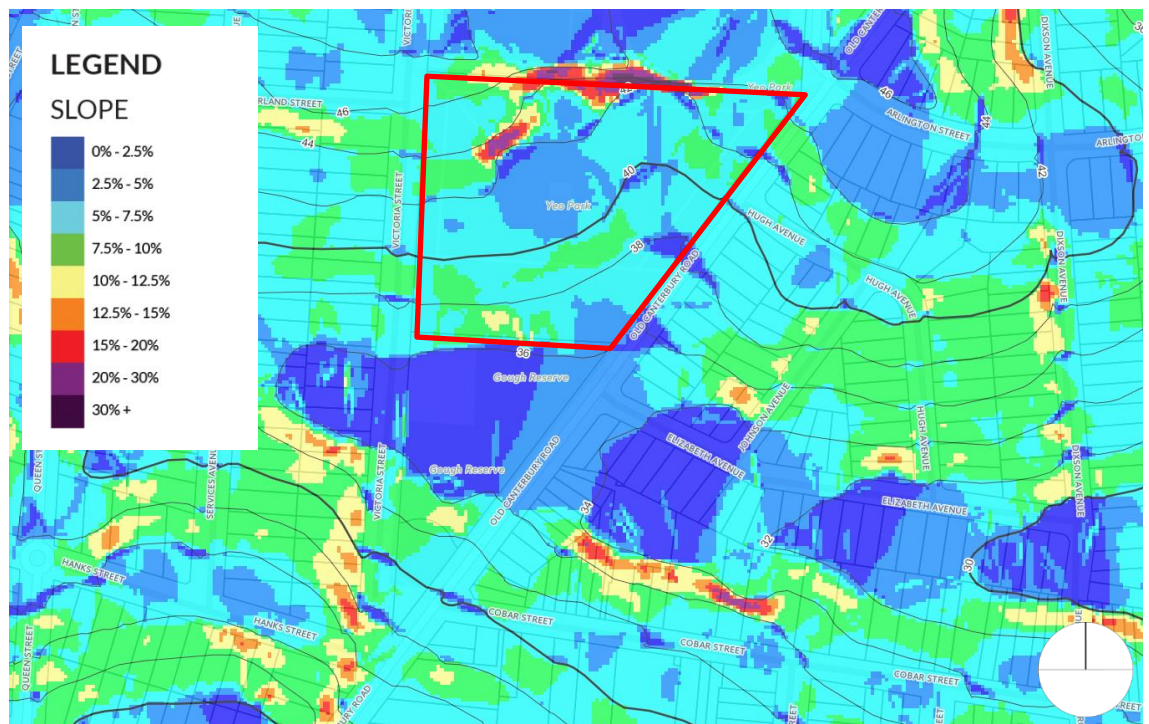


Figure 19: Yeo Park and Gough Reserve Slope

3.5 Existing Vegetation

Yeo Park and Gough Reserve provides a range of flora and fauna, which is largely located along the perimeter of the Park.

Along Old Canterbury Road, species generally comprise Brush box (*Lophostemon confertus*) in avenues along the intentional paths.

New plantings of Brush box (*Lophostemon confertus*) is located at the cross paths.

Street trees along Victoria Street comprise *Lagerstroemia indica*. The gardens beds include a range of species including *ficus hillii*, *butia capitata*, *eucalyptus*, *plantanus orientalis*, *wisteria* and *roses*.

The Park adopts a formal design, characterised by a rectangular path system, which connects to the street footpath network. A rotunda has been constructed within the central portion of the site and acts as a focal point.



Figure 20: Existing Vegetation

3.6 Asset Inventory Assessment

Yeo Park and Gough Reserve currently has a number of existing assets on site including seating, water fountains, play equipment and associated facilities, shade structures and pole top perimeter lighting throughout pedestrian areas.

The inventory assessment concluded that all facilities and amenities within the Park were in either excellent or good condition (refer to Annexure).

4 BASIS FOR MANAGEMENT

4.1 Values

The principal values of Yeo Park and Gough Reserve are:

- The aesthetic characteristic of the Park including the flower beds and bandstand;
- Well utilised destination for passive recreation and relaxation;
- Proximity to local residents, accessibility to bus routes and schools;
- Landscaping character and pathways contribute to historic fabric of the Park;
- Children's play area to promote passive recreation;
- Presence of seating, BBQ and picnic shelters, which contribute to passive use of the Park; and
- Central meeting place and establishing a strong sense of community.

4.2 Objectives

The following objectives are designed to achieve the Purpose of the Plan of Management:

- Ensure Yeo Park and Gough Reserve maintains its role as a passive recreation destination, as well as investigate opportunities for active recreation;
- Ensure any active and passive use is clearly delineated in the northern and southern portions of the Park;
- Maximise public usage of the Park while maintaining a variety of uses and catering to a diversity of users;
- Improve and maintain existing facilities and amenities in accordance with need and funding availability;
- Provide an accessible environment within the Park that ensures physical and social equity of access;
- Develop policies and practices that promote the history of the Park;
- Have a safe and secure Park for visitors; and
- Improve and maintain the natural amenity of the Park.

4.3 Community Consultation

Basis of the Parks Plan of Management has considered the needs of the community. As described earlier, Ashfield Council undertook consultation with the community through a series of drop in sessions, user surveys and stakeholder workshops to identify aspects of the Park they would like improved.

Item 5


Figure 21: Pin Board Exercise Example

Consultation also assisted with the creation of long-term strategies for the Park. Council's annual Yardstick Survey was also reviewed as part of the consultation and indicated that most residents were satisfied with the quality of amenity and maintenance of the Park.

The outcomes of consultation suggested the following improvements could be made to Yeo Park and Gough Reserve:

- A dog park within the park, for example having an off-leash area;
- Fencing around the eastern side along Old Canterbury Road;
- More tables, seating and BBQ areas throughout the park;
- More taps and bubblers; and
- More tables and upgrade water features.

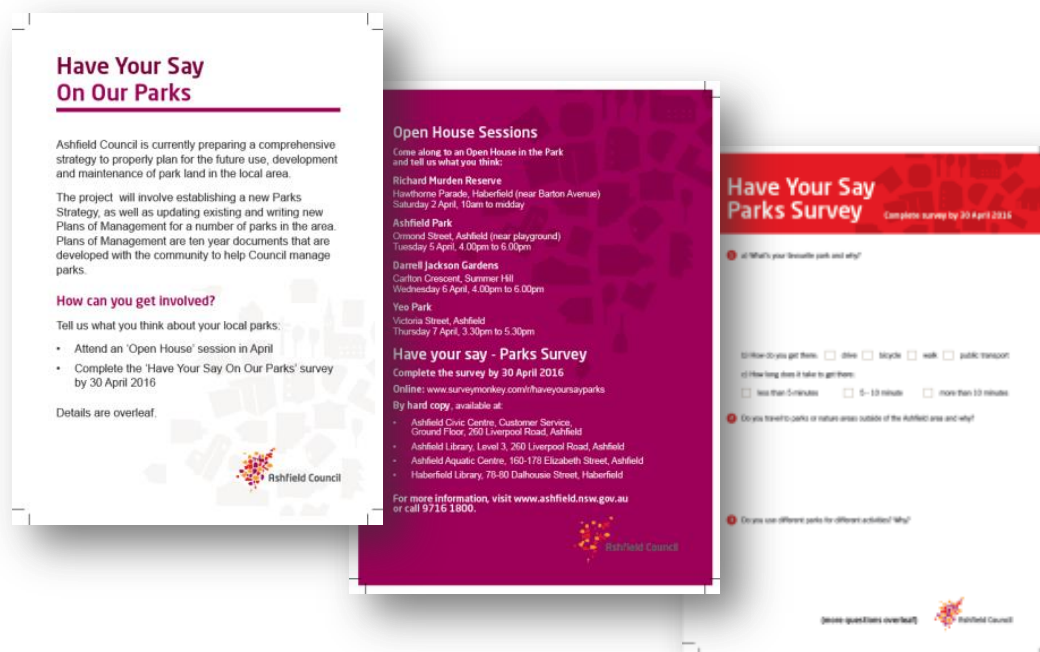


Figure 22: Community Consultation 'Have Your Say - Survey'

4.4 Existing and Potential Park Uses

Park activities and uses must be first and foremost, permissible within the Zone objectives of the RE1 Public Recreation Zone in accordance with Ashfield LEP 2013 and consistent with the objectives of Park categorisation under the *Local Government Act 1993*.

The following table provides a list of existing and potential uses for Yeo Park and Gough Reserve, which can be facilitated through the future directions of the Plan of Management.

Existing	Potential
Passive recreation	Café (subject to DA approval at Community Facility)
Children playground activities	
BBQ/Picnics	
Events (subject to Council booking)	
On leash dog walking	
Art and Cultural initiatives (Council booking)	

Table 3: Existing and Potential Park Uses

Yeo Park and Gough Reserve has been well utilised by the community and serves its main function as a Park. To ensure the Park continues to provide a range of uses and provide for the needs of increasing populations for passive use.

If a use is proposed by a community or organisation within the Park that does not fit the descriptions above, then they are to write to Council requesting clarification if a proposed use can be undertaken with the Park. Council will advise the person if that use is deemed acceptable within the Park.

Council will consider the objectives, values, zoning, categorisation and future directions of the Park outlined in this Plan of Management.

4.5 Ecologically Sustainable Development

The Plan of Management reflects, and is consistent with, Council's Ecologically Sustainable Development Policy. This policy has as its vision statement:

"Ashfield as a community which protects and enhances its existing flora and fauna and contributes to the wider responsibilities for the whole community to preserve the earth's environment."

Under Ashfield 2023, the community acknowledges the need to promote public open spaces, reserves, bushland and ecological areas where necessary.

Towards 2023, Ashfield Council will focus efforts towards addressing ESD and resilient environmental planning strategies in the following key areas:

- The Built Environment – encouraging buildings to incorporate sustainable design features and energy efficient outcomes;
- Climate change – reducing energy consumption on Council facilities;
- Biodiversity – encouraging residents to use native species, supporting bushcare groups and increasing awareness; and
- Waste – reduce incidence of littering and illegal dumping and enable greater provision of local recycling.

Item 5 THEMES

This chapter identifies the current status of Yeo Park and Gough Reserve in relation to a number of themes that are considered relevant to the Parks management and use. The themes were developed as part of the request from the community feedback and the input received during the consultation sessions. Under each theme there is a common format of analysis, which is structured as:

- **Aims and Objectives** – adopt goals and principles for each theme;
- **Issues, Opportunities and Constraints** – establish key issues that inform Plan of Management recommendations; and
- **Future Directions** – summarise plan moving forward and identify strategies for implementation.

If a future direction is proposed that is not identified in the Plan of Management, Council will consider whether or not it satisfies the aims and objectives of the relevant theme, as well as consider the Park's values, objectives, zoning and categorisation.



Figure 23: Yeo Park and Gough Reserve - Management Map

5.1 Grounds, Leases and Infrastructure

5.1.1 Aims and Objectives

- *Apply minimum standards to ensure grounds are properly maintained (mowing, weed removal, irrigation and aeration, building repairs, painting, rubbish collection and addressing vandalism);*
- *Ensure all pathways, facilities and associated amenities within the Park are accessible for People with Disabilities;*
- *Ensure appropriate allocation of leases and licenses within the Park to promote fair and equitable use;*
- *Maintain, preserve and promote the aesthetic, historic and social values of the Park; and*
- *Enhance the quality and safety of built structures, access and play surfaces.*

5.1.2 Issues, Opportunities and Constraints

Currently dog walking, children activities, walking and cycling coexist satisfactorily. However, there is an increasing use of the Park by personal trainer, which will need monitoring in the future in terms of wear and tear on the grass and potential conflict of use with other users.

Currently, Trinity Grammar School uses the Park for sporting activities including fitness and sport training. The focus of this usage is largely along main pathways within the Park. This use is impacting on the park in the afterhours for local residents who use the pathways for cycling and walking.

The use of the Park by Trinity Grammar School has raised concerns from local residents in relation to potential conflicts of use with people who have children, walk dogs, cyclists and walkers who use the main paths, coming into conflict with these sporting users.

There is an opportunity in the long term to consider delineating the Park into two areas, which would comprise a passive recreational zone in Yeo Park and Gough Reserve, and an active recreational zone in Gough Reserve. This would enable Yeo Park and Gough Reserve to retain its passive recreational qualities, while ensuring there is space that allows for more active recreation away from these spaces.

The existing Infants' School appears to coexist with the surrounding uses, particularly in relation to the children's play area and Gough Reserve.

There may be opportunities to explore implementing additional BBQ shelters and picnic tables throughout the Park.

5.1.3 Future Directions

- Ensure use of the Park by Trinity Grammar School does not impact on passive recreation by introducing an appropriate Park use booking system;
- Continue to maintain lawns, edges, paths, seating, tables, buildings and shelters to maximise the Park as a safe and attractive place to visit and walk;
- Upgrade and maintain bandstand structure;
- Review leasing and licensing arrangements to ensure it provides fair and equitable use of sportsgrounds for new and existing clubs and informal users;
- Provide new seating and drinking fountains where considered appropriate;
- Conduct annual audits of the Park to inform management plans, budget and allocations;
- Design equipment and designate new facilities based on needs analysis and changing demographic; and
- Future leases and licenses to meet requirements of the Local Government Act 1993.

5.2 Access

5.2.1 Aims and Objectives

- *Enhance access to and from the Park, as well as improve connections within the Park;*

- *Ensure footpaths and buildings comply with Disabilities Discrimination Act and AS1428;*
- *Minimise impact of local traffic generation and parking in surrounding streets; and*
- *Encourage access to the Park through public transport, cycle routes and street connections.*

5.2.2 Issues, Opportunities and Constraints

Footpaths provide important connections and movement through the Park. Access is available along all Park boundaries, as well as paths connecting the northern area of the Park to the southern area. These pathways provide important connections to key features in the park including the children's play area, amenities building and the Infants' School.

Inspection of the pathways revealed they are in good condition however, there are areas that have cracks and damages. The Park should be inspected regularly for cracks, trips and damage by roots.

5.2.3 Future Directions

- Investigate existing pathways for cracks, trips and roots;
- Ensure emergency vehicles have unhindered access to the Park;
- Promote awareness of access to the Park via public transport;
- Design of access arrangements should consider the existing and future demographic users of the park;
- Park utilities and furniture should be located to ensure no obstructions to movement of pedestrians.

5.3 Landscape Character and Visual Amenity

5.3.1 Aims and Objectives

- *Provide opportunities for perimeter landscape planting along the southern boundary of the Park;*
- *Provide consistent landscape palette across the Park;*
- *Improve visual presentation of the Park along pathways, street frontages and open areas;*
- *Manage the Park in accordance with Council's principles of Ecologically Sustainable Development; and*
- *Plant additional vegetation to improve local amenity and shading where appropriate.*

5.3.2 Issues, Opportunities and Constraints

Yeo Park and Gough Reserve is highly valued by the community as a place that provides high quality landscaping amenity and vegetation. This includes a combination of native mature perimeter trees, garden beds along the pathways as well as exotic within the Park.

5.3.3 Future Directions

- Avoid removing large trees that contribute to the heritage significance of the Park including trees that are home to birds, animals and nesting sites;
- Investigate where appropriate to provide seasonal plants in the garden beds;
- Priorities weed control programs; and
- Consider the impacts of events and activities on the Parks flora and fauna.

5.4 Personal Trainers

5.4.1 Aims and Objectives

- *Ensure that personal trainers and boot camps operate in accordance with appropriate licenses and insurance;*

- Undertake measures and practices to mitigate impacts associated with personal trainers and boot camps; and
- Provide appropriate guidelines to minimise park use conflicts with other users.

5.4.2 Issues, Opportunities and Constraints

Council currently does not have a formal leasing procedure in place for personal trainers, which has resulted in an unregulated use of public parks by personal trainers.

There is a potential conflict of use with personal trainers and other users of the Park. This can relate to noise control, occupied space and movement within the Park and displacement of casual and informal park users.

Personal trainers may also degrade existing grass cover and occupy key connection points or footpaths for exercise use.

There is opportunity for the Park to be used for personal training and boot camps. This could potentially be situated within Gough Reserve, which would ameliorate impacts associated with the passive and formal landscaping of Yeo Park and Gough Reserve.

5.4.3 Future Directions

- Investigate potential use of the Park for boot camps and personal trainers;
- Ensure that any use of the Park for personal trainers and boot camps adheres to Council requirements for relevant licenses and insurance;
- Personal trainers will need to apply for an application to use the Park for personal training and boot camp purposes;
- Council to permit personal trainers and boot camps in consideration of location within the Park to nearby residential zones, type of fitness activities, size of groups, frequency and relevant certification.

5.5 Dogs in Parks

5.5.1 Aims and Objectives

- Recognise the increase in off-leash and on-leash dog use in Parks; and
- Consider the rights and safety of other users in the Park when a dog is on-leash and off-leash.

5.5.2 Issues, Opportunities and Constraints

Increased demand for off-leash dog areas has potential to impact on existing grass cover and result in over-capacity spaces dedicated to existing off-leash and on-leash dog walking.

Yeo Park and Gough Reserve is an on-leash dog area. Problems can arise from dog waste being left on the Parks lawn, footpaths and flower beds. This creates potential of conflict between different users of the Park, as well as health and safety considerations. There has also been reported use of users having their dogs' off-leash within the Park.

Appropriate penalties will be enforced for dog owners who do not keep their dogs leashed where required.

5.5.3 Future Directions

- Monitor the control of dogs in the Park;
- Install dog waste bins where needed; and
- Ensure dog bag dispensers have a constant supply of dog bags.

5.6 Children's Playgrounds

5.6.1 Aims and Objectives

- Provide play areas that encourage children to learn, socialise, imagine, create and play;

- *Ensure play areas provides a range of diverse activities and that incorporate both play facilities and natural play environments; and*
- *Inspect and maintain play equipment regularly to ensure equipment is safe and secure for use.*

5.6.2 Issues, Opportunities and Constraints

The existing playground area is relatively large and provides a range of swings, climbing equipment, forts, slides and other interactive equipment. The play area overall is well integrated with the Infants' School.

While there is a provision of adequate play facilities for the size and usage of Yeo Park and Gough Reserve, there appears to be an absence of play equipment and areas for children with a disability. Council should consider where possible, incorporation of play equipment for persons with a disability in any future upgrades.

Council should consider replacing the mulch ground cover with soft fall bark chips and upgrade the existing shade sails, which appear to be damaged.

5.6.3 Future Directions

- Maintain children's playground in current location with improvements to play equipment;
- Ensure shade sail and appropriate shading is maintained around the playground;
- Investigate opportunity for accessible play equipment as part of future upgrades; and
- Repair, upgrade and provide a diverse range of additional play equipment in current playground location as required.

5.7 The Arts

5.7.1 Aims and Objectives

- *Support artists and develop new ways to promote and sustain their practice in Parks; and*
- *Provide opportunities for cultural development for local artists and the broader community.*

5.7.2 Issues, Opportunities and Constraints

Parks are venues for events, places for Public Art, homes for cultural venues and precincts, and opportunities for place making. Parks are for the people to create places of meaning and relevance alongside nurturing and supporting creatives to embellish place and space that is inclusive for all.

There may be opportunity to investigate integrating some Art programs or installations in the Park, when considered appropriate by Council. Public art should consider the artwork within the context of Ashfield and the suitability of the art for the Park.

5.7.3 Future Directions

- Encourage growth of public art where appropriate in line with Council's Public Art Policy;
- Explore opportunities to integrate art installations within the Park, subject to Council approval;
- Support initiatives in the Park that enhance community cohesiveness.

5.8 Culture and Heritage

5.8.1 Aims and Objectives

- *Recognise and maintain the significance of the Park, including existing features, facilities and vegetation;*
- *Recognise and reflect Park configuration dating back to its early history; and*
- *Interpret the Parks history through signage and education boards where appropriate.*

5.8.2 Issues, Opportunities and Constraints

While there is not known to be any areas of high cultural or archaeological heritage significance within the boundary of the Park, the Park is located within an area that could have been a habitable place for the Cadigal and Wangal peoples.

Council should investigate ways to enhance the communities understanding of the Parks relationship to indigenous history and heritage. Specifically, the bandstand could be utilised as a focal point for conveying history of the Park to the visitors.

Additionally, the bandstand requires repairs and upgrades to a satisfactory condition. There are opportunities to use the bandstand for live music, events and festivals when deemed appropriate.

5.8.3 Future Directions

- Maintain all mature trees in the Park and engage Arborist to undertake health check on trees on a regular basis, as appropriate;
- Council will develop as a matter of urgency a Park Tree Strategy and Park Tree Management Plan;
- Upgrade and maintain the existing bandstand to a satisfactory condition;
- Investigate opportunities to utilise the bandstand as a focal point for live music, events and small festival, where deemed appropriate;
- Explore potential of the Park to host small events oriented towards enhancing and promoting the areas diverse culture; and
- Modify or relocate the rose gardens as appropriate from under the shade of the established trees, to improve the floral displays in Yeo Park and Gough Reserve.

Item 5 6 ACTION PLAN

The Action Plan below identifies management objectives, strategies and associated actions and priorities. The actions aim to:

- Improve the Park;
- Repair past damage;
- Prevent further degradation;
- Maintain and enhance the amenity of the area;
- Continuously improve and maintain facilities;
- Manage the planned sharing of the Park by organisations involved in passive (and active) recreation; and
- Preserve the Park as a place for relaxation, passive recreation and a place of significant heritage.

The implementation of the actions in Action Plan will be coordinated on a yearly basis in accordance with the assigned priorities. These priorities are linked to the following time frame:

High Commenced within the next 2 years

Medium Commenced in 2 – 5 years

Low Commenced after 5 years

It should be recognised, however, that the commencement and completion of the actions will be dependent on available Council resources and funding and on Council priorities in its yearly program. The priority of each action will need to be reassessed annually to determine its continuing relevance.

Aims and Objectives	Future Directions	Priority
Grounds, Leases and Infrastructure		
1. Apply minimum standards to ensure grounds are properly maintained (mowing, weed removal, irrigation and aeration, building repairs, painting, rubbish collection and addressing vandalism);	- Ensure use of the Park by Trinity Grammar School does not impact on passive recreation by introducing an appropriate Park use booking system;	Ongoing
	- Continue to maintain lawns, edges, paths, seating, tables, buildings and shelters to maximise the Park as a safe and attractive place to visit and walk;	Ongoing
2. Ensure all pathways, facilities and associated amenities within the Park are accessible for People with Disabilities;	- Upgrade and maintain bandstand structure;	M
	- Review leasing and licensing arrangements to ensure it provides fair and equitable use of sportsgrounds for new and existing clubs and informal users;	L
3. Ensure appropriate allocation of leases and licenses within the Park to promote fair and equitable use;	- Provide new seating and drinking fountains where considered appropriate;	M
4. Maintain, preserve and promote the aesthetic, historic and social values	- Conduct annual audits of the Park to inform management plans, budget and allocations;	Ongoing

Aims and Objectives	Future Directions	Priority
of the Park; and	- Design equipment and designate new facilities based on needs analysis and changing demographic; and	Low
5. Enhance the quality and safety of built structures, access and play surfaces.	- Future leases and licenses to meet requirements of the Local Government Act 1993	High
Access		
6. Enhance access to and from the Park, as well as improve connections within the Park;	- Investigate existing pathways for cracks, trips and roots;	Ongoing
7. Ensure footpaths and buildings comply with Disabilities Discrimination Act and AS1428;	- Ensure emergency vehicles have unhindered access to the Park;	Ongoing
8. Minimise impact of local traffic generation and parking in surrounding streets; and	- Promote awareness of access to the Park via public transport;	M
9. Encourage access to the Park through public transport, cycle routes and street connections.	- Design of access arrangements should consider the existing and future demographic users of the park;	Ongoing
	- Park utilities and furniture should be located to ensure no obstructions to movement of pedestrians.	Ongoing
Landscape Character and Visual Amenity		
10. Provide opportunities for perimeter landscape planting along the southern boundary of the Park;	- Avoid removing large trees that contribute to the heritage significance of the Park including trees that are home to birds, animals and nesting sites;	Ongoing
11. Provide consistent landscape palette across the Park;	- Investigate where appropriate to provide seasonal plants in the garden beds;	M
12. Improve visual presentation of the Park along pathways, street frontages and open areas;	- Priorities weed control programs; and	Ongoing
13. Manage the Park in accordance with Council's principles of Ecologically Sustainable Development; and	- Consider the impacts of events and activities on the Parks flora and fauna.	Ongoing
14. Plant additional vegetation to improve local amenity and shading where appropriate.		
Personal Trainers		
15. Ensure that personal trainers and boot camps operate in accordance with	- Investigate potential use of the Park for boot camps and personal trainers;	M

Item 5

Aims and Objectives	Future Directions	Priority
appropriate licenses and insurance;	- Ensure that any use of the Park for personal trainers and boot camps adheres to Council requirements for relevant licenses and insurance;	M
16. Undertake measures and practices to mitigate impacts associated with personal trainers and boot camps; and	- Personal trainers will need to apply for an application to use the Park for personal training and boot camp purposes;	M
17. Provide appropriate guidelines to minimise park use conflicts with other users.	- Council to permit personal trainers and boot camps in consideration of location within the Park to nearby residential zones, type of fitness activities, size of groups, frequency and relevant certification.	M
Dogs in Parks		
18. Recognise the increase in off-leash and on-leash dog use in Parks; and	- Monitor the control of dogs in the Park;	Ongoing
	- Install dog waste bins where needed; and	M
19. Consider the rights and safety of other users in the Park when a dog is on-leash and off-leash.	- Ensure dog bag dispensers have a constant supply of dog bags.	Ongoing
Children's Playgrounds		
20. Provide play areas that encourage children to learn, socialise, imagine, create and play;	- Maintain children's playground in current location with improvements to play equipment;	Ongoing
	- Ensure shade sail and appropriate shading is maintained around the playground;	Ongoing
21. Ensure play areas provides a range of diverse activities and that incorporate both play facilities and natural play environments; and	- Investigate opportunity for accessible play equipment as part of future upgrades; and	Low
22. Inspect and maintain play equipment regularly to ensure equipment is safe and secure for use.	- Repair, upgrade and provide a diverse range of additional play equipment in current playground location as required.	Ongoing
The Arts		
23. Support artists and develop new ways to promote and sustain their practice in Parks; and	- Encourage growth of public art where appropriate in line with Council's Public Art Policy;	Low
	- Explore opportunities to integrate art installations within the Park, subject to Council approval;	Low
24. Provide opportunities for cultural development for local artists and the broader community.	- Support initiatives in the Park that enhance community cohesiveness.	Ongoing
Culture and Heritage		
25. Recognise and maintain the significance of the Park, including existing	- Maintain all mature trees in the Park and engage Arborist to undertake health	Ongoing

Aims and Objectives	Future Directions	Priority
<p>features, facilities and vegetation;</p> <p>26. Recognise and reflect Park configuration dating back to its early history; and</p> <p>27. Interpret the Parks history through signage and education boards where appropriate.</p>	<p>check on trees on a regular basis;</p> <ul style="list-style-type: none"> - Council will develop as a matter of urgency a Park Tree Strategy and Park Tree management Plan; - Upgrade and maintain the existing bandstand to a satisfactory condition; - Investigate opportunities to utilise the bandstand as a focal point for live music, events and small festival, where deemed appropriate; and - Explore potential of the Park to host small events oriented towards enhancing and promoting the areas diverse culture. 	<p>H</p> <p>M</p> <p>M</p> <p>M</p>

Item 5 7 ANNEXURES

Division 12 Parks and other public reserves

64 Definition

In this Division:

public reserve has the same meaning as it has in the [Local Government Act 1993](#), but does not include a Crown reserve that is dedicated or reserved for a public cemetery.

65 Development permitted without consent

(1) Development for any purpose may be carried out without consent:

- (a) on land reserved under the [National Parks and Wildlife Act 1974](#), if the development is for a use authorised under that Act, or
- (b) on land declared under the [Marine Parks Act 1997](#) to be a marine park if the development is for a use authorised under that Act, or
- (c) on land declared under the [Fisheries Management Act 1994](#) to be an aquatic reserve if the development is for a use authorised under that Act.

(2) Development for any purpose may be carried out without consent:

- (a) on Trust lands within the meaning of the [Centennial Park and Moore Park Trust Act 1983](#), by or on behalf of the Centennial Park and Moore Park Trust, or
- (b) on trust lands within the meaning of the [Parramatta Park Trust Act 2001](#), by or on behalf of the Parramatta Park Trust, or
- (c) (Repealed)
- (d) in the case of land that is a reserve within the meaning of Part 5 of the [Crown Lands Act 1989](#), by or on behalf of the Director-General of the Department of Lands, a trustee of the reserve or (if appointed under that Act to manage the reserve) the Ministerial Corporation constituted under that Act or an administrator,

if the development is for the purposes of implementing a plan of management adopted for the land under the Act referred to above in relation to the land.

(3) Development for any of the following purposes may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

- (a) roads, cycleways, single storey car parks, ticketing facilities and viewing platforms,
- (b) outdoor recreational facilities, including playing fields, but not including grandstands,
- (c) information facilities such as visitors' centres and information boards,
- (d) lighting, if light spill and artificial sky glow is minimised in accordance with AS/NZS 1158: 2007, *Lighting for Roads and Public Spaces*,
- (e) landscaping, including irrigation schemes (whether they use recycled or other water),
- (f) amenity facilities,
- (g) maintenance depots,
- (h) environmental management works.

66 Exempt development

(1) Development for any of the following purposes is exempt development if it is carried out by or on behalf of a public authority in connection with a public reserve or on land referred to in clause 65 (1), and if it complies with clause 20:

- (a) construction, maintenance and repair of:
 - (i) walking tracks, boardwalks and raised walking paths, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures,
 - (ii) viewing platforms with an area not exceeding 100m², or
 - (iii) sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or
 - (iv) play equipment where adequate safety provisions (including soft landing surfaces) are provided, but only if any structure is at least 1.2m away from any fence,
 - (b) routine maintenance (including earthworks associated with playing field regrading or landscaping and maintenance of existing access roads).
- (2) Development of a kind referred to in subclause (1) is exempt development if it is carried out on land referred to in clause 65 (2) by or on behalf of the person specified in respect of that land in that subclause, if the development:
- (a) complies with clause 20, and
 - (b) involves no greater disturbance of native vegetation than necessary, and
 - (c) does not result in an increase in stormwater run-off or erosion, and
 - (d) for the purposes of implementing a plan of management adopted for the land under the Act referred to in clause 65 (2) in relation to the land.

Item No: C0318 Item 6

Subject: **DRAFT REMEDIATION OF LAND STATE ENVIRONMENTAL PLANNING POLICY AND GUIDELINES (TO REPLACE SEPP NO. 55 - REMEDIATION OF LANDS)**

Prepared By: Katie Miles - Strategic Planner

Authorised By: David Birds - Group Manager Strategic Planning

SUMMARY

The purpose of this report is to seek endorsement of the attached submission (Attachment 1) to the Department of Planning & Environment (DPE) regarding the draft Remediation of Lands State Environmental Planning Policy (SEPP) and associated Guidelines that affects contaminated or potentially contaminated land across the Inner West LGA. This will replace the existing *State Environmental Planning Policy No. 55 - Remediation of Lands* (SEPP 55) and associated Contaminated Land Planning Guidelines published by the NSW Environmental Protection Authority (EPA) introduced in 1998.

RECOMMENDATION

THAT Council:

- 1. Support the proposed Remediation of Land SEPP and Guidelines subject to minor changes being made, as outlined in the submission at Attachment 1, and that the submission be made to the DPE;**
- 2. Endorse that the Inner West Development Control Plans be amended upon the finalisation of the proposed Remediation of Land SEPP to align with the SEPP requirements; and**
- 3. Endorse Council's Strategic Planning Group to review Council's Section 149 Planning Certificate Policy (also known as 10.7 Planning Certificates under the amended EP&A Act 1979) in relation to the issues addressed in the proposed Remediation of Land SEPP and Guidelines.**

BACKGROUND

Contaminated land is generally considered to be areas or sites that have high concentrations of substances which do not naturally occur in the area and it is anticipated have the potential that to harm the environment or human health. Environmental regulation aims to manage the remediation process of contaminated lands so that the risk of continued harm is removed or contained.

Council regularly encounters contaminated land through the assessment of environmental planning instruments (commonly known as planning proposals or rezoning applications) and development applications under the *Environmental Planning and Assessment Act 1979* (EP&A Act). When carrying out planning and development functions Council must consider SEPP 55 and now the Draft Remediation of Lands SEPP regarding the potential for land to be contaminated and make decisions as to whether the land should be remediated, or have its intended future use restricted.

The Inner West LGA has large swathes of areas that were historically used for industrial activities and are, or potentially are, contaminated. Council's records indicate that there are around 100 Council-owned properties that are potentially affected by land contamination. Any disruption of the soil or potentially any other disturbance to the site will require consideration of environmental and human health impacts.

In NSW, there are a multiple pieces of legislation that establish the framework for considering land contamination issues and land remediation, such as:

- Sites that are known to be historically contaminated and likely to pose a 'significant' risk to human health or cause environmental harm are managed under the *Contaminated Land Management Act 1997*;
- Land use activities that are likely to pollute and potentially contaminate land are managed under the *Protection of the Environment Operations Act 1997*; and
- Contaminated lands that do not pose a significant risk to human health or environmental harm, but require land remediation works to be deemed suitable for the future intended use, are governed by the *State Environmental Planning Policy No. 55 - Remediation of Land* (SEPP 55).

In 1998, the NSW Environmental Protection Agency established SEPP 55 and the associated Contaminated Land Planning Guidelines. This is still the current planning framework for the management of contaminated land in NSW.

DRAFT REMEDIATION OF LANDS SEPP & GUIDELINES

On 25 January 2018, the Department of Planning and Environment (DPE) announced the proposed Remediation of Lands State Environmental Planning Policy (Remediation of Land SEPP) and Draft Contaminated Land Planning Guidelines to replace SEPP 55.

An Explanation of Intended Effect for the remediation of Land SEPP (EIE) and a draft version of the Contaminated Land Planning Guidelines are provided as Attachments 2 and 3 respectively. The DPE has placed the documents on exhibition until 31 March 2018.

The proposed key changes are detailed in the below sections and in summary are:

- The expansion of categories of remediation work which requires development consent;
- A greater involvement of principal certifying authorities, particularly in relation to remediation works that can be carried out without development consent;
- Inclusion of more comprehensive guidelines for councils and certifiers; and
- Clarification of contamination information to be included in section 149 Planning Certifications (known as 10.7 Certificates under the amended EP&A Act).

Changes to Category 1 and 2 Remediation Works

The new Remediation of Land SEPP will continue to make remediation work permissible under the existing SEPP 55 categories: Category 1 and Category 2 remediation works, although changes are proposed to each category. The draft SEPP & Guidelines propose a fuller post-notification process that will be required for both categories of remediation work. The notice of completion for these works must confirm that the works were carried out in accordance with the certified remediation plan, state whether the land is suitable for the proposed use, and whether it is subject to any restriction or ongoing management requirements following remediation.

Category 1 Remediation Works (Development Consent Required)

Category 1 remediation works require development consent and will continue to do so under the new SEPP. The works currently listed as Category 1 will be largely replicated in the new SEPP. However, an additional 16 types of remediation works are proposed to be added to Category 1 (because these works are typically complex requiring specialist expertise or there is significant risk of impact on adjacent land).

Additional categories have also been included where there is a long-term environmental management requirement, post-remediation monitoring or an on-site containment cell. There is no expressed threshold for such types of remediation works, meaning that very small remediation works could be captured by these categories in the future.

Category 2 Remediation Works (Development Consent Not Required)

Under the existing arrangements Category 2 remediation work does not require development consent, instead they require the applicant to notify council before works are carried out. A notice of completion is required for all remediation works. Category 2 remediation works exclude Category 1 remediation works and the draft SEPP will replicate this provision. The most significant change to Category 2 is the expansion of the pre-remediation notification and the introduction of standard operational requirements.

Those carrying out Category 2 remediation works are already required to notify Council with specific details, generally 30 days in advance of works commencing. These details include brief information about the property, the works and the timeline for their completion. In addition to this information, an applicant will now have to provide a remediation plan which must be certified by a certified contaminated land consultant (whose qualifications have been confirmed through a certification scheme recognised by the EPA). Remediation plans were previously only required for Category 1 remediation works.

A new clause will be introduced to specify the matters to be addressed in a remediation plan. Broadly, the remediation plan will need to contain specific details about the proposed remediation methods, procedures, any validation sampling and analysis proposed and plans for reinstatement. It must also include certification from the certified consultant that the remediation works are appropriate.

The draft SEPP will also introduce standardised operational requirements for Category 2 remediation works which will regulate site establishment practices, site and works management during remediation and validation procedures.

Development Applications Generally

The draft SEPP will still require consent authorities to consider contamination when determining applications more generally. The same tests and requirements in clause 7 of SEPP 55 will be replicated in the new SEPP. This includes the provision that states that consent authorities must not give consent to carry out any development on the land unless they have considered whether the land is contaminated. As part of this test, consent authorities must consider:

- Potentially land-contaminating past uses and activities on the land; and
- The extent to which land is proposed to be used for sensitive land uses such as residential, educational, recreational, child-care purposes or hospital purposes.

However, a key change in the draft SEPP is that it will give a new discretion to the consent authority to waive this requirement, if the consent authority has knowledge that allows them 'to be certain of the suitability of the land for the proposed use'. This is generally supported in scenarios where the proposed change of use does not disturb the soil structure, but will be dependent upon the assessment determination of the consent authority.

Local Council Policies

In the three Inner West Development Control Plans, there are separate policies on the treatment of contaminated land. Currently, remediation works that would otherwise be classified as Category 2, but do not meet the standard provisions outlined in the Inner West DCPs, are automatically classified as Category 1 works by virtue of section 9(f) of SEPP 55. This can encapsulate relatively minor remediation works that are then required to meet high regulatory standards required for the granting of development consent.

The proposed changes will have the effect of streamlining all works as either Category 1 or Category 2 works. The draft Remediation of Land SEPP alone will determine the categorisation of remediation works and provide a consistent framework statewide.

Strategic Planning

SEPP 55 requires planning authorities to consider matters relevant to contaminated land when preparing an environmental planning instrument to zone or rezone land (known as Planning Proposals or Rezoning Applications). The new SEPP proposes to remove this and provide the requirement in a specific Section 117 Ministerial Direction (known as Section 9.1 under the amended EP&A Act).

Contaminated Land Planning Guidelines

The new SEPP and guidelines place emphasis on the role of certified contaminated land consultants. It seems likely that the new SEPP will adopt the Environmental Protection Authority's (EPA) list of recognised certification schemes.

Key proposed changes to the Guideline include:

- Outlining the preliminary and detailed site investigation processes;
- Outlining the role of the principal certifying authority when dealing with contaminated land and site audits; and
- Providing guidelines on how to address possible contamination of near-by sites.

This Council and the three former Councils have tended to rely on site audits to validate remediation works. This is because Council usually does not have the in-house technical expertise to properly assess the information received from developers having carried out remediation works. The guidelines encourage councils to generally rely on the documentation provided by the certified contaminated land consultant. It further clarifies circumstances in which further review, including a possible site audit, may be requested.

REPORT

POLICY IMPLICATIONS FOR COUNCIL

Generally, the proposed Remediation of Land SEPP and Guidelines are supported as they update State policy that has been in place for over 20 years. Notwithstanding this, Council should be aware of the following policy implications including the potential need for additional staff resourcing to address a potential increase in data recording and related requirements.

INNER WEST DEVELOPMENT CONTROL PLANS (DCPS)

The proposed removal of section 9(f) of SEPP 55 and the introduction of standardised operational requirements for Category 2 works, whilst generally consistent with the Inner West DCPs, will require the revision of the following sections of the Inner West DCPs as Category 2 remediation works (defined by the new SEPP) will no longer be applicable:

- Section 2.24.11 Development Controls for Remediation Works of Marrickville DCP 2011; and
- Section C1.8.16 Development Controls for Remediation Works of Leichhardt DCP 2013.

The Draft SEPP and Guidelines also provide new guidance for councils on what best practice provisions should be included for Category 1 remediation works. The introduction of the new SEPP and Guidelines will require the amendment of the details found in these contamination sections of the Inner West DCPs:

- Section A14 Contaminated Land in Ashfield DCP 2013;
- Section 1.8 Contamination in Leichhardt DCP 2013; and
- Section 2.24 Contaminated Land in Marrickville DCP 2011.

It is recommended that Council review the contamination sections of the Inner West DCPs in accordance with the new SEPP and Guidelines once they are finalised to adjust them to be consistent with the new SEPP and Guidelines. The changes are likely to be administrative in nature however this is subject to final review and analysis.

STRATEGIC PLANNING ASSESSMENT

The purpose of section 6 of SEPP 55 is to specify contamination and remediation issues that are to be considered as part of a rezoning proposal. It states that in *preparing* an environmental planning instrument (EPI) a planning authority is not to permit a change of use of the land unless:

- a) The planning authority has considered whether the land is contaminated;
- b) If the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be made suitable, after remediation); and
- c) If the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.

The proposed removal of section 6 of SEPP 55 and its replacement with a new Section 117 Ministerial Direction appears to be a result of the recent Land and Environmental Court (LEC) decision of *Moorebank Recyclers Pty Ltd v Tanlane Pty Ltd (No.2)* [2017] NSWLEC 186 which highlighted an issue with the existing SEPP 55 framework and the relevant rezoning provisions under the *Environmental Planning and Assessment Act 1979*.

The LEC had to determine whether certain council resolutions and a Gateway Determination for a planning proposal were invalid on the basis that there was a purported failure to comply with section 6 of SEPP 55. However, the Court found that there was no intersection between the legal requirements of section 6 of SEPP 55, and sections 55 and 56 of the EP&A Act. The Court found that the scope of Clause 6 is confined to the *preparation* of an EPI. The Court held that, as neither of the procedures described in Section 55 (making of planning proposal) or Section 56 (make of a Gateway Determination) could properly be described as the *preparation* of an EPI as they fell outside of Clause 6 of SEPP 55.

The implication of this determination largely underscores the difficulty of successfully challenging the making of an amendment to an EPI. It highlighted that the procedures related to the making of a planning proposal and Gateway Determinations are relatively imprecise and allow considerable flexibility. The proposed Section 117 Direction aims to address this issue and will directly link the proposed Remediation of Land SEPP to s55 and 56 of the EP&A Act (now known as sections 3.33 and 3.34 respectively).

The proposed Section 117 Direction is generally supported as it will provide clarity and probity to decision-making made under sections 55 & 56 of the EP&A Act. However, Council's support is subject to the provision that no statement is included that provides for approval pathways if a proposal is inconsistent with the Direction. Additionally, it is recommended that a reiteration of section 6 of SEPP 55 be further included in the draft SEPP to strengthen the linkages between the proposed Section 117 Direction, Draft SEPP and Guidelines, and sections 55 and 56 under the EP&A Act to remove any ambiguity.

COMPLIANCE AND ENVIRONMENTAL HEALTH MONITORING AND ENFORCEMENT

Generally, no objections are raised in relation to the proposed 16 new types of Category 1 Remediation Works. However, Council should note that policy changes will increase the costs of these works, which now must include the cost of having a certified contaminated land

consultant prepare, certify and validate a remediation plan. Improvements to site practices and management may also be required to conform to the new operational requirements.

As development applications will be required to disclose more detailed information about their works they can expect a higher level of oversight from consent authorities (such as Council). The use of a certified consultant is strongly supported as it is likely to improve the quality of information and provide legitimacy that enable consent authorities to rely on and accept the information provided. However, some proposed new types of development will require consent authorities to maintain long-term oversight when it is made a condition of consent, such as:

- Remediation where a long-term environmental management plan is or will be required;
- Remediation where confirmation of successful completion is dependent upon post-remediation monitoring; and
- Remediation that will result in on-site containment of contaminated soil or contaminated groundwater, or both.

The State Government states that it is desirable that consent authorities have oversight of the long-term management of these sites. There are record and data management issues that arise from a variety of persons being involved in the contamination and remediation process over long periods of time. Such processes would typically involve members from the following sections of Council: Development Assessment, Property, Strategic Planning, Building and Compliance, GIS and Environmental Health. Given the Inner West's industrial past, Council should expect that it will receive an increase in the amount of information required from, and provided by, accredited certifiers as part of the draft SEPP's new pre- and post-certification processes.

The change could impose additional resourcing burdens on Council and require the creation of a specialist role to have sole responsibility for contaminated land GIS data entry, development assessment initial evaluation/referrals and enforcement action/monitoring in relation to contaminated lands and associated land remediation works in the Inner West LGA.

SECTION 149 PLANNING CERTIFICATES (10.7 UNDER THE AMENDED EP&A ACT)

Under section 149 of the EP&A Act, a person may request a council to issue a planning certificate. The certificate must contain advice on matters about land that are prescribed by Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*. A section 149(2) Planning Certificate must include information that states whether the land is affected by section 59 of the *Contaminated Land Management Act 1997*. Generally speaking, this section states whether it is known if the land is 'significantly contaminated' or not.

However, section 149(5) provides councils with the opportunity to record additional property information about the land. Councils do not incur liability for advice provided in good faith under section 149(5) in relation to contaminated lands. The draft Guidelines encourage councils to provide information relating to contamination and remediation of that land if aware of that information in section 149(5) Planning Certificates. The new SEPP will create an opportunity to improve Council's record and GIS management of contamination information on section 149(5) Planning Certificates.

Currently, there are three separate Council templates for section 149 Planning Certificates as a legacy of the former councils. The former Ashfield and Marrickville approach did not state any contamination information under section 149(5). Conversely, the former Leichhardt approach did include information on contamination and remediation works where it was lodged on the GIS data base. Only the former Leichhardt approach aligns with the draft Guidelines recommendations.

Acknowledging that all three former areas have vastly different approaches to their 149 Planning Certificate templates, there is an urgent need to review Council's Section 149 Planning Certificate policy and templates.

FINANCIAL IMPLICATIONS

Nil at this stage, but additional resourcing burdens as a result of the implementation of the proposed Remediation of Land SEPP may require the future creation of a Contaminated Lands Management Officer role to have responsibility for contaminated land GIS data entry, development assessment initial evaluation/referrals and enforcement action/monitoring in relation to contaminated lands and associated land remediation works.

OTHER STAFF COMMENTS

Environmental Health Officer:

- Comment – Generally, no objections to 16 new types of Category 1 Remediation Works.

Concern – Type (m), (n) and (o) remediation works require consent authority to maintain long term oversight when a condition of consent. Consent authority's capacity to maintain long term data integrity of a contaminated sites database, and ability to adequately follow up with monitoring and enforcement action is questionable.

Reason – Variety and number of persons involved in the process, such as Planning, Property and Environmental Health Officers, who are likely to be responsible for contributing to database, will inevitably lead to corruption of database.

Suggestion – A Contaminated Lands Management Officer role be created within consent authority (Council), to have sole responsibility for contaminated lands GIS data entry, development assessment initial evaluation/referrals and enforcement action/monitoring in relation to contaminated lands.

- Comment – Generally, no objections relating to 'Operational Requirements for Category 2 remediation'.
- Comment – Generally, no objections relating to the proposed new Contaminated Land Planning Guidelines.

PUBLIC CONSULTATION

Not applicable.

CONCLUSION

It is recommended that Council endorse the attached submission that requests DPE make minor changes to the proposed Remediation of Land SEPP and Guidelines prior to finalising the plans.

ATTACHMENTS

1. [Draft Inner West Council Submission to Proposed Remediation of Land SEPP & Guidelines](#)
2. [State Government's Proposed Explanation of Intended Effect for Remediation of Land SEPP Policy](#)
3. [State Government's Draft Contaminated Land Planning Guidelines to be associated with the proposed Remediation of Land SEPP](#)



Contact: Katie Miles
Phone: 9367 9114

27 March 2018

Director, Housing Approvals & Policy
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Director, Housing Approvals & Policy

RE: Inner West Council Submission to Proposed Remediation of Lands SEPP and Associated Guidelines

Thank you for providing Council with the opportunity to comment on the Explanation of Intended Effect (EIE) on the proposed Remediation of Lands SEPP and associated Draft Guidelines. Council generally strongly supports the proposed changes to strengthen the management of contaminated land across NSW. Two proposed changes are outlined below for your further consideration.

Council notes that the proposed removal of section 6 of SEPP 55 and its replacement with a new Section 117 Ministerial Direction appears to be a result of the recent Land and Environmental Court decision of *Moorebank Recyclers Pty Ltd v Tanlane Pty Ltd (No.2)* [2017] NSWLEC 186. Council supports the inclusion of a specific Ministerial Direction to strengthen the intersection of the Remediation of Lands SEPP and sections 55 and 56 of the *Environmental Planning and Assessment Act 1979* (now known as sections 3.33 & 3.34 of the EP&A Act).

However, it is noted that it is common practice for Section 117 Directions to include a provision that stipulates approval pathways if proposals are inconsistent with the direction. The inclusion of such a mechanism is likely to weaken the strategic planning assessment process with regards to land contamination and remediation works. Such a mechanism would curtail the intent of the proposed changes. Council requests that such an 'inconsistency' provision not be included in any future drafting of a Section 117 Ministerial Direction.

Additionally, the removal of a reiteration of section 6 of SEPP 55 in the draft SEPP may remove a pivotal linkage between strategic planning assessment and preparation of environmental planning instruments under sections 55 and 56 of the EP&A Act. Again, this may curtail the intent of the proposed changes. It is recommended that a reiteration of section 6 of SEPP 55 is included in the proposed new SEPP, in addition to the new Section 117 Direction, to mandate beyond all reasonable doubt that preliminary land contamination information be submitted as part of Planning Proposal applications.

Council would also like to highlight that the Inner West LGA has large swathes of areas that were historically used for industrial activities and are or potentially are, contaminated. The introduction of pathways that enable Council to better record and manage land contamination are strongly supported. However, there are resourcing implications for some of the proposed new types of Category 1 development that require consent authorities to maintain long-term oversight when it is made a condition of consent.

P.O. Box 14 Petersham 2049 | P (02) 9392 5000 | E council@innerwest.nsw.gov.au

Customer Service Centres | Petersham 2-14 Fisher Street | Leichhardt 7-15 Wetherill Street | Ashfield 260 Liverpool Road

Item 6

There are record and data management issues that arise from a variety of persons being involved in the monitoring of contamination and remediation process over long periods of time. Council would like to explore the possibility of obtaining financial or other assistance from the State Government to create a Contaminated Lands Management Officer role to have sole responsibility for contaminated land GIS data entry, development assessment initial evaluation/referrals and enforcement action/monitoring in relation to contaminated lands and associated land remediation works in the Inner West LGA.

Council is prepared to work with the Department and Environmental Protection Authority to implement the proposed changes in a coordinated manner and would welcome any further resourcing assistance from the State Government to ensure implementation is effective.

Should you have any enquiries please contact Katie Miles, Strategic Planner, on 9367 9114.

Yours sincerely,

David Birds
GROUP MANAGER STRATEGIC PLANNING

Attachment 1

Remediation of Land SEPP

Explanation of Intended Effect

JANUARY
2018



Have your say

This Explanation of Intended Effect is available on the Department of Planning and Environment's website:

www.planning.nsw.gov.au/onexhibition

You can make a submission online at the website or you can write to:

Director, Housing Approvals and Policy
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

All submissions received will be made public in line with the Department of Planning and Environment's objective to promote an open and transparent planning system. If you would like the Department of Planning and Environment to delete your personal information before publication, please make this clear in your submission.

Before making a submission, please read our privacy statement at:

www.planning.nsw.gov.au/privacy

January 2018

© Crown Copyright 2018 NSW Government

Disclaimer

While every reasonable effort has been made to ensure that this document is correct at the time of printing, the State of NSW, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright notice

In keeping with the NSW Government's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in 'Remediation of Land SEPP Explanation of Intended Effect' for personal, in-house or non-commercial use without formal permission or charge. All other rights are reserved. If you wish to reproduce, alter, store or transmit material appearing in the 'Remediation of Land SEPP Explanation of Intended Effect' for any other purpose, a request for formal permission should be directed to 'Director External Engagement, Department of Planning and Environment, GPO Box 39, Sydney 2001'.

Cover Photo: Remediated parkland near Sydney Olympic Park

Explanation of Intended Effect | Remediation of Land SEPP

2

Contents

Item 6

Explanation of Intended Effect	4
Remediation of Land State Environmental Planning Policy (Remediation of Land SEPP)	4
Part 1 – Executive summary	5
Part 2 – Planning context and objectives	7
Planning context	8
Remediation of Land SEPP objectives	8
Part 3 – Policy and provision changes	9
Background	10
Key policy changes	10
• Categories of Remediation Work	10
• Certification of Category 2 Remediation works – Certified Practitioners	13
• Local Policies	13
• Standard Operational Requirements – Category 2 works	14
• Discretion to consent authority	14
• Strategic Planning	14
Transitional Provisions	14
Attachments	15
Attachment A – Planning Framework	16
Attachment B – Proposed changes to the existing clauses in SEPP 55	17
Attachment C – Potentially Contaminating Activities	20
Attachment D – Operational requirements for Category 2 remediation	21
Attachment E – Summary of Contaminated Land Planning Guidelines	24

Attachment 2

Explanation of Intended Effect

Remediation of Land State Environmental Planning Policy

This Explanation of Intended Effect (EIE) has been prepared for the purposes of section 38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to explain the intended effect of the proposed Remediation of Land State Environmental Planning Policy (the new SEPP).

The new SEPP will repeal and replace State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55).

This EIE is presented in three parts:

Part 1 - Executive summary

Part 1 explains the need for the new SEPP and contains a summary of the key policy changes.

Part 2 – Planning context and objectives

Part 2 outlines the planning context for the new SEPP and how it integrates into the overall management of contaminated lands in New South Wales.

Part 3 – Policy and provision changes

Part 3 provides information on key policy changes and the proposed provisions for the new SEPP.

Executive summary

Part 1



Item 6

Attachment 2



Part 1 – Executive summary

Our cities and regions are dynamic places where the use of land evolves to meet our social, economic and environmental needs. Planning plays an important role in this evolution by ensuring that new land uses complement our vision for an area, and that land is suitable for the intended use. Land contamination can have major health, environmental and economic impacts and is a key consideration in land use planning.

In 1998, a new framework for the management of contaminated land in New South Wales was put in place including SEPP 55 and the Managing Land Contamination: Planning Guidelines.

The Department of Planning and Environment is reviewing all State Environmental Planning Policies to ensure they remain effective and relevant. SEPP 55 has been reviewed as part of that program and this EIE implements the recommendations of that review, namely, to repeal SEPP 55 and create a new Remediation of Land SEPP.

The new SEPP will retain elements of SEPP 55, and add new provisions to establish a modern approach to the management of contaminated land.

The overarching objective of SEPP 55 is to promote the remediation of contaminated land to reduce the risk of potential harm to human health or the environment. This objective remains relevant and will be replicated in the new SEPP. The key operational framework of SEPP 55 will be maintained in the new SEPP, which will:

- require consent authorities to consider whether the site is, or is likely to be, contaminated
- permit a consent authority to require additional information to satisfy itself as to whether the land is contaminated
- retain two categories of remediation work, being work that requires consent and work that can be carried out without consent.

New provisions will be added in the new SEPP to:

- require all remediation work that is to be carried out without development consent, to be reviewed and certified by a certified contaminated land consultant
- categorise remediation work based on the scale, risk and complexity of the work

- require environmental management plans relating to post-remediation management of sites or ongoing operation, maintenance and management of on-site remediation measures (such as a containment cell) to be provided to council.

The new SEPP will not include any strategic planning objectives or provisions. Strategic planning matters will instead be dealt with through a direction under section 117 of the EP&A Act.

The proposed changes will deliver the following improvements:

- reduce the risks associated with remediation projects
- encourage proponents to better consider and plan remediation work
- better protect the community from unnecessary risks, disturbance and inconvenience
- ensure there is consistent regulation of contaminated land and facilitate enforcement of long-term environmental management plans.

The Managing Land Contamination: Planning Guidelines will be updated to reflect the proposed SEPP and current best practice. Key changes include:

- describing the preliminary and detailed site investigations processes, in line with the Commonwealth (National Environment Protection (Assessment of Site Contamination) Measure) 1999 (April 2013) (ASC NEPM)
- outlining the role of the principal certifying authority when dealing with contaminated land and site audits
- providing guidance on how to address the issue of possible contamination on land near the site of the proposed development where contamination on the near-by land is suspected, but may not have been formally investigated.

The new SEPP and Guidelines will ensure that the NSW planning system has a best practice approach to the management of contaminated land. It will add rigor by requiring all remediation work that does not require consent to be assessed by a certified contaminated land consultant. It will provide better protection to the environment and human health by ensuring that the assessment matches the risk, complexity and scale of works.

Planning context and objectives

Part 2



Item 6

Attachment 2

Part 2 – Planning context and objectives

Planning context

Urban renewal may involve the conversion of land from manufacturing or industrial to other uses including residential or educational. These uses are highly sensitive and it is critical that land contamination is considered when assessing a rezoning or determining a development application to allow such uses. The process to assess contamination must be appropriate without causing delays in the delivery of housing.

In NSW, responsibility for the management of contaminated land is shared by the Environment Protection Authority (EPA), the Department of Planning and Environment (Department) and local councils.

The EPA regulates significantly contaminated land under the *Contaminated Land Management Act 1997* (CLM Act). The EPA has power to direct that a preliminary investigation be conducted for land it suspects may be contaminated. If the EPA is satisfied that the land is contaminated and the contamination is significant enough to warrant regulation, the EPA may declare the land to be significantly contaminated land and may either approve a voluntary management proposal or issue a management order that details how the contamination will be managed.

Contaminated sites that are not regulated by the EPA are generally managed by local councils through the planning and development system, when land is rezoned or a development application is lodged. Councils perform these functions in accordance with the requirements of the EP&A Act, SEPP 55 and the Managing Land Contamination: Planning Guidelines.

The Department undertakes development assessment of remediation works where the Minister is the consent authority including State significant development.

Other legislation that plays a role in the management of contaminated land in NSW includes:

- the Protection of the *Environment Operations Act 1997* (POEO Act) under which councils manage local pollution and illegal dumping incidents
- the regulations made under that POEO Act such as the *Protection of the Environment Operations (Waste) Regulation 2014*, which regulates the disposal of waste from remediation work
- the *Work Health and Safety Act 2011*, with regard to the management of asbestos in the workplace and management of hazardous chemicals encountered in site remediation operations, such as those from disused underground storage tanks.

Remediation of Land SEPP objectives

The new SEPP will retain the following objectives from SEPP 55 as they remain relevant:

- establish a Statewide planning approach for the remediation of contaminated land
- promote the remediation of contaminated land to reduce the potential risk of harm to human health or/and the environment by:
 - making remediation work permissible, despite anything to the contrary in another environmental planning instrument
 - specifying when development consent is, and is not required, for remediation work
 - specifying considerations that are relevant in determining development application
 - requiring remediation work meet certain standards and notification requirements.

Policy and provision changes

Part 3



Item 6

Attachment 2



Part 3 – Policy and provision changes

This section describes the key policy changes proposed to be given effect to in the new SEPP.

Background

The new Remediation of Land SEPP will continue to make remediation permissible across the State. It will also continue to ensure that potentially contaminated land is appropriately investigated before development applications for new land uses are determined.

As part of the review of SEPP 55, preliminary stakeholder consultation was undertaken with councils and industry. A key finding of this preliminary consultation was that although the provisions of SEPP 55 are generally effective, greater clarity is required on the circumstances when development consent is required for remediation work.

Key policy changes

Categories of Remediation Work

The new SEPP will maintain two categories of remediation work: category 1 – works that require development consent, and category 2 – works that may be carried out without development consent.

Category 1 remediation (remediation work requiring consent) is work that presents elevated risk, either during execution or in the event of unsuccessful or incomplete remediation, because:

- it is to be undertaken in a sensitive environment, or
- it involves emerging technologies, or technologies that have not been widely used in Australia, or
- it involves technologies which, while established and proven, are complex or potentially hazardous and require the input of specialised and experienced designers and contractors, or
- it is large in scale, or extends beyond the source site, and therefore a high standard of management is required to avoid inconvenience and risk to the community, which should be given an opportunity to comment through the normal process applying to advertised development, or
- it requires an extended timeframe for completion, or
- success can only be established following a period of post-remediation monitoring, or
- post-remediation maintenance, environmental management and/or monitoring will be required, or
- it requires the imposition of site- and/or project-specific control measures and conditions.

It is proposed that category 1 remediation work be set out in a schedule that describes the new classes and incorporates the provisions of clause 9 (a) - (e) in SEPP 55. The table below details the proposed classes of Category 1 remediation works as well as the provisions that will be carried forward from SEPP 55.

Category 1 Remediation Works New classes of category 1 remediation work	
Type of Remediation Works	Reasons for including these remediation works in Category 1
(a) excavation, and removal from site, of contaminated soil, where the volume of soil to be excavated exceeds 3,000 cubic metres (m ³) or where the area of excavation exceeds 3,000 square metres (m ²)	<p>The scale of the remediation work could result in levels of dust, odour, noise, traffic and runoff that may not be manageable through standard requirements that will apply to category 2 works.</p> <p>The consent authority will be able to impose specific conditions that may be necessary because of the scale of operations.</p>
(b) removal from site of stockpiled contaminated soil, or other waste materials including asbestos waste, where the volume of soil and/or material exceeds 3,000 m ³	<p>The scale of the remediation work could potentially result in levels of dust, odour, noise and runoff that may not be manageable through the standard requirements.</p> <p>The consent authority will be able to impose specific conditions that may be necessary because of the scale of operations.</p>



Part 3 – Policy and provision changes

Item 6

Category 1 Remediation Works New classes of category 1 remediation work	
Type of Remediation Works	Reasons for including these remediation works in Category 1
(c) in-situ and ex-situ remediation of contaminated soil on site	Such remediation is complex, and requires specialist expertise. There is a significant risk of impact on adjacent land and frequently a need for the long-term management of the site. This makes it appropriate for a consent authority to be involved, and to regulate, if necessary, the long-term management of the site through conditions of consent.
(d) on-site treatment of contaminated groundwater, light non-aqueous phase liquids or vapour extracted on the site	
(e) remediation of a site affected by hazardous ground gas	
(f) remediation of a coal gasification (gas-works) or an oil-shale distillation site	Such remediation is complex and frequently associated with severe odour issues.
(g) remediation of dense non-aqueous phase liquids	Such remediation is difficult and complex, and requires specialist expertise.
(h) remediation of contaminated groundwater where groundwater contamination extends beyond the boundaries of the site	<p>This type of remediation is complex and frequently associated with severe odour issues.</p> <p>Such work is also likely to be regulated under Part 3 of the CLM Act.</p>
(i) active bioremediation of contaminated groundwater	Such remediation is difficult and complex, and requires specialist expertise. The risks associated with it make it desirable that it requires development consent and can be appropriately regulated through conditions of consent.
(j) remediation of contaminated groundwater by chemical oxidation or reduction	Such remediation is complex remediation, frequently involves the use of hazardous chemicals in liquid form and requires specialist expertise.
(k) remediation of contaminated soil or groundwater by in-situ or ex-situ thermal processes on site	Such remediation is complex, and requires specialist expertise. An ex-situ thermal plant generally requires an environment protection licence.
(l) remediation of contaminated groundwater involving the use of permeable reactive barriers or vertical cut-off walls, or both	Such remediation is complex, and requires specialist expertise; it would, in most cases, require consent in any event because of the scale of excavation involved.
(m) remediation where a long-term environmental management plan is or will be required	It is desirable that a consent authority have oversight of the long-term management of the site, by monitoring and enforcing, if necessary, the environmental management plan. That is possible only where the implementation of the plan is made a condition of consent.
(n) remediation where confirmation of successful completion is dependent upon post-remediation monitoring	It is desirable that a consent authority have oversight of the long-term management of the site.

Attachment 2

Part 3 – Policy and provision changes

Category 1 Remediation Works New classes of category 1 remediation work	
Type of Remediation Works	Reasons for including these remediation works in Category 1
(o) remediation that will result in on-site containment of contaminated soil or contaminated groundwater, or both	It is desirable that the consent authority have oversight of the long-term management of the site, including monitoring of the on-site containment. By making on-site containment category 1 remediation work, the proponent can be required to justify the adoption of this method of remediation, being a less-preferred approach under the NEPM hierarchy.
(p) remediation works associated with infrastructure for the storage, handling or management of hazardous chemicals (including petroleum) on sites containing underground storage systems or above-ground storage tanks for hazardous chemicals (including petroleum)	Such remediation is complex, and requires specialist expertise. This would, in most cases, require consent in any event because of the scale of excavation involved.
Category 1 Remediation Works Provisions to be retained from SEPP 55	
(a) designated development, including development that would be designated development but for section 77A of the Act (which provides that designated development does not include State significant development)	
(b) likely to significantly affect threatened species (within the meaning of the <i>Biodiversity Conservation Act 2016</i>) or likely to significantly affect threatened species of fish or marine vegetation (within the meaning of Division 12 of Part 7A of the <i>Fisheries Management Act 1994</i>)	
(c) carried out on land located in an environmentally sensitive area within the meaning of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	
(d) carried out on land that is a wilderness area under the <i>Wilderness Act 1987</i>	
(e) carried out on land on which an item listed on the State Heritage Register under the <i>Heritage Act 1977</i> is located or land that comprises such an item (or subject to an interim heritage order under that Act)	
(f) carried out on land that is identified as an item of environmental heritage or heritage item by an environmental planning instrument or land on which such an item is located or within an area identified as a heritage conservation area by an environmental planning instrument	
(g) remediation work for which another State environmental planning policy requires development consent	



Part 3 – Policy and provision changes

Category 2 remediation work will continue to be defined as set out in the table below.

Category 2 Remediation Works	
Remediation work is Category 2 work if:	
(a)	it is remediation work that is not category 1 remediation work
(b)	<ul style="list-style-type: none"> (i) by the terms of a management order within the meaning of the CLM Act it is required to be commenced before the expiry of the usual period under that Act for lodgment of an appeal against the order, or (ii) may be carried out without consent under another State environmental planning policy, or (iii) is carried out by or on behalf of the Secretary of the Department of Industry on land contaminated by the use of a cattle dip under a program administered by that Department, or (iv) is carried out under the Public Land Remediation Program administered by the Broken Hill Environmental Lead Centre.

Certification of Category 2 Remediation works – Certified Practitioners

SEPP 55 requires a proponent to notify a council prior to commencement and after completion of category 2 remediation work. It is proposed that the new SEPP will retain the notification requirements and additionally will require them to be accompanied by a certification from a certified contaminated land consultant.

A certified contaminated land consultant may be a Site Contamination Practitioners Australia (SCPA) Certified Practitioner, an Environment Institute of Australia and New Zealand's (EIANZ) Contaminated Land Assessment Specialist Certified Environmental Practitioner or a Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management Practitioner.

The Pre-commencement notification must include a remediation proposal that demonstrates the certified contaminated land consultant has reviewed all the relevant data relating to site contamination, and is satisfied that it is sufficient to support the remediation method and to establish the appropriate remediation category.

The following information and material will need to be provided:

- property description and street address of the land on which remediation work is to be carried out

- locality map or plan that shows the location of the land
- site plan drawn to scale that clearly shows the area of contaminated land proposed to be remediated
- name and contact information of the person submitting the proposal and responsible for carrying out the remediation
- brief description of the nature and extent of the contamination that it is proposed to remediate
- remediation plan that includes a description of the remediation method, the procedures for treatment or disposal of materials generated during remediation, the validation sampling and analysis required to demonstrate that remediation has been successful, and backfill and/or reinstatement of the site required following remediation
- any assessments of site contamination (preliminary site investigation or detailed site investigation) that have been prepared
- date when remediation is expected to commence
- expected duration of remediation work.

The Post work notification statement will specify that the work has been completed in accordance with the remediation plan, whether the remediation has constrained the land, whether the land is suitable for the intended use, and any ongoing environmental management requirements.



Part 3 – Policy and provision changes

Local Policies

Councils may have policies that specify local requirements for the management of contaminated land. Clause 9(f) of SEPP 55 gives effect to those policies, requiring development consent for any remediation work that does not comply with them.

It is not mandatory for council to have a policy and this has resulted in an inconsistent approach to remediation work across the State.

This provision will not be replicated in the new SEPP and the reliance for determining the approval pathway for remediation work will be category 1 or 2 as outlined in the new SEPP. This will establish a consistent approach across the State and ensure that best practice is applied in all areas.

Standard Operational Requirements – Category 2 works

Standardised operational requirements will be introduced for category 2 remediation work to ensure that the remediation work will not have an adverse effect on the community and the environment and will be carried out in a consistent manner across the State.

These operational requirements relate to the:

- hours of operation
- soil management
- noise control
- dust control, including wheel wash (where applicable)
- odour
- tree protection.

Attachment D provides a comprehensive list of all the operational requirements that need to be met.

Discretion to consent authority

Clause 7 of SEPP 55 requires an applicant seeking to change the use of land to provide the consent authority with a preliminary investigation into whether the land concerned is contaminated in specified circumstances, such as where a potentially contaminating activity has been carried out. The new SEPP will allow the consent authority to waive this requirement where they have knowledge that allows them to be certain of the suitability of the land for the proposed use.

Strategic Planning

The current provision in SEPP 55 (clause 6) that sets out the matters to be considered by a planning authority when preparing an environmental planning instrument will be transferred to a section 117 direction to ensure consistency with the current legislative framework.

This direction will be supported by the revised Contaminated Land Planning Guidelines, which will provide guidance on contamination issues to be addressed at the rezoning stage.

Transitional provisions

Transitional provisions for the commencement of the new SEPP and repeal of SEPP 55 will be included.

The provisions will continue the operation of SEPP 55 for development applications already within the planning system (whether for category 1 remediation work or for other development to which clause 7 of SEPP 55 currently applies) and remediation work carried out without development consent, where notice of that proposed work has already been given to the local council at the time of commencement of the new SEPP.

Attachments



Item 6

Attachment 2

15

Attachment A - Planning Framework

The components of the planning system related to the draft Remediation of Land SEPP development are summarised in the Table 1 below.

Table 1

Land use planning instrument	Description
Environmental Planning and Assessment Act 1979	<p>The <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) is the legislative umbrella for land use planning in NSW. It provides for environmental planning instruments, which establish planning controls. The Act also provides for the determination of development applications and ensures the assessment of proposed development addresses appropriate matters.</p> <p>Sections 24 and 26 of the EP&A Act provide for the making of environmental planning instruments, including state environmental planning policies, and their contents.</p>
Regional plans and district plans	<p>Regional and district plans may be developed to identify future needs at a regional and district scale. These plans focus on strategic planning in the district or region, having regard to economic, social and environmental matters.</p> <p>All regional plans have been released and five draft district plans covering the Greater Sydney Region have been exhibited.</p>
Local environmental plans and development control plans	<p>Local environmental plans (LEPs) guide planning decisions for local government areas. They do this through zoning and development controls, which provide a framework for the way land can be used. LEPs are a key planning tool to shape the future of communities and ensure local development is undertaken appropriately.</p> <p>LEPs, and amendments to LEPs, begin with a planning proposal, usually prepared by the local council. Community consultation is essential to the process and the relevant planning authority, usually the local council, will review all submissions before a final LEP is made. The final LEP, made by the Minister for Planning or the Greater Sydney Commission is published on the NSW legislation website. Development control plans (DCPs) often provide additional guidance to give effect to the aims of a LEP and to facilitate development that is permissible under the LEP.</p>
Ministerial Directions	<p>The Minister may give a direction under section 117 of the EP&A Act to a public authority, including a council, in relation to the preparation of planning proposals.</p> <p>A council must comply with a direction given by the Minister.</p>

Attachment B – Proposed changes to the existing clauses in SEPP 55

Item 6

Summary

Table 2 is a clause by clause analysis of SEPP 55 that details the changes proposed to each clause. The final changes and contents of the new SEPP will be decided following the consideration of comments and submissions received in response to this EIE and during the drafting process.

Table 2

SEPP 55 clause	New SEPP clause
Clauses 1 to 5: Formal clauses relating to the application and interpretation of the policy.	These clauses will be updated and incorporated into the new SEPP.
Clause 6: Contamination and remediation to be considered in zoning or rezoning proposal This clause sets out matters to be considered by a “planning authority” when preparing an environmental planning instrument	This clause will not be continued in the new SEPP as it is not consistent with current legislative drafting practices. The effect of this clause will instead be achieved by a section 117 direction. The direction will be supported by the revised Contaminated Land Planning Guidelines, which will provide guidance on contamination issues to be addressed during rezoning processes.
Clause 7: Contamination and remediation to be considered in determining development application	The substance of clause 7 will be incorporated into the new SEPP, together with the list of potentially contaminating activities currently contained in the Managing Land Contamination: Planning Guidelines. Similarly, the purpose of a “preliminary site investigation” and “detailed site investigation” will be set out in the SEPP (rather than left to the Guidelines) and will be updated to reflect the processes in the ASC NEPM. A new provision will be introduced to give a consent authority a discretion not to require a report of an investigation if it knows that the land is not contaminated or is otherwise suitable for the proposed use. The consent authority must have sufficient evidence or information about the status of the land to properly exercise this discretion.
Clause 8: Remediation work permissible This clause makes remediation work permissible across NSW, despite anything to the contrary in another EPI.	This clause will be continued in the new SEPP.
Clause 9: Category 1 remediation work: work needing consent	The types of remediation work that will be classified as category 1 are proposed to be set out in a schedule in the new SEPP. As outlined above, it is proposed to make additional types of remediation work category 1.

Attachment 2

Attachment B – Proposed changes to the existing clauses in SEPP 55



SEPP 55 clause	New SEPP clause
Clause 10: Consent authority in relation to remediation work	This clause will be continued, but amended to reflect the repeal of the <i>Western Lands Act 1901</i> and the abolition of the office of Western Lands Commissioner (upon the repeal of the <i>Crown Lands Act 1989</i>).
Clause 12: Refusal of consent to category 1 remediation work Clause 12 currently precludes a consent authority from refusing consent to category 1 remediation work unless satisfied that there would be a more significant risk of harm to human health or the environment from the carrying out of the work than there would be from the use of the land (without the work) for any lawful purpose.	This clause will be recast to provide that a consent authority must consider, when determining a development application for category 1 remediation work, whether the use of the land in an un-remediated state, for an existing lawful purpose would result in a greater risk of harm to human health or the environment than would result from the carrying out of the remediation work.
Clause 13: Advertising of development application	The requirement for advertising a DA for category 1 remediation work will be retained, but may be transferred to the EP&A Regulation. Note. This is subject to proposed changes to public exhibition requirements in the <i>Environmental Planning and Assessment Amendment Bill 2017</i> .
Clause 14: Category 2 remediation work: work not needing consent	Category 2 remediation work will be any remediation that is not category 1. The additional types of category 2 remediation work, currently set out in clause 14 (b), will also be retained. These include, for example, remediation work that, because of the terms of a management order under the CLM Act, must be commenced before the expiry of the usual period for appealing the order. The reference to remediation under a program recommended by the Board of Tick Control (existing clause 14 (b) (iii)) will be updated, as the Board has been abolished. Instead, reference will be made to remediation work carried out by or on behalf of the Secretary of the Department of Industry on land contaminated by the use of a cattle dip.
Clause 15: Remediation work that is ancillary to other development (such as designated development)	This clause deals with remediation work carried out in conjunction with other development. It will be substantially retained, but updated to reflect legislative changes. It will also deal with circumstances where category 1 remediation work is undertaken for the purpose of development that may be carried out without consent.
Clause 16: Prior notice of category 2 remediation work	This clause will be continued with significant amendment to reflect the new role of certified contaminated land consultants.

Attachment B – Proposed changes to the existing clauses in SEPP 55

Item 6

SEPP 55 clause	New SEPP clause
Insert a new Clause: To deal with plans of remediation	The clause will specify matters to be addressed in a plan of remediation. These requirements are currently contained in the Managing Land Contamination: Planning Guidelines and the guidelines under the CLM Act.
Clause 17: Guidelines and notices: all remediation work	The clause will be substantially continued and expanded to require a copy of any environmental management plan to be supplied to the consent authority.
Clause 18: Notice of completion of remediation work	This clause will be continued in the new SEPP.
Clause 19: Relationship to other environmental planning instruments	This clause will be continued but updated.
Clause 19A: Application of SEPP to certain development at Barangaroo subject to specified Part 3A approvals	This clause is no longer required and will not be continued in the new SEPP.
Clause 20: Transitional provisions	New transitional provisions will ensure that remediation work that is underway or for which notice has been given to the council when the new SEPP commences is not affected. Any development application that was lodged, but not determined, when the new SEPP commences will be determined as if the SEPP had not commenced.
Clause 21: Clean-up notice remediation—special provision This clause allows development to be carried out without consent if it is for the purpose of complying with a clean-up notice specified in Schedule 1 to the SEPP. The only clean up notice specified relates to Orica Australia Pty Ltd issued in 2003.	This clause and the associated Schedule will be updated to reflect the revocation of the clean-up notice to Orica and its replacement by an approved voluntary management proposal.
Schedule 1 Specified clean-up notices	See above

Attachment 2

Attachment C – Potentially contaminating activities

It is proposed to introduce a new Schedule or table into the new SEPP that lists potentially contaminating activities (currently set out in the Guidelines) as follows:

Insert a new Schedule or table	Development for the purposes of any of the following:
	<ul style="list-style-type: none"> • acid or alkali manufacture, formulation and use • agriculture or horticulture • airports • asbestos production or disposal • chemicals manufacture and formulation • defence works • drum re-conditioning works • dry cleaning establishments • electrical manufacturing (transformers) • electroplating and heat treatment premises • engine works • explosives industry • firefighting training and use of firefighting foam • gas works • iron and steel works • landfill sites • metal treatment • mining or extractive industries • oil production or storage • paint manufacture and formulation • pesticide manufacture and formulation • power stations • railway yards • scrap yards • service stations • sheep or cattle dips • smelting and refining • tanning or associated trades • waste storage or treatment • wood preservation

Attachment D – Operational Requirements for Category 2 remediation

Key Principles

Understanding the objectives of remediation

A remediation plan must include a written statement of the objectives of the proposed remediation, and be provided to everyone involved in the project.

Management of remediation work

Remediation work must be managed to protect the safety of site personnel and members of the public and prevent damage to the environment. Remediation work must be carried out in a manner that minimises inconvenience to, and disturbance of, neighbours and other users of the area surrounding the site.

Operational requirements

Site Preparation and Establishment

Protection of adjoining areas and the public

A temporary hoarding or temporary construction site fence must be erected between the remediation site and adjoining land before the works commence and must be kept in place until after completion of the work.

Site Access, Signage and Contact Information

Access is to be restricted solely to authorised staff and contractors who have appropriate site safety induction and any personal protective equipment required for the remediation work. The site supervisor must control site access and induct authorised visitors on an 'as needed' basis.

Signage, explaining the purpose of the work and displaying site manager, contractor and consultant details and contact numbers, must be erected near the entry to the remediation area. The signage must remain displayed throughout the duration of the works.

Vehicle Exit Points

Vehicle entry and exit points must be stabilised with suitable aggregate to prevent erosion and tracking of sediment onto roads and footpaths. An appropriate system such as a wheel-wash

and shakers must be installed at the exit point to prevent the tracking of soil and other materials onto public roads.

Tree protection measures

Appropriate measures must be adopted to safeguard trees and generally protect vegetation during remediation.

Where it is proposed to undertake works within the canopy drip line of a protected tree (being a tree that requires a permit or development consent for pruning or removal), then the advice of an arborist must be sought on suitable protection measures and those measures must be implemented.

Services within Remediation Area

Any drains, sewers or water services must be disconnected and sealed at the boundary of the remediation area by a licensed plumber, in accordance with the requirements of the relevant authority.

Site and Works Management during Remediation

Hours of Operation

Works must only be undertaken during the following times:

- Monday – Friday: 7am - 6pm
- Saturday: 8am - 1pm
- No work permitted on Sundays or Public Holidays.

Vehicles

All vehicles entering or leaving the site must have their loads covered.

Before leaving the site, all vehicles must pass through the site's vehicle cleaning facility (e.g. a wheel-wash) and be cleaned of soil, sand and other materials, to avoid tracking these materials (whether contaminated or not) onto public roads.

Any materials, such as soil, mud or earth, tracked onto the roadway, must be removed by means such as sweeping and shovelling, but not washing.

Attachment D – Operational Requirements for Category 2 remediation



Earthworks, retaining walls and structural support

Any excavation must be carried out in accordance with Excavation Work: Code of Practice (SafeWork NSW 2015), or subsequent revisions of that code.

Any excavation left open overnight or when the site is unattended must be individually fenced with barrier mesh.

Management of on-site water

Water must not be allowed to accumulate in any excavation, but must be removed by pumping. Excavation pump-out water must be transported to an appropriately licensed facility for disposal, or discharged to a sewer under a trade waste agreement.

Run-off and erosion controls

Sediment control structures as described above must be maintained throughout remediation work to prevent run-off of any potentially contaminated water or soil to the surrounding environment.

Dust Control

- Work must be programmed to minimise any exposed soil surface at any time.
- Work must be delayed or limited during periods of high wind to prevent materials becoming airborne.
- Dust generation must be controlled by water spraying, particularly on haulage roads and high volume non-tarmac areas.
- Shade cloth must be placed on perimeter fences and fence extensions of immediate works zones.
- Operators must monitor the dust conditions within the site along the site boundary during work likely to generate dust to ensure on-site work is not causing off-site impacts.

Stockpile Management

- Stockpiles of potentially contaminated soil should be placed on hardstand or otherwise on polyethylene sheeting.
- Stockpiles must be banded to prevent runoff of potentially contaminated soil.

- Stockpiles must be stabilised by compacting and contouring to control wind exposure and allow access for the water truck.
- Stockpiles should not exceed the height of the fencing in order to reduce dust and odours spreading to the surrounding environment.
- Stockpiles should be clearly labelled with a unique identification number and a record of the volume and origin of soil to enabling tracking of soils from excavation to final disposal or re-use on site.

Noise and Vibration Control

Remediation works must be carried out in such a way as to minimise disturbance to neighbours and other members of the public. In any event, noise levels are to be maintained below the maximum levels specified in Australian Standard AS 2436 - Guide to noise and vibration control on construction, demolition and maintenance sites, Protection of the *Environment Operations (Noise Control) Regulation 2017* and the EPA's Interim Construction Noise Guideline 2009.

Waste Management

Any soil or other solid material excavated during remediation that is not suitable for re-use on site, or is surplus to site requirements, must be removed from the site as waste. Prior to removal from the site, waste must be classified in accordance with the Waste Classification Guidelines (EPA 2014).

Removal of Underground Storage Tanks

The removal of USTs is to be undertaken in accordance with the requirements of SafeWork NSW, as set out in the Code of Practice - Demolition Work (September 2016) and the Excavation Work Code of Practice (July 2015).

Tank removal is to be conducted in accordance with Australian Standard AS 4976-2008: The removal and disposal of underground petroleum storage tanks.

Any contained fluids are to be removed from the tank, and the tank is to be degassed, prior to removal from the ground.

Attachment D – Operational Requirements for Category 2 remediation

Item 6

Note. Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014 requires a report to be prepared following decommissioning of underground petroleum storage systems.

Unexpected Finds

Where unexpected contamination is discovered during work, all work in that area must stop and a certified contaminated land consultant advised of the find. Work may only re-commence after the certified contaminated land consultant has assessed the land and determined if it requires remediation and if so, how that should be undertaken.

Importation of Fill

Material imported for use as backfill must be:

- VENM (virgin excavated natural material) classified as such in accordance with the Waste Classification Guidelines, Part 1: Classifying Waste (EPA 2014), or
- ENM (excavated natural material) meeting the requirements of the Excavated Natural Material Exemption 2014, and
- compatible with the existing soil characteristics of the site.

Validation

Site Clearance

Following completion and validation of remediation, the remediation site must be cleared of all remediation equipment and materials, and all waste. The site surface should be reinstated to a condition compatible with the proposed end use of the site, and if necessary stabilised in that condition so that it is not subject to damage by erosion.

Reporting and Notification of Completion

At the completion of remediation work, a validation report must be prepared, or reviewed and approved, by a certified contaminated land consultant. The front cover of the validation report is to include the details of the consultant's certification including the logo or seal of the body through which they are accredited.

Archaeology discovered during excavation

If any object of interest due to its age or association with the past is uncovered during the course of the work:

- all work must stop immediately in that area, and
- the Office of Environment and Heritage must be advised of the discovery.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1977* may be required before further work can continue.

Aboriginal objects discovered during excavation

If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- all excavation or disturbance of the area must stop immediately, and
- the person making the discovery must advise the Chief Executive (within the meaning of the *National Parks and Wildlife Act 1974*) of the discovery in accordance with section 89A of that Act.

Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

Attachment 2

Attachment E – Summary of Contaminated Land Planning Guidelines

The Managing Land Contamination: Planning Guidelines (1998) have been updated to reflect legislative changes and new Commonwealth and State government policies as well as the changes proposed to be made by the new SEPP.

These guidelines will be known as the Contaminated Land Planning Guidelines and are currently on exhibition in line with the requirements of section 145C of the EP&A Act.

The key changes proposed to these Guidelines are summarised below.

Guideline structure and content

In comparison with the 1998 Guidelines, the structure has been streamlined and the content significantly updated. The draft Guidelines cover the following topics:

- identifying and evaluating contamination issues, assessing rezoning and development proposals, control of remediation and post-remediation management
- recording and managing contamination and remediation information for future reference, including decisions to prevent future contamination and harm, although the primary emphasis in the Guidelines is on dealing with existing contamination within the planning framework
- appendices providing supplementary information, including guidance on:
 - identifying potentially contaminating past activities, industries and associated chemicals
 - initial evaluation of contamination checklist
 - planning for different types of remediation work
 - conditions of consent for remediation work.

Evaluation and investigation of possible contamination

Section 3 dealing with Investigation, Assessment and Management of Contaminated Land sets out the matters a planning authority should consider at each stage of the investigation and assessment process.

Section 3 of the draft Guidelines describes the progress of the assessment of site contamination through preliminary and detailed site investigations. This section has been amended in line with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013) (ASC NEPM) which is now the core technical

reference document for the assessment of contaminated land in Australia and also State requirements (principally guidelines made or approved by the EPA under the CLM Act).

Section 4 explains the procedures a planning authority should follow when considering contamination in the development assessment and rezoning process. A new checklist for undertaking the initial evaluation has also been included.

The use of suitably qualified and experienced consultants

The new SEPP does not require an audit at any stage of the investigation and remediation process. Many councils require proponents to provide the results of site audits, due to a lack of in-house expertise to assess technical reports on contamination and remediation.

The draft Guidelines place greater emphasis on the use of suitably qualified and experienced consultants and clarify the circumstances in which a formal review is desirable. It also notes that the Environment Protection Authority recognises a number of schemes for certifying contaminated land consultants.

Clarification of the role of Principal Certifying Authorities

The draft Guidelines describe more comprehensively the role of councils and principal certifying authorities when dealing with contaminated land and the site audits.

Section 149 certificates to record information on contaminated land

The draft Guidelines emphasise the importance of accurate information being recorded in section 149 certificates.

The draft Guidelines confirm that section 149 (2) should not be used to indicate that the use of land is restricted due to contamination where:

- land was previously used for a purpose which caused contamination but has been remediated to an extent that no restriction on development for a purpose permissible within the relevant land use zone is now necessary, or
- there is no evidence to suggest that a potentially contaminating activity may have been carried out on the land.

Attachment E – Summary of Contaminated Land Planning Guidelines



Contamination of adjacent land

The draft Guidelines have been updated to address the issue of possible contamination on land near the site of a proposed development where contamination on the near-by land is suspected, but may not have been formally investigated.

Category 1 and 2 Remediation

The guidelines set out the processes for category 1 and 2 remediation work and identify the steps the proposed remediation would be required to follow.

Changes to appendices

A new appendix presents a checklist for the initial evaluation of possible contamination risk. The checklist sets out how to consider previous evidence of contamination, previous investigation and past remediation.

Another appendix to the Guidelines lists activities that may cause contamination (these will also be reproduced in the new SEPP). It is accompanied by a list of the chemicals associated with these activities to assist the evaluation process.

Item 6

Item 6



Attachment 2

Contaminated Land Planning Guidelines

DRAFT



Item 6

Attachment 3

Contents

1. Introduction	3
Purpose and Structure of the Contaminated Land Planning Guidelines	4
Legislative Framework	5
Role of the EPA	5
Role of councils and other planning authorities	6
Role of the Applicant	6
Role of Accredited Site Auditors and Site Auditor Statements	6
Role of Certified Contaminated Land Consultants	7
Advice on the use of Principal Certifying Authorities (PCAs)	7
Liability	7
2. Initial Evaluation by the Planning Authority	9
3. Investigation, Assessment and Management of Contaminated Land	12
Assessment of Site Contamination	13
4. Decision making by the planning authority	19
Strategic Planning and Rezoning	20
Development Control Plans	23
Development Assessment	23
Development Assessment of Remediation Works	25
Staged or deferred commencement consent	28
Part 5 of the EP&A Act	29
5. Record keeping and information management	30
EPA Registers	31
Information to be recorded	31
Notifying restrictions on land use and additional information	31
6. Preventing contamination and minimising risks	34
Appendix	36

Introduction

1

3

1. Introduction

Contaminated land is land on which a substance occurs at concentrations above background levels which causes, or is likely to cause, a risk of harm to human health or the environment.

Contamination is generally the result of past uses or activities on land. It can occur as a result of the improper storage, production or use of petroleum products, improper chemical handling or disposal practices or the placement of contaminated fill on a site. Contamination can also occur when polluted groundwater, dust or hazardous ground gases move from a contaminated site to nearby land.

Contamination can have significant environmental, social and economic consequences including:

- the degradation of soil and water
- the uptake of contaminants by plants and animals
- increased risk of harm to human health and
- restrictions on the development of land.

When carrying out planning functions under the *Environmental Planning and Assessment Act 1979* (EP&A Act), a planning authority must consider the potential for land to be contaminated. If land is contaminated, a planning authority must consider the potential risk of harm to human health and the environment from that contamination. A planning authority must then make decisions as to whether the land should be remediated, or its use restricted.

Purpose and Structure of the Contaminated Land Planning Guidelines

These Contaminated Land Planning Guidelines (Planning Guidelines) have been prepared by the Department of Planning and Environment (DPE) and the Environment Protection Authority (EPA) to assist planning authorities:

- address land contamination issues when dealing with rezoning or development applications
- assess development applications for remediation works.

Although written primarily for planning authorities, particularly local councils, the Guidelines are also relevant to landowners, planning consultants, contaminated land consultants and site auditors, determining authorities for activities under Part 5 of the EP&A Act (that is, those activities not requiring consent but requiring an approval from a public authority) and interested members of the community.

The Planning Guidelines have six sections –

Section 1

- sets out the legislative framework for the management of contaminated land in NSW
- explains the roles of DPE, EPA, planning authorities, applicants, landowners, certified contaminated land consultant and accredited site auditors

Section 2

- provides advice for planning authorities on how to undertake an initial evaluation for the potential for land to be contaminated when a development application or rezoning proposal is received

Section 3

- explains the key processes in investigating and remediating contaminated land in NSW
- highlights the issues that the planning authorities should consider when reviewing documents and reports received at each stage of the process
- provides advice on how certified contaminated land consultant and accredited site auditors can assist planning authorities during investigation and remediation processes

Section 4

- includes information to assist planning authorities respond to information about land contamination and make planning decisions
- describes the notification and information requirements for remediation works that can be undertaken without consent
- provides advice on assessing development applications for remediation works that require consent

Section 5

- provides advice on record keeping and information management

Section 6

- provides advice on preventing contamination and harm.

1. Introduction (cont'd)

Legislative Framework

In NSW, contaminated land is principally managed under the *Contaminated Land Management Act 1997* (CLM Act), the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Remediation of Land State Environmental Planning Policy (Remediation of Land SEPP).

In general terms, the EPA manages land which it has declared to be significantly contaminated land under the CLM Act. Councils and other planning authorities manage land that is less seriously contaminated under the provisions of the EP&A Act and the Remediation of Land SEPP, when land is proposed to be rezoned or developed.

Other legislation which plays a role in the management of contaminated land in NSW includes:

- the Protection of the *Environment Operations Act 1997* (POEO Act) under which councils manage local pollution and illegal dumping incidents
- the regulations made under that POEO Act such as the Protection of the Environment Operations (Waste) Regulation 2014 which regulates the disposal of waste from remediation works
- the *Work Health and Safety Act 2011*, particularly with regard to the management of asbestos in the workplace and management of hazardous chemicals encountered in site remediation operations, such as those from disused underground storage tanks
- the *Water Management Act 2000*, particularly with regard to remediating contaminated groundwater.

Role of the EPA

Manages Significantly Contaminated Land

If the EPA has reason to believe that land is contaminated, and that the contamination is significant enough to warrant regulation, the EPA may declare the land to be significantly contaminated land under the provisions of the CLM Act. There does not have to be a new use proposed on the land for this to occur.

The EPA has powers to issue a management order, or approve a voluntary management proposal, to require the investigation and/or remediation of significantly contaminated land.

The EPA also has powers to order that land that has been the subject of a management order or approved voluntary management proposal be subject to an ongoing maintenance order.

Administers the Site Auditor Scheme

The EPA administers the NSW site auditor scheme under the CLM Act. The purpose of this scheme is to provide a pool of accredited site auditors who can be engaged to independently review the work undertaken by contaminated land consultants.

The scheme improves access to competent technical advice on the investigation and remediation of contaminated land, providing increased certainty in the 'sign off' of contaminated land assessments and remediation plans.

Information about the NSW site auditor scheme and a current list of accredited site auditors is available on the EPA's website.

Maintains Public Records relating to Contaminated Land

The EPA maintains a public record of notices related to contaminated land on its website. The public record includes:

- preliminary investigation orders
- declarations of significantly contaminated land
- a copy of any other order made under Part 3 of the CLM Act, including management orders and ongoing maintenance orders
- approved voluntary management proposals
- site audit statements related to significantly contaminated land.

In addition to the notices on the public record the EPA also maintains a register of NSW contaminated sites notified under section 60 of the CLM Act.

The EPA's public record of notices can be used by planning authorities during the initial evaluation of a site.

1. Introduction (cont'd)

Makes and approves Contaminated Land Guidelines

Under section 105 of the CLM Act, the EPA may make or approve guidelines for purposes connected with the objects of that Act. The EPA maintains access to made or approved guidelines on its website.

Guidelines made or approved by the EPA include the National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013) (ASC NEPM), Guidelines for consultants reporting on Contaminated Sites and Guidelines for the NSW Site Auditor.

Role of councils and other planning authorities

Councils and other planning authorities must consider the potential for land to be contaminated when proposing land use changes (including changes to permitted land uses or through rezoning proposals) and when assessing development applications. The decisions that a planning authority will need to make relate to the planning function being undertaken.

Planning function	Decisions to be made
Preparing a planning proposal for zoning/rezoning, or preparing a state environmental planning policy that will affect a rezoning or otherwise permit a change in land use	Is the land suitable or can it be made suitable for the uses permitted in the new zone?
Preparing a development control plan (DCP)	Are provisions required to identify the need to consider contamination in any assessment, or that a site is known to be contaminated?
Assessing and determining a development application under Part 4, or application under Part 5.1, of the EP&A Act	Is the land suitable, or can and will it be made suitable, for the proposed development?
Modifying a development consent or other approval	Will the proposed modification affect the suitability of the land for existing and future proposed use/s?

Role of the Applicant

Applicants who prepare development applications, or a proposal for the rezoning of the land, are responsible for ensuring that:

- the provisions of the Remediation of Land SEPP and the Contaminated Land Section 117 Direction have been addressed in the documentation provided to the planning authority and
- if land is contaminated or potentially contaminated, an appropriately qualified and experienced environmental consultant undertakes the investigation, assessment, remediation and validation processes.

Applicants who prepare development applications should also consider whether they are required to obtain the Secretary's Environmental Assessment Requirements (SEARs) prior to undertaking the environmental assessment of the proposed development. SEARs are required for local development categorised as designated development by an environmental planning instrument or listed in Schedule 3 of the EP&A Regulation, and for State significant development.

Applicants and landowners should also be aware that section 60 of the CLM Act requires a person whose activities have contaminated land, as well as the landowner, to notify the EPA when they become aware of contamination. Further information is available in the EPA's Guidelines on the Duty to Report Contamination under the *Contaminated Land Management Act 1997*.

Role of Accredited Site Auditors and Site Auditor Statements

Accredited site auditors are highly qualified and experienced contaminated land consultants who are accredited by the EPA under the CLM Act.

Accredited site auditors can be engaged to independently review the work of contaminated land consultants, principally to ensure work has been undertaken in accordance with current regulations and guidelines, and provide a state audit statement. The involvement of an accredited site auditor in overseeing and signing off the work of a contaminated land consultant can provide greater certainty to planning authorities and communities.

The EPA Guidelines for the NSW Site Auditor Scheme includes information about the NSW site auditor scheme and the appointment, role and responsibilities of site auditors. The role of an accredited site auditor is further discussed in Section 3.

1. Introduction (cont'd)

Role of Certified Contaminated Land Consultants

A certified contaminated land consultant (in the context of the investigation, assessment, remediation and validation of contaminated land) is a contaminated land consultant, whose qualifications and experience have been confirmed through a recognised certification scheme to have the necessary competencies to carry out work relating to contaminated land to an appropriate standard.

Certification schemes that are recognised by the EPA as providing a suitable level of accreditation for contaminated land consultants are listed on the EPA's website.

A certified contaminated land consultant, typically engaged by the site owner or applicant, conducts site investigations and assessments, undertakes any necessary remediation and validates the remediation work when it is completed.

A certified contaminated land consultant may be engaged by a planning authority at any time to review the work undertaken by another certified contaminated land consultant.

Planning authorities should be aware that, under the CLM Act, only accredited site auditors can undertake site audits and issue site audit statements.

Advice on the use of Principal Certifying Authorities (PCAs)

PCAs are professionals accredited by the Building Professionals Board (accredited certifiers). PCAs, depending on their accreditation, can issue Part 4A certificates under the EP&A Act. Part 4A certificates include:

- subdivision certificates
- occupation certificates
- construction certificates, which certifies that plans for construction have been carried out in accordance with development consents and the Building Code of Australia
- compliance certificates, which certify that work complies with particular plans, conditions and standards.

PCAs, unless they have dual accreditation, are not certified contaminated land consultants in relation to the investigation, assessment, remediation and validation of contaminated land, and must not review or approve contamination reports. Planning authorities must ensure that conditions of development consent require a certified contaminated land consultant, not a PCA, to review or approve contamination reports.

Under the EP&A Regulation, a certifying authority, including a PCA, must not issue a construction certificate unless it is satisfied that all conditions of development consent have been met. If a condition of development consent requires a site audit statement certifying the site is suitable for the proposed land use to be provided, a certifying authority must not issue a construction certificate until a site audit statement has been provided by an accredited site auditor.

There may be circumstances where a site audit statement stating a site is suitable for the proposed use cannot be issued until construction has begun. For example, the site may not be suitable for the proposed use until certain areas have been capped during the construction of a building. In these circumstances, the site auditor could issue a site audit statement stating the site can be made suitable subject to the implementation of certain actions.

Liability

Under Part 7A of the EP&A Act, a planning authority does not incur liability in respect of anything it does in good faith in carrying out a planning function (set out in section 145B (2) of the EP&A Act) in so far as it relates to contaminated land or potentially contaminated land or to the nature or extent of contamination.

A planning authority, in relation to a function specified in section 145B, means:

- (a) in the case of a function relating to a development application—the consent authority (or a person or body taken to be a consent authority), and
- (a1) in the case of a function relating to an application for a complying development certificate—the council or accredited certifier to whom the application is made, and
- (b) in the case of any other function—the public authority or other person responsible for exercising the function.

Section 145B also extends the exemption from liability to councillors, employees of planning authorities, public servants and anyone acting under the direction of a planning authority.



1. Introduction (cont'd)

A planning authority is taken to have acted in good faith if has acted substantially in accordance with the contaminated land planning guidelines in force under Part 7A (section 145B (3)).

The planning functions covered by the EP&A Act's statutory protection relevant to contaminated land are:

- (a) the preparation or making of an environmental planning instrument, including a planning proposal for the proposed environmental planning instrument
- (b) the preparation or making of a development control plan
- (c) the processing and determination of a development application and any application under Part 3A or Part 5.1
- (d) the modification of development consent
- (d1) the processing and determination of an application for a complying development certificate
- (e) the furnishing of advice in a certificate under section 149
- (f) anything incidental or ancillary to the carrying out of any function listed in paragraphs (a)–(e).

Initial Evaluation by the Planning Authority

2

9

Item 6

Attachment 3

2. Initial Evaluation by the Planning Authority

Introduction

This section of the Planning Guidelines provides advice to the planning authority on how to undertake an initial evaluation.

Planning authorities are required to consider the potential for land to be contaminated, and the impacts of that contamination on the suitability of the land for proposed uses, by:

- the Remediation of Land SEPP when determining development applications and
- a Ministerial Section 117 Direction when preparing environmental planning instruments.

It is therefore important that planning authorities undertake an initial evaluation by considering, as early as possible in the planning process and preferably as soon as an application is received, whether contamination is an issue and whether it has sufficient information to carry out its planning functions.

Initial Evaluation

As contamination is often linked to past uses of land and is more likely to have occurred when land is or was used or zoned for industrial, agricultural, defence or some commercial purposes (such as service stations or dry cleaners), an initial evaluation usually includes consideration of information such as:

- current and previous use of the land (see Appendix 1) for potentially contaminating activities, industries and chemicals
- current zone and the permissible uses in that zone
- previous zones and permissible uses in those zones
- history of development applications and approvals for the site
- property records for the site
- information provided by the applicant
- information on whether the land has been previously remediated
- notices on the EPA's contaminated land public record
- EPA's list of sites notified under section 60 of the CLM Act.

Information provided by the owner or proponent should be checked against information held by the planning authority on the subject land and, if available, adjoining properties. An inspection of the site and the land uses in its vicinity may also provide valuable information during the initial evaluation.

Appendix 2 includes a checklist which may assist planning authorities in undertaking this initial evaluation.

If an initial evaluation reveals that contamination is, or may be, present on a site and the planning authority considers it does not have sufficient information to undertake its planning functions, the planning authority should require the applicant to provide further information on the potential for site contamination or undertake an assessment of site contamination.

The initial evaluation includes consideration of whether the specific requirements of the Contaminated Land s117 Direction (in the case of proposed changes in land use) and the requirements of the Remediation of Land SEPP (for development proposals) have been addressed.

Planning authorities must ensure that the process of how the initial evaluation was undertaken, and its findings, are appropriately documented.

Contamination on nearby land

In undertaking an initial evaluation, a planning authority should consider whether there is any known or potential contamination on nearby or neighbouring properties, or in nearby groundwater, and whether that contamination needs to be considered in the assessment and decision-making process. This should include consideration of whether the subject land is adjacent to a site on the EPA's list of notified sites or a site on the EPA's public register.

When a planning authority knows or suspects that nearby land or water is contaminated, it will need to review any available information on that land and assess the impact of the nearby contamination on the suitability of the subject land for the proposed uses.

If the planning authority knows that contamination of nearby land is present but has not yet been investigated, it may require further information from the applicant to demonstrate that the contamination on nearby land will not adversely affect the subject land having regard to the proposed use.

2. Initial Evaluation by the Planning Authority (cont'd)

A planning authority should also consider the potential for situations where land nearby to the subject land is known to be contaminated does not pose a present risk, but the proposed use of the subject land may result in a risk occurring.

This situation may arise in relation to marine sediments contaminated by past industrial activities or polluted water, which do not present a risk while they remain undisturbed but may be disturbed by development on the foreshore which has the potential to disturb the sediments and pose an increased risk to human health or the environment.

Previously remediated land

If the subject land has been previously investigated or remediated, a planning authority may not need to undertake an initial evaluation, as there may be information available (such as a preliminary site investigation, a detailed site investigation, a validation of remediation works or a site audit statement) that is sufficient to satisfy the planning authority the remediated site is suitable for the proposed use or uses.

When considering and determining development applications on previously remediated land, planning authorities should consider the need for ongoing management of the residual contamination, potentially through a condition of development consent that requires the preparation and implementation of an environmental management plan (see Section 3).

When preparing a plan or rezoning proposal that changes the uses permitted on previously remediated land, planning authorities should ensure appropriate provisions relating to the ongoing management of the residual contamination are included in the plan or environmental planning instrument.

Where no contamination is suspected, or none is identified

Having undertaken an initial evaluation, if a planning authority is satisfied that contamination is unlikely to be an issue and is satisfied it has sufficient information to make this decision, then the planning authority should record this decision and planning process should proceed as usual.

Item 6

Investigation, Assessment and Management of Contaminated Land

3

12

Attachment 3

3. Investigation, Assessment and Management of Contaminated Land

Introduction

This section of the Planning Guidelines explains how contaminated land is investigated, assessed and managed in NSW. It includes:

- a description of how these processes are undertaken by consultants
- a description of the documents and reports provided to the planning authority and
- the key issues that planning authorities should consider when reviewing those documents and reports.

As described in Section 2, planning authorities should undertake an initial evaluation for the potential for land to be contaminated for development application or rezoning proposals at an early stage of any planning process. The availability of documents relating to the potential for the land to be contaminated will vary depending on the circumstances.

For example, in circumstances where the applicant or landowner knows the subject land is contaminated, some investigation and assessment processes may be completed before the development application or rezoning proposal is submitted. In these circumstances, documents relating to the investigation and management of the contamination will be submitted to the planning authority with the application.

In other circumstances, an initial evaluation will result in the planning authority deciding it does not have sufficient information about the potential for the subject land to be contaminated and requiring the applicant to provide a preliminary site investigation.

Table 1 shows the documents that may be provided to the planning authority following the various stages of the investigation and assessment process.

Process undertaken by the applicant or landowner	Documents provided to the planning authority
Assessment of site contamination which may include a – <ul style="list-style-type: none"> • preliminary site investigation • detailed site investigation 	Preliminary Site Investigation Report Detailed Site Investigation Report <i>Note: The potential for contamination may also be addressed as part of a Land Capability Study, particularly if the planning process is a high-level strategic process covering a large parcel of land</i>
Preparation of Remediation Plan	Remediation Plan
Remediation and Validation	Notice of Completion of Remediation Works Validation Report
Ongoing monitoring and management	Environmental Management Plan (EMP)

Table 1 - Investigation, Assessment and Management Stages

Assessment of Site Contamination

Assessments of site contamination should be undertaken in accordance with the Commonwealth guidelines for the assessment of site contamination and other guidelines made or adopted by the EPA under section 105 of the CLM Act.

Commonwealth Guidelines

The National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013) (ASC NEPM) was made by the National Environment Protection Council with the aim of establishing a nationally consistent approach to the assessment of site contamination by regulators, site assessors, auditors, landowners and developers.

It is the core technical reference document for undertaking an assessment of site contamination in Australia.

3. Investigation, Assessment and Management of Contaminated Land (cont'd)

Schedule A of the ASC NEPM includes a recommended process for the assessment of site contamination and schedule B includes a suite of technical guidelines. Both Schedules are available for download from the National Environment Protection Council (NEPC) website. The ASC NEPM Toolbox is also available on NEPC's website and includes calculators, spreadsheets and other supporting material.

Risk-based Assessment Approach

The ASC NEPM recommends a tiered risk-based assessment approach to the investigation of contaminated sites. The flowchart in Schedule A shows the relationship between the tiered risk-based assessment process and the established contaminated land reporting stages of preliminary site investigation, detailed site investigation, remediation, validation and management.

The development of a conceptual site model (CSM) is an important part of the ASC NEPM's risk-based assessment approach and provides the framework for identifying how the site became contaminated and how exposure to contamination may occur in the present or the future.

The CSM is developed in the first stage of site assessment and revised throughout the investigation process as more detailed information on the site and the nature of contamination becomes available. The CSM identifies risks to human health and environment, as well as uncertainties in information that need to be addressed through further assessment. The CSM is refined until there is sufficient information and understanding of the site to propose an approach to remediating the land or an approach to managing identified risks.

Preliminary site investigation

The principal aim of a preliminary site investigation is to identify any past or present potentially contaminating activities and to provide a preliminary assessment of the extent and nature of site contamination if it exists. It typically includes a detailed appraisal of the site history and may include some initial site sampling.

The preliminary site investigation report should be undertaken or approved by a certified contaminated land consultant.

If there is sufficient information in the preliminary site investigation to satisfy the planning authority that the site is suitable for the proposed use, the planning process should proceed in the normal way.

Issues for planning authorities to consider when reviewing the findings of a preliminary site investigation site investigation and risk assessments

Is the information about the site's history adequate?

- Are the descriptions of activities on the site detailed enough to identify whether any uses listed in Appendix 1 were carried out on the site?
- Are there any gaps in the history that may conceal a use listed in Appendix 1 from being identified?
- Are the sources of information reliable?
- Is the information verifiable?

If the site history suggests that the site is unlikely to be contaminated but there are gaps in the history and potentially contaminating uses were possible due to the land zoning, has limited site sampling been undertaken?

Has the preliminary site investigation been undertaken or approved by a certified contaminated land consultant in accordance with relevant EPA guidelines made or approved under section 105 the CLM Act, including the ASC NEPM?

Has consideration been given to the human health exposure pathways, ecological risks and risks to groundwater?

3. Investigation, Assessment and Management of Contaminated Land (cont'd)

Detailed Site Investigation

A detailed site investigation is required when the results of the preliminary site investigation indicate that contamination is present, or is likely to be present, and the information available is insufficient for planning authorities to make planning decisions or to allow site management strategies to be devised.

Detailed site investigations are undertaken to:

- define the nature, extent and degree of contamination
- assess the potential risk posed by contaminants to human health and the environment by considering the likelihood of exposure to contaminants of concern and the potential effect of such exposure and
- obtain sufficient information for the development of a remediation plan (if necessary).

A detailed site investigation should be undertaken or approved by a certified contaminated land consultant.

A detailed site investigation may include up to three tiers of assessment. The initial Tier 1 assessment generally includes a comparison of known site data with generic risk-based guidance levels for contaminants. When levels of contaminants exceed Tier 1 guidance levels or if there are unresolved uncertainties identified in the Tier 1 assessment the risk assessment progresses from Tier 1 to Tier 2.

Tier 2 assessments include a site-specific risk assessment and the development of site-specific criteria. A Tier 3 assessment may follow where exceedance of Tier 2 site-specific target levels is judged to represent a potentially unacceptable risk to human health and/or the environment. Tier 3 assessments generally require additional site investigation and assessment to reduce uncertainties. Tier 2 assessments include a site-specific risk assessment and the development of site-specific criteria. If there is sufficient information in the detailed site investigation to satisfy the planning authority that the site is suitable for the proposed use, the planning process should proceed in the normal way. If the levels of contamination need to be remediated in order for the site to be suitable for the proposed use, remediation works will be required.

Issues for planning authorities to consider when reviewing the findings of a detailed site investigation and risk assessments when reviewing a remediation plan

Has the detailed site investigation been undertaken or approved by a certified contaminated land consultant in accordance with relevant EPA guidelines made or approved under section 105 the CLM Act, including the ASC NEPM?

Is the sampling program that has been undertaken by the certified contaminated land consultant adequate to identify all contaminants of potential concern and the extent of any contamination on the site?

Have appropriate thresholds and criteria been used for the assessment in accordance with the ASC NEPM?

Remediation

The Remediation of Land SEPP sets out the classes of remediation works that require development consent (Category 1 works) and the classes of remediation works that may be undertaken without development consent (Category 2 works).

A remediation plan prepared or approved by a certified contaminated land consultant is required for both Category 1 and Category 2 remediation works. Remediation plans should be fit for purpose, with the level of detail in the plan responding to the scale, complexity and risks of the proposed remediation works. Remediation plans should be prepared in accordance with current EPA guidelines.

The minimum requirements for a remediation plan for Category 2 works are set out in the Remediation of Land SEPP. In submitting the notification of Category 2 remediation works to a planning authority, the Remediation of Land SEPP requires a certified contaminated land consultant to certify that the works are not Category 1 works.

3. Investigation, Assessment and Management of Contaminated Land (cont'd)

A remediation plan is based on the information from the assessment of site contamination (that is, the preliminary and detailed site investigations) having regard to the proposed use of the site. It should:

- set remediation goals that ensure the remediated site will be suitable for the proposed use and will not pose an unacceptable risk to human health or to the environment
- document in detail all procedures and plans to be implemented to reduce risks to acceptable levels for the proposed use
- include a site management plan that sets out the environmental safeguards required to complete the remediation in an environmentally acceptable manner and
- identify and include proof of the necessary approvals and licences required by regulatory authorities.

Issues for planning authorities to consider when reviewing a remediation plan

Is the remediation plan appropriate in response to the nature and extent of the contamination identified, and the associated risks given the proposed land use?

Can the site be appropriately remediated? Consider the remediation plan and any statement by the applicant's certified contaminated land consultant that remediation is practical.

Are the proposed clean-up criteria appropriate for the future use of the site, considering possible human health and environmental impacts?

Are the proposed plans for managing the environmental impacts associated with undertaking the remediation work acceptable? For example, does the remediation plan include appropriate soil and water management and monitoring measures, a workplace health and safety plan, a community engagement plan or a contingency plan?

Is the proposed remediation likely to require a post-remediation environmental management plan (EMP) requiring legal enforcement by the planning authority or the EPA? For more information, refer to EPA guidelines on preparing and implementing remediation plans and EMPs.

Validation

The Remediation of Land SEPP requires a notice of completion to be prepared or approved by a certified contaminated land consultant for all remediation works. The notice of completion must include a validation that states whether the clean-up objectives have been achieved and whether any further remediation work or restrictions on land use are required.

The validation must describe the works carried out and observations made during the work. It must assess the results of post-remediation observations, testing and outcomes against the clean-up criteria stated in the remediation plan. Where the targets have not been achieved, reasons for this must be stated and additional site work proposed to ensure the original objectives will be achieved.

The validation should also include information confirming that the remediation works have complied with relevant conditions of all licences, approvals and development consents, and confirm that any contaminated soil or other material that has been removed from the site has been managed in accordance with the requirements of the *Protection of the Environment (Waste) Regulation 2014*.

Environmental Management Plans (EMP)

Where full remediation of a contaminated site is not feasible or reasonable, a planning authority should consider whether to require the applicant to prepare and implement an Environmental Management Plan (EMP).

An EMP should set out how the residual contamination on a site will be managed and monitored following the approval of a development application for remediation work or another land use.

An EMP may be prepared and submitted during the assessment process, so it can be considered by the consent authority during the determination of a development application. It may also be required as a condition of consent.

3. Investigation, Assessment and Management of Contaminated Land (cont'd)

EMPs are typically required when planning authorities have reasonable confidence that the potential impacts of residual contamination on human health and the environment can be avoided by implementing known operational or technical approaches

An EMP may be appropriate when:

- complete remediation of a certain area of land is not practicable (for example, when low levels of contamination remain under a concrete slab following the development of a site)
- it is proposed that contaminants be capped or contained on-site or
- remediation is likely to cause a greater adverse impact than would occur if the site was left undisturbed.

An EMP should be a stand-alone, fit for purpose document that can be easily understood by future landowners, users, regulators and the community. Generally, an EMP should be prepared or approved by a certified contaminated land consultant or accredited site auditor.

An EMP should:

- state the objectives of the plan
- include a list, and advice on how to access, any relevant site investigations, assessments of site contamination, remediation plans, site audit statements or validations
- describe the remediation work that has been completed
- describe the nature and extent of residual contamination
- specify the performance criteria for residual contamination, ensuring the criteria are specific and measurable, with clear timeframes
- include information on how residual contamination will be managed
- include information on how residual contamination will be monitored and reported on
- describe the actions that will be undertaken if the criteria are exceeded and
- include information on who is responsible for the implementation of the plan and how, when and by who it will be reviewed.

Planning authorities should consider whether the EMP should be prepared and submitted to the planning authority for approval prior to its implementation and how compliance with the EMP will be achieved.

Planning authorities should also be aware that the EPA may require the preparation and implementation of an EMP under notices issued under the provisions of the CLM Act.

Issues for planning authorities to consider when reviewing an EMP required by a condition of development consent

Has the nature and extent of the residual contamination been appropriately and fully described?

Are the proposed management and monitoring strategies adequate and in accordance with relevant guidelines made or approved by the EPA under section 105 of the CLM Act?

When implemented, will the actions proposed in the EMP provide protection to human health and the environment?

Who will be responsible for the implementation the EMP?

Does the EMP include appropriate reporting mechanisms?

How will the EMP be recorded in the planning authority's records?

3. Investigation, Assessment and Management of Contaminated Land (cont'd)

Independent Reviews and Site Audits

The assessment of site contamination, remediation and validation and the preparation of related reports is typically undertaken or approved by a certified contaminated land consultant.

In some circumstances, a planning authority may decide to engage another certified contaminated land consultant, or an accredited site auditor, to independently review the work of a contaminated land consultant.

The Remediation of Land SEPP does not specify the circumstances when an independent review by a certified contaminated land consultant or a site audit is required, but generally, these are only necessary when:

- the planning authority believes on reasonable grounds that the information provided by an applicant is incorrect or incomplete
- the contamination and/or remediation issues are complex and the planning authority does not have the internal resources to conduct its own technical review
- the planning authority requires additional certainty that a site can be made suitable for a particular use or uses if remediated in accordance with a remediation plan.

In most cases, provided there is reasonable evidence that work has been undertaken in accordance with relevant EPA guidelines, a planning authority should be able to rely on the findings of investigation and assessments undertaken or approved by a certified contaminated land consultant.

In some circumstances, a site audit is required by law. These site audits are known as statutory site audits and may be required to secure compliance with a requirement of the CLM Act. Site audit statements are statutory documents and only site auditors accredited by the EPA can issue site audit statements.

The purpose of the site audit statement is to outline the findings of a site audit. The site audit statement will be accompanied by a site audit report which contains the information, discussion and rationale that support its conclusions.

The EPA guidelines for the NSW Site Auditor Scheme sets out the obligations of site auditors in conducting a site audit and the administrative framework supporting the site auditor scheme.

Decision making by the planning authority

4

19

Item 6

Attachment 3

4. Decision making by the planning authority

Introduction

This section of the Planning Guidelines includes information to assist planning authorities make decisions in response to information received about the investigation, assessment and management of land contamination.

Key Principles

- consider the potential for land contamination as early as possible
- make evidence-based decisions
- ensure that changes of land use do not increase risks to human health and the environment
- encourage the remediation of contaminated land
- maintain records on land use, land contamination and remediation works to provide the community with information and support future decisions
- exercise statutory planning functions with a reasonable standard of care.

When undertaking a planning function, the planning authority must ensure that planning decisions are based on adequate and appropriate information relating to the contamination or potential contamination of the land.

Changes of use on contaminated or potentially contaminated land should only proceed if the planning authority is satisfied that:

- the land is suitable for the proposed use or
- the land can be remediated to a level that would make it suitable for the proposed use or
- for development applications, conditions of consent will ensure that the subject land is remediated to make it suitable for its proposed use prior to commencement of that use

Strategic Planning and Rezoning

A planning authority should always consider the potential for land to be contaminated when changes to existing permissible land uses are proposed, regardless of whether it is undertaking a high level strategic planning exercise covering a large area or a smaller site-specific rezoning of a small parcel of land.

In some instances, for example when considering land use changes over large areas of former rural land, it may be difficult for a planning authority to be satisfied at an early stage of the planning process that every part of the land will be suitable for the proposed use. In these instances, the potential for contamination should be considered and planning controls put in place to ensure that further investigations are undertaken as required.

For areas or precincts identified by government for targeted urban growth, a high-level assessment for the potential for contamination should be undertaken to inform the structure planning process. These high-level assessments can lead to the following outcomes:

1. based on an initial evaluation of available information, significant contamination is unlikely
2. contamination or potential contamination is suspected in certain areas, but appropriate provisions have been put in place in an environmental planning instrument or development control plan to ensure that:
 - (a) contaminated or potentially contaminated land is identified
 - (b) contaminated or potentially contaminated land will be further investigated before land use changes occur
 - (c) contaminated land will be remediated to ensure it is suitable for its proposed use.

Planning Proposals – Contaminated Land Section 117 Direction

In accordance with the Contaminated Land Section 117 Direction (s117 Direction), councils must consider the potential for land to be contaminated when preparing planning proposals for rezoning, including when preparing planning proposals for which council is the applicant.

4. Decision making by the planning authority

The s117 direction also requires that a planning proposal to rezone land must be accompanied by a preliminary site investigation or detailed site investigation when:

- land is significantly contaminated land within the meaning of the CLM Act
- an activity listed in the SEPP (as reproduced in Table 1 in Appendix 1) is being carried out on the land and is potentially causing contamination
- records show that a potentially contaminating activity has been carried out on the land
- there are incomplete records about the use of the land and during the periods not covered by those records, it would have been lawful to carry out a potentially contaminating activity and
- the proposed rezoning, or proposed change to planning controls, would allow the land to be used for residential, educational, recreational or child care purposes, or for the purposes of a hospital.

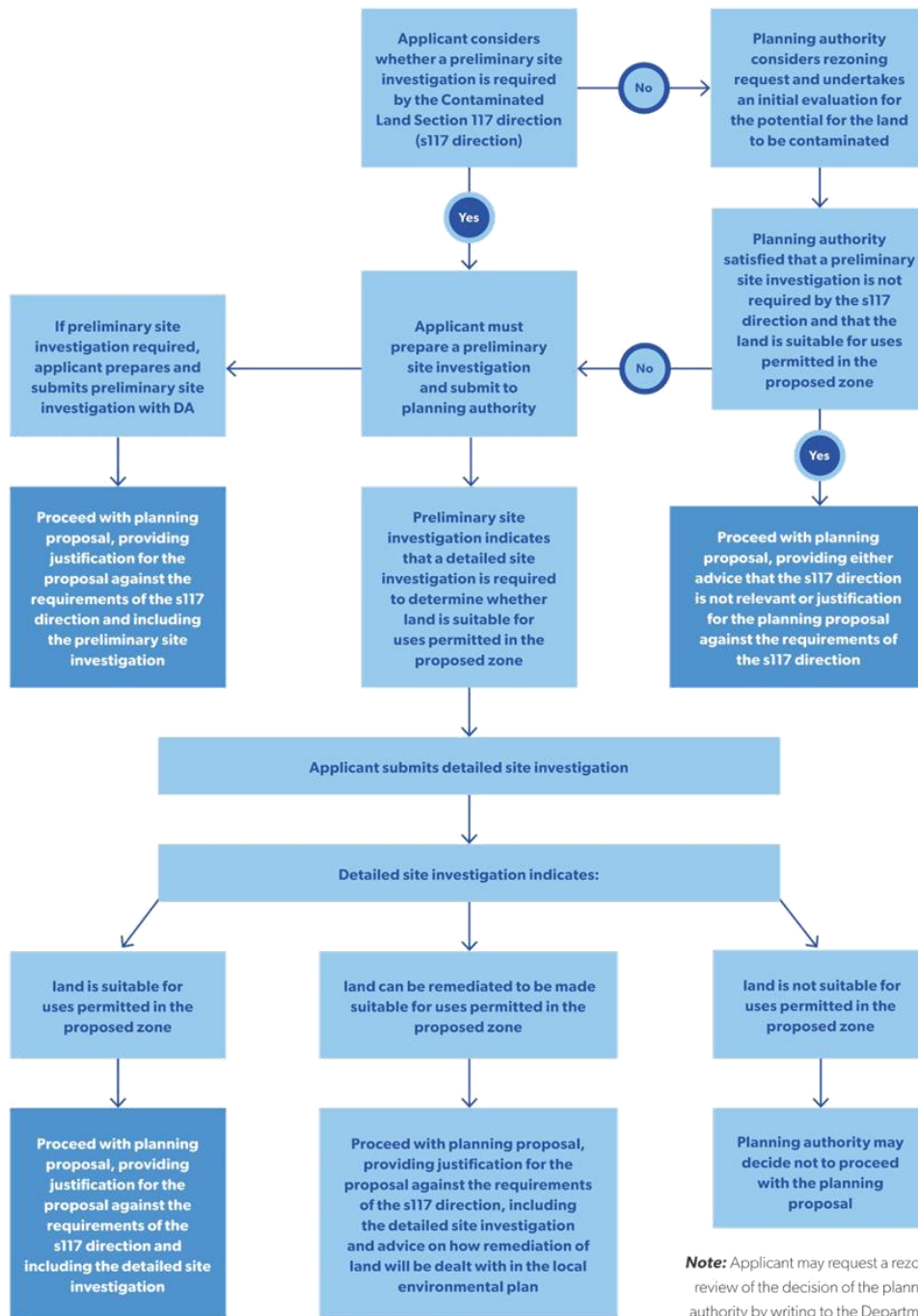
Possible responses in planning instruments to contamination issues

In circumstances where remediation is required to make contaminated land suitable for particular uses, a planning authority should consider using provisions in the environmental planning instrument to ensure the contaminated land is remediated before these uses occur.

If an investigation indicates that contamination makes the land unsuitable for some uses and remediation is not appropriate or possible, either the proposal for rezoning should not proceed or the range of permissible uses should be restricted in the relevant environmental planning instrument.

4. Decision making by the planning authority (cont'd)

Figure 1: Considering contamination issues in the planning proposal and rezoning process



4. Decision making by the planning authority (cont'd)

Development Control Plans

A development control plan (DCP) is a document that provides additional, usually more detailed, planning and design guidelines to support the planning controls in a LEP.

When preparing a DCP, planning authorities should consider whether the land the DCP applies to is contaminated or potentially contaminated.

If land is contaminated or potentially contaminated, a DCP may require that certain land is further investigated or remediated before it can be used for certain uses. A DCP may also include provisions placing restrictions on the use of contaminated land.

Development Assessment

When determining a development application for any use, a planning authority should consider whether the land is contaminated or potentially contaminated. For most applications, contamination won't be an issue.

However, the Remediation of Land SEPP requires a consent authority to not grant consent to development unless:

- it has considered whether the land is contaminated, and
- if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be made suitable following remediation) for the purpose for which development is proposed to be carried out, and
- if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Therefore, as set out in Section 2, a planning authority should undertake an initial evaluation of potential for land to be contaminated for every development application.

When the application is being determined, Section 79C of the EP&A Act requires consent authorities to consider the suitability of the site for the development. If land is contaminated, a consent authority should specifically consider the risk to human health and the environment from the contamination, including during any remediation works.

The relevance of contamination to a decision on a development application will vary depending on the uses specified in the application and the risk associated with those uses. Where contaminated land has been remediated, planning authorities must ensure that any residual contamination is appropriately managed to permit the proposed new land use. This is particularly important when there is on-site encapsulation of contaminated material.

Under the Remediation of Land SEPP, a preliminary site investigation and, if required, detailed site investigation, must be provided to the planning authority for its consideration when determining a development application on contaminated or potentially contaminated land.

Contaminated or potentially contaminated land includes:

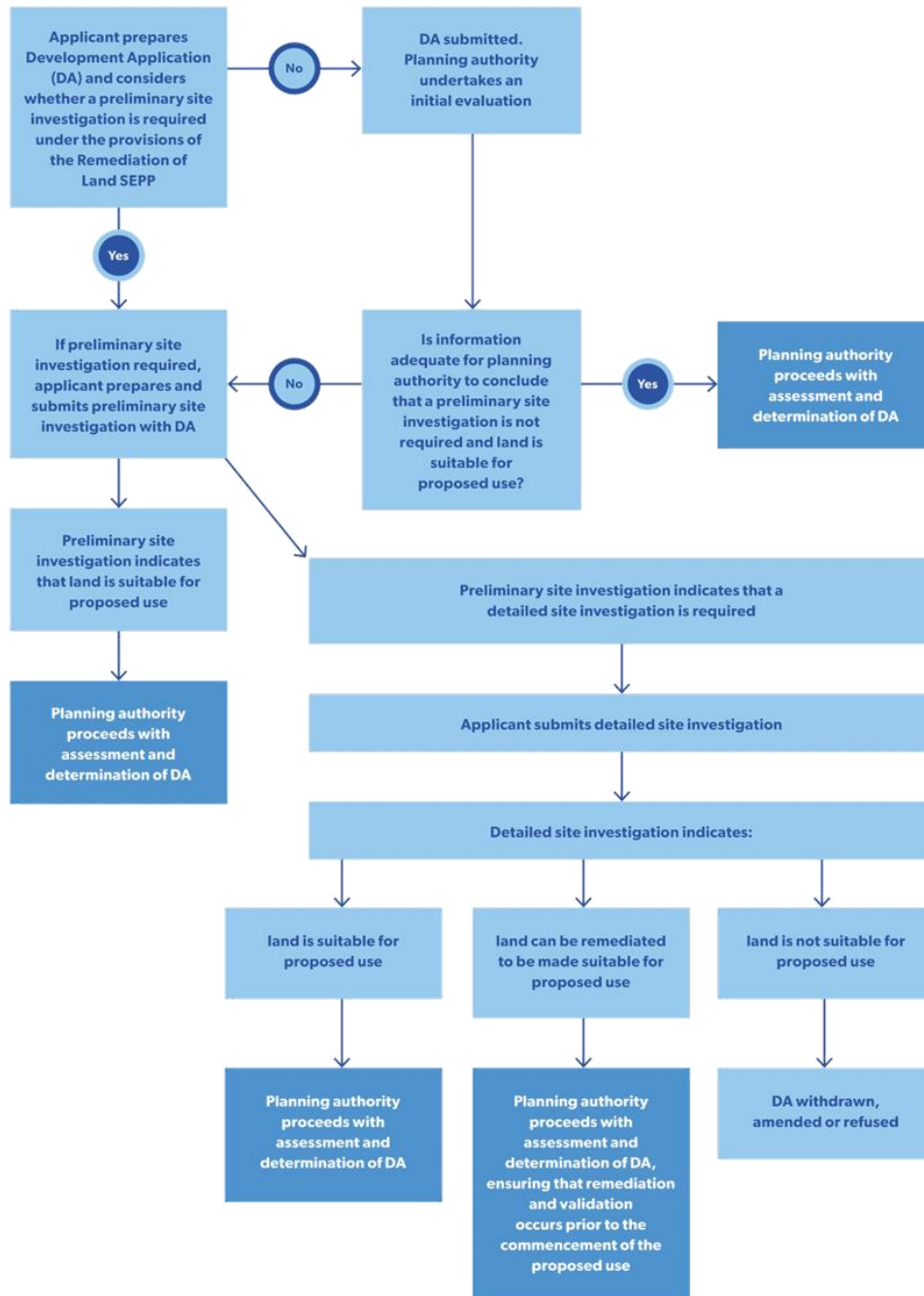
- Significantly contaminated land within the meaning of the CLM Act
- Land that the consent authority knows is contaminated
- Land on which development that may have caused contamination of land has been carried out or may have been carried out (as listed in a schedule to the SEPP)
- Land on which development for residential, educational, recreational, child care purposes or a hospital is proposed and for which there is incomplete knowledge about whether development that may have caused contamination has been carried out
- Land on which development of a kind that the consent authority knows causes, or is likely to cause, contamination has been carried out.

In addition, if a planning authority has any other reasonable grounds to believe the land is contaminated or potentially contaminated, it should require the applicant to provide information, including a preliminary site investigation if necessary, to enable the planning authority to consider the suitability of the site for the proposed development under section 79C of the EP&A Act.

The four-stage investigation, evaluation and management process detailed in Section 3 occurs throughout the assessment and determination process for a development application. The general process for considering contamination issues is shown on Figure 2.

4. Decision making by the planning authority (cont'd)

Figure 2: Considering contamination issues in the development assessment process



4. Decision making by the planning authority (cont'd)

Development Assessment of Remediation Works

The Remediation of Land SEPP establishes the planning framework for the remediation of contaminated land in NSW. It makes the remediation of contaminated land permissible throughout the State and ensures that development consent is required for remediation works that have the potential for significant environmental impacts.

As a general rule, remediation of contaminated land should be encouraged as it can improve the quality of the environment, reduce risks to human health and restore land to productive use. However, remediation works have the potential for environmental impacts and planning authorities must ensure these impacts are adequately identified, mitigated and managed.

The Remediation of Land SEPP divides remediation works into two categories – either Category 1 remediation work which requires development consent and Category 2 which may be carried out without development consent.

Category 1 remediation works

Category 1 remediation works may only be undertaken with development consent. The list of works in this category reflects the need for development assessment based on the scale, risk and complexity of the proposed remediation work. Category 1 also includes any remediation work undertaken on environmentally sensitive land and remediation that is designated development.

Category 2 remediation works

Category 2 remediation work does not require development consent and includes any remediation not specified as Category 1. Category 2 remediation work is proposed to encompass remediation work that is technically straightforward, moderate in scale and can be reasonably expected to have a low impact on the environment and community.

The Remediation of Land SEPP requires that councils be notified 30 days before Category 2 remediation works commence (or the day before, in the case of emergency work subject to a management order under the CLM Act).

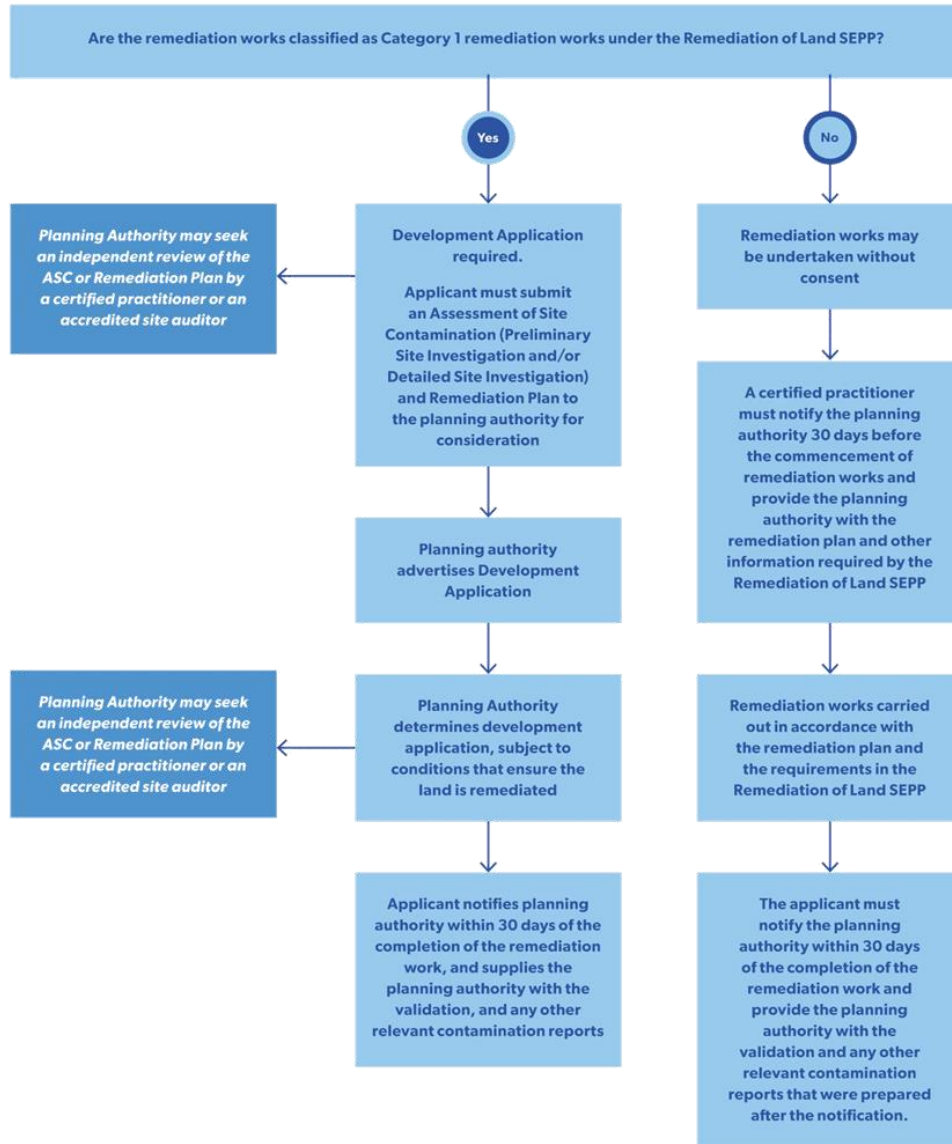
The notification to council must be accompanied by a certification from a certified contaminated land consultant stating that, having regard to the provisions of the Remediation of the Land SEPP, the proposed remediation is a Category 2 remediation.

The Category 2 remediation works notification must provide the following information:

- property description and street address of the land on which remediation work is to be carried out
- locality map or plan that shows the location of the land
- site plan drawn to scale that clearly shows the area of contaminated land proposed to be remediated
- name and contact information of the person submitting the proposal and responsible for carrying out the remediation
- brief description of the nature and extent of the contamination that it is proposed to remediate
- remediation plan that includes a description of the remediation method, the procedures for treatment or disposal of materials generated during remediation, the validation sampling and analysis required to demonstrate that remediation has been successful, backfill and/or reinstatement of the site following remediation
- any assessments of site contamination (preliminary site investigation or detailed site investigation) that have been prepared
- date when remediation is expected to commence
- expected duration of remediation works.

4. Decision making by the planning authority (cont'd)

Figure 3: Process for dealing with Category 1 and Category 2 Remediation Works



4. Decision making by the planning authority (cont'd)

Options for the Planning Authority if it does not agree the Remediation Works are Category 2

If a planning authority receives notification of Category 2 remediation works that it believes is Category 1 remediation work, it should advise the notifier as soon as possible that a development application is required. Section 76A (1) of the EP&A Act provides that development may not proceed except with development consent if an environmental planning instrument so provides.

Should the remediation work commence, a council may intervene to restrain any breaches of the EP&A Act or POEO Act.

Remediation Works on Significantly Contaminated Land

Under the CLM Act, the EPA may regulate site contamination if it believes the contamination is significant enough to warrant regulation. There does not have to be a new use proposed on the land for this to occur. The EPA may declare the site to be significantly contaminated land and issue a management order or approve a voluntary management proposal to require investigation and/or remediation of a site. The management order or approved voluntary management proposal may also specify whether the work is to be audited by an accredited site auditor.

Under State Environmental Planning Policy (State and Regional Development) 2011, where the proposed remediation work on significantly contaminated land is category 1 remediation work, the work is State significant development if it is to be carried under a management order that requires:

- (a) the taking of action of the kind referred to in section 16 (d) or (g) of the CLM Act, or
- (b) the preparation of a plan of management that provides for the taking of any such action.

Assessing remediation work that is associated with a development application for another use

If proposed remediation work requires consent under the Remediation of Land SEPP (Category 1 remediation work) the applicant may include details of the proposed remediation work as part of the development application for the use of the land, or provide a separate development application for the remediation work.

If the remediation does not require consent under the Remediation of Land SEPP (Category 2 remediation work), the planning authority should impose conditions of consent to require remediation and validation either before other work commences or before occupation of the site. Alternately, a deferred commencement consent for the use could be issued requiring remediation to be carried out and validated before other work commences. Standard requirements for carrying out Category 2 remediation work will apply. A deferred commencement consent should only be considered if the consent authority is satisfied that remediation is feasible and the land will be suitable for its proposed use following remediation.

Information on contamination may be used to locate uses or structures within a site to minimise risk; and to place controls on construction methods, operation, and environmental management.

If investigations find that contamination makes the land unsuitable for the proposed use and either the land may not be appropriately remediated or the applicant does not wish to remediate, the proposal may be modified to a use suitable without remediation. Alternatively, the application may be withdrawn or refused.

Assessing Category 1 remediation works

The environmental impact of remediation work should be assessed like any other development proposal but with the additional consideration of the consequences of not carrying out the work against the environmental impacts of carrying out the work. Both the applicant and the consent authority need to consider how the work will contribute to a net improvement in environmental quality, reduce risks to human health or promote the economic use and development of the land.

Planning justification is required to refuse a development application for remediation work. The Remediation of Land SEPP requires a consent authority to consider whether there would be a more significant risk of harm to human health or the environment from carrying out the work than there would be from the use of the land in the absence of the work for any purpose for which it may be lawfully used. The consent authority should consider seeking advice from a certified contaminated land consultant or an accredited site auditor in determining the risk.

4. Decision making by the planning authority (cont'd)

Issues to consider when determining a development application for Category 1 remediation work

When determining a development application for Category 1 remediation work, in addition to considering the relevant section 79C matters, a consent authority should also consider the following matters, when relevant:

- the potential impacts of the proposed remediation work on the environment
- the potential impacts of the proposed remediation work on the health and amenity of nearby residents, particularly having regard to noise, odour, traffic and air quality impacts
- whether the environmental assessments submitted with the development application, such as the noise impact assessment, the air quality assessment and the surface and groundwater impact assessment, adequately identify and propose measures to avoid, minimise and mitigate the environmental impacts of the proposed remediation work
- whether an operational plan for carrying out the remediation work, that details the measures proposed to protect the environment, and the health and amenity of nearby residents, should be required
- whether the remediation work will be supervised by an appropriately qualified and experienced person
- the adequacy of proposed monitoring and reporting mechanisms
- the adequacy and timeliness of the proposed validation process
- the availability of an appropriate waste disposal facility when off-site disposal is required and
- whether there is a need to require an EMP for on-going maintenance or operation of any works on site or monitoring, particularly where there is on site capping and/or containment.

Staged or deferred commencement consent

Staged development

Where it is proposed to carry out development in stages, a remediation plan should be submitted with the development application that addresses how land will be remediated for each stage of the development. In determining the development application, the consent authority should consider whether:

- it is satisfied that contaminated areas within the site will be remediated to a level suitable for the proposed use of that area before that use commences and
- remediation at subsequent stages of development will not be impeded by, or create a risk to, preceding stages. In particular, there should be no impact to the occupants of buildings already constructed from any ongoing remediation.

Deferred commencement

A "deferred commencement" consent may be warranted where an applicant has demonstrated that the land can be remediated to make it suitable for its proposed use, but the remediation work has not yet occurred. Such a consent may be granted subject to a condition that the consent is not to operate until the applicant provides a remediation plan to the satisfaction of the consent authority, or remediates and validates the site.

Similarly, a development consent may be granted subject to a condition that states that certain aspects of the consent (for example, construction of above-ground parts of the development), must not commence until remediation has been completed and validated. A site audit statement may be required at that stage.

However, a deferred commencement consent cannot be used to defer adequate investigation of the nature and extent of contamination. A consent authority must be satisfied that remediation is feasible before granting consent.

When is a Remediation Plan required?

A remediation plan should be prepared for all remediation proposals, to specify the objectives of the remediation, to specify how the work will be done, and to provide criteria against which successful completion of the remediation can be measured.

For Category 1 remediation work, a remediation plan must be submitted to the consent authority and approved prior to the commencement of work. A remediation plan may form part of an environmental impact statement if the remediation work is designated development or State significant development.

Where a remediation is, complex or requires significant time to complete, it may not be practical to finalise all details of a remediation plan at the time a development application is submitted. Post-remediation management

Appendix 4 includes post-remediation management issues that should be addressed in setting conditions of consent for Category 1 remediation work. These also represent a valuable checklist for Category 2 remediation work.

4. Decision making by the planning authority (cont'd)

Planning authorities can impose a condition of consent requiring the preparation and, if approved by the consent authority, the implementation of an Environmental Management Plan (EMP). An EMP may be needed for sites with potential for residual contamination due to the type of remediation being carried out, such as where contamination cannot practically be removed and is contained by way of encapsulation, or where active or passive systems are required to control hazardous ground gases or vapours.

Conditions of Development Consent

Planning authorities should ensure that the conditions of consent relating to the assessment and management of contaminated land:

- are achievable and enforceable
- are time specific
- are unambiguous
- use the word "must" rather than "should"
- clearly state what actions must be carried out by what date
- clearly specify what standards must be met and
- ensure that an accredited site auditor is responsible for signing off on site audits

When is a Remediation Plan required in the development assessment process?

A remediation plan should be prepared for all remediation proposals, to specify the objectives of the remediation, to specify how the work will be done, and to provide criteria against which successful completion of the remediation can be measured.

For Category 1 remediation work, a remediation plan must be submitted to the consent authority and approved prior to the commencement of work. A remediation plan may form part of an environmental impact statement if the remediation work is designated development or State significant development.

Where a remediation is complex or requires significant time to complete, it may not be practical to finalise all details of a remediation plan at the time a development application is submitted.

Planning authorities can impose a condition of consent requiring the preparation and the implementation of an Environmental Management Plan (EMP) for sites with potential for residual contamination due to the type of remediation being carried out, such as where contamination cannot practically be removed and is contained by way of encapsulation, or where active or passive systems are required to control hazardous ground gases or vapours.

The need for an EMP may only become apparent during the remediation process or following a site audit completed at the end of the process. In these circumstances, proponents must provide the planning authority with a notice of variation of remediation.

Where an EMP is required as a condition of consent, planning authorities should ensure that systems are in place to ensure compliance with the provisions of the EMP.

Part 5 of the EP&A Act

Under Part 5 of the EP&A Act, public authorities or agencies may undertake some activities as development without consent. In these circumstances, the public authority determining whether to grant an approval for an activity or proposing to carry out an activity, without development consent, must take into account to the fullest extent possible all matters affecting or likely to affect the environment. The public authority should ensure that the potential for land to be contaminated is taken into account as part of this process and is adequately addressed in any Review of Environmental Factors.

Item 6

Record keeping and information management

5

30

Attachment 3

5. Record keeping and information management

Planning authorities, particularly councils, play an important role in providing the community and other stakeholders with information on land use history, including information on contaminated land and its remediation. Information collected about contaminated land and remediation works during rezoning and development approval processes can also be a valuable resource when future decisions about the use of land are being made.

A planning authority should ensure that information about contaminated land and remediation works:

- is collected, recorded and maintained in accordance with current legislation
- is easily accessible to assist planning authorities carry out planning functions in the context of a reliable land use history
- is provided to stakeholders and the community, especially potential purchasers and occupiers of land, in a fair and equitable manner
- does not unnecessarily place restrictions on land or affect its value and
- acknowledges any limitations, such as the degree of uncertainty and accuracy of the information.

EPA Registers

Planning authorities should be aware that the EPA maintains a number of registers that allows planning authorities to establish whether or not the EPA has previously, or is currently, regulating a site or whether a site has been notified to the EPA under section 60 of the CLM Act. However, planning authorities should not rely solely on the EPA's registers to determine if there is the potential for contamination as it is possible that the EPA may not have been notified of all contaminated sites.

Information to be recorded

All information which may assist in carrying out the planning functions covered in Section 3 should be recorded. This may include:

- previous property descriptions, for cross-referencing purposes
- chronological land use history
- complaints about contamination or potentially contaminating activities and whether these were substantiated
- details of initial evaluations and conclusions
- preliminary or detailed site investigations, including their findings and recommendations
- development approvals for Category 1 remediation works, and any associated remediation plans or environmental management plans
- notifications of Category 2 remediation work, including associated remediation plans
- notifications of completion of Category 2 remediation works
- site audit statements
- previous zones and permissible uses, particularly uses listed in Table 1 in Appendix 1
- approved development applications for uses listed in Table 1 in Appendix 1 or uses where contamination was an issue
- determinations for development applications that were refused because of contamination-related issues
- planning proposals that did not proceed because of contamination-related issues
- planning proposals which included information about land contamination
- information provided to the planning authority by the EPA in relation to contaminated land
- licences and notices issued under the Protection of the Environment Operations Act 1997 or declarations, orders and notices and approved voluntary management proposals under the CLM Act, and resulting action.

All records should include the source of the information, its date and the purpose for which it was collected.

Notifying restrictions on land use and additional information

When land is contaminated, it may not be suitable for certain purposes and its use may need to be restricted. Information about any restriction on land as a result of contamination should be publicly available, particularly for future purchasers of the land.

When there is no need to restrict the use of land arising from contamination, but information is held by the planning authority about contamination that may assist others in making decisions about that land, this information should also be made available to support informed decision making.

5. Record keeping and information management (cont'd)

Section 149 planning certificates

Under section 149 of the EP&A Act, a person may request a council to issue a planning certificate. The certificate must contain advice on matters about land that are prescribed by the Environmental Planning and Assessment Regulation 2000. Schedule 4 to the Regulations set out these matters. These include:

- zoning and land use
- road widening and road realignment
- land reserved for acquisition
- bush fire prone land
- council and other public authority policies on hazard risk restrictions

Policies on hazard risk restrictions includes policies that restrict the development of the land concerned due to risks such as those arising from contamination.

A section 149 (2) planning certificate provides information to members of the public on whether a council policy applies which restricts the development of land.

Additionally, section 59 of the CLM Act requires the following matters to be specified on a section 149 (2) certificate:

- that the land is significantly contaminated land—if the land (or part of the land) is significantly contaminated at the date when the certificate is issued
- that the land to which the certificate relates is subject to a management order—if in force at the date when the certificate is issued
- that the land is the subject of an approved voluntary management proposal—if in force at the date when the certificate is issued
- that the land is subject to an ongoing maintenance order—if in force at the date when the certificate is issued
- that the land is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate (Note: there is no requirement to include copies of site audit statements or reports on remediation with planning certificates).

These matters are listed in a note to Schedule 4 to the Environmental Planning and Assessment Regulation 2000.

Note: Site audit statements may contain conditions requiring the implementation of EMPS, and EMPs must be attached to the statement. There is no requirement to specify the existence of an EMP on planning certificates but councils should consider doing so to adequately inform persons dealing with the site as to long-term management requirements.

A planning certificate under section 149 (2) must be provided to every prospective purchaser under provisions in vendor disclosure legislation¹. If information required to be included on the planning certificate is not disclosed or is incorrect, the purchaser may be able to rescind the contract.

Section 149 (5) provides councils with the opportunity to record additional property information about the land. A purchaser may request information under section 149 (5), which may incur a fee. However, there are no specific obligations for the vendor to provide a planning certificate under section 149 (5) of the EP&A Act.

Councils do not incur any liability for advice provided in good faith under section 149 (2) or section 149 (5) relating to contaminated land.

Investigation required when issuing section 149 planning certificates

A planning certificate under section 149 (2) must be provided to every prospective purchaser under provisions in vendor disclosure legislation¹. If information required to be included on the planning certificate is not disclosed or is incorrect, the purchaser may be able to rescind the contract.

¹ Section 52A of the Conveyancing Act sets out the 'duty of disclosure' requirements. This legislation requires the vendor of a property to attach to the contract of sale any prescribed documents relating to that property. If this is not done, the purchaser may rescind the contract. Clause 4 of the Conveyancing (Sale of Land) Regulation 2010 specifies a planning certificate issued under section 149 (2) of the EP&A Act as a prescribed document in relation to land the subject of a contract of sale.

5. Record keeping and information management (cont'd)

Information under section 149 (5)

Councils are encouraged to provide information relating to contamination and remediation of land when they are aware of that information. Information relating to contamination and remediation may be provided under section 149 (5) even if nothing is noted with respect to a council policy relating to contaminated land under section 149 (2).

This means that if land has been remediated, or investigated and found to be uncontaminated, this information could be included on planning certificates under section 149 (5) as factual information about the land. As well, if council is aware of the existence of an EMP that must be complied with at the time the certificate is issued, this information could also be noted.

¹ Section 52A of the Conveyancing Act sets out the 'duty of disclosure' requirements. This legislation requires the vendor of a property to attach to the contract of sale any prescribed documents relating to that property. If this is not done, the purchaser may rescind the contract. Clause 4 of the Conveyancing (Sale of Land) Regulation 2010 specifies a planning certificate issued under section 149 (2) of the EP&A Act as a prescribed document in relation to land the subject of a contract of sale.

Item 6

Preventing contamination and minimising risks

6

34

Attachment 3

6. Preventing contamination and harm

While the main emphasis in the Remediation of Land SEPP and the Land Contamination Planning Guidelines is identifying, and dealing with pre-existing contamination, in undertaking planning functions, planning authorities should ensure that the potential for future contamination is minimised.

This can be achieved by the diligent investigation of contamination issues and the appropriate recording of information on land use and potentially contaminating activities. The prevention of future contamination may also be achieved by imposing appropriate conditions on development consents.

Knowledge gained through the investigation process and the notification of remediation work will help to proactively reduce risk from contamination and prevent harm to human health and the environment by increasing understanding of the relationship between previous land uses, contamination and environmental impacts. Making factual information available will also raise general awareness of contamination issues.

Measures to prevent pollution at its source will help reduce future land contamination. Once contamination is detected, environmental damage may have occurred. The cost of cleaning a site from contaminants can be high and should be a deterrent in avoiding contamination of land in the first instance.

A proactive approach to reduce the potential for or to prevent contamination must be linked to the nature of specific activities on land. Contamination of land can be associated with new development involving potentially contaminating activities (see Appendix 1). These activities may result in accidental release of chemicals on land. Planning authorities should consider the following principles -

- Development applications for new or expanding developments should include information on the potential for the activity to contaminate including details about the type of chemicals to be used or stored on the land, particularly for uses listed in Appendix 1.
- In assessing development applications for uses or activities which could be a source of contamination, planning authorities should ensure that the technical and management controls are adequate to prevent contamination and use appropriate conditions of consent or approval (such as a requirement for monitoring and EMPs) to ensure that such controls are applied. Plant design should aim to reduce waste production and minimise or eliminate the release of waste into the environment by, for example, appropriate primary and secondary containment and good work practices.
- Periodic environmental audits should be conducted and the use of clean, alternative technologies promoted.
- Improved technologies, waste management practices and environmental management practices should be identified and promoted.

Item 6

Appendix

36

Attachment 3

Appendix 1 - Potentially contaminating land uses, activities, industries and chemicals

The following tables list potentially contaminating activities, industries and the chemicals typically associated with them. There is some overlap between the two tables, which are taken from different sources. The lists are not exhaustive but provide guidance for an initial evaluation of possible contamination at a site.

Table 1: Some activities that may cause contamination

• acid/alkali plant and formulation	• landfill sites
• agricultural/horticultural activities	• metal treatment
• airports	• mining and extractive industries
• asbestos production and disposal	• oil production and storage
• chemicals manufacture and formulation	• paint formulation and manufacture
• defence works	• pesticide manufacture and formulation
• drum re-conditioning works	• power stations
• dry cleaning establishments	• railway yards
• electrical manufacturing (transformers)	• scrap yards
• electroplating and heat treatment premises	• service stations
• engine works	• sheep and cattle dips
• explosives industry	• smelting and refining
• firefighting training and use of firefighting foams	• tanning and associated trades
• fuel storage	• waste storage and treatment
• gas works	• wood preservation
• iron and steel works	

Source: Adapted from ANZECC & NHMRC 1992 The Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (Ref b)). While these guidelines have been rescinded, the list is still useful. For information on chemicals commonly associated with these activities see Table 2.

Note: It is not sufficient to rely solely on the contents of Table 1 to determine whether a site is likely to be contaminated or not. The Table is a guide only. The contamination status can only be determined after a review of the site history and, if necessary, sampling and analysis. For example, where agricultural activities have been carried out using organic farming techniques and without the application of herbicides and pesticides, contamination from this use would not usually be suspected, notwithstanding its inclusion in Table 1

Appendix 1 - Potentially contaminating land uses, activities, industries and chemicals (cont'd)

Table 2: Industries that may cause contamination and chemicals used ¹		
Industry	Type of chemical	Associated chemicals
Agricultural/horticultural activities		See Fertiliser, Insecticides, Fungicides and Herbicides under 'Chemicals manufacture and use'
Airports	Hydrocarbons	Aviation fuels, PFAS
	Metals	Particularly aluminium, magnesium, chromium
Asbestos production and disposal		Asbestos
Battery manufacture and recycling	Metals	Lead, manganese, zinc, cadmium, nickel, cobalt, mercury, silver, antimony
	Acids	Sulfuric acid
Breweries/distilleries	Alcohol	Ethanol, methanol, esters
Chemicals	Acid/alkali manufacture and use	Mercury, chlorine (chloralkali process), sulfuric, hydrochloric and nitric acids, sodium and calcium hydroxides
	Adhesives/resins	Polyvinyl acetate, phenols, formaldehyde, acrylates, phthalates
	Dyes	Chromium, titanium, cobalt, sulfur and nitrogen organic compounds, sulfates, solvents
	Explosives	Acetone, nitric acid, ammonium nitrate, pentachlorophenol, ammonia, sulfuric acid, nitroglycerine, calcium cyanamide, lead, ethylene glycol, methanol, copper, aluminium, bis(2-ethylhexyl) adipate, dibutyl phthalate, sodium hydroxide, mercury, silver
	Fertiliser	Calcium phosphate, calcium sulfate, nitrates, ammonium sulfate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium, arsenic
	Flocculants	Aluminium
	Foam production	Urethane, formaldehyde, styrene
	Fungicides	
	Paints	
	heavy metals	Arsenic, barium, cadmium, chromium, cobalt, lead, manganese, mercury, selenium, zinc, titanium
	solvents	Toluene oils either natural (e.g. pine oil) or synthetic, hydrocarbons

¹ See Appendix 1 of Australian Standard AS4482.1-2005—Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil. Part 1: Non-Volatile and Semi-Volatile Compounds.

Appendix 1 - Potentially contaminating land uses, activities, industries and chemicals (cont'd)

Industry	Type of chemical	Associated chemicals
Chemicals (cont'd)	Pesticides	
	active ingredients	Arsenic, lead, organochlorines, organophosphates, sodium tetraborate, carbamates, sulfur, synthetic pyrethroids
	solvents	Xylenes, kerosene, methyl isobutyl ketone, amyl acetate, wide range of chlorinated solvents
	Pharmaceutical	
	Solvents	Acetone, cyclohexane, methylene chloride, ethyl acetate, butyl acetate, methanol, ethanol, isopropanol, butanol, pyridine methyl ethyl ketone, methyl isobutyl ketone, tetrahydrofuran
	Photography	Hydroquinone, sodium carbonate, sodium sulfite, potassium bromide, monomethyl para-aminophenol sulfate, ferricyanide, chromium, silver, thiocyanate, ammonium compounds, sulfur compounds, phosphate, phenylene diamine, ethyl alcohol, thiosulfates, formaldehyde
	Plastics	Sulfates, carbonates, cadmium, solvents, acrylates, phthalates, styrene
	Rubber	Carbon black
	Soap/detergent	
	General	Potassium compounds, phosphates, ammonia, alcohols, esters, sodium hydroxide, surfactants (sodium lauryl sulfate), silicate compounds
	Acids	Sulfuric acid and stearic acid
	Oils	Palm, coconut, pine, tea tree
	Solvents	
	General	Ammonia
	hydrocarbons	e.g. BTEX (benzene, toluene, ethylbenzene, xylenes)
	chlorinated organics	e.g. tetrachloroethene (perchloroethylene), trichloroethene, trichloroethane, dichloroethane, carbon tetrachloride, methylene chloride
Council Depots		Hydrocarbons, PAH, asbestos, heavy metals, pesticides, herbicides, PFAS
Defence works		Hydrocarbons, PFAS, asbestos, see Explosives under 'Chemicals manufacture and use'; also 'Foundries', 'Engine works' and 'Service stations'
Drum reconditioning		See 'Chemicals manufacture and use'
Dry cleaning		Tetrachloroethene (perchloroethylene), Trichloroethylene, 1,1,1-trichloroethane, carbon tetrachloride, white spirit (mixed hydrocarbons)

Appendix 1 - Potentially contaminating land uses, activities, industries and chemicals (cont'd)

Industry	Type of chemical	Associated chemicals
Electrical		PCBs (transformers and capacitors), solvents, tin, lead, copper, mercury
Engine works	Hydrocarbons	
	Metals, Solvents, Acids/Alkalis	
	Refrigerants	Chlorofluorocarbons, hydro chlorofluorocarbons, hydrofluorocarbons
	Antifreeze	Particularly aluminium, manganese, iron, copper, nickel, chromium zinc, cadmium and lead and oxides, chlorides, fluorides and sulfates of these metals
Foundries	Metals	Particularly aluminium, manganese, iron, copper, nickel, chromium zinc, cadmium and lead and oxides, chlorides, fluorides and sulfates of these metals
Gas works	Inorganics	Asbestos, ammonia, cyanide, nitrate, sulfide, thiocyanate Aluminium, antimony, arsenic, barium, cadmium, chromium, copper, iron, lead, manganese, mercury, nickel, selenium, silver, vanadium, zinc
	Organics	BTEX, phenolics, PAHs and coke
Hospitals	Waste	Asbestos, Various
	Radioactive Materials	Diagnostic and therapeutic isotopes
Iron and steel works		BTEX, phenolics, PAHs, metals and oxides of iron, nickel, copper, chromium, magnesium, manganese and graphite
Landfill sites		Methane, carbon dioxide, ammonia, sulfides, heavy metals, organic acids, hydrocarbons, asbestos
Marinas		See 'Engine works 'and Electroplating metals under 'Metal treatments'
	Antifouling paints	Copper, tributyltin (TBT)
Metal treatments	Electroplating	
	metals	Nickel, chromium, zinc, aluminium, copper, lead, cadmium, tin
	acids	Sulfuric, hydrochloric, nitric, phosphoric
	general	Sodium hydroxide, 1,1,1-trichloroethane, tetrachloroethylene, toluene, ethylene glycol, cyanide compounds
	Liquid carburizing baths	Sodium, cyanide, barium, chloride, potassium chloride, sodium chloride, sodium carbonate, sodium cyanate

Appendix 1 - Potentially contaminating land uses, activities, industries and chemicals (cont'd)

Industry	Type of chemical	Associated chemicals
Mining and extractive industries		<p>Arsenic, mercury and cyanides and also explosives under 'Chemicals manufacture and use'</p> <p>Aluminium, arsenic, copper, chromium, cobalt, lead, manganese, nickel, selenium, zinc and radio-radionuclides</p> <p>The list of heavy metals should be decided according to the composition of the deposit and known impurities</p>
Power stations		Asbestos, PCBs, fly ash metals, water treatment chemicals
Printing shops		<p>Acids, alkalis, solvents, chromium, trichloroethene, methyl ethyl ketone</p> <p>See also Photography under 'Chemicals manufacture and use'</p>
Research Institutions		Various depending on nature of work being carried out. A case specific evaluation is required.
Railway yards		Hydrocarbons, asbestos, arsenic, phenolics (creosote), heavy metals, nitrates, ammonia
Scrap yards		Hydrocarbons, metals, solvents, asbestos
Service stations and fuel storage facilities		<p>Aromatic hydrocarbons BTEX (i.e. benzene, toluene, ethylbenzene, xylenes, naphthalene)</p> <p>PAHs</p> <p>Phenols</p> <p>Lead</p>
Sheep and cattle dips		Arsenic, organochlorines, organophosphates, carbamates, synthetic pyrethroids
Smelting and refining		Metals, fluorides, chlorides and oxides of copper, tin, silver, selenium, lead and aluminium
Tanning and associated trades	Metals	Chromium, manganese, aluminium
	General	Ammonium sulfate, ammonia, ammonium nitrate, arsenic phenolics, formaldehyde, sulfide, tannic acid
Water and sewage treatment plants	Metals	Aluminium, arsenic, cadmium, chromium, cobalt, lead, nickel, fluoride, lime, zinc
Wood preservation	Metals	Chromium, copper, arsenic, naphthalene, ammonia, pentachlorophenol, dibenzofuran, anthracene, biphenyl, ammonium sulfate, quinoline, boron, creosote, organochlorine pesticides

Appendix 2 - Suggested checklist for initial evaluation

The following is a brief checklist for guiding an initial evaluation:

The following is a brief checklist for guiding an initial evaluation:		
Aspect being evaluated	Yes/No	Response
1. Previous evidence of contamination:		
(a) Was the subject land at any time zoned for industrial, agricultural or defence purposes?		If the answer to all of these questions is "NO" it is unlikely that the land is contaminated and normal processes may be followed. If the answer to any of the questions is "YES" then further evaluation is required. Go to item 2 unless there is information that demonstrates that the land is unlikely to be contaminated.
(b) Do existing records held by the planning authority show that a potentially contaminating activity listed in Table 1 in Appendix 1 has previously been approved or carried out on the subject land? (The use of records held by other authorities or libraries is not required for an initial evaluation.)		
(c) Is the subject land currently used for a potentially contaminating activity listed in Table 1 in Appendix 1?		
(d) Has the subject land ever been regulated through licensing or other mechanisms in relation to any potentially contaminating activity listed in Table 1 in Appendix 1?		
(e) Are there any land use restrictions on the subject land relating to possible contamination, such as orders or notices issued under the CLM Act?		
(f) Has a site inspection indicated that the site may have been associated with any potentially contaminating activities listed in Table 1?		
(g) Are there any contamination impacts on immediately adjacent land which could affect the subject land?		
(h) Are there any human or environmental receptors that could be affected by contamination?		
(i) Is the site adjacent to a site on the EPA's list of notified sites under s60 of the CLM Act, or adjacent to a site regulated by the EPA under the CLM Act?		
2. Previous investigations		
(j) Have there been any previous contamination investigations on the land?		If "NO" then a preliminary investigation is required If "YES" proceed to the next question
(k) Did the results of any of the investigations show possible or actual contamination?		If "YES" proceed to the next question. If "NO" then it is unlikely that the land is contaminated and normal processes may be followed.
3. Previous remediation		
(l) Has the land already been remediated and verification provided that the remediation results in the land being suitable for the proposed used?		If "YES" then it is unlikely that the land is contaminated and normal processes may be followed, unless there is residual contamination (see the next question). If the answer is "NO" then the land may be contaminated and further investigation is required.
(m) Is there an environmental management plan (e.g. on-site containment of contamination or an ongoing monitoring of contamination) within the site?		If the answer is "YES", the requirements and effectiveness of the environmental management plan should be taken into account in the decision-making process.

Appendix 2 - Suggested checklist for initial evaluation **(cont'd)**

The following is a brief checklist for guiding an initial evaluation:		
Aspect being evaluated	Yes/No	Response
4. Other		
(m) Are there known to be ambient background levels of substances that present a risk of harm to human health or to any other aspect of the environment?		Although high ambient background levels would not cause the land to be regarded as contaminated (see section 145A of the EP&A Act) they would still need to be taken into account in considering whether the land was suitable for a proposed use.

Appendix 3 - Planning pathways for different types of remediation work

The process for carrying out remediation work differs depending on whether consent is required, whether the work is designated development or State significant development, and whether the work is on a site declared by the EPA to be significantly contaminated land. The integrated development provisions of the EP&A Act may also apply.

Category 1 remediation work is remediation work that requires development consent and Category 2 is remediation work that does not. Certain development for the purposes of Category 1 remediation work on significantly contaminated land is State significant development for which the Minister is the consent authority.

Figure 4 shows the relationship between the planning approval pathways for the remediation of contaminated land and the CLM Act.

Category 1 remediation work - with development consent

Council will usually be the consent authority for Category 1 remediation, except as noted in the next section. The typical pathway is:

- If the proposal is designated development, the Secretary's environmental assessment requirements are sought for the environmental impact statement
- A development application is prepared, including a remediation plan and environmental impact statement if required
- Consent authority may request an audit by a site auditor, though this is not mandatory
- The development application and remediation plan are advertised and submissions received
- If proposal is designated and objections are received, these are sent to the DPE for comment.
- Consent authority determines the application after receiving the Department's comments.
- The proposal is carried out in accordance with consent if consent granted.
- Validation is obtained from a certified practitioner once the remediation work is complete.
- Consent authority receives a notice of completion of remediation work within a month of completion of the work.
- Consent authority may request an audit of the validation by a site auditor, though this is not mandatory.

Category 1 remediation work on a site declared by the EPA to be significantly contaminated land

This remediation work may be State significant development if it is required to be carried out by certain management orders made under the CLM Act.

During this process, DPE and the EPA will ensure the issues leading to the declaration under the CLM Act are considered while also streamlining the process. This includes the following steps:

- The EPA declares the site to be significantly contaminated land under the CLM Act and remediation must be carried out by a management order that requires the taking of action that would cause the work to become State significant development
- The applicant requests Secretary's requirements (SEARs) for an environmental impact statement.
- The Secretary consults with relevant agencies and issues SEARs.
- The environmental impact statement and remediation plan are prepared and submitted with the development application. These are advertised for at least 30 days and submissions received.
- Secretary prepares an environmental assessment report for the Minister or delegate of the Minister such as the Planning Assessment Commission.
- Minister or delegate determines the application.
- The work is carried out in accordance with the consent.
- The work is validated at completion of remediation work and a validation report prepared or reviewed and approved by a certified practitioner (required if there is an intention demonstrate compliance with the management order or and lift the declaration)
- The Minister/Department and relevant local council receive a notice of completion of remediation work within 30 days of completion.
- The DPE may send copy of notice of completion to the EPA.
- The Department may also request an audit of the validation by a site auditor, though this is not mandatory.

Appendix 3 - Planning pathways for different types of remediation work (cont'd)

Category 2 remediation work - without consent

Remediation work is category 2 unless it meets the specific requirements for category 1. Council notification needs to be accompanied by a statement from a certified practitioner that the proposed work meets the criteria for Category 2 remediation. In summary:

- Council is notified of the proposed remediation works at least 30 days before proposed remediation begins.
- The notification is submitted with a remediation plan prepared or reviewed and approved by a certified practitioner.
- The notification includes a statement by a certified practitioner that the proposed work meets the criteria for Category 2 remediation.
- Work is carried out in accordance with the remediation plan.
- Council receives a notice of completion of remediation work prepared or reviewed and approved by a certified practitioner within 30 days of completion.

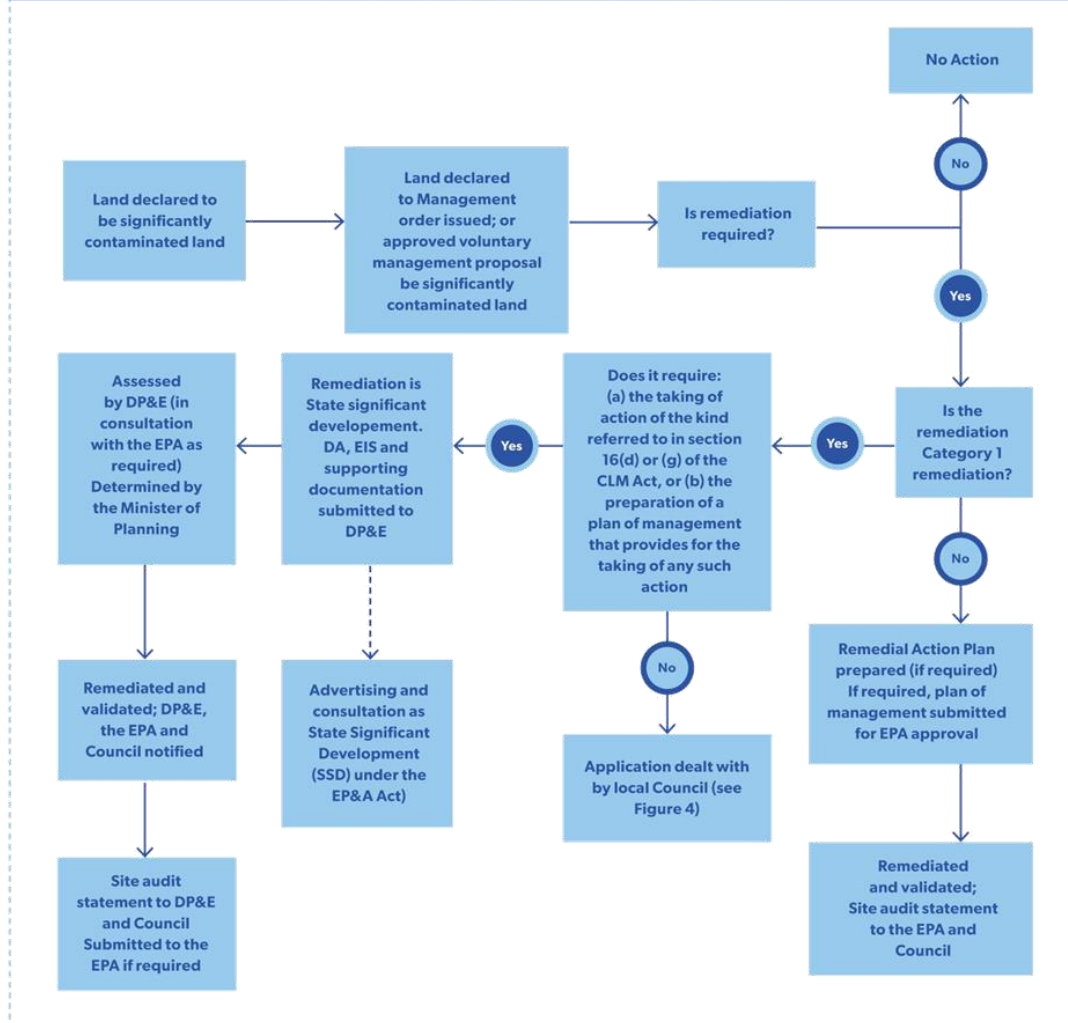
Category 2 remediation work on a site declared by the EPA as significantly contaminated land¹²

For category 2 remediation work on sites the EPA declares as significantly contaminated land, requirements include:

- Council is notified of proposed remediation at least 30 days before it begins (except where the EPA has made a management order that requires work to be carried out within a time frame that is less than the period allowed for an appeal in relation to the order).
- A remediation plan is prepared.
- If a plan of management is required under a management order or an approved voluntary management proposal, the plan may need to be lodged with, and approved by, the EPA.
- Remediation is carried out in accordance with the plan.
- The work is validated in accordance with any EPA requirements.
- The EPA is notified of validation if required.
- Council receives a notice of completion of remediation work within 30 days of completion.

Appendix 3 - Planning pathways for different types of remediation work (cont'd)

Figure 4: Relationship between the planning system and the CLM Act when dealing with land declared to be significantly contaminated land



Appendix 4 - Remediation Plan

A remediation plan, which is sometimes referred to as a Remedial Action Plan (RAP), should be prepared and implemented if a site investigation indicates that a site poses unacceptable risks to human health or the environment on-site or off-site under either the present or the proposed land use.

A remediation plan is required for both Category 1 and Category 2 remediation works.

The remediation plan should:

- (a) set remediation goals that ensure the remediated site will be suitable for the proposed use and will pose no unacceptable risk to human health or to the environment
- (b) specify the validation procedures required to demonstrate that the remediation goals have been met
- (c) document in detail all procedures and plans to be implemented to reduce risks to acceptable levels for the proposed site use
- (d) establish the environmental safeguards required to complete the remediation in an environmentally acceptable manner

The remediation plan should be prepared in accordance with EPA guidelines and include:

- remediation goal
- the extent of remediation required
- possible remedial options and the risks associated with each
- rationale for the selection of recommended remedial option
- proposed testing that will be required to validate the site after remediation
- contingency plan if the selected remedial strategy fails
- site management plan (note that Category 2 remediation has standard operational requirements) including:
 - fencing and warning signs
 - site stormwater management plan
 - soil management plan
 - noise control plan
 - dust control plan, including wheel wash (where applicable)
 - odour control plan
 - occupational health and safety plan
- remediation schedule
- hours of operation
- contingency plans to respond to site incidents, to obviate potential effects on surrounding environment and community
- identification of regulatory compliance requirements such as licences and approvals
- names and phone numbers of appropriate personnel to contact during remediation
- community relations plans, where applicable
- staged progress reporting, where appropriate
- whether an environmental management plan is likely to be required, and the issues that it may need to address.

Appendix 5 - Conditions of consent for remediation work

It is suggested that conditions of consent or approval for Category 1 remediation work cover the following matters .

It should be noted that Category 2 remediation has a requirement that standard conditions as set out in the SEPP apply. A consent authority, in determining a DA for Category 1 remediation work or is proposing to grant consent for other development on the condition that remediation is carried out in a manner specified in the consent, might find the requirements in the SEPP useful guidance in considering conditions to impose as an alternative to the below.

Health and safety

- prepare a health and safety plan
- establish site fencing, public safety warning signs, and security surveillance.

Air quality

- ensure no burning of material on site
- maintain equipment in functional manner to minimise exhaust emissions
- cover vehicles entering and leaving the site with soil/fill material
- regularly monitor air quality throughout work
- establish dust suppression and control measures to minimise wind borne emissions of dust, having regard to site specific wind conditions
- monitor and manage odours

Water quality

- regularly monitor water quality throughout work
- store water for dust suppression in adequately bunded area and drain to a central collection sump and treat, if necessary, to meet EPA discharge criteria.

Erosion and sediment control

- establish temporary erosion and sediment control measures prior to commencement
- maintain erosion and sediment control measures in functional condition
- submit detailed designs for pollution control system, including leachate collection and disposal, before commencement of work
- store any temporary stockpiles of contaminated materials in a secure area
- clean vehicles leaving the site.

Noise

- ensure plant equipment is noise suppressed
- regularly monitor noise quality throughout work and send results to appropriate regulatory authority.

Waste

- If contaminated soil will be removed from site, prepare a waste management plan and report detailing issues such as waste classification and compliance with the waste regulation, where it will go, how it will be treated and transported.

Landscaping and rehabilitation

- prepare a landscaping plan for approval of consent/approval authority
- landscape the site in accordance with the landscape plan
- progressively stabilise and revegetate disturbed areas in accordance with landscape plan.

Consultants

- ensure professionals undertaking remediation are appropriately qualified and experienced.

Appendix 5 - Conditions of consent for remediation work (cont'd)

Validation

- prepare a final validation program in accordance with EPA guidelines
- submit a notice of completion of remediation work to the consent/approval authority (and to council, where council is not the consent authority) within a month of completion of the work
- prepare and submit a detailed survey of all sites used as landfill disposal pits, identifying the boundaries and depth of disposal pits in relation to existing roadways and buildings.

Ongoing monitoring

- periodically monitor material containment areas for the leaching of contaminants
- consider the need for an EMP.

Appendix 6 - Abbreviations

Term	Definition
ANZECC	Australian and New Zealand Environment and Conservation Council
ARMCANZ	Agriculture and Resource Management Council of Australia and New Zealand
CLM Act	Contaminated Land Management Act 1997
DA	Development application
DCP	Development control plan
DPE	Department of Planning and Environment
EA	Environmental assessment
EIS	Environmental impact statement
EMP	Environmental Management Plan
EP&A Act	Environmental Planning and Assessment Act 1979
EPA	NSW Environment Protection Authority
LEP	Local environmental plan
POEO Act	Protection of the Environment Operations Act 1997
SEPP	State environmental planning policy

Appendix 7 - Glossary

Term	Definition
category 1 remediation work	remediation work that needs development consent under the SEPP
category 2 remediation work	remediation work that does not need development consent under the SEPP
certified contaminated land consultant	A contaminated land consultant who has been certified by a certification scheme recognised by the EPA as providing a thorough process for certifying contaminated land consultants to an acceptable minimum standard of competency
contaminated land	land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment
contamination	concentration of a substance at a level that is above the concentration at which the substance is normally present in the same locality and that presents a risk of harm to human health or any other aspect of the environment
detailed site investigation	an investigation to define the extent and degree of contamination, to assess potential risk posed by contaminants to health and the environment, and to obtain sufficient information for the development of a remediation plan
environmental management plan	a plan to ensure that appropriate environmental management and monitoring practices are implemented during the construction and/or use of a development
independent review	an evaluation by an independent expert required by a planning authority of any information submitted by a applicant, as required by a planning authority
initial evaluation	an assessment of readily available factual information to determine whether contamination is an issue relevant to the decision being made
management order	an order by the EPA under the <i>Contaminated Land Management Act 1997</i> to carry out any action in relation to the management of the land and/or submit a plan of management of the land for EPA's approval
notice of completion	notice to the council (and the consent authority if not the council) in accordance with the SEPP that remediation work has been completed
planning authority	as defined in Part 7A of the EP&A Act
planning functions	functions exercised by a planning authority under the EP&A Act, as set out in section 145B of the Act
preliminary site investigation	an investigation to identify any past or present potentially contaminating uses or activities and to provide a preliminary assessment of any site contamination
remediation plan	a plan which sets remediation goals and documents the process to remediate a site
significantly contaminated land	a site declared by the EPA under the CLM Act to be significantly contaminated land
remediation	<p>(a) removing, dispersing, destroying, reducing, mitigating or containing the contamination of any land, or</p> <p>(b) eliminating or reducing any hazard arising from the contamination of any land (including by preventing the entry of persons or animals on the land).</p> <p>Note: This definition of remediation corresponds to parts of the definition of remediation in the Contaminated Land Management Act 1997.</p>

Appendix 7 - Glossary (cont'd)

Term	Definition
site audit	<p>site audit means a review:</p> <ul style="list-style-type: none"> (a) that relates to management (whether under this Act or otherwise) of the actual or possible contamination of land, and (b) that is conducted for the purpose of determining any one or more of the following matters: <ul style="list-style-type: none"> (i) the nature and extent of any contamination of the land, (ii) the nature and extent of any management of actual or possible contamination of the land, (iii) whether the land is suitable for any specified use or range of uses, (iv) what management remains necessary before the land is suitable for any specified use or range of uses, (v) the suitability and appropriateness of a plan of management, long-term management plan or a voluntary management proposal.
site auditor	a person accredited by the EPA under the CLM Act to conduct site audits
site audit statement	means a site audit statement prepared by a site auditor in accordance with Part 4 of the CLM Act (it may include an opinion as to the land use(s) for which the site is suitable or can be made suitable.)
site audit report	means a site audit report prepared by a site auditor in accordance with Part 4 of the CLM Act.
site history	A site's land use history which identifies activities or land uses which may have contaminated the site, establishes the geographical location of particular processes within the site, and determines the approximate time periods over which any activities have taken place. (See Reference material, reference (d))
site investigation process	the process of investigating land which is, or may be, contaminated, to enable information to be provided to a planning authority.
soil investigation levels	assessment levels of various substances used to determine whether a site is potentially contaminated and whether further investigation is required. These may be drawn from various sources (See Reference material, references (f) and (s))
validation	the process of determining whether the objectives for remediation and any conditions of development consent or approval in relation to remediation have been achieved.

Appendix 8 - Reference Material

(a)	ANZECC & ARMCANZ 2004 Australian and New Zealand Guidelines for Fresh and Marine Water Quality, Paper No 4.
(b)	ANZECC & NHMRC 1992 The Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites.
(c)	Standards Australia 2005 Australian Standard AS4482.1. Appendix 1 - Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil. Part 1: Non-Volatile and Semi-Volatile Compounds.
(d)	Commonwealth Department of Health and Ageing and EnHealth Council 2002 Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards.
(e)	DEC 2005 Contaminated Sites: Guidelines for Assessing Former Orchards and Market Gardens.
(f)	Environment Protection Authority (2017) Contaminated Land Management Guidelines for the NSW Site Auditor Scheme (3rd edition).
(g)	DECC 2007 Guidelines for the Assessment and Management of Groundwater Contamination.
(h)	Environment Protection Authority 2015 Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997.
(i)	Department of Infrastructure, Planning and Natural Resources 2004 Guideline for the Preparation of Environmental Management Plans.
(j)	Edwards, J.W., van Alphen, M., & Langley, A. 1994 Identification and Assessment of Contaminated Land. Improving Site History Appraisal. Contaminated Sites Monograph Series No.3. South Australian Health Commission.
(k)	Environment Protection Authority 1994 Contaminated Sites: Guidelines for Assessing Service Station Sites.
(l)	Environment Protection Authority 1994 Guideline for the Management of Materials Containing Polychlorinated Biphenyls (PCBs) below 50 Milligrams per Kilogram.
(m)	Environment Protection Authority 1995 Contaminated Sites: Sampling Design Guidelines.
(n)	Environment Protection Authority 1995 Contaminated Sites: Guidelines for the Vertical Mixing of Soil on Former Broad-Acre Agricultural Land.
(o)	Environment Protection Authority 1997 Contaminated Sites: Guidelines for Assessing Banana Plantation Sites.
(p)	Environment Protection Authority 2011 Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites.
(q)	Imray, P. & Langley, A. 1996 Health-Based Soil Investigation Levels. National Environmental Health Forum Monographs, Soil Series No.1, South Australian Health Commission.
(r)	Lock, W. H. 1996 Composite Sampling. National Environmental Health Forum Monographs, Soil Series No.3, SA Health Commission, Adelaide.
(s)	National Environment Protection Council 1999 National Environment Protection (Assessment of Site Contamination) Measure 1999.
(t)	NSW Department of Agriculture and CMPS&F Environmental 1996 Guidelines for the Assessment and Clean Up of Cattle Tick Dip Sites for Residential Purposes.

Notes

Contaminated Land Planning Guidelines

Item 6



Attachment 3

Item No: C0318 Item 7

Subject: **BANGLA NEW YEAR'S DAY FESTIVAL - REQUEST TO HOLD EVENT AT TEMPE RESERVE - FURTHER REPORT**

Prepared By: Cathy Edwards-Davis - Group Manager Trees, Parks and Sports Fields

Authorised By: Elizabeth Richardson - Deputy General Manager Assets and Environment

SUMMARY

Council has received an application for the Bangla New Year's Day Festival to be held at Tempe Reserve. A decision on the request for owners consent was deferred by Council at its meetings of the 27th February and 13 March 2018 and insufficient time now exists to obtain necessary regulatory approvals. Council staff have advised the organiser that the event cannot be held in 2018.

RECOMMENDATION

THAT the report be received and noted.

BACKGROUND

Bangabandhu Porishad Sydney lodged an application with Council to hold the Bangla New Year's Day Festival at Tempe Reserve on Saturday 7 April 2018. The Bangla New Year's Day Festival is a community fair to celebrate the forthcoming Bengali New Year.

This event was considered at the Council meetings on the 27 February 2018 and 13 March 2018, where, contrary to officer recommendation, it was resolved to defer consideration of the matter.

Specifically, the resolution on Council on the 13 March was:
'THAT this matter be deferred until the next council meeting.'

The event has now become unapprovable, as Council staff is unable to meet the necessary statutory processes associated with the event. There are just 11 days between the 27 March 2018 and 7 April 2018.

Road Closures

Council's Traffic Management Staff have advised that should Council resolve to approve the Event the following would need to occur:

- Council's resolution would be forwarded (in a letter) to the RMS and Police representatives, noting Council's resolution differs from the advice of RMS and the Police in not supporting the Event; and
- Council must wait 14 days from the date of notification (in writing) to RMS and the Police and take no further action in the matter and await their advice whether an appeal will be lodged to the Regional Traffic Committee.

Council is required to advertise any temporary road closures in accordance with the required 28 day advertising period (*Roads Act 1999*). The advertising must be in the local newspaper. Insufficient time now exists to enact road closures for the event.

Section 68 Application

There is insufficient time for the event organiser to submit and have approved an application under s68 of the *Local Government Act 1993*.

It is now not possible for Council to approve the event having regard to Council's other statutory obligations, including notification of the application to surrounding properties.

Council staff have advised the organiser that the Bangla Festival cannot proceed in 2018, and have requested that the organiser immediately cease advertising the event and that they send out notifications to the relevant people advising that the event has been cancelled.

Council staff have again offered to work with the organiser to find suitable alternative locations for the 2019 event.

FINANCIAL IMPLICATIONS

Council has already provided considerable "in kind" support to the 2018 event through the provision of staff time to advise and assist the event organiser.

OTHER STAFF COMMENTS

Traffic Management, Regulatory and Development Advisory Services staff were consulted in the preparation of this report.

PUBLIC CONSULTATION

Nil.

ATTACHMENTS

Nil.

Item No: C0318 Item 8

Subject: IWC GRANTS PROGRAM: OVERVIEW OF CRITERIA AND PROCESSES

Prepared By: Sue Pym - Social Planning Coordinator

Authorised By: Erla Ronan - Group Manager Community Services and Culture

SUMMARY

This report and associated attachments outlines the criteria, processes and guidelines for the Inner West Council grants program and recommends minor changes for the 2018/19 grant round.

RECOMMENDATION

THAT:

- 1. The revised 2018/19 Inner West Grant Guidelines are noted; and**
- 2. Each Inner West Grant Program assessment panel includes an external representative.**

BACKGROUND

Council resolved on 31 October 2017 (C1017, Item 3) “that Council receive a further report on the criteria and process for the grants program and any proposed changes to the criteria for future grant programs”.

A Councillor briefing on 6 March 2018 outlined the 2017/18 processes and proposed changes for the 2018/19 Inner West Council Grants Program.

Eligibility Criteria

Each of the Inner West Council Grant Guidelines is tailored to the needs of the specific grant category. Criteria are outlined in each of the grant guidelines, with many common elements and consistent governance processes (see Attachment 1: proposed 2018/19 Grant Guidelines).

Assessment of Applications

Assessment criteria are listed in each of the grant guidelines to reflect the particular category, and generally reflect the benefits to the local community such as impact and quality of the project; nature and extent of social, cultural, historical, environmental and recreational benefits; extent to which the applicant addresses the grant objectives; capacity of the organisation to deliver a well-planned project and addressing Council's broader strategic direction.

The assessment processes include an initial eligibility check of applicants and proposed projects; establishment of grant panels; analysis and assessment of each application and recommendations regarding funding (see attachment 2: grants management process diagram).

Proposed changes

Proposed changes for 2018/19 Inner West Grants Program include:

- Include external representative on all panels
- Increased editorial and design consistency
- Some minor name changes to reflect community priorities:

- Community Grants now Community Wellbeing Grants
- Local History Grants now Community History and Heritage Grants.

Item 8**FINANCIAL IMPLICATIONS**

Nil

OTHER STAFF COMMENTS

At a review meeting with the Internal Grants Program Working Party it was noted that two of the grant categories were not funded in all former council areas. These were:

- Recreation Grants: former Marrickville Council
- Community History and Heritage Grants: former Leichhardt Council.

This resulted in their respective budgets being spread across a significantly larger area in 2017/18 when the integrated grant program was implemented.

The Recreation Grants in 2017/18 received funding requests of \$141,110 with \$30,000 available for allocation, demonstrating high demand for the program. Any amendments to the Recreation Grants program will be considered as part of the development of the upcoming Recreation Policy and Strategy following the completion of the Recreation Needs Study: A Healthier Inner West.

PUBLIC CONSULTATION

Nil

ATTACHMENTS

1. [Grant Guidelines and Process Map](#)

2018/19

Attachment 1

GRANTS PROGRAM

Arts & Culture Grant Program Guidelines



Thomas Thorby-Lister,
Independent Artist Grants 2014 recipient.

Description

The Arts and Culture Grants Program supports projects and initiatives that provide opportunities for creative participation and the celebration of local stories; enhance creativity and connection to place in the public sphere; develop skills; and strengthen the sustainability and capacity of the Inner West Council's cultural and creative industries. Grants are open to not-for-profit organisations, social and creative enterprises, individuals auspiced by an incorporated body and individual artists. The Arts and Culture Grants program aims to strengthen the Inner West community as an arts and cultural hub.

Applicants are encouraged to familiarise themselves with Inner West Council's Community Strategic Plan, community profile and Arts and Culture pages by reviewing the information at the web addresses provided:

www.innerwest.nsw.gov.au/community/get-involved/grants

www.innerwest.nsw.gov.au/community/who-we-are/community-profile

www.innerwest.nsw.gov.au/art---events/arts-and-culture

All applications should aim to provide community benefits for the residents of the Inner West Council area. This includes the suburbs of Annandale, Ashfield, Balmain (including Balmain East), Birchgrove, Dobroyd Point, Dulwich Hill, Enmore, Haberfield, Leichhardt, Lewisham, Lilyfield, Marrickville, South Marrickville, Petersham, Rozelle, Stanmore, St Peters, Summer Hill, Sydenham, Tempe. Inner West Council also includes parts of Ashbury, Camperdown, Croydon, Croydon Park, Hurlstone Park and Newtown.

Arts and Culture grants of **up to \$7,500** are available in the following categories:

- Living Arts Grants.
- Independent Artist Grants.

Timeframe

Arts and Cultural grants are available on an annual basis. Grant applications will open mid-year with key dates, including opening and closing dates, available on Council's website.

Grant funding will be allocated in December for projects to be undertaken in the following calendar year, between 1 January and 31 December.

Objectives

The objectives of the Arts and Cultural Grants Program are to:

- support activities which contribute to the development of arts and culture in the Inner West Council (IWC) area, including participation and engagement.
- promote strong arts and cultural networks and partnership opportunities.
- encourage excellence and innovation in the content and delivery of arts, cultural activation, community arts and cultural development.
- connect the community to local places through diverse initiatives, such as activations and explorations of place.

- promote a vibrant street life, support local business and encourage visitors to the Inner West Council (IWC).
- build audiences for the arts, and provide a range of access points to both participate in, and enjoy the arts.

Types of projects supported

A broad range of endeavours may be assisted through this program.

Living Arts Grants:

Grants for arts and cultural events and initiatives such as exhibitions; performances; community arts and cultural development projects; artists in residence and creative initiatives in the public sphere.

Independent Artist Grants:

Grants supporting artists' professional and creative development, including independent arts practice; cross disciplinary initiatives and projects sitting outside mainstream arts.

Eligibility

Living Arts Grants:

Applicants must be a legally incorporated, not for profit community group or organisation or eligible social and cultural enterprises (eg. incorporated organisation that provides social and cultural benefits but does not meet the criteria of being an incorporated not-for-profit).

OR be auspiced by an incorporated organisation.

Independent Artist Grants:

Applicants can be individuals or community cultural development practitioners and may apply without an auspice.

Groups of Individuals may apply to this category. If you are an unincorporated group of artists or community members, you will require an auspice.

- Applicants applying as individual artists must have a demonstrated history of professional arts practice.
- Applicant must be an Australian resident or permanent resident and be over 18 years.
- Applicant must be a resident of IWC, or non-resident offering a project of demonstrable and significant benefit to residents of the IWC (as defined on page 3). IWC residents must be the principal or major beneficiaries of the project.
- Applications must be for a specific project and are not available as a permanent source of future funding.
- Projects must be able to demonstrate that the grant would be for a project in the public interest and in accordance with Council policy and regulations.
- Applications must address Council's Community Strategic Plan and address one or more of Council's strategic directions.
- Applicants must have completed the Evaluation report (and acquitted the project) from previous grants from IWC and/or the former Councils of Leichhardt, Ashfield and Marrickville, where projects have been completed and have no outstanding debts to Council. Should acquittals not be due, a progress report must have been submitted as requested by Council.
- Applicants must meet the eligibility criteria of the specific Grant Program being sought.

- Creative or social enterprises are eligible on the basis that they are located in the IWC area, are small to medium scale and proposing a project that provides significant benefits to residents of the IWC area.
- Only one application per category of the Arts and Culture Grants Program to be submitted each year.
- Organisations who are submitting an application as the auspice for another group will not be precluded from submitting an application on behalf of their own organization.

Not eligible

- Projects which duplicate services already provided in the Inner West Area.
- Projects that have already been completed – funding cannot be applied for and used retrospectively.
- Where acquittals or progress reports from previous grant funding rounds have not been completed when due.
- General donations to charities, however specific local projects applied for by charities may be eligible.
- Ongoing salary costs for staffing, or operational costs.
- Where acquittals, including the project evaluation, from previous grant funding rounds have not been completed when due.
- Capital works: e.g., such as renovations to buildings.
- Grants will not be provided to political parties or groups formally linked to a political party.
- Activities that could be perceived as divisive within the community.
- State or federal government departments (including schools or tertiary institutions), or projects which fall under the responsibility of another tier of government. Parents and Citizens' Associations can only apply for projects which can demonstrate the project is accessible and beneficial to the broader Inner West community (beyond the school community).
- Grants seeking financial assistance for overseas travel, or other costs where it could be perceived that the applicant would derive excessive personal benefits.

Budget

- The proposed budget you include in your grant application must clearly show how you arrived at the total grant amount requested and include all sources of project income and expenditure. Quotes should be included especially for proposed purchase of equipment.
- Please note, there is no guarantee that if successful in receiving a grant you will receive the full amount requested. Some applications may only receive partial grant funding.
- The budget should:
 - be GST exclusive
 - include a breakdown of expected expenditure
 - include in-kind contributions/donations.

The table below provides an example of a budget.

The income and expenditure columns of your budget should balance unless otherwise approved by Inner West Council officers.

Income Description		Expenditure Description	
IWC Living Arts Grant	\$7,500	Performer Fees	\$3,000
Volunteer in kind contribution	\$1,000	Videography	\$1,000
Other income (from name of organisation)	\$1,000	Media / Promotion	\$1,000
		Costumes / Materials	\$1,500
		Theatre (hire)	\$2,000
		Insurance	\$200
		Catering	\$800
TOTAL	\$9,500		\$9,500

Assessment criteria

The following criteria will be considered in the process of assessing applications:

- Impact and quality of the project that contributes to Council's Strategic Plan and Grant Program Objectives (outlined earlier in this document).
- Cultural and social benefits to Inner West communities.
- Capacity to deliver a well-planned project including concept, plan and experience.
- Innovation in creative practice and cultural outcomes.
- Realistic budget including all sources of project income with inclusion of quotes for proposed purchase of equipment, confirmation of venue hire, in-kind and financial support provided by the applicant towards the project.
- Merit of the application in comparison to the other applications.
- Benefits to communities within the IWC area adversely affected by WestConnex.

Grants Management

Council uses the SmartyGrants online application management system to administer grants programs. SmartyGrants provides a range of forms for applicants to use at various stages of the grants process.

Application process

The grants page on Council's website will provide further information regarding the application process, including opening and closing dates and a link to the relevant application form.

Applications must be submitted using the Smartygrants online application management system. The application form acts like a checklist for applicants. Applications must meet the eligibility requirements and no late applications will be accepted. Hard copy applications cannot be accepted.

Potential applicants are strongly encouraged to attend any grant information sessions which will assist applicants with their proposal (details of which will be promoted on Council's website). Applicants are encouraged to speak to Council's Community Services and Culture team should they have any questions regarding the application process or need assistance to complete the online application form.

Approval

Submissions will be assessed against eligibility and selection criteria by an expert panel with recommendations made to Inner West Council for approval. Successful applicants will be advised in writing and will be required to enter into a formal funding agreement with Inner West Council.

Funding agreements must be finalised before the grants are awarded. Grants cannot be used for anything other than the specified purposes outlined in the funding agreement. Any variation to the project must be sought from Inner West Council and agreed to in writing.

Conditions for approval

- Council reserves the right to assess an application under an alternative category.
- The awarding of a grant does not imply the provision of any additional resources or funding for that project or associated activities from Council.
- Applications for the purchase of significant items (over \$1,000) must include copies of two quotes.
- Applicants who have received funds in previous years will only be eligible to apply for assistance in the current year if all accountability and evaluation procedures have been satisfied.
- Applicants may not vary the purpose of the grant for which they have been funded without receiving written approval from Council.
- Applications must contain written confirmation from all partnership bodies named in the proposal as confirmed funding sources or key participating organisations.
- Applicants should not submit an application about the same project to other Grant Programs. (such as an Arts and Culture Grant and Community Wellbeing Grant application) but can apply to other Grant Programs if the projects differ. The field is highly competitive and applicants should contact Council staff to discuss the appropriate Grant Program where they are unsure.

Funding agreements and conditions

Funding agreements require applicants to agree to certain conditions before the money can be issued. These conditions are set out in the Smartygrants agreement and condition form and can be summarised as requiring:

- Sign a funding agreement accepting the conditions of the grant
- Forward Council an invoice for the awarded sum
- Variations to the project and project's contact person or contact details must be formally requested and approved i.e. phone/address etc.
- Acknowledgment of Council's support of the project must occur on promotional material and be in accordance with Council's Corporate Design Standards. Gaining approval of the use of Council's logo must be received before proceeding to final artwork etc.

- Projects must be accessible to all members of the Inner West community. Residents must not be denied participation based on their ethnicity, culture, religion, gender and identity, age, disability or sexual preference.
- Where funds are approved for the purchase of equipment, the organisation or individual will be required to provide receipts for equipment, the equipment is to be identified as an asset of the organisation. Should the organisation cease to exist or the individual no longer uses the equipment, the equipment must be returned to Council.
- Once contracts are finalised, payments are processed with a standard 30 day turnaround time.

Evaluation and reporting

Grants recipients are required to acquit their project on a Smartygrants online evaluation and reporting form within two months of their project completion. Any unexpended grant funds must be returned to Council.

Acquittals require a final project evaluation report, identifying the project's achievements in relation to the objectives and outcomes as detailed in the application, along with project constraints and an income and expenditure statement. The SmartyGrants form detailing the timeframe for completion of this acquittal will be uploaded for completion and an email sent to the contact person in the application. Extensions can be granted with permission given extenuating circumstances.

Further Information

For more information about the Inner West community visit:

<http://www.innerwest.nsw.gov.au>

Enquiries

For grant enquiries please contact Council's Arts and Culture Engagement Officer on 9392 5000.

It is encouraged for requests of over \$2,000 that you discuss your project with a staff member from the Living Arts team.

2018/19

GRANTS PROGRAM

Community Wellbeing Grant Program Guidelines



Description

The Community Wellbeing Grants provides financial and in-kind assistance to not-for-profit community based organisations or community groups auspiced by an organisation, for projects which address local issues; promote social justice; enhance wellbeing; strengthen the sustainability and capacity of Inner West Community and foster inclusion, social connection.

The grants support community development projects and initiatives that align to Inner West Council's Community Strategic Plan. Applicants are encouraged to familiarise themselves with Inner West Council's Community Strategic Plan, community profile and associated pages by reviewing the information at the web addresses provided:

<https://www.innerwest.nsw.gov.au/community/get-involved/grants>

<https://www.innerwest.nsw.gov.au/community>

<https://www.innerwest.nsw.gov.au/community/who-we-are/community-profile>

All applications should aim to provide community benefits for the residents of the Inner West Council (IWC) area. This includes the suburbs of Annandale, Ashfield, Balmain (including Balmain East), Birchgrove, Dobroyd Point, Dulwich Hill, Enmore, Haberfield, Leichhardt, Lewisham, Lilyfield, Marrickville, South Marrickville, Petersham, Rozelle, Stanmore, St Peters, Summer Hill, Sydenham, Tempe. IWC also includes parts of Ashbury, Camperdown, Croydon, Croydon Park, Hurlstone Park and Newtown.

Community Wellbeing Grants of up to \$7,500 are available.

Timeframe

Community Wellbeing Grants are available on an annual basis. Grant applications will open mid-year with key dates, including opening and closing dates, available on Council's website.

Grant funding will be allocated in December for projects to be undertaken in the following calendar year, between 1 January and 31 December.

Objectives

The Community Wellbeing Grants objectives are to:

- Connect people to each other and place
- Develop community strengths, capabilities and lifelong learning
- Encourage social and cultural sustainability
- Foster an inclusive and diverse community
- Encourage participation in community activities
- Promote health and wellbeing
- Support innovative approaches
- Support access and equity for all groups to participate in community life
- Facilitate projects that involve the community in their design and delivery
- Encourage collaborations and partnerships.

Types of projects supported

A broad range of endeavours may be assisted through this program. A list of projects previously funded is available on the Grants page of Council's website.

Eligibility

- Applicants must be an Australian resident or permanent resident and be over 18 years
- Applicants must be a legally incorporated, not for profit community group or organisation OR a community group auspiced by an incorporated organisation
- The applicant must be offering a project of demonstrable and significant benefit to IWC residents. IWC residents must be the major beneficiaries of the project
- Applications must be for a specific project. Funds are not available as a permanent source of future funding
- Projects must be able to demonstrate that the grant would be for a project in the public interest and in accordance with Council policy and regulations
- Applications must address Council's Community Strategic Plan and address one or more of Council's strategic directions
- Applicants must have completed the Evaluation Report from previous grants (and acquitted the project) from IWC and/or the former Councils of Ashfield, Leichhardt and Marrickville where projects have been completed and have no outstanding debts to Council. Should acquittals not be due, a progress report must have been submitted as requested by Council
- Organisations who are submitting an application as the auspice for another group will not be precluded from submitting an application on behalf of their own organisation
- Only one application for a Community Wellbeing Grant is to be submitted each year.

Not eligible

- Projects which duplicate services already provided in the IWC area
- Projects that have already been completed – funding cannot be applied for and used retrospectively
- Where acquittals or progress reports from previous grant funding rounds have not been completed when due
- Capital works eg; such as renovations to buildings
- General donations to charities however specific local projects applied for by charities may be eligible
- Ongoing salary costs for staffing or operational costs
- Grants will not be provided to political parties or groups formally linked to a political party.
- Activities that could be perceived as divisive within the community
- State or federal government departments (including schools or tertiary institutions), or projects which fall under the responsibility of another tier of government. Parents and Citizens' Associations (P&Cs) can only apply for projects that can demonstrate the project is accessible and beneficial to the broader Inner West community (beyond the school community)

- Applications seeking financial assistance for overseas travel, or other costs where it could be perceived that the applicant would derive excessive personal benefits.

Budget

The proposed budget you include in your grant application must clearly show how you arrived at the total grant amount requested and include all sources of project income and expenditure. Quotes should be included especially for proposed purchase of equipment.

Please note; there is no guarantee that if successful in receiving a grant you will receive the full amount requested. Some applications may only receive partial grant funding.

The budget should:

- be GST exclusive
- include a breakdown of expected expenditure
- include in-kind contributions/donations.

The table below provides an **example** of a budget.

Income Description		Expenditure Description	
IWC Community Wellbeing Grant	\$7,500	Consultant Fees	\$2,000
Volunteer in kind contribution	\$1,000	Videography	\$1,000
		Media / Promotion	\$1,000
		Materials	\$1,500
		Hall (hire)	\$2,000
		Insurance	\$200
		Catering	\$800
TOTAL	\$8,500		\$8,500

Assessment criteria

The following criteria will be considered in the process of assessing applications:

- Impact and quality of project that contributes to the Council's Strategic Plan and Grants Programs Objectives (outlined earlier in this document)
- Provide social benefits to Inner West communities
- Capacity to deliver a well-planned project including concept, plan and experience
- Realistic budget including all sources of project income with inclusion of quotes for proposed purchase of equipment, confirmation of venue hire, in-kind and financial support provided by the applicant towards the project
- Ability to improve access, inclusion, diversity and participation in community and cultural activities with sustainable outcomes
- Merit of the application in comparison to the other applications

- Benefits to communities within the IWC area adversely affected by WestConnex.

Grants Management

Council uses the Smarty Grants online application management system to administer grants programs. Smarty Grants provides a range of forms for applicants to use at various stages of the grants process.

Application process

The grants page on Council's website will provide further information regarding the application process, including opening and closing dates and a link to the relevant application form.

Applications must be submitted using the Smarty Grants online application management system. The application form acts like a checklist for applicants. Applications must meet the eligibility requirements and no late applications will be accepted. Hard copy applications cannot be accepted. Potential applicants are strongly encouraged to attend any grant information sessions which will assist applicants with their proposal (details of which will be promoted on Council's website). Applicants are encouraged to speak to Council's Community Services and Culture team should they have any questions regarding the application process or need assistance to complete the online application form.

Approval

Submissions will be assessed against eligibility and selection criteria by an expert panel with recommendations made to IWC for approval. Successful applicants will be advised in writing and will be required to enter into a formal funding agreement with IWC.

Funding agreements must be finalised before the grants are awarded. Grants cannot be used for anything other than the specified purposes outlined in the funding agreement. Any variation to the project must be sought from IWC and agreed to in writing.

Conditions for approval

- Council reserves the right to assess an application under an alternative category
- The awarding of a grant does not imply the provision of any additional resources or funding for that project or associated activities from Council
- Applications for the purchase of significant items (over \$1,000) must include copies of two quotes
- Applicants who have received funds in previous years will only be eligible to apply for assistance in the current year if all accountability and evaluation procedures have been satisfied
- Applicants may not vary the purpose of the grant for which they have been funded without receiving written approval from Council
- Applications must contain written confirmation from all partnership bodies named in the proposal as confirmed funding sources or key participating organisations
- Applicants should not submit an application about the same project to other Grant Programs (such as a Community Wellbeing Grant and a Recreation Grant) but can apply to other Grant Programs if the projects differ. The field is highly competitive and applicants should contact Council staff to discuss the appropriate Grant Program, where they are unsure

Funding agreements and conditions

Funding agreements require applicants to agree to certain conditions before the money can be issued. These conditions are set out in the Smarty Grants agreement and condition form and can be summarised as requiring:

- Sign a funding agreement accepting the conditions of the grant
- Forward Council an invoice for the awarded sum
- Once contracts are finalised, payments are processed with a standard 30 day turnaround time.
- Variations to the project and project's contact person and/or contact details (ie; phone/address etc) must be formally requested and approved
- Acknowledgment of Council's support of the project must occur on promotional material and be in accordance with Council's Corporate Design Standards. Gaining approval of the use of Council's logo must be received before proceeding to final artwork etc
- Projects must be accessible to all members of the Inner West community. Residents must not be denied participation based on their ethnicity, culture, religion, gender and identity, age, disability or sexual preference
- Where funds are approved for the purchase of equipment, the organisation or individual will be required to provide receipts for equipment, the equipment is to be identified as an asset of the organisation. Should the organisation cease to exist or the individual no longer uses the equipment, the equipment must be returned to Council

Evaluation and reporting

Grants recipients are required by Council to acquit their project on a Smarty Grants online evaluation and reporting form within two months of their project completion timeframe. Any unexpended grant funds must be returned to Council.

Acquittals require a final project evaluation report, identifying the project's achievements in relation to the objectives and outcomes as detailed in the application, along with project constraints and an income and expenditure statement. The Smarty Grants form detailing the timeframe for completion of this acquittal will be uploaded for completion and an email sent to the contact person in the application. Extensions can be granted with permission given extenuating circumstances.

Further Information

For more information about the Inner West Council visit:

<https://www.innerwest.nsw.gov.au/>

Enquiries

For grant enquires please contact Council's Grants and Research Officer on 9392 5842.

It is encouraged for requests of over \$2,000 that you discuss your project with a staff member from the Community Wellbeing team. Please call Council and ask to speak to the relevant Community Wellbeing staff member (eg; Youth, Seniors, Disability, Children, Aboriginal etc) on 9392 5000.

2018/19

GRANTS PROGRAM

Environmental Grant Program Guidelines



Description

The Environment Grants support groups that benefit the environment and community through projects focused on environmental improvement, sustainability education, awareness-raising and the promotion of sustainable living as a way of life. Applicants are encouraged to address issues such as climate change, sustainable transport, water sensitive urban design, biodiversity, and recycling and reuse.

The grants support environment projects and initiatives that align to Inner West Council's Community Strategic Plan. Applicants are encouraged to familiarise themselves with Inner West Council's Community Strategic Plan, community profile and associated pages by reviewing the information at the web addresses provided:

<https://www.innerwest.nsw.gov.au/community/get-involved/grants>

<https://www.innerwest.nsw.gov.au/environment>

<https://www.innerwest.nsw.gov.au/community/who-we-are/community-profile>

All applications should aim to provide community benefits for the residents of the Inner West Council (IWC) area. This includes the suburbs of Annandale, Ashfield, Balmain (including Balmain East), Birchgrove, Dobroyd Point, Dulwich Hill, Enmore, Haberfield, Leichhardt, Lewisham, Lilyfield, Marrickville, South Marrickville, Petersham, Rozelle, Stanmore, St Peters, Summer Hill, Sydenham, Tempe. IWC also includes parts of Ashbury, Camperdown, Croydon, Croydon Park, Hurlstone Park and Newtown.

Environment Grants of up to \$7,500 are available annually, with small grants of up to \$500 available quarterly.

Timeframe

Environment grants are available on an annual basis. Grant applications will open mid-year with key dates, including opening and closing dates, available on Council's website.

Grant funding will be allocated in December for projects to be undertaken in the following calendar year, between 1 January and 31 December. Small grant funding will be allocated funding within 6 months of approval of the grant.

Objectives

The Environment Grants objectives are to:

- Benefit the environment through local projects
- Involve the local community in project design and delivery
- Support people to take action, and to share skills and knowledge about the local environment
- Raise awareness and understanding of environmental and sustainability issues
- Build capacity in the community to address these issues

Types of projects supported

A broad range of endeavours may be assisted through this program. Council will give priority to projects where it can be shown that the project:

Item 8

- Is of environmental benefit to the local community or promotes improved understanding of environmental and sustainability issues
- Offers innovative approaches and positive solutions to environmental and sustainability issues
- Has a strong community engagement component, involving the community in the planning and implementation of the project
- Does not duplicate existing programs in the Inner West Council area

Eligibility

- Applicants must be an Australian resident or permanent resident and over 18 years
- Applicants must be a registered and appropriately incorporated not-for-profit, non-government, or commercial organisation or a community group auspiced by a not-for-profit and appropriately incorporated organisation
- The applicant must be offering a project of demonstrable and significant benefit to IWC residents. IWC residents must be the major beneficiaries of the project
- Applications must be for a specific project and are not available as a permanent source of future funding
- Applications must be able to demonstrate that the project is in the public interest and in accordance with Council policy and regulations
- Applications must address Council's Community Strategic Plan and address one or more of Council's strategic directions
- Applicants must have completed the Evaluation Report from previous grants (and acquitted the project) from IWC and/or the former Councils of Ashfield, Leichhardt and Marrickville where projects have been completed and have no outstanding debts to Council. Should acquittals not be due, a progress report must have been submitted as requested by Council
- Organisations who are submitting an application as the auspice for another group will not be precluded from submitting an application on behalf of their own organisation
- Only one application for Environment Grants of over \$500 is to be submitted each year. Applicants may apply more than once for small grants.

Not eligible

- Projects that duplicate services already provided in the IWC area
- Projects that have already been completed – funding cannot be applied for and used retrospectively
- Where acquittals or progress reports from previous grant funding rounds have not been completed when due
- General donations to charities; however, specific local projects applied for by charities may be eligible
- Capital works such as renovations to buildings
- Ongoing salary costs for staffing, or operational costs
- Activities that could be perceived as divisive within the community
- Grants will not be provided to political parties or groups formally linked to a political party

- State or Federal government departments (including schools or tertiary institutions). Parents and Citizens' Associations (P&Cs) are eligible to apply for projects that are demonstrably accessible and beneficial to the broader Inner West community (beyond the school community)
- Applications seeking financial assistance for overseas travel, or other costs where it could be perceived that the applicant would derive excessive personal benefits.

Budget

The proposed budget applicants include in their grant application must clearly show how they arrived at the total grant amount requested and include all sources of project income and expenditure. Quotes should be included especially for proposed purchase of equipment.

Please note; there is no guarantee that if successful in receiving a grant applicants will receive the full amount requested. Some applications may only receive partial grant funding.

The budget should:

- be GST exclusive.
- include a breakdown of expected expenditure.
- include in-kind contributions/donations.

The table below provides an example of a budget.

Income Description		Expenditure Description	
IWC Environment Grant	\$2,000	Materials	\$2,000
Contribution from membership fees	\$1,000	Consultant fee	\$500
		Equipment hire	\$250
		Media/promotion costs	\$250
TOTAL	\$3,000		\$3,000

Assessment criteria

The following criteria will be considered in the process of assessing applications:

- Impact and quality of the project's contribution to the Council's Strategic Plan and Grants Program Objectives (outlined earlier in this document)
- Capacity to deliver a well-planned project including concept, plan and experience
- Realistic budget including all sources of project income with inclusion of quotes for proposed purchase of equipment, confirmation of venue hire, in-kind and financial support provided by the applicant towards the project
- Merit of the application in comparison to other applications
- Benefits to communities within the IWC area adversely affected by WestConnex.

Grants Management

Council uses Smarty Grants online application management system to administer grants programs. Smarty Grants provides a range of forms for applicants to use at various stages of the grants process.

Application process

The grants page on Council's website will provide further information regarding the application process, including opening and closing dates and a link to the relevant application form.

Applications must be submitted using the Smarty Grants online application management system. The application forms acts like a checklist for applicants. Applicants need to complete an Environment Grants Application Form and submit supporting documentation. Please read these guidelines and the application form carefully to ensure all questions are answered and all necessary documents are attached. Applications must meet the eligibility requirements and no late applications will be accepted. Funding is available in two streams:

- **Quarterly small grant stream.** Grants of **up to \$500** to help groups establish, develop or expand activities with materials or resources are offered each quarter. Applicants must present a strong argument as to why the application cannot wait to be considered as part of the annual grants program.
- **Annual grant stream.** Grants of **up to \$7,500** are to help kick-start larger projects and are offered once per year. Applicants will need to demonstrate well-planned projects and project measures for evaluation to be competitive.

Approval

Submissions will be assessed against eligibility and selection criteria by an expert panel. Recommendations will be made to IWC for annual grants approval, and to the Group Manager Environment and Sustainability for small grants approval. Successful applicants will be advised in writing and will be required to enter into a formal funding agreement with IWC.

Conditions for approval:

- Council reserves the right to assess an application under an alternative category
- The awarding of a grant does not imply the provision of any additional resources or funding for that project or associated activities from Council
- Applications for the purchase of significant items (over \$1,000) must include copies of two quote;
- Applicants who have received funds in previous years will only be eligible to apply for assistance in the current year if all accountability and evaluation procedures have been satisfied
- Applicants may not vary the purpose of the grant for which they have been funded without receiving written approval from Council
- Applications must contain written confirmation from all partnership bodies named in the proposal as confirmed funding sources or key participating organisations
- Applicants should not submit an application about the same project to other Grant Programs. (such as an Environment Grant and a Community Wellbeing Grant) but can apply to other Grant Programs if the projects differ. The field is highly competitive and applicants should contact Council staff to discuss the appropriate Grant Program, where they are unsure

Funding agreements and conditions

Funding agreements require applicants to agree to certain conditions before the money can be issued. These conditions are set out in the Smarty Grants agreement and condition form and can be summarised as follows:

- Sign a funding agreement accepting the conditions of the grant

- Forward Council an invoice for the awarded sum
- Once contracts are finalised, payments are processed with a standard 30 day turnaround time.
- Variations to the project or project's contact person or contact details must be formally requested in writing and approved
- Acknowledgment of Council's support of the project must occur on promotional material and be in accordance with Council's Corporate Design Standards. Gaining approval of the use of Council's logo must be received before proceeding to final artwork etc
- Projects must be accessible to all members of the Inner West community. Residents must not be denied participation based on their ethnicity, culture, religion, gender and identity, age, disability or sexual preference.

Evaluation and reporting

Grants recipients are required to acquit their project on a Smarty Grants online evaluation and reporting form within two months of their project completion. Any unexpended grant funds must be returned to Council.

Acquittals require a final project evaluation report, identifying the project's achievements in relation to the objectives and outcomes as detailed in the application, along with project constraints and an income and expenditure statement. The Smarty Grants form detailing the timeframe for completion of this acquittal will be uploaded for completion and an email sent to the contact person in the application. Extensions can be granted with permission given extenuating circumstances.

Further Information

For more information about the Inner West Council visit:

<https://www.innerwest.nsw.gov.au/>

Enquiries

Please contact Council's Environment Officer, Projects and Partnerships on 9392 5000.

It is encouraged for requests of over \$2,000 that you discuss your project with a staff member from the Environment and Sustainability team on 9392 5842.

2018/19

GRANTS PROGRAM

Recreation Grant Program Guidelines



Description

The Recreation Grants Program provides financial support to community sporting and recreation groups and non-government community recreation organisations that offer recreation programs and services to residents in the Inner West Council area.

The Inner West Council (IWC) area includes the suburbs of Annandale, Ashfield, Balmain (including Balmain East), Birchgrove, Dobroyd Point, Dulwich Hill, Enmore, Haberfield, Leichhardt, Lewisham, Lilyfield, Marrickville, South Marrickville, Petersham, Rozelle, Stanmore, St Peters, Summer Hill, Sydenham, Tempe. Inner West Council also includes parts of Ashbury, Camperdown, Croydon, Croydon Park, Hurlstone Park and Newtown.

For more information about the Inner West community visit:

innerwest.nsw.gov.au/community/who-we-are/community-profile

www.innerwest.nsw.gov.au/community/get-involved/grants

www.innerwest.nsw.gov.au/places-and-spaces

The Recreation Grants Program provides financial support of up to \$7,500

Timeframe

Recreation Grants are available on an annual basis. Grant applications will open mid-year with key dates, including opening and closing dates, available on Council's website.

Grant funding will be allocated in December for projects to be undertaken in the following calendar year, between 1 January and 31 December.

Aims

- **Address and remove barriers to participation and engagement** supporting people to meet their full potential
- **Creating positive and meaningful involvement** in our neighbourhoods and communities
- **Ensure inclusive and best practice access to recreation** so that all members of the Inner West community can enjoy activities that appeal to their interest and form closer connections.

Priority groups: Aboriginal communities, CALD communities, children, young people, LGBTIQ communities, older people, people with a disability and women and girls.

Objectives

Assistance is provided to projects that:

- Promote an active and healthy community;
- Increase and/or enhance regular and on-going participation opportunities in sport, recreation or structured physical activity in a sustainable manner;
- Provide inclusive access to participation in sport, recreation and structured physical activity;
- Build the capacity of the organisation to enhance provision of sport and recreation services (e.g. provide training to develop the skills of volunteers).

Types of projects supported

A broad range of endeavours may be assisted through this program that meets the programs aims and objectives above.

Eligibility

- Applicants must be an Australian resident or permanent resident and be over 18 years;
- Applicants must be a registered and appropriately incorporated not-for profit, non-government, or commercial organisation or a community group auspiced by not-for-profit and appropriately incorporated organisation.
- The applicant must be offering a project of demonstrable and significant benefit to IWC residents. IWC residents must be the major beneficiaries of the project.
- Projects must be able to demonstrate that the grant would be for a project in the public interest and in accordance with Council policy and regulations;
- Applicants must be a resident of the Inner West Council area or non-residents offering a program of demonstrable and significant benefit to the local community;
- Applicants must have completed the Evaluation report (and acquitted the project) from previous grants from IWC and/or the former Councils of Leichhardt, Ashfield and Marrickville, where projects have been completed and have no outstanding debts to Council. Should acquittals not be due, a progress report must have been submitted as requested by Council.
- Applications must be for a specific project and not consider a grant as a permanent source of future funding. Grants are not awarded to cover a short fall in administrative costs;
- Organisations who are submitting an application as the auspice for another group will not be precluded from submitting an application on behalf of their own organisation; and
- Only one application per Recreation grant round may be submitted.

Not eligible

- Ongoing staffing or operational costs;
- Projects that have already been completed – funding cannot be applied for and used retrospectively
- Where acquittals or progress reports from previous grant funding rounds have not been completed when due.
- Capital works eg; such as renovations to buildings.
- General donations to charities, however specific local projects applied for by charities may be eligible;
- Grants will not be provided to political parties or groups formally linked to a political party
- Activities that could be perceived as divisive within the community
- State or federal government departments (including schools or tertiary institutions), or projects which fall under the responsibility of another tier of government. Parents and Citizens' Associations can only apply for projects which can demonstrate the project is accessible and beneficial to the broader Inner West community (beyond the school community); and

- Grants seeking financial assistance for overseas travel, or other costs where it could be perceived that the applicant would derive excessive personal benefits.

Budget

The proposed budget you include in your grant application must clearly show how you arrived at the total grant amount requested and include all sources of project income and expenditure. Quotes should be included especially for proposed purchase of equipment.

Please note; there is no guarantee that if successful in receiving a grant you will receive the full amount requested. Some applications may only receive partial grant funding.

The budget should:

- be GST exclusive
- include a breakdown of expected expenditure
- include in-kind contributions/donations.

The table below provides an example of a budget.

Income Description		Expenditure Description	
IWC Recreation Grant	\$5,000	Coaching Course Fees	\$2,000
Volunteer in kind contribution	\$1,000	Videography	\$1,000
		Media / Promotion	\$2,000
		Field / facility hire	\$1,000
TOTAL	\$6,000		\$6,000

Assessment criteria

Applications will be assessed by relevant Council staff against the eligibility and assessment criteria. Applications which meet the eligibility and assessment criteria will be considered by a selection panel. Priority will be given to local applicants.

The following criteria will be considered in the process of assessing applications:

- Impact and quality of project that contributes to the Council's Community Strategic Plan and directions and Grants Programs Objectives (outlined earlier in this document);
- Provide recreation benefits to Inner West communities;
- Capacity to deliver a well-planned project including concept, plan and experience;
- Realistic budget including all sources of project income with inclusion of quotes for proposed purchase of equipment, confirmation of venue hire, in-kind and financial support provided by the applicant towards the project;
- Ability to improve access, inclusion, diversity and participation in recreation activities with sustainable outcomes;
- Availability of similar services provided in the IWC area;

- Merit of the application in comparison to the other applications; and
- Benefits to communities within the IWC area adversely affected by WestConnex.

Grants Management

Council uses the Smarty Grants online application management system to administer grants programs. Smarty Grants provides a range of forms for applicants to use at various stages of the grants process.

Application process

The grants page on Council's website will provide further information regarding the application process, including opening and closing dates and a link to the relevant application form.

Applications must be submitted using the Smarty Grants online application management system. The application form acts like a checklist for applicants. Applications must meet the eligibility requirements and no late applications will be accepted. Hard copy applications cannot be accepted.

Potential applicants are strongly encouraged to attend any grant information sessions which will assist applicants with their proposal (details of which will be promoted on Council's website). Applicants are encouraged to speak to the relevant Council Officer should they have any questions regarding the application process or need assistance to complete the online application form.

Approval

Submissions will be assessed against eligibility and selection criteria by an expert panel with recommendations made to IWC for approval. Successful applicants will be advised in writing and will be required to enter into a formal funding agreement with IWC.

Funding agreements must be finalised before the grants are awarded. Grants cannot be used for anything other than the specified purposes outlined in the funding agreement. Any variation to the project must be sought from IWC and agreed to in writing.

Conditions for approval:

- Council reserves the right to assess an application under an alternative category;
- The awarding of a grant does not imply the provision of any additional resources or funding for that project or associated activities from Council;
- Applications for the purchase of significant items (over \$1,000) must include copies of two quotes;
- Applicants who have received funds in previous years will only be eligible to apply for assistance in the current year if all accountability and evaluation procedures have been satisfied;
- Applicants may not vary the purpose of the grant for which they have been funded without receiving written approval from Council;
- Applications must contain written confirmation from all partnership bodies named in the proposal as confirmed funding sources or key participating organisations; and
- Applicants should not submit an application about the same project to other Grant Programs (such as a Recreation Grant and Community Wellbeing Grant) but can apply to other Grant Programs if the projects differ. The field is highly competitive and applicants should contact Council staff to discuss the appropriate Grant Program, where they are unsure.

Funding agreements and conditions

Funding agreements require applicants to agree to certain conditions before the money can be issued. These conditions are set out in the Smarty Grants agreement and condition form and can be summarised as requiring:

- Sign a funding agreement accepting the conditions of the grant;
- Forward Council an invoice for the awarded sum;
- Variations to the project and project's contact person and/or contact details (ie; phone/address etc) must be formally requested in writing and approved;
- Acknowledgment of Council's support of the project must occur on promotional material and be in accordance with Council's Corporate Design Standards. Gaining approval of the use of Council's logo must be received before proceeding to final artwork etc;
- Projects must be accessible to all members of the Inner West community. Residents must not be denied participation based on their ethnicity, culture, religion, gender and identity, age, disability or sexual preference; and
- Where funds are approved for the purchase of equipment, the organisation or individual will be required to provide receipts for equipment, the equipment is to be identified as an asset of the organisation. Should the organisation cease to exist or the individual no longer uses the equipment, the equipment must be returned to Council.
- Once contracts are finalised, payments are processed with a standard 30 day turnaround time.

Evaluation and reporting

Grants recipients are required by Council to acquit their project on a Smarty Grants online evaluation and reporting form within two months of their project completion timeframe. Any unexpended grant funds must be returned to Council.

Acquittals require a final project evaluation report, identifying the project's achievements in relation to the objectives and outcomes as detailed in the application, along with project constraints and an income and expenditure statement. The Smarty Grants form detailing the timeframe for completion of this acquittal will be uploaded for completion and an email sent to the contact person in the application. Extensions can be granted with permission given extenuating circumstances.

Further Information

For more information about the Inner West community visit:

innerwest.nsw.gov.au

Enquiries

For grant enquires contact Council's Recreation Officer on 9392 5000.

2018/19

GRANTS PROGRAM

Community History and Heritage Grant Program Guidelines



Tram Cnr Victoria Road, Darling Street
Image by Noel Reed

Description

The Community History and Heritage Grants provides financial and in-kind assistance to not-for-profit community based organisations, community groups auspiced by an organisation or individuals to deliver projects that identify and interpret the Inner West's historically significant events, places and people. Funded projects will build on the Library's physical and digital Community History and Heritage Collection which provides a rich source to inform and educate current and future generations.

Inner West Council (IWC) area comprises the suburbs of Annandale, Ashfield, Balmain (including Balmain East), Birchgrove, Dobroyd Point, Dulwich Hill, Enmore, Haberfield, Leichhardt, Lewisham, Lilyfield, Marrickville, South Marrickville, Petersham, Rozelle, Stanmore, St Peters, Summer Hill, Sydenham, Tempe. IWC also includes parts of Ashbury, Camperdown, Croydon, Croydon Park, Hurlstone Park and Newtown.

Applicants are encouraged to familiarise themselves with Inner West Council's (IWC's) Community Strategic Plan, community profile and associated pages by reviewing the information at the web addresses provided:

innerwest.nsw.gov.au/community/who-we-are/community-profile

www.innerwest.nsw.gov.au/community/get-involved/grants

www.innerwest.nsw.gov.au/places-spaces/libraries/community-history

Community History and Heritage Grants up to \$7,500 are available.

Timeframe

Grants are available on an annual basis. Grant applications will open mid-year with key dates, including opening and closing dates, available on Council's website.

Grant funding will be allocated in December for projects to be undertaken in the following calendar year, between 1 January and 31 December.

Objectives

The objectives of the grants program are:

- to build on IWC's Community History and Heritage Collections (physical and digital) for future and current historians, researchers and generations.
- to support original research and interpretation of the area's history.
- to support original research and interpretation of current issues, place, social, people, political, urban changes etc.

The Community History and Heritage Collection is located in IWC's Libraries and Archives with a focus on people, events, policies, activism, politics, architecture, parks, recreation, businesses, economy, cultural activities and places of historical significance to the IWC area.

Projects may include research, archiving, conservation and preservation of significant objects, publications and exhibitions about the Inner West's social and cultural history (including current activities).

Types of projects supported

Council may publish specific grant program priorities on the website for grant rounds. Applicants should familiarise themselves with these priorities.

Grants to support and enrich Council's Local History Collection with a focus on organisations or persons to undertake projects about people, events and places of historical significance to the IWC area. Projects may include research, collections, archiving, conservation, publications and exhibitions about the Inner West's social and cultural history.

Eligibility

- Applicants must be an Australian resident or permanent resident and be over 18 years;
- Applicant must be a resident of IWC, or non-resident offering a project of demonstrable and significant benefit to residents of the IWC residents and who must be the principal or major beneficiaries of the project.
- Applicant must be a legally incorporated, not for profit community group or organisation OR a community group auspiced by an incorporated organisation OR an individual with relevant experience.
- Applications must be for a specific project and are not available as a permanent source of future funding.
- Projects must be able to demonstrate that the grant would be for a project in the public interest and library collection and in accordance with Council policy and regulations.
- Applications must address Council's Community Strategic Plan and address one or more of Council's strategic directions
- Applicants must have completed the Evaluation report (and acquitted the project) from previous grants from IWC and/or the former Councils of Leichhardt, Ashfield and Marrickville, where projects have been completed and have no outstanding debts to Council. Should acquittals not be due, a progress report must have been submitted as requested by Council.
- Organisations who are submitting an application as the auspice for another group will not be precluded from submitting an application on behalf of their own organisation.
- Only one application for Community History and Heritage Grants Program is to be submitted each year.

Not eligible

- Projects which duplicate services already provided in the IWC area.
- Projects that have already been completed – funding cannot be applied for and used retrospectively.
- Where acquittals from previous grant funding rounds have not been completed when due.
- Capital works eg; such as structural improvements.
- General donations to charities, however specific local projects applied for by charities may be eligible.
- Ongoing salary costs for staffing, or operational costs.
- Grants will not be provided to political parties or groups formally linked to a political party.
- Activities that could be perceived as divisive within the community.

- Projects that could be considered as marketing collateral.
- State or federal government departments (including schools or tertiary institutions), or projects which fall under the responsibility of another tier of government. Parents and Citizens' Associations can only apply for projects which can demonstrate the project is accessible and beneficial to the broader Inner West community (beyond the school community).
- Grants seeking financial assistance for overseas travel, or other costs where it could be perceived that the applicant would derive excessive personal benefits.

Budget

The proposed budget you include in your grant application must clearly show how you arrived at the total grant amount requested and include all sources of project income and expenditure. Quotes should be included especially for proposed purchase of equipment.

Please note; there is no guarantee that if successful in receiving a grant you will receive the full amount requested. Some applications may only receive partial grant funding.

The budget should:

- be GST exclusive
- include a breakdown of expected expenditure
- include in-kind contributions/donations.

The table below provides an **example** of a budget (note not full amount that can be applied for).

Income Description		Expenditure Description	
IWC Community History and Heritage Grant	\$5,000	Consultant Fees	\$1,000
Volunteer in kind contribution	\$1,000	Design work	\$1,000
		Printing costs	\$2,000
		Materials	\$1,500
		Catering	\$500
TOTAL	\$6,000		\$6,000

Assessment criteria

The following criteria will be considered in the process of assessing applications:

- Impact and quality of the project that contributes to Council's Community Strategic Plan and Grants Program Objectives (outlined earlier in this document).
- Cultural and social benefits to the Inner West communities.
- Capacity to deliver a well-planned project including concept, plan and experience.
- Relevance the project or activity will bring to the Community, History and Heritage Collection.
- How the project or outcome fills an identified gap in the collection.
- Realistic budget including all sources of project income with inclusion of quotes for proposed purchase of equipment, confirmation of venue hire, in-kind and financial support provided by the applicant towards the project.

- Merit of the application in comparison to the other applications.
- Benefits to communities within the IWC area adversely affected by WestConnex.

Grants Management

Council uses the Smarty Grants online application management system to administer grants programs. Smarty Grants provides a range of forms for applicants to use at various stages of the grants process.

Application process

The grants page on Council's website will provide further information regarding the application process, including opening and closing dates and a link to the relevant application form.

Applications must be provided using the Smarty Grants online application management system. The application form acts like a checklist for applicants. Applications must meet the eligibility requirements and no late applications will be accepted. Hard copy applications cannot be accepted.

Potential applicants are strongly encouraged to attend the grants information session which will assist applicants with their proposals. Applicants with any questions regarding the application process or needing assistance to complete the online application form may contact Council's Community, History and Heritage team.

Approval

Submissions will be assessed against eligibility and selection criteria by an expert panel with recommendations made to IWC for approval. Successful applicants will be advised in writing and will be required to enter into a formal funding agreement with IWC.

Funding agreements must be finalised before the grants are awarded. Grants cannot be used for anything other than the specified purposes outlined in the funding agreement. Any variation to the project must be sought from IWC and agreed to in writing.

Conditions for approval

- Council reserves the right to assess an application under an alternative category.
- The awarding of a grant does not imply the provision of any additional resources or funding for that project or associated activities from Council.
- Applications for the purchase of significant items (over \$1,000) must include copies of two quotes.
- Applicants who have received funds in previous years will only be eligible to apply for assistance in the current year if all accountability and evaluation procedures have been satisfied.
- Applicants may not vary the purpose of the grant for which they have been funded without receiving written approval from Council.
- Applications must contain written confirmation from all partnership bodies named in the proposal as confirmed funding sources or key participating organisations.

Applicants should not submit an application about the same project to other Grant Programs (such as a Community History and Heritage and an Arts and Culture Grant) but can apply to other Grant Programs if the projects differ. The field is highly competitive and applicants should contact Council staff to discuss the appropriate Grant Program, where they are unsure.

Funding agreements and conditions

Funding agreements require applicants to agree to certain conditions before the money can be issued. These conditions are set out in the Smarty Grants agreement and condition form and can be summarised as requiring:

- Sign a funding agreement accepting the conditions of the grant;
- Forward Council an invoice for the awarded sum;
- Variations to the project and project's contact person and/or contact details (ie; phone/address etc) must be formally requested and approved.
- Acknowledgment of Council's support of the project must occur on promotional material and be in accordance with Council's Corporate Design Standards. Gaining approval of the use of Council's logo must be received before proceeding to final artwork etc.
- Projects must be accessible to all members of the Inner West community. Residents must not be denied participation based on their ethnicity, culture, religion, gender and identity, age, disability or sexual preference.

Where funds are approved for the purchase of equipment, the organisation or individual will be required to provide receipts for equipment, the equipment is to be identified as an asset of the organisation. Should the organisation cease to exist or the individual no longer uses the equipment, the equipment must be returned to Council.

- A copy of the deliverable project from the Community History and Heritage grant stream must be submitted for inclusion in the Library's history collection prior to grant acquittal and evaluation and reporting. This includes any publications, digitised photographs, copies of conserved paintings, audio visual materials, oral histories with transcripts, copies of digitised archive materials made available for public access to the community, researchers and future generations seeking information on the history of the Inner West. There is an expectation that the grant recipient would give a presentation, history talk or exhibition showcasing the outcomes of the grant.
- Once contracts are finalised, payments are processed with a standard 30 day turnaround time.

Evaluation and reporting

Grants recipients are required by Council to acquit their project within two months of their project completion timeframe. Any unexpended grant funds must be returned to Council.

Acquittals require a final project evaluation report, identifying the project's achievements in relation to the objectives and outcomes as detailed in the application, along with project constraints and an income and expenditure statement. The Smarty Grants form detailing the timeframe for completion of this acquittal will be uploaded for completion and an email sent to the contact person in the application. Extensions can be granted with permission given extenuating circumstances.

Further information

For more information about the Inner West community visit:

www.innerwest.nsw.gov.au

Enquiries

Please contact Amie Zar, Council's Community History and Heritage Coordinator on 9392 5817 or

Amie.Zar@innerwest.nsw.gov.au

2018/19

GRANTS PROGRAM

Inner West Stronger Communities Fund Grant Program Guidelines



Introduction

The Stronger Communities Grants Program will allocate up to \$1 million in grants over three years for projects that build more vibrant, sustainable and inclusive local communities. This grant initiative forms part of the Stronger Communities funding that is now available to our newly created Inner West Council (IWC) from the NSW Government. Local community groups will be able to apply for Stronger Community Grants ranging from a **minimum of \$10,000 to a maximum of \$50,000**.

All applications should aim to provide community benefits for the residents of the Inner West Council (IWC) area. This includes the suburbs of Annandale, Ashfield, Balmain (including Balmain East), Birchgrove, Dobroyd Point, Dulwich Hill, Enmore, Haberfield, Leichhardt, Lewisham, Lilyfield, Marrickville, South Marrickville, Petersham, Rozelle, Stanmore, St Peters, Summer Hill, Sydenham, Tempe. IWC also includes parts of Ashbury, Camperdown, Croydon, Croydon Park, Hurlstone Park and Newtown.

Objectives

The objectives of the Inner West Stronger Communities Grants are to:

- Deliver social, arts and cultural, recreation, environmental and economic benefits for the communities of the IWC;
- Strengthen the Inner West as the creative engine of global Sydney;
- Deliver innovative projects to enhance liveability and wellbeing in the Inner West;
- Enhance local identity in the communities, villages, neighbourhoods and precincts of the Inner West;
- Support a vibrant street life, support local business and enterprise throughout the Inner West;
- Reflect and celebrate community and cultural diversity;
- Strengthen social justice and inclusion;
- Support social, cultural, environmental and economic sustainability; and
- Improve connectivity across the Inner West.

Levels of Support

\$350,000 is available for the Inner West Stronger Communities Grants Program 2018 round.

Projects can be funded to the following levels:

- \$10,000 - \$20,000 – one-off projects; and
- \$20,000 - \$50,000 – one-off projects; and multi-year projects not totaling more than \$50,000 over three years.

\$10,000 is the minimum amount for grant applications. Applicants with activities extending beyond December 2018 will need to apply for multi-year funding as relevant to additional years of activities. Applicants seeking funding of over \$20,000 or multi-year funding will be required to provide additional information regarding project budgeting, planning and capacity to deliver. Applicants seeking over \$20,000 will also be required to speak to Inner West Council officers before making an application. Unconfirmed funding sources other than the Stronger Communities Grant cannot total more than 20% of the overall income of the project, unless otherwise agreed by an IWC officer.

Eligibility

Applicants must:

- Be an Australian resident or permanent resident over 18 years of age if applying as an individual;
- Be a resident of or work or study in the Inner West LGA or a non-resident offering a project or program of significant benefit to the local community if applying as an individual;
- Be a registered, incorporated not-for-profit or community group or organisation; or a community group, enterprise or individual auspiced by an incorporated not-for-profit organisation;
- Be a combination of the above organisation/s or group/s.
- If an individual, be a professional practitioner with a demonstrated history/track of working in their field and / or practice;
- Apply for a specific project or program and not consider the grant as a permanent source of future funding;
- Have written agreement from project partners before submission of an application;
- Not be a political party or a group formally linked to a political party
- Not be proposing activities that could be perceived as divisive within the community
- Submit only one application per grant round. Applicants should discuss multi-year funding with IWC officers prior to submission.

Auspicings

If an individual or organisation wishes to apply for funding, but does not meet the criteria of being an incorporated not-for-profit community organisation, they may enter into an auspicings agreement.

These agreements would involve an:

- Auspiced Individual or Organisation – an individual or community organisation who wishes to apply for funding, but is not an incorporated not-for-profit community organisation.
- Auspicings Organisation – an incorporated not for profit organisation who will administer the Auspiced Individual or Organisation's grant, including invoicing for and distributing any received funds.

The obligations of auspicings agreements can vary and the terms of the agreement should be arranged by the parties involved. All applicants who are wishing to apply through an Auspicings Organisation must attach a letter confirming the Auspicings Organisation's agreement to act as auspicings to their application form.

Other Requirements

Projects or Programs must:

- Demonstrate community benefit;
- Demonstrate innovation;
- Be in, for, or about the IWC local government area and its community;
- Not be used to cover administrative costs beyond the administrative requirements of the application; and
- Be acquitted by December 2019.

Assessment Criteria

Applications are assessed against the following criteria:

- Impact and quality of social, cultural, economic or environmental benefits to local communities;
- Ability to improve access to and participation in community and cultural activities;
- The merit of the application in addressing community priorities identified in Inner West Council's Community Strategic Plan: (link to be provided)
- Capacity to deliver a well-planned project or program;
- Realistic budget, including all sources of income (please refer to budget page for details);
- The extent of the in-kind and financial support provided by the applicant towards the project
- Engagement with the Inner West community and collaborative partnerships; and
- Previous assistance received from the former Ashfield, Leichhardt and Marrickville Councils.

Assessment Process

Applications are assessed by a panel comprising of:

- Inner West Council Administrator or delegate;
- State MP's or representatives;
- Regional Coordinator of Department of Premier & Cabinet or delegate;
- Other members appointed by the Administrator;
- An independent probity advisor appointed by the Administrator; and
- Local community members and / or experts with demonstrated specialist skills and knowledge relevant to submitted applications, as approved by the Administrator.

The panel will assess applications against eligibility and selection criteria with recommendations made to IWC for approval. All applicants will be advised as to whether they have or have not been successful within four weeks of Council's decision.

Conditions for Approval

Council advises that:

- The awarding of a grant does not imply the provision of any additional resources or funding for that project or associated activities from Council;
- Applications for the purchase of significant items (over \$1,000) must include copies of two quotes;
- Applicants who have received funds from Leichhardt, Ashfield or Marrickville Council in previous years will only be eligible to apply for assistance in the current year if all accountability and evaluation procedures have been satisfied. For any funded project still in progress a progress report must be submitted as part of this application;
- Applicants may not vary the purpose of the grant for which they have been funded without receiving written approval from Council; and
- Applications must contain written confirmation from all partnership bodies named in the proposal as confirmed funding sources.

Accountability Requirements

Successful applicants will be required to undertake the following activities:

- Sign a form accepting the conditions of the grant;

Item 8

- Forward Council an invoice for the awarded sum;
- Complete an acquittal report for Council within one month of the project being completed using the acquittal form provided by Council;
- Where funds are approved for the purchase of equipment, the organisation or individual will be required to provide receipts for equipment, the equipment is to be identified as an asset of the organisation and engraved. Should the organisation cease to exist or the individual no longer uses the equipment, the equipment must be returned to Council;
- All promotional materials must acknowledge Council's support through text or logo placement. In addition, the following wording must appear on all Stronger Communities Fund Project Materials: "Funded by NSW Government through the Stronger Communities Fund". Approval of final copy must be sought one month prior to release;
- Council will provide instructions regarding appropriate acknowledgement of Council and the use of Council logos;
- Failure to comply with these requirements will mean the funded organisation or individual will not be eligible for grants in the future and may face legal proceedings;
- Council will require written evidence of other confirmed funding sources.

Filling in your application

IWC uses the Smarty Grants online system for grant applications. If you have technical difficulties with the form, contact Smarty Grants on 03 9320 6888 or service@smartygrants.com.au. If you have other difficulties filling in this form including physical and language barriers, contact Council's Community Services and Culture Team.

The form can be previewed before you apply by going to the online application link provided and clicking 'preview'.

Budget

Detailed budgets are required for the Inner West Stronger Communities Grants. You should detail income and expenditure for each year you are seeking funding. Some examples of the funding items that should be listed are included below.

Income

Income requested from the Inner West Stronger Communities Grants; income from other funders; in kind support or sponsorship; ticket/product sales if relevant.

Expenditure

All salaries/staffing costs (as relevant only to the project) including contractor fees (itemised separately); any material costs such as IT equipment, art materials, sporting equipment (itemised separately); travel costs, utilities and administration (as relevant only to project delivery); event costs including catering, hall hire, PA hire etc (itemised separately); services relevant to the project (eg. translation); fees, licences and permits relevant to the project; marketing and publicity.

The income and expenditure columns of your budget should balance unless otherwise approved by IWC officers.

The following table shows an example budget:

Income		Expenditure	
Stronger Communities 2018 Grant	\$10,500	Apple computer (iMAC 1.6 ghz)	\$3,000
Crowdfunding (unconfirmed)	\$1,000	Photoshop software licences (3 x licences)	\$1,000
In kind meeting room hire at Neighbourhood Centre - 5 days at \$200 per day (confirmed)	\$1,000	Samsung SE300 Projector	\$1,000
		Software trainer (2 days at \$500 per day)	\$1,000
		Launch event flyers	\$600
		Launch event social media	\$500
		Launch event catering	\$200
		Community facilitators (2 facilitators for 10 days at \$300 per day)	\$3,000
		IT networking and installation	\$1,000
		PA hire (for community launch)	\$200
		Meeting room hire (in kind)	\$1,000
TOTAL	\$12,500		\$12,500

Essential Supplementary attachments

The project and personnel

- Examples of projects/ work the applicant has delivered in the past by providing URLs / weblinks. If you do not have any online links to project examples you may upload examples, such as .pdf, audio files (eg. mp3), video files (eg. mp4) or images (.jpg);
- CVs of key personnel delivering the project;
- A project plan including the timeline and key milestones of the project;
- Letters from confirmed project partners;
- Two quotes for any capital equipment expenditure or physical works over \$1,000. Two quotes will be required for each item;
- Letters from confirmed funding sources including in-kind funding;
- If you have received funds from Leichhardt, Ashfield or Marrickville Council that are not currently acquitted you will need to attach a progress report; and
- Written references from a current or recent employer or other relevant professional will be required for applications above \$20,000.

Relevant to applications seeking funding for physical changes to premises, such as building works

- If not the property owner, a letter of consent from the owner

Relevant to the not-for-profit organisation applying for funding or acting as an auspice for the purposes of the grant application

- Contact details of an office bearer or member of the management committee;

Item 8

- A copy of the organisation's constitution or stated aims and objectives;
- A copy of the organisation's most recent annual report;
- A copy of the organisation's most recent audited statement or statement of income and expenditure; and
- Details of public liability insurance including provider, type of insurance and policy number.

Relevant to individuals or organisations who are being auspiced by a not-for-profit organisation

- A letter of agreement from the Auspicing Organisation

Individual applicants who are being auspiced by a not-for-profit organisation

- Proof of Australian Residency; and
- Proof of identity including age and residential address.

Submissions

Applications open on 4 June 2018 and close on 9 July 2018 (dates to be confirmed)

Please contact Council about alternative means of application if you are unable to fill in the online application form.

Further Information

For more information about the Inner West community visit:

<https://www.innerwest.nsw.gov.au/community/who-we-are/community-profile>

Enquiries

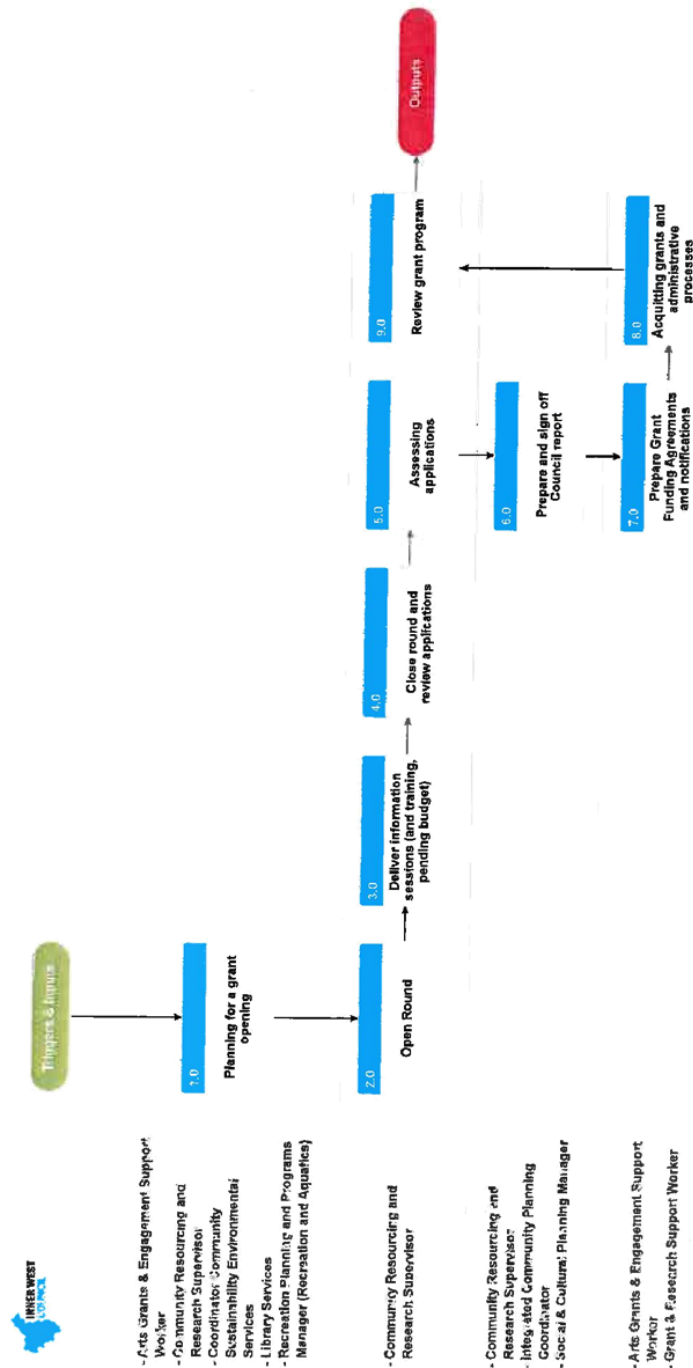
Please contact Council's Grants and Research Officer on 9392 5842.

Attachment 2

Delivering Inner West Council grants program v1.0



Item 8



Attachment 1

Item No: C0318 Item 9**Subject:** BULK TRANSFER OF NOMINATED GENERAL STAFF UPDATE**Prepared By:** Melodie Whiting - Group Manager Human Resources**Authorised By:** Rik Hart - Interim General Manager**SUMMARY**

This report provides an update on the bulk transfer of staff; employee harmonisation activities and summarises the previous best practices of Ashfield, Marrickville and Leichhardt Councils and the local government sector, in relation to equal opportunity employment practices as requested through the Mayoral Minute of Council meeting 21 November 2017. In total 511 staff were bulk transferred before the Christmas break in 2017 enabling Council to create certainty for general staff, particularly the outdoor workforce. Nominated general staff, where there was no change to the positions, including duties and responsibilities and immediate structure, were transferred across with current conditions and roles into the new organisation as either a direct appointment or bulk transfer.

RECOMMENDATION**THAT Council note the update and information contained in the Report.****BACKGROUND**

Filling the new organisation structure for Inner West Council has been a protracted process to ensure due consultation with staff and unions, and compliance with legislative requirements regarding transferred staff of merged councils.

All staff were consulted on the new organisation structures and roles through mass and small section group meetings, the Staff Consultative Committee and the Unions, on numerous occasions, and advised of the recruitment process in applying for roles in the new Inner West structure which was developed through consultation with the Unions, LGNSW and the Staff Consultative Committee.

At Council's direction the organisation was in a position by December 2017 to move ahead and authorise a bulk direct transfer of nominated general staff, including outdoor and key worker level staff into the new structure. This means that, where nominated, these key workers were transferred from their existing role in the structure of their former Council into a comparable role in the new Inner West organisation structure.

The bulk transfers occurred prior to the Christmas break in 2017 enabling Council to create certainty for general staff, particularly the outdoor workforce. Nominated general staff, where there was no change to the positions, including duties and responsibilities and immediate structure, were transferred across with current conditions and roles into the new organisation as either a direct appointment or bulk transfer. In total 511 staff were bulk transferred.

This transfer process did not require the staff member to go through a formal recruitment process. Those staff members are also still able to apply for other jobs in the organisation if they wish to do so.

The bulk direct transfer process was applied to a large number of staff in areas including, but not limited to:

- Footpaths, Roads, Traffic and Stormwater
- Trees, Parks, and Sportsfields
- Mechanical Services

- Resource Recovery
- Children and Family Services
- Community Operations
- Recreational and Aquatics
- Library and History Services

Staff were advised of the Council resolution for the five year employment protection, as a result of amalgamation, to be extended to all eligible staff from 12 May 2016, through a range of communication means including the Staff Update on the intranet, at the Joint Consultative Committee and through the Mayor's video address to staff.

Council has also begun the initial consultation process with unions and staff on harmonisation of working conditions. This process of workplace change is in the initial phase but is being conducted in a collaborative and consultative manner with goodwill intent by the parties.

The harmonisation of the staff performance process and a recognition and reward framework was presented and endorsed at the first 2018 Joint Staff Consultative Committee meeting in February. The proposed "My Achievement and Development" Framework and Staff Recognition and Reward Schemes were developed through the assistance of a number of working groups including the Joint Consultative Committee.

As part of the harmonisation activities, the Inner West Council's EEO Management Plan will be developed and informed by best practices from the former Councils of Ashfield, Leichhardt and Marrickville. Input will also be taken from local government industry best practice and the public sector. The EEO Management Plan will provide a strategic link between the Local Government Act, the Workforce Management Strategy and Plan and other Council strategies and programs, such as the Inclusion Action Plan for people with a disability. These strategies and programs, together, provide a framework to ensure the inclusion of less advantaged people within our society.

Best practice in local government is informed by the Local Government Act 1993 requiring Council to have an EEO Management Plan.

The Act's objectives are to:

a) eliminate and ensure the absence of discrimination in employment on the grounds of age, race, sex, marital or relationship status, impairment, sexual orientation and gender identity in councils.

b) promote equal employment opportunity for women, members of racial minorities and persons with disabilities in councils.

The development of the Inner West Council Equal Employment Opportunity (EEO) Management Plan 2018-2022 will outline our commitment to achieving a safe and rewarding workplace free from all forms of unlawful harassment and discrimination. Further, all employees and prospective employees are afforded equal access to opportunities and benefits relating to employment, promotion and training.

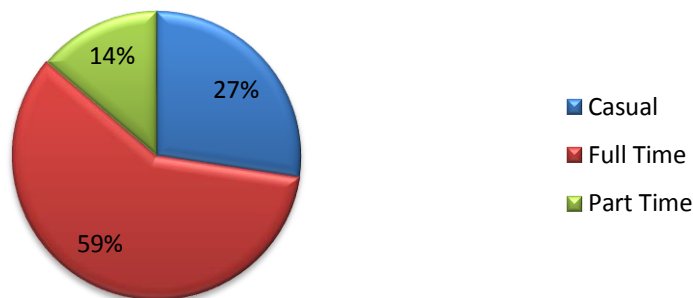
Better Practice Workforce Diversity Targets and Benchmarks

The NSW Public Service Commission has set the following specific employment targets for workforce diversity:-

- Aboriginal and Torres Strait Islander 2.6%
- Women 60%
- People with a disability requiring workplace adjustment 1.5 %
- People whose first language was not English 19%

Council Workforce Data:

Council employs approx. 1014 fulltime equivalent staff, consisting of full-time, part-time, casual and seasonal workers

IWC Employment Status

Current Diversity Data

It is important that within a community, the diversity of the general public be reflected by those employed within its public sector, particularly local government, for a more cohesive, inclusive workforce that includes people of different genders, and cultural and linguistic backgrounds; Aboriginal people and people with a disability.

Challenges from the former council's statistics remain in understanding and measuring the level of diversity at Council, due to the voluntary nature of identification. Data is identified on a voluntary basis, which typically leads to under-reporting as some employees may feel identifying with a diversity group may not be relevant to their role, fear of stigma or they may not have access to update their diversity status.

The best way to allow for self-identification differs based on several variables such as: the purpose and use of the data, the perceived overall acceptance of minority groups including LGBTQ employees, and the mode of self-identification. To improve benchmarking data, a program of education on the value of identification and increased opportunities for identification through not only EEO data for new starters but also through the use of staff surveys for current employees will be established to improve benchmark data for the Inner West Council (IWC).

EEO statistics:

At present, IWC EEO data is as follows:-

- 3% staff indicate they have a disability
- 2.1% staff indicate an indigenous background, Aboriginal and Torres Strait Islander

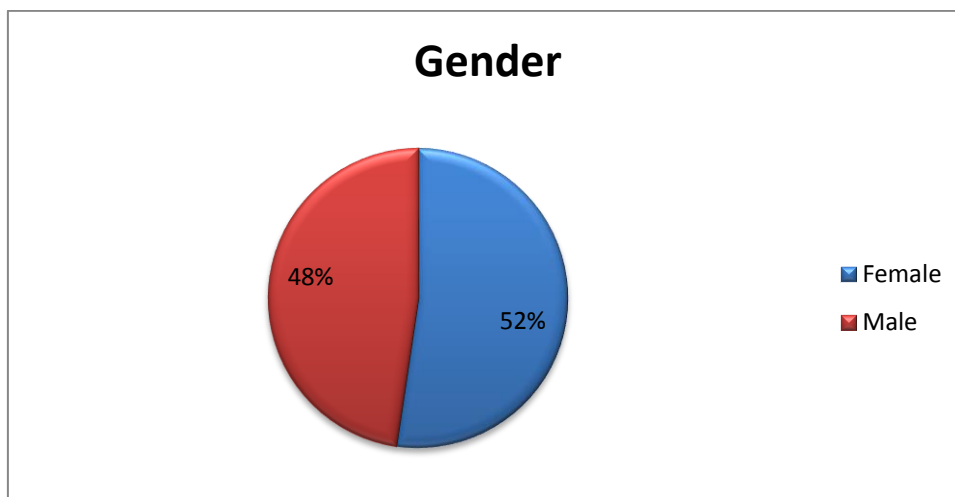
Aboriginal and Torres Strait Islander employees: Council has greater representation at 2.1% compared with the local government area community representation of 1%. Council has also resolved to increase this representation through a targeted traineeship program and has dedicated positions for employees with Aboriginal and Torres Strait Islander background.

Employees identifying with a Disability: Staff identifying as having a disability total approximately 3%. Council has also resolved to increase this representation through a targeted traineeship program.

Culturally and linguistically diverse employees: Current data is not complete from the former Councils and is an area identified for data capture to inform people strategies. Identified data to date shows over 44 staff with English as a second language.

Current Gender Balance:

Inner West Council has a higher representation of female workers at 52% than NSW Local Government Urban Councils which is benchmarked at 44.21% as per the 2017 NSW Local Government HR Metrics Benchmarking Report.



- **IWC Gender Leadership balance**

- Leadership Group (Level 1 GM, Level 2 DGMs, Level 3 Group Managers – plus General Counsel): 57% (12) female; 43% (8) male.
- Within the Level 3 Group Managers: 75% (12) female; 25% (4) male.

More women are employed in management/ decision making roles. However, at the Executive level there are no permanent female representation and this is an area of focus for our people strategies, to develop the capability of our Level 3 Managers for succession planning and also consider a targeted recruitment campaign in the event of an Executive vacancy.

Former Council's EEO best practices

All former Councils met the requirement of an EEO Management Plan in accordance with the local Government Act. Better practices across the former councils were comparable and included:-

- EEO, anti-bullying and harassment training and information
- EEO and demographic information collected and continue to improve data systems for EEO data collection,
- targeted employment of apprentices and trainees
- student and work experience opportunities
- identified Aboriginal positions within the establishment
- an Aboriginal Staff Network
- promote staff to understand the protocols of 'Acknowledgement of Country' and 'Welcome to Country' ceremonies.
- Aboriginal cultural appreciation training
- HR policies and procedures that comply with and support equity standards
- regular opportunities for staff consultation and input about change including Bi-Annual Staff Surveys to provide data on continuous improvement opportunities
- recruitment advertisement that meet accessibility standards
- recruitment and selection training workshops, to increase the numbers of trained staff and availability of mixed genders on panels.
- job application and interview techniques training for staff to improve and assist their career development in applying for vacant positions

Item 9

- opportunities for CALD community language aid schemes where appropriate.
- partnering with key stakeholders to improve diversity and inclusion outcomes
- disability awareness training and information
- participation in the 50:50 Vision Councils for Gender Equity Award program - Bronze Award held by the three former Councils
- development opportunities for women appropriate to their employment and career progression within Council and in accordance with individual training plans.
- equality of access for staff to learning and development opportunities and all staff have equal access to career development opportunities
- flexible work arrangements including part-time and job share for parents return to working and mature workers
- provide and promote a culturally sensitive space for individual use in prayer, lactation, meditation or reflection
- provide seminars for mature workers on transitioning into retirement

The NSW Local Government Workforce Strategy 2016-2020 identifies that workplace diversity is about removing barriers to ensure all employees can perform to their highest ability. It also involves recognising the value of individual differences and managing them in the workplace. The strategy does recognise that diversity initiatives need to be tailored to each Council's unique circumstances and be sustainable in order to make a real impact on the workforce, and potentially on the community they represent. Suggested initiatives include:-

- reduce procedural barriers to recruiting people from diverse backgrounds, without compromising any existing qualification, professional registration or Australian Standards requirements
- create a contemporary workplace, e.g. consideration to work arrangements sought by different segments of their workforce, to accommodate work/life balance requirements of employees, maximise staff engagement, address workplace stress and inappropriate behaviours, review and respond to changes in demand for skills and job roles, and retain critical knowledge within the organisation.
- increase opportunities to attract new and younger employees to address issues related to succession, age imbalance and corporate social responsibility.
- provide opportunities for the development of leadership teams and development of opportunities to increase women in leadership roles

These initiatives will be considered in development of the Inner West Council EEO Management Plan, taking into consideration the employment protections afforded transferred staff in a merger and the related legislative requirements.

FINANCIAL IMPLICATIONS

Nil - Harmonisation activities that are not funded have been identified and prioritised in the budget bidding process.

PUBLIC CONSULTATION

Not Applicable.

CONCLUSION

Council has engaged in an open, transparent and consultative manner with staff and unions in developing and filling the organisation structure, whilst meeting legislative requirements. It will continue this approach as we embark on the harmonisation of working conditions and development of our people strategies including the IWC EEO Management Plan.

ATTACHMENTS

Nil.

Item No: C0318 Item 10

Subject: INNER WEST COUNCIL POSITION ON THE CRUISE SHIP TERMINAL

Prepared By: Ryan Cole - A/ Group Manager Development Assessment and Regulatory Services

Authorised By: Elizabeth Richardson – A/ Deputy General Manager Assets and Environment

SUMMARY

This report aims to respond to points 1 of Council resolution C0218 Item 10 adopted 27 February 2018, and outlines the current position of the Inner West Council in regard to the White Bay Cruise Ship Terminal and the work being done Council in relation to this matter.

RECOMMENDATION

THAT Council:

1. **Note that since the White Bay Cruise Terminal commenced operations in 2013, Council has been advocating to NSW Government Ministers and state agencies to reduce, mitigate and monitor impacts on residents living and those working within the vicinity of the White Bay Cruise Terminal in terms of odour, noise and air quality associated with cruise ship exhaust fumes;**
2. **Note that there have been some initiatives implemented including:**
 - a) **regular meetings with state agency officers with community members and Council representatives to discuss agency actions and resident concerns**
 - b) **provision for ongoing noise and air quality monitoring**
 - c) **mandating low sulphur fuel use (for limited times when ships are in port); and**
 - d) **the implementation of a noise abatement strategy; and**
3. **Note that notwithstanding the measures implemented the number of cruise ships using the facility annually continues to rise and the concerns of residents living and those working within the vicinity of the White Bay Cruise Terminal in terms of odour, noise and air quality associated with cruise ship exhaust fumes remain.**

BACKGROUND

Council resolution C0218 Item 10 adopted 27 February 2018 stated:

"1. A report to be prepared for the March 2018 Ordinary Council Meeting detailing:

- a) *The current position of the Inner West Council in regard to the White Bay Cruise Ship Terminal; and*
- b) *The work being done by the Inner West Council to try to resolve the impact of the cruise ships on its community."*

2. *Council write to the Federal Minister for Infrastructure and Transport Michael McCormack MP, NSW Minister for Roads, Maritime and Freight Melinda Pavey MP, NSW Minister for the Environment Gabrielle Upton MP, Port Authority of NSW and the NSW Environmental Protection Authority seeking the implementation of regulations mandating:*
 - a) *Cruise ships switch to low-sulphur fuel at least one hour prior to entering Sydney Harbour; and*
 - b) *All cruise ships that enter Sydney Harbour install scrubbers in exhaust stacks to reduce the impacts of fumes on the community; and*

3. *Write to the Port Authority of NSW and the NSW Department of Planning &*

Environment seeking clarification about the implementation of the Noise Mitigation Strategy, including details on how many residents have been offered noise abatement measures and how many residents have accepted those measures.

This report addresses Point No.1 of the above resolution.

History

On 2 February 2011 the Minister for Planning granted approval under the former Part 3A of the Environmental Planning and Assessment Act 1979 to MP10_0069 for the construction and operation of a Cruise Passenger Terminal at White Bay.

In April 2013 the Cruise Passenger Terminal was completed and started operating. As there are no conditions on the consent for the number of ships permitted to berth, the number has been increasing annually.

Since the commencement of the Cruise Passenger Terminal, Council has played an active role advocating to NSW Government Ministers and agencies to reduce, mitigate and monitor impacts on residents living and those working within the vicinity of the White Bay Cruise Terminal in terms of odour, noise and air quality associated with cruise ship exhaust fumes.

Some of the key areas Council has been advocating include:

- Writing objections to the application that subsequently approved the construction and operation White Bay Cruise Terminal
- Writing to relevant State Ministers and Departments (EPA, Planning, Health, Ports) outlining ongoing community concerns
- Appearing before a Parliamentary Inquiry into the performance of the EPA which made specific reference to actions considered not to be taken by the department to address concerns over community concerns when ships are in port
- Making submissions on the NSW Protection of the Environment Operations (Clean Air) Regulation 2010 and the Noise Mitigation Strategy for the White Bay Cruise Ship Terminal
- Advocating for ongoing air quality and noise monitoring
- Advocating for the installation of shore to ship power
- Attending community meetings
- Council Officers attending regular agency meetings with local residents to discuss actions and concerns with the NSW EPA, Department of Planning & Environment, NSW Health and NSW Ports
- Council has established a dedicated webpage to outline actions and update for the community

It should be noted that there have been some initiatives implemented attempting to mitigate impacts, these include:

- the creation of a noise abatement strategy
- provision for ongoing noise and air quality monitoring; and
- mandating low sulphur fuel use (for limited times when ships are in port)

The key details of each of the above detailed initiative are outlined as follows:

Creation of a noise abatement strategy

The Port Authority's noise mitigation strategy has been developed in an attempt to address the ongoing issue of noise from ships when berthed at the terminal (i.e. engine noise, vibrations and passenger announcement / music).

The NSW Port Authority documentation outlines the elements of the program as follows:

1. **Noise Attenuation Program:** noise attenuation comprising of physical treatments to homes to a defined area of residences where noise modelling indicates that average noise levels reach or exceed 55 decibels at night ('attenuation eligibility threshold').
2. **Noise Restriction Policy:** a new policy restricting on-deck music and public announcements not related to safety and restrictions for ships which cause further exceedances of the attenuation eligibility threshold. Non-compliant ships will be given an initial warning to make improvements; a second non-compliance will result in a loss of priority booking status plus overnight relocation of the ship; and a third non-compliance will result in future bookings not being allowed
3. **Noise Logging:** continuous real-time logging to monitor noise levels and guide ongoing noise management.

Port Authority received approval from the Department of Planning and Environment in late 2017 for the strategy and is currently working to commence delivery of the three elements.

When notified of the proposed strategy Council engaged an expert acoustic consultant to review the proposal and make recommendations. Council further held a public meeting at the Balmain Town Hall to discuss the matter.

Details of the Noise Mitigation Strategy can be found in Attachment A.

Provision for ongoing noise monitoring

Under the approval there is a condition (D1) which outlines noise criteria. Between 2013 and 2017 the Port Authority have at times engaged acoustic consultants to undertake noise assessment for specific ships with higher volumes of complaints were received. These reports are available online. Some reports outline issues on ships associated with fans, engine noise which requires form of insulation etc.

As detailed above, the Port Authority seeks to implement a noise abatement strategy. In particular the Port Authority proposes to undertake continuous real-time logging noise logging to monitor noise levels and guide ongoing noise management.

Information on the Port Authority website is limited and the real time noise monitoring data is not available. As such, as per the Council resolution adopted 27 February 2018, Council will be seeking further details on the implementation of the strategy.

Provision for ongoing air quality monitoring

The NSW Port Authority has installed an air quality monitoring station at the corner of Grafton and Adolphus streets, Balmain to monitor the ambient air quality in the immediate vicinity of the White Bay Cruise Terminal. The station monitors Sulphur dioxide (SO₂), particulate matter less than 2.5 microns diameter (PM_{2.5}) and meteorological parameters including wind speed and direction. The information from the air quality monitoring station is available in close to real time on the Port Authority website.

Over the years, it has been argued that the station is incorrectly located, being situated adjacent to the terminal facility and significantly below the exhaust stacks of the ship when berthed. A secondary station at an alternate location has previously been requested. One was temporarily installed near Clontarf Cottage for approximately 3 weeks a number of years ago.

Mandating low Sulphur fuel use

On 1 October 2015 NSW Protection of the Environment Operations (Clean Air) Regulation 2010 was amended to put in place an environmental regulatory regime when cruise ships entered Sydney Harbour. The regulation was set up in two stages.

Stage 1 provided that from 1 October 2015 cruise ships to use low sulphur fuel (0.1% or less) when berthed. Essentially allowing a transition for cruise ships to start using fuel which provides exhaust with reduced toxins. The bunker fuel however was still permitted to be used for approximately 1 hour after berthing and 1 hours prior to departure whilst the fuel transition was occurring.

Stage 2 was set to commence from 1 July 2016 when the cruise ships were to use low sulphur fuel (0.1% or less) at all times when operating in Sydney Harbour. The second stage essentially required bunker fuel to be switched to low sulphur outside the harbour entrance.

Unfortunately, the Regulation was only in effect for a short period and the second stage of the regulation was never implemented. The cessation of the regulation was due to a conflict between NSW and Federal legislation. As a result, the state regulation was invalidated.

Upon the cessation of the NSW regulation and the Federal law being applicable, the Australian Maritime Safety Authority (AMSA) became the appropriate authority on fuel use. The Federal Government amended legislation to enable AMSA to issue directions **under the Navigation Act 2012**.

Currently Orders are in place which stipulate:

“From December 2016, cruise vessels capable of accommodating more than 100 passengers and at berth in Sydney Harbour will be issued with a Direction by AMSA. The Direction will require the vessel to limit sulphur emissions by using low sulphur fuel or an alternative measure that achieves an equivalent outcome, specifically:

- A. using fuel with a sulphur content not exceeding 0.1% mass per cent concentration (0.1% m/m); or*
- B. using an exhaust gas cleaning system, certified and approved in accordance with the International Maritime Organization Guidelines for Exhaust Gas Cleaning Systems 2015; or*
- C. using a power source external to the vessel; or*
- D. using a combination of any of the above measures.”*

The above order is similar to Stage 1 of the NSW Regulation however it does provide the Stage to component which would remove the additional hour (approximately 2 hours at berth and 1-2 hours manoeuvring up and down the harbour) of burning bunker fuel. Furthermore the order does provide additional options such ‘scrubbers’ in the exhaust systems or ‘shore to ship power’.

Details of AMSA Direction can be found in Attachment B.

Rejection of Shore Power by NSW Government

For a number of years Council has been advocating to the NSW Government for shore to ship power installation. The installation of would result in a reduction of toxic exhaust fumes being dispersed in close proximity to residential properties. The Parliamentary Inquiry into the performance of the NSW EPA listed this as a necessary consideration. It is also a permitted option for the reduction in air pollution in the Directions issued by the Federal Regulator AMSA for ships using Sydney Harbour.

Notwithstanding the above, the NSW Port Authority undertook a feasibility analysis into the installation of ‘shore to ship power’ for cruise vessels when berthed at the White Bay Cruise terminal.

The report concluded that: *“Based on investigations and potential air emissions benefits, Port Authority of NSW does not recommend the installation of shore power at White Bay Cruise Terminal as a cost-effective solution.”*

The key reasons provided was that the installation of the facility to enable ship to ‘plug in’ is expensive, the number of ships capable of connecting to the facility is relatively low and there are other technologies available to achieve the same outcome. As such, at this point the option for shore to ship power is not proceeding.

A copy of the NSW Port Authority reasons for Shore Power rejection is details in Attachment C

Consideration of Council’s Position

Council resolution C0218 Item 10 adopted 27 February 2018 required consideration of *“The current position of the Inner West Council in regard to the White Bay Cruise Ship Terminal”*

Essentially this requires Council to determine whether to:

- a) Continue to advocate to NSW and Federal Governments to reduce, mitigate and monitor impacts on residents living and those working within the vicinity of the White Bay Cruise Terminal in terms of odour, noise and air quality from cruise ship exhaust fumes noting staff resources will be diverted from budgeted, planned and scheduled operations; or
- b) Cease advocacy role in relation to the White Bay Cruise Terminal

In consideration of the above, since the White Bay Cruise Terminal commenced operations in 2013, Council has been advocating to NSW Government Ministers and agencies to reduce mitigate and monitor impacts on residents living and those working within the vicinity of the White Bay Cruise Terminal in terms of odour, noise and air quality associated with cruise ship exhaust fumes.

Some initiatives have been implemented, however resident concerns are still present. Shore to ship power is still a matter that can be advocated for, however additional mitigation measures can also be sought which could include:

- Mandating cruise ships switch to low-sulphur fuel at least one hour prior to entering Sydney Harbour
- Requiring all cruise ships that enter Sydney Harbour install scrubbers in exhaust stacks to reduce the impacts of fumes on the community
- Immediately implementing a ban on any ship that fails noise restriction criteria
- Advocating to the NSW Government to formulate better noise mitigation and abatement strategies and information on when the Abatement Strategy will be fully implemented
- Seeking a restriction on the number of ships permitted to use the facility annually in addition to limiting berthing at the facility to a single ship at any one time

FINANCIAL IMPLICATIONS

A resolution for continued advocacy would require resources being diverted from budgeted, planned and scheduled operations. The level at this point is unquantifiable and will be dependent on the level and type of advocacy required.

OTHER STAFF COMMENTS

Nil.

PUBLIC CONSULTATION

Nil.

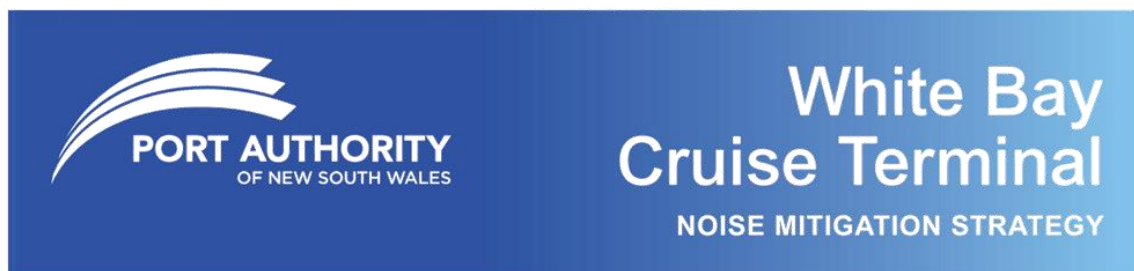
CONCLUSION

Council has been seeking to address community concerns resulting from the operation of the terminal since 2013.

Consideration of continued advocacy is a matter for Council to determine with consideration given to the fact that despite the measures implemented, the number of cruise ships using the facility annually continues to rise and the concerns of residents living and those working within the vicinity of the White Bay Cruise Terminal in terms of odour, noise and air quality associated with cruise ship exhaust fumes remain.

ATTACHMENTS

1. [↓](#) A - WBCT Noise Abatement Strategy Fact Sheet
2. [↓](#) B - AMSA Direction
3. [↓](#) C - NSW Port Authority reasons for Shore Power outcomes



About the Noise Mitigation Strategy

A noise mitigation strategy has been developed to address the ongoing issue of noise from cruise ships at White Bay Cruise Terminal (WBCT).

The strategy includes a suite of initiatives that have been designed to minimise the impact of cruise ships on the local community. The package has been developed by the Port Authority of NSW.

Key elements of the Noise Mitigation Strategy

1. **Noise Attenuation Program:** noise attenuation comprising of physical treatments to homes to a defined area of residences where noise modelling indicates that average noise levels reach or exceed 55 decibels at night ('attenuation eligibility threshold').
2. **Noise Restriction Policy:** a new policy restricting on-deck music and public announcements not related to safety and restrictions for ships which cause further exceedances of the attenuation eligibility threshold. Non-compliant ships will be given an initial warning to make improvements; a second non-compliance will result in a loss of priority booking status plus overnight relocation of the ship; and a third non-compliance will result in future bookings not being allowed.
3. **Noise Logging:** continuous real-time logging to monitor noise levels and guide ongoing noise management.

About the Noise Attenuation Program

The noise attenuation program is one of a number of initiatives being undertaken in response to cruise ship noise at WBCT as part of the noise mitigation strategy.

The program is designed to provide physical treatments to homes that will reduce the levels of noise experienced in areas affected by cruise ships. The program will include the following noise reduction treatments:

- Upgrading windows or external doors
- Enclosing or sealing gaps, vents and openings, where practical
- Installing new windows or external doors
- Installation of ventilation systems to allow for the circulation of fresh air when windows are closed.

Who is eligible for attenuation?

To be eligible for the noise attenuation program a residence must meet all of the following criteria:

- Experience an average noise level of at least 70 decibels during the day, 60 decibels during the evening, or 55 decibels at night
- Is classified as an approved and occupied residence
- Is no more than 100 metres from the WBCT site boundary.

The attenuation eligibility threshold of 55 decibels (external to residences) considers the urban / industrial interface maximum level and a 'penalty' of 5 decibels for low frequency noise as per the Environment Protection Authority's Industrial Noise Policy. The 100 metre boundary was benchmarked against other NSW Government attenuation programs.

Residents that are not eligible but consider that they may warrant special consideration can contact Port Authority who will assess their residence on a case by case basis.

The actual combination of noise attenuation treatments for each residence is subject to individual property inspection and consultation with the homeowner. The proposed treatments have been used by other NSW Government agencies in noise attenuation programs.



Noise Attenuation Program – identified area

The noise attenuation program is available to eligible residences living in the area identified below:



Community consultation

A drop-in centre has been established to give local residents the opportunity to discuss the noise mitigation strategy including the Noise Attenuation Program with representatives from the Port Authority of NSW.

Session dates and times are:

- Tuesday 29 November (6pm–9pm)
- Wednesday 30 November (11am–2pm)
- Thursday 1 December (6pm–9pm)

Community will have until 5pm, Tuesday 31 January 2017 to provide written comment on the noise mitigation strategy. For further information including a copy of the feedback form, visit the Port Authority website (address below).

Timing

The rollout of the noise mitigation strategy can commence following consideration of feedback from the community consultation and endorsement from the Department of Planning & Environment. It is anticipated the noise attenuation program will be implemented over two years from early 2017.

Funding

The Port Authority of NSW has allocated \$5.3million to fund the noise mitigation strategy.

Contact us

- E** noisestrategy@portauthoritiesnsw.com.au
- W** www.sydneyports.com.au/noisestrategy
- T** 9296 4595, Phillip Vander Reest – Project Manager, Noise Attenuation Program



Marine Notice 21/2016

Direction for cruise vessels to limit sulphur emissions while at berth in Sydney Harbour

Purpose

The purpose of this Marine Notice is to alert cruise vessel masters and operators to AMSA's intended actions to limit sulphur emissions from cruise vessels¹ when at berth in the Port of Sydney Harbour.

This notice is issued as general information only and AMSA will issue a formal Direction to each affected vessel.

Directions

From December 2016, cruise vessels capable of accommodating more than 100 passengers and at berth in Sydney Harbour will be issued with a Direction by AMSA. The Direction will require the vessel to limit sulphur emissions by using low sulphur fuel or an alternative measure that achieves an equivalent outcome, specifically:

- A. using fuel with a sulphur content not exceeding 0.1% mass per cent concentration (0.1% m/m); or
- B. using an exhaust gas cleaning system, certified and approved in accordance with the International Maritime Organization Guidelines for Exhaust Gas Cleaning Systems 2015; or
- C. using a power source external to the vessel; or
- D. using a combination of any of the above measures.

The Direction will be issued by AMSA in accordance with subsection 246(1)(b) of the *Navigation Act 2012*. The limit on sulphur emissions will apply from one hour after the vessel's arrival at berth until one hour before the vessel's departure.

The Direction will have effect for all of the vessel's berthing activities within the port for a period of two years, subject to review.

¹ 'Cruise vessel' means a vessel not having a cargo deck, designed exclusively for carriage of over 100 passengers in overnight accommodation.

Compliance

AMSA expects and will require that masters and operators comply with Directions. The penalties for not complying are substantial.

The Direction will allow AMSA to take into consideration the specific circumstances that exist if the Direction cannot be met due to:

- unforeseen and uncontrolled mechanical or equipment failure;
- the unavailability of compliant fuel;
- unexpected delays in departure beyond the reasonable control of the master; and
- an unscheduled berthing due to an emergency.

In any of the above circumstances, AMSA must be notified, and should be provided with supporting evidence about the reason and the steps being taken to rectify the non-compliance.

This document does not constitute legal advice and is not a substitute for independent professional advice.

Mick Kinley
Chief Executive Officer
Australian Maritime Safety Authority
December 2016

GPO Box 2181
CANBERRA ACT 2601

File No: 2016/79

White Bay Cruise Terminal
**Shore Power Feasibility,
Costing and Emission
Benefits Study**

May 2017

Table of Contents

Glossary of Acronyms and Terms	i
Executive Summary	ii
1 Introduction	1
1.1 Background.....	1
1.2 Global Regulation of Shipping Emissions and Industry Response.....	2
1.3 Shore Power Global Context.....	4
1.4 White Bay Cruise Terminal Development.....	7
2 Feasibility and Costing	10
2.1 Infrastructure Requirements for White Bay Cruise Terminal.....	10
2.2 Cost Estimates.....	10
3 Environmental Emissions Benefits.....	12
3.1 Air Emission Benefits	12
3.2 Noise Benefits.....	22
4 Cost Effectiveness Analysis and Alternative Options	24
Appendix 1 – Feasibility Study (Navari)	
Appendix 2 – Shore Power Analysis – Costs and Benefits Study (Starcrest)	
Appendix 3 – Air Quality Assessment (Jacobs)	
Appendix 4 – Noise Assessment (SLR)	

Glossary of Acronyms and Terms

AMSA	Australian Maritime Safety Authority
AMSA Direction	Direction as outlined in the AMSA Marine Notice 21/2016, authorised under Subsection 246(1)(b) of the Navigation Act 2012
CARB	California Air Resources Board
CO₂	carbon dioxide
Cruise Ships Regulation	Protection of the Environment Operations (Clean Air) Amendment (Cruise Ships) Regulation 2015
ECAs	Emission Control Areas
ECGS	exhaust gas cleaning system, also known as a scrubber
EPA	Environment Protection Authority
EU	European Union
IMO	International Maritime Organisation
kV	kilovolt
LGA	local government area
LOD	limit of detection
MARPOL	International Convention of the Prevention of Pollution from Ships
NEPM	National Environment Protection Measure
NO₂	nitrogen dioxide
NO_x	nitrogen oxides
PM₁₀	particulate matter less than 10 microns
PM_{2.5}	particulate matter less than 2.5 microns
Port Authority	Port Authority of New South Wales
ppm	parts per million
RAN	Royal Australian Navy
SHFA	Sydney Harbour Foreshore Authority
SO₂	sulphur dioxide
SO_x	sulphur oxides
GMR	Greater Metropolitan Region - Sydney, Illawarra, lower Hunter
VOC	volatile organic compounds
WBCT	White Bay Cruise Terminal

Executive Summary

White Bay is located in Balmain, in the local government area of Inner West Council. The White Bay Cruise Terminal (WBCT) has been in operation since 15 April 2013. Since that time, some local residents have expressed concerns about air emissions, odour and noise impacts from cruise ships berthed at WBCT.

In March 2015, as an election commitment, the NSW Government (Minister for the Environment) pledged to provide a benefit-cost analysis of installing shore power at each of the major NSW shipping ports used by the cruise industry, in conjunction with the investigation of the introduction of low sulphur fuel as a means to mitigate emission impacts at WBCT.

The Department of Premier and Cabinet's post-election *Policy Implementation Plan* required Port Authority of NSW (Port Authority) to prepare a report on the feasibility and cost of providing shore power to cruise terminals in Sydney Harbour.

On 13 August 2015, further reinforcing this commitment, the NSW Government response to Recommendation 12 of the Legislative Council General Purpose Standing Committee No. 5 inquiry into the Performance of the NSW Environment Protection Authority (EPA), committed to the Port Authority to undertaking a feasibility study of shore power.

In subsequent discussions with the EPA, Port Authority was requested to augment its technical feasibility study with some benefit-cost analysis. It was agreed to focus the study on the feasibility and costs of installation of shore power at WBCT, with investigation of the associated emissions benefits also to be undertaken.

This report includes the results of the Port Authority's investigations into the feasibility of the installation of shore power, the associated costs and potential environmental emissions benefits. It does not, however, address the associated health impacts or health costs in detail.

Port Authority acknowledges that there are sensitive receivers in close proximity to WBCT, with residences located at distances and elevations relative to WBCT where air emissions, odour and noise issues have arisen from cruise ships that have resulted in community concerns. It should be noted that the emissions modelling undertaken for the purpose of this report (total annual cruise ship emissions) has been at a scale that does not assess the direct emission benefits due to shore power at individual receivers. The noise assessment however has considered the benefits of shore power at the nearest receivers.

Port Authority has prioritised the investigations based on WBCT, however, these investigations could be extended to include other locations in NSW or to provide a detailed benefit-cost analysis of shore power and other emission control options.

'Shore power' is an emissions control measure that provides a connection to the local land-side power grid, rather than utilising the ship's engines when at berth.

Key findings of Port Authority's investigations are summarised as follows:

- Uptake of shore power by cruise lines will be minimal unless incentivised or mandated by Government:
 - 25% of vessels currently calling at WBCT are capable of using shore power. The additional cost estimated within the modelling to retrofit the fleet currently calling at WBCT is in the order of \$27 million;
 - Use of shore power is not aligned with industry plans for emission control measures, with both key customers of NSW cruise terminals (Carnival Corporation and Royal Caribbean Cruise Lines, representing over 90% of vessel visits to Sydney) having announced significant programs for the progressive installation of exhaust gas cleaning systems, also referred to as 'on-board scrubbers', to meet International Maritime Organisation shipping industry requirements for emission control by 2020.
- There are 10 international ports with shore power for cruise ships, but none of these are in Australia:
 - Shore power has been implemented primarily as an emission control strategy in the Pacific Northwest of the United States where:
 - (i) the potential for emission reductions and benefits to the community, as well as government regulation, were the main drivers;
 - (ii) there was an excess of clean, renewable and lower cost power (hydroelectric) with necessary infrastructure already in close proximity to the port; and
 - (iii) there was Federal Government funding which facilitated the implementation.
- Shore power at WBCT is technically feasible, with an estimated landside infrastructure cost of \$36 million¹, based on a two-year installation period.
- The introduction of Low Sulphur Fuel Requirements through the Protection of the Environment Operations (Clean Air) Amendment (Cruise Ships) Regulation 2015 (Cruise Ships Regulation) which was subsequently replaced by the Australian Maritime Safety (AMSA) Direction as outlined in the AMSA Marine Notice 21/2016, authorised under Subsection 246(1)(b) of the Navigation Act 2012 (AMSA Direction), have had a major positive effect on reducing cruise ship-related air emissions in Port Jackson – reducing the potential for subsequent benefits of shore power.

¹ The estimated lower to upper cost is \$23-28 million, and with an assumed margin of error ranges from \$21-36 million.

- Port Authority modelling of air emissions at WBCT² demonstrates an 87% reduction in sulphur oxides (SO_x) and a 69% reduction in particulate matter less than 2.5 microns (PM_{2.5}) emissions, as a result of the AMSA Low Sulphur Fuel Requirements. Installation of shore power would provide negligible further incremental reduction in SO_x and a further 10% in PM_{2.5};
- Air quality data collected from the Port Authority's air monitoring station located in Grafton Street, Balmain, indicates that whilst there has been a significant reduction in SO_x since the introduction of Low Sulphur Fuel Requirements, PM_{2.5} concentrations are not discernibly different between ship and non-ship days at WBCT and appear to be dominated by sources other than cruise ships at WBCT. All SO_x and PM_{2.5} measured emissions are below national ambient air quality standards set by the National Environment Protection (Ambient Air Quality) Measure.
- Based on modelling including the land-side power grid emissions (as well as the emissions at the source at WBCT), shore power would increase the overall air emissions of SO_x and carbon dioxide (CO₂) within Sydney's Greater Metropolitan Region (unless clean energy was sourced for the supply of electricity).
- Port Authority modelling of air emission at WBCT demonstrates shore power will provide a reduction in the emission of nitrogen oxides (NO_x) and volatile organic compounds (VOCs), which are not significantly reduced by Low Sulphur Fuel Requirements. However, as existing levels emitted from cruise ships are at relatively low levels when compared to relevant national ambient air standards, the introduction of shore power will not provide a significant emissions reduction benefit.
- Shore power would provide a reduction in odorous emissions. However, the reduction in odour may not be discernible as there would still be odours related to diesel boilers (which are used on ships to generate heat when a ship is using shore power).
- Shore power provides a reduction to noise emissions. However, it is not the most cost-effective solution for reducing audible noise, as the points below demonstrate:
 - Shore power would reduce audible noise in the order of 9–10 decibels, which provides similar benefit to other noise reduction measures, but is comparatively expensive. For example, the installation of a noise barrier would provide a similar reduction in audible noise at a significantly lower cost (estimated at \$2.5–4 million);
 - Shore power capable vessels at WBCT represent 25% of vessel calls, reducing to 8% of overnight stays (based on 2015–16 visits) and noise benefits will vary from ship to ship;

² It is noted that all modelling of the benefits of shore power was based on an assumed regulatory requirement that cruise companies calling more than 20 times would need to reduce emissions via shore power and all ships with shore power capabilities will plug in; similar to the shore power regulation scheme in California (namely, the modelling assumed for 2015–16 there were 116 calls out of 132 that were shore powered; and 10 ships with shore power infrastructure). The reality is that for the 2015–16 cruise season, currently 6 of 24 cruise ships are shore power-ready, and those ships make 29 of 132 calls or 22% of visits.

- Port Authority has completed investigations as outlined in the Noise Mitigation Strategy for WBCT and conducted community consultation as documented in a Response to Submissions Report prepared for the consideration of the NSW Department of Planning and Environment. The investigation comprised evaluation of all identified noise mitigation options including operational and engineering changes to ships and treatment of receivers. The Final Noise Mitigation Strategy is to be considered by the Department following their review of the Response to Submissions Report;
- The key elements of the Noise Mitigation Strategy are a Noise Restriction Policy, Noise Attenuation Program, and Noise Logging. Port Authority has allocated \$5.3 million to fund the implementation of the Strategy.
- Air emission strategies can be assessed using a number of different methods. This assessment employed a methodology used by the California Air Resources Board (CARB). Using the CARB benchmark, shore power at the WBCT was not found to be a cost effective solution:
 - Projects with values less than the benchmark (i.e. a ratio less than 1.0) are considered cost-effective, while those higher than the benchmark are not considered cost-effective. The investigation found that the use of shore power would range from 2 to over 7 times higher than the benchmark and would therefore not be considered cost-effective;
 - Additionally, using the NSW EPA method for assessing the health impacts, the benefit of implementing shore power is approximately 11 to 24 times less than the cost of the project over the 10 year implementation period;
 - Shore power is only one possible emission control solution. Other options include:
 - engine and boiler technologies
 - after treatment technologies
 - alternatively fuelled on-board energy generation
 - alternatively generated power systems
 - operational efficiency improvements.

Recommendation

Based on investigations and potential air emissions benefits, Port Authority of NSW does not recommend the installation of shore power at White Bay Cruise Terminal as a cost effective solution.

It is further recommended that Port Authority of NSW continues working collaboratively with relevant stakeholders to implement the Noise Mitigation Strategy for White Bay Cruise Terminal in 2017.

1 Introduction

1.1 Background

‘Shore power’ is an emissions control measure that provides a connection to the local land-side power grid, rather than utilising the ship’s engines when at berth.

White Bay is located in Balmain, in the local government area (LGA) of Inner West Council³.

Port Authority has prepared this report to investigate the potential provision of shore power for cruise ships berthed at the White Bay Cruise Terminal (WBCT) as a possible means of reducing impacts of air emissions, odour and noise on the local community.

It is important to note that the Port Authority’s investigations of shore power include a quantification of environmental emissions, but do not address emissions-related health impacts in detail (e.g. quantification or assessment of health impacts to nearby residents and detailed evaluation of associated health costs) as these linkages between environmental emissions and health impacts are complex and require highly specialised expertise to interpret. However, an indication of health impact is provided for information, as an estimated health benefit (cost saving).

Port Authority has prioritised the investigations based on WBCT. However these investigations could be extended to include other locations in NSW or to provide a detailed benefit-cost analysis of shore power and other emission control options.

It is important to note that shore power does not reduce ship emissions to zero. Emissions at berth are only reduced (not eliminated) for a portion of the total time the ship is at-berth (the time the ship is powered by the electricity grid).

Firstly, the ship is not connected to the land-side power grid instantaneously when it arrives, nor disconnected instantaneously when it departs. A complex sequence of events needs to take place before the ship can shut down or restart its engines, which typically takes approximately an hour upon arrival and an up to hour prior to departure. While the ship is connected, shore power shifts locally generated emissions from the ship’s engines (typically auxiliary engines) to regionally generated emissions associated with the power grid servicing the terminal.

In addition to the auxiliary engines operating prior to connecting and disconnecting to the grid, shore power does not eliminate all at-berth (locally) generated emissions. When a cruise ship is connected to and operating on shore power, the waste heat from the diesel-electric generators drops (because the engines are off) and the auxiliary boilers must be turned on to service hot water and steam needs for the ship.

³ Inner West Council was proclaimed on 12 May 2016. It is made up of the former local government areas (LGAs) of Ashfield, Leichhardt and Marrickville. References to the Leichhardt LGA throughout this report refer to the former Leichhardt LGA, which is now part of the Inner West LGA.

1.2 Global Regulation of Shipping Emissions and Industry Response

KEY FINDING

- **Uptake of shore power by cruise lines will be minimal unless incentivised or mandated by Government.**
 - 25% of vessels currently calling at WBCT are capable of using shore power. The additional cost estimated within the modelling to retrofit the fleet currently calling at WBCT is in the order of \$27 million;
 - Use of shore power is not aligned with industry plans for emission control measures, with both key customers of NSW cruise terminals (Carnival Corporation and Royal Caribbean Cruise Lines, representing over 90% of vessel visits to Sydney) having announced significant programs for the progressive installation of exhaust gas cleaning systems, also referred to as 'on-board scrubbers', to meet International Maritime Organisation (IMO) shipping industry requirements for emission control by 2020.

In recent years there has been a global initiative to reduce air emissions from shipping.

The global context of regulatory regimes regarding shipping emissions is complex, but most are based on the International Convention of the Prevention of Pollution from Ships (MARPOL). The applicable Annex VI of MARPOL regulates emissions to air from marine engines and separates the consideration of emissions within and outside the so-called Emission Control Areas (ECAs).

The ECAs in the Baltic Sea and North Sea limit the sulphur content of maritime fuel to 0.1% from 1 January 2015, with the non-ECA regions limited to 0.5% sulphur content by 2020.

The ECAs in North America and the Caribbean, as well as placing limitations on the sulphur content of fuels, also focus on nitrogen oxides (NO_x). The NO_x regulation operates on a three tier system, of which Tier I and Tier II regimes apply globally (including in Australia). Tier III was enforced from 1 January 2016 within the applicable ECAs and is applied to ships built after this date. It aims to reduce NO_x emissions between Tier II and Tier III by approximately 70%.

Port Authority obtained key information from the cruise lines, particularly with regard to their plans for scrubber installations on their fleet and their position on shore power. Port Authority was informed cruise companies are not retrofitting more ships to enable connection to shore power, and there are no significant plans to build new ships that are capable of using shore power. In order to meet the requirements of MARPOL and the existing ECAs globally, the cruise industry has taken a number of approaches – not only the procurement of low sulphur fuel. Carnival Corporation's latest Sustainability Report (2015)⁴ noted that there was a

⁴ http://www.carnivalcorp.com/phoenix.zhtml?c=140690&p=irol-sustainability_env, accessed March 2017

commitment within the organisation to increase shore power (or 'cold ironing') capabilities of their fleet. However, due to the requirement for all non-ECA regions to meet the 0.5% sulphur content by 2020 across all ship operational modes (including ocean transit, manoeuvring, at-berth, etc.), Carnival Corporation has primarily invested in the installation of exhaust gas cleaning systems (EGCS or 'scrubbers', which can be used at sea and at-berth), costing in the order of US\$800 million. Similarly, Royal Caribbean Cruise Lines are investing heavily in scrubber technology to meet IMO requirements.

Of the ships calling in at WBCT during the 2015–16 season, 6 of 24 cruise ships, or 25%, are shore power-ready.

Costs estimates were obtained for shipboard modifications to retrofit shore power connection facilities and this was estimated to be between A\$700,000 and A\$2.7 million per vessel. These estimates are dependent on a number of factors including:

- supply voltage and frequency provided at the berth;
- number of vessels in the fleet requiring shore connection capability;
- compatibility of existing ship hardware and shore power connection supplier;
- vessel configuration;
- geographical location;
- location on-board of the switchboard and proposed shore power point of ingress or connection point to ship;
- control and automation system integration;
- requirement for structural works;
- safety system modifications;
- Classification Society and/or Flag State requirements;
- requirements for out-of-service time.

Additionally, some vessels may not have the capacity to provide for the shore power reception facilities. The physical space on board the ship required to house the connection equipment may render retrofitting unfeasible as it will hamper vessel operations or capability to such an extent that owners/operators will not be able to install the required equipment.

It should be noted that there is no global initiative to reduce noise emissions from ships.

1.3 Shore Power Global Context

KEY FINDING

- **There are 10 international ports with shore power for cruise ships, but none of these are in Australia.**
- Shore power has been implemented primarily as an emission control strategy in the Pacific Northwest of the United States where the potential for emission reductions and benefits to the community, as well as government regulation, were the main drivers; where there was an excess of clean, renewable and lower cost power (hydroelectric) with necessary infrastructure already in close proximity to the port; and there was Federal Government funding which facilitated the implementation.

Shore power is an emission control strategy that shifts a ship's on-board electrical generation to the local land-side power grid servicing the terminal. Instead of the ship generating its own electricity, the grid supplies the ship through a sophisticated system of cables, circuit breakers, transformers and control circuits.

The following is a summary of the international context of shore power for the cruise industry based on research, discussion and correspondence with each of the 10 shore power enabled ports in the world. In this summary, shore power for cruise ships is considered high-voltage – typically running at 6.6 kilovolts (kV) or 11 kilovolts. The key points are:

- Ten international ports currently make shore power available at cruise terminals.
- Shore power related to cruise ships started in Juneau Alaska in 2001. It has broadened to Seattle (2005), Vancouver (2009), San Francisco (2010), San Diego (2010), Los Angeles (2011), Long Beach (2012), Halifax (2014), Hamburg (2015) and Brooklyn New York (2016).
- Shanghai, Montreal and Quebec have indicated that they intend to install shore power for cruise ships, however, this has not yet commenced.
- The Port of Auckland has recently commissioned a feasibility study to look at the potential implementation of shore power and alternative strategies to reduce emissions from visiting cruise ships. The study is anticipated to be released during the second quarter of 2017.
- For the North American, Pacific Northwest ports of Juneau, Vancouver, Seattle and San Francisco, a key consideration was that there was an excess of clean, renewable and cheap power (hydroelectric) with necessary infrastructure already located close to the berths, which considerably reduced the overall costs of providing shore power.
- Hong Kong (May 2015) announced that it will not pursue shore power due to it being a costly system that few cruise ships would use⁵.

⁵ <http://www.scmp.com/news/hong-kong/health-environment/article/1810888/hong-kong-pulls-plug-shore-power-supply-cruise>, accessed October 2015

- Copenhagen has released a study evaluating the financial feasibility of shore power at Copenhagen Malmö Port⁶. The study shows that it is only possible to establish a shore power facility for cruise ships in Copenhagen with substantial public funding.
- The California Air Resources Board (CARB) is the only regulatory agency in the world that has a broad shore power-based regulation, although the CARB regulation effectively limits the use of shore power (up to a maximum 80% of calls) due to the complexities of the strategy and the maritime industry.
- All shore power installations, except for Long Beach which is a Carnival-owned facility, have generally involved a consortium of parties contributing to the cost, including several levels of government, the cruise industry and the port. It should be noted that the cruise terminal in Long Beach is actually leased from the City of Long Beach to Carnival, and is not part of the Port of Long Beach.
- Victoria is Canada's busiest cruise port of call. The Greater Victoria Harbour Authority had considered shore power in 2014, but decided not to pursue it and has identified scrubber technology as the preferred option for the mitigation of air quality impacts from cruise ships. Cruise ships are also required to use 0.1% sulphur fuel (or equivalent technologies) in Victoria Harbour as it is within the North American ECA, designated through the IMO. Together, these initiatives are seen as ensuring the continuity of good air quality while ships are within the vicinity of Victoria Harbour, not just at berth. In June 2016, the port reopened⁷ its review of shore power related to home-ported cruise ships, however no decision has been published.
- Charleston, South Carolina has had significant community concerns regarding cruise ship impacts, including on air quality. This port has not been able to justify installing shore power and they note that their air quality monitoring is "not showing any concerns" (P. Moore, 2015, pers. comm., 2 June).
- The European Union (EU) does not have an established shore power program and only recently had its first high voltage cruise ship berth commissioned. The Hamburg Port Authority (HPA) just started operations in the summer of 2015 at its Altona cruise terminal (one berth)⁸, which is the EU's first high voltage shore power berth. The Port of Amsterdam has moved forward with a study relating to shore power (also called 'on-shore power supply' or OPS), stating:

"The sector has acknowledged that the only way to realize on shore power supply for sea cruise ships is to use a European approach. On shore power supply will only be feasible if a certain critical mass is reached. A large investment is needed in on-board connectors by cruise lines. This investment will only be made, if a significant amount of terminals along the usual sailing routes will offer on shore power supply. Therefore, the port of Amsterdam as major European cruise port, in close cooperation with Cruise Europe, ports in North and Western Europe and cruise lines sailing in Europe

⁶ http://www.cmport.com/~media/docs/corporate%205/reports/shoreside%20report_enggb_final.ashx, accessed December 2015

⁷ CBC News, www.cbc.ca/news/canada/british-columbia/victoria-harbour-cruise-power-1.3644808, accessed April 2017

⁸ <http://www.hamburg-news.hamburg/en/cluster/port-logistics/shore-power-altonas-cruise-terminal/>, accessed October 2015

has taken the lead to realize a European project for on shore power supply: OPS Sea Cruise Europe.”

The ultimate goal of the OPS Sea Cruise Europe project is to build four OPS facilities in Europe based on the projects findings.

- In March 2017, the United States Environmental Protection Agency (USEPA) published a Shore Power Technology Assessment at U.S. Ports⁹. This assessment was compiled based on review of numerous sources and provides a method of assessing shore power for ports throughout the US.
- It should be noted that it is uncommon for all the berths at a terminal or within a port to be equipped with shore power due to costs and operational flexibility.

⁹ USEPA, <https://www.epa.gov/ports-initiative/shore-power-technology-assessment-us-ports>, accessed April 2017

1.4 White Bay Cruise Terminal Development

White Bay is located in Balmain, in the LGA of Inner West Council. It has been a working port in Sydney since the mid-1800s and along with Glebe Island, continues to operate as a port 24/7. White Bay Berth No. 5 (WB5) operated as a general stevedoring terminal until 2006 and continued as an overflow area for car stevedoring until late 2008.

White Bay's evolution to a cruise terminal came with the closure of Darling Harbour berth 8 Cruise Terminal to make way for the Barangaroo development.

The NSW Government's Passenger Cruise Terminal Steering Committee, which included representatives from the Sydney Harbour Foreshore Authority (SHFA), Tourism and Transport Forum, NSW Maritime, Tourism NSW, Royal Australian Navy (RAN), major cruise companies and Sydney Ports Corporation (now Port Authority), collectively saw White Bay as the home for Sydney's second cruise passenger facility. This decision was based on the availability of the WB5 berth along with the unsuitability of attempting to run cruise operations at Barangaroo.

Port Authority prepared an environmental assessment, including preparation of air quality and noise impact assessment studies from cruise ships and terminal operations.

In the planning approval for the WBCT, received from the NSW Department of Planning and Environment, noise limits were set that the environmental assessment modelling predicted would be exceeded under certain circumstances, particularly in certain adverse weather conditions. The planning approval also specified air quality criteria for key pollutants based in the environmental assessment, namely sulphur dioxide (SO₂), nitrogen dioxide (NO₂) and particulate matter less than 10 microns (PM₁₀), in accordance with National Environment Protection Measure and the NSW Environmental Protection Authority (EPA, then Department of Environment and Conservation) criteria outlined in *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*.

The conditions of approval require noise and air quality monitoring to be undertaken to assess compliance against the criteria.

Following approval, the WBCT was constructed by the then Sydney Ports Corporation and opened on 15 April 2013.

Air Emissions at White Bay Cruise Terminal

Prior to the 2015 NSW State Government election, in response to increasing community concern from some local residents about emissions from cruise ships at WBCT, the NSW Government committed to regulate sulphur content in fuels used by cruise ships in Sydney Harbour. This was despite the results of monitoring of air quality conducted by Port Authority showing that it was in compliance with national ambient air standards.

The NSW Government (Minister for the Environment) also committed to a benefit-cost analysis of installing shore to ship power at each of the major NSW shipping ports used by the cruise industry as part of its 2015 election commitment, in conjunction with the introduction of low sulphur fuel as a means to mitigate emission impacts at WBCT.

The NSW Government's response to the Upper House Inquiry into the Performance of the EPA also included a commitment for Port Authority to undertake a feasibility study of shore power (response to Recommendation 12).

Following consultation with EPA it was agreed to focus this study on the feasibility and costs of installation of shore power at WBCT, with investigation of the associated emissions benefits also to be undertaken.

The EPA regulated sulphur content in fuel commencing on 1 October 2015 via the implementation of the Protection of the Environment Operations (Clean Air) Amendment (Cruise Ships) Regulation 2015 (Cruise Ships Regulation) under the Protection of the Environment Operations Act 1997 (NSW). As such, fuels used by cruise ships are limited to a maximum of 0.1% sulphur content. This was estimated by the EPA¹⁰ to result in a 70% reduction in fine particle emissions.

It is noted that this sulphur content is lower than current limits defined by international MARPOL regulations, which set global sulphur levels at 0.5% by 2020 in areas outside the ECAs established under MARPOL Annex VI for sulphur oxides (SO_x). Within those ECAs the limit is set at 0.1%.

In May 2016, EPA became aware that the Commonwealth Government introduced amendments to the Protection of the Sea (Prevention of Pollution from Ships) Act 1983 into Parliament in September 2015, which were assented to in December 2015, and resulted in the 2015 Cruise Ships Regulation being inoperative from January 2016.

In December 2016 the Commonwealth announced a new direction to protect Sydney Harbour from harmful ship emissions. The AMSA Direction as outlined in the Marine Notice 21/2016¹¹, authorised under Subsection 246(1)(b) of the Navigation Act 2012¹² which became effective in December 2016, directs cruise vessels to limit sulphur emissions while at-berth in Sydney Harbour. This direction is applicable to cruise ships capable of accommodating more than 100 passengers and requires the use either one or a combination of the following options:

- (i) 0.1% sulphur content fuels;
- (ii) certified exhaust gas cleaning systems (EGCS); and/or
- (iii) shore power.

The limit on sulphur emissions applies from one hour after the vessel's arrival at-berth until one hour before the vessel's departure.

In the interim between the Cruise Ships Regulation being inoperative (January 2016) and the start of the AMSA Direction (December 2016), EPA was able to obtain agreement with both Carnival Australia and Royal Caribbean to voluntarily continue to comply with the at-berth requirements of the 2015 Cruise Ships Regulation.

Port Authority, through an expert consultancy, and in discussion with the EPA, has also commenced additional air quality monitoring in Balmain which is over and above the requirements of the planning approval. Particulate matter less than 2.5 microns (PM_{2.5}) and SO₂ is being continuously monitored with near real-time results publicly available on a dedicated Port Authority web page. Monthly reports are also provided on the Port Authority website. Monitoring of VOCs has been undertaken during one 24-hour period whilst a cruise ship was at WBCT.

¹⁰ <http://www.epa.nsw.gov.au/resources/air/150604-regulation-statement.pdf>, accessed March 2016

¹¹ AMSA, <https://apps.amsa.gov.au/MOREview/MarineNoticeExternal.html>, accessed January 2017

¹² Federal Register of Regulation, <https://www.legislation.gov.au/Series/C2012A00128>, accessed January 2017

In addition to air quality issues, concerns about odour from cruise ship exhaust have been raised by the community, with odour complaints continuing to be received in the period following the introduction of the Cruise Ships Regulation.

Noise Emissions at WBCT

Noise from cruise ships is a concern for the local community and noise monitoring indicates the noise from cruise ships berthed at WBCT does exceed the criteria set in the project approval. Monitoring against the project approval noise limits has involved 129 readings over 17 vessel visits. The monitoring indicates there were 35 exceedances including 25 at locations closest to WBCT at Grafton Street and Cameron's Cove. The exceedances have been measured over day, evening and night-time periods. It is noted that the majority of ships are at berth during the day-time period. The percentage of cruise ship visits staying overnight for the current cruise season is approximately 12% of visits, which equates to less than 5% of the year.

Port Authority has investigated a range of noise mitigation measures to address the exceedances of the noise limits as part of a Noise Mitigation Strategy which has been prepared for the consideration of the NSW Department of Planning and Environment. The reduction of noise through the implementation of shore power was one of the options assessed under the Noise Mitigation Strategy. Other options considered included:

- (i) source reduction (operational and engineering changes to ships);
- (ii) treatment of receivers; and
- (iii) noise barriers.

Port Authority has also completed community consultation as documented in a Response to Submissions Report prepared for the consideration of the NSW Department of Planning and Environment. The Final Noise Mitigation Strategy to be implemented by Port Authority comprising a Noise Restriction Policy, Noise Attenuation Program, and Noise Logging, is to be considered by the Department following their review of the Response to Submissions Report.

2 Feasibility and Costing

2.1 Infrastructure Requirements for White Bay Cruise Terminal

KEY FINDING

- Shore power at WBCT is technically feasible, with an estimated landside infrastructure cost of \$36 million¹³, based on a two-year installation period.

Port Authority contracted Navari Pty Limited to prepare a feasibility study to investigate the feasibility, estimated cost and timeframe for providing shore power to the WBCT. This report is included in Appendix 1.

A shore power rating of 15 mega-volt amperes has been modelled at the WBCT site, which is compatible with the products currently available from shore power equipment manufacturers.

Based on information received from the electricity provider (Ausgrid Pty Limited), the optimum connection point is a 33 kilovolt connection from Rozelle Sub-transmission Substation, which would require an underground cable from Rozelle to the WBCT site, at an estimated length of 2.5 kilometres.

Investigations to date have not identified any issues that would make the upgrade of the local electricity network impossible. Installation of shore power infrastructure at WBCT also appears physically and technically possible.

It should be noted that preliminary investigations (i.e. initial discussions with energy provider) into shore power installation at the Overseas Passenger Terminal at Circular Quay have also been undertaken.

2.2 Cost Estimates

The total budget cost estimate for a complete shore power facility at WBCT, including all of the design and investigation costs, 33 kilovolt (kV) cable, shore power equipment, and cable system is \$23 million–\$28 million as outlined in Table 1, and allowing for a potential range in cost estimates, the upper estimate could be in the order of \$36 million.

Table 1 – Summary of Budget Costs

Item	Budget Cost ¹	Comments
Ausgrid Design Costs	\$200,000	Includes: design, design certification, and construction supervision. Assumes no Rozelle substation upgrade required

¹³ The estimated lower to upper cost is \$23-28 million, and with an assumed margin of error ranges from \$21-36 million.

Item	Budget Cost ¹	Comments
Design of 33kV Cable Connection to the WBCT site	\$400,000	Includes coordination of design of cable from the Ausgrid nominated Connection Point, cable rating studies, field investigations, earthing considerations, thermal resistivity testing, geotechnical, environmental study
Supply and installation of the 33kV Cable	\$5–7M	Installation to Ausgrid Network Standard NS168. Includes: – supply of 2.6 kilometres of underground rated 33kV cable and associated works
Design and installation of the shore power equipment	\$10–12M	Cost based on prices from suppliers. Includes: – overall design – 33kV incoming switchboard switching of Ausgrid cable. – 33kV/440V 15MVA transformer – 3 phase static frequency conversion equipment – variable voltage 15MVA output transformer
Design and installation of cable connection system	\$2–3M	Cost based on prices from suppliers. Includes: – overall design from output transformer on shore power equipment to ship – auto or manual connection from shore to ship
Project Management	\$2.9M	Oversight of design, procurement and ongoing management
Contingency	10%	Typical for a project of this nature due to construction unknowns
Total cost	\$23–28M	Suggest a +30%/–10% margin. Refer to note 2 below
Lower – upper cost estimate	\$21–36M	Based on above margins

Note 1: The above budget cost is based on an exchange rate of 1 Australian dollar being equivalent to 72 cents US dollar.

Note 2: The +30%/–10% margin is based on the cost for the design and installation of the shore power construction work and equipment quoted by the various suppliers was on the basis that the quote was not accurate or binding. They all quoted similar figures for the shore power equipment, and for the cable connection system, but it was on the understanding that they had not visited the site and had not carried out any detailed studies into the system they would be offering to suit the WBCT site.

3 Environmental Emissions Benefits

3.1 Air Emission Benefits

Modelling of emissions reduction was undertaken by Starcrest Consulting Group LLC to understand relative emission reduction benefits of various options. It has included the following scenarios for vessels scheduled to berth at WBCT between 1 October 2015 and 30 September 2016:

- **Baseline** – represents pre-Low Sulphur Fuel Requirements, assuming ships use 2.7% sulphur fuel at berth;
- **AMSA Direction Low Sulphur** – represents compliance with the AMSA Low Sulphur Fuel Requirements using 0.1% sulphur fuel, including a one hour changeover period from 2.7% to 0.1% sulphur fuel upon arrival at and departure from the berth;
- **EPA Low Sulphur** – represents compliance with the long term intent of the Cruise Ship Regulation using 0.1% sulphur fuel for the entire period at berth;
- **Scrubbers** – represents alternative compliance with Low Sulphur Fuel Requirements using on-board scrubbers, whilst using low sulphur fuel; and
- **Shore Power** – represents vessels connecting to shore power (based on CARB's shore power regulation scheme¹⁴), and using 2.7% sulphur fuel for one hour upon arrival at and departure from the berth. For this scenario, emissions from the land-side grid in providing the electricity for shore power were also estimated for the NSW Greater Metropolitan Region (GMR).

Modelling methods were based on those used by the internationally recognised CARB, which have been utilised for assessment of numerous ports in North American and Asia and are consistent with IMO methodologies.

The modelling focussed on emissions at berth as these comprise approximately 80% of total emissions from a cruise ship's entire call to Sydney Harbour.

Port Authority acknowledges that there are sensitive receivers in close proximity to WBCT, with residences located at distances and elevations relative to WBCT where air emissions, odour and noise issues have arisen from cruise ships that have resulted in community concerns. It should be noted that the emissions modelling undertaken for the purpose of this report (total annual cruise ship emissions) has been at a scale that does not assess the direct emission benefits due to shore power at individual receivers.

Forecast estimates have not been included as the scenarios were selected to specifically analyse the relative benefits of shore power against the baseline emissions and low sulphur fuel. It is acknowledged that vessel visits are forecast to increase due to an increase to about 2 million passengers in Australia by 2020 (an approximate annual growth rate of 12.5%, based on Cruise Lines International Association data), which would lead to an increase in total annual emissions. However, it is considered that the relative benefits of shore power

¹⁴ It is noted that all modelling of the benefits of shore power was based on an assumed regulatory requirement that cruise companies calling more than 20 times would need to reduce emissions via shore power and all ships with shore power capabilities will plug in; similar to the shore power regulation scheme in California (namely, the modelling assumed for 2015–16 there were 116 calls out of 132 that were shore powered; and 10 ships with shore power infrastructure). The reality is that for the 2015–16 cruise season currently 6 of 24 cruise ships are shore power-ready, and those ships make 29 of 132 calls or 22% of visits.

would remain largely similar. The effects of the MARPOL 0.5% sulphur requirements due to be introduced globally in 2020 are not expected to alter the emission estimates as the scenarios tested account for low sulphur fuel usage (0.1% sulphur at berth), assuming this requirement continues.

The complete report is included in Appendix 2.

KEY FINDING

- **The introduction of Low Sulphur Fuel Requirements through the Protection of the Environment Operations (Clean Air) Amendment (Cruise Ships) Regulation 2015 which was subsequently replaced by the Australian Maritime Safety (AMSA) Direction as outlined in the AMSA Marine Notice 21/2016, authorised under Subsection 246(1)(b) of the Navigation Act 2012, have had a major positive effect on reducing cruise ship-related air emissions in Port Jackson – reducing the potential for subsequent benefits of shore power.**
- Port Authority modelling of air emissions at WBCT demonstrates an 87% reduction in sulphur oxides (SO_x) and a 69% reduction in particulate matter less than 2.5 microns (PM_{2.5}) emissions as a result of the AMSA Low Sulphur Fuel Requirements. Installation of shore power would provide negligible further incremental reduction in SO_x and 10% in PM_{2.5}.
- Air quality data collected from the Port Authority's air monitoring station located in Grafton Street, Balmain, indicates that whilst there has been a significant reduction in SO_x since the introduction of Low Sulphur Fuel Requirements, PM_{2.5} concentrations are not discernibly different between ship and non-ship days at WBCT and appear to be dominated by sources other than cruise ships at WBCT. All SO_x and PM_{2.5} measured emissions are below national ambient air quality standards set by the National Environment Protection (Ambient Air Quality) Measure.

The modelling of sulphur oxides (SO_x) emissions provided by Starcrest LLC, predicted 104.4 tonnes annually being reduced to 13.1 tonnes annually following the introduction of the AMSA Low Sulphur Fuel Requirements. This is a reduction of SO_x in the order of 87%.

By comparison, the modelled benefits of either scrubbers or shore power are incrementally low, providing an additional benefit in the order of 11% for scrubbers and no benefit for shore power, as demonstrated in Figure 1.

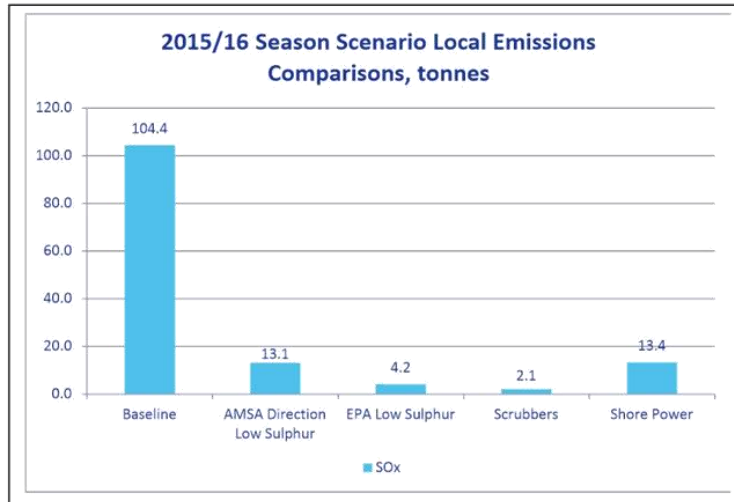


Figure 1 – Modelling of Sulphur Oxides (SO_x)

Further to the modelling provided by Starcrest LLC, comparison has also been made with air quality data collected from the Port Authority's air monitoring station located in Grafton St, Balmain. This data also indicates that SO₂ concentrations were much lower on cruise ship days in October 2015 compared to September 2015, which is attributed to the introduction of the EPA Low Sulphur Fuel Requirements on 1 October 2015.

The modelling of particulate matter (PM_{2.5}) emissions provided by Starcrest LLC, predicted 10.2 tonnes annually being reduced to 3.2 tonnes annually following the introduction of the AMSA Low Sulphur Fuel Requirements. This is a reduction of PM_{2.5} in the order of 69%.

By comparison, the modelled benefits of either scrubbers or shore power are incrementally low, providing an additional benefit in the order of 10%, as demonstrated in Figure 2.

Further to the modelling provided by Starcrest LLC, comparison has also been made with air quality data collected from the Port Authority's air monitoring station located in Grafton St, Balmain. This data indicates that PM_{2.5} concentrations were not discernibly different between ship and non-ship days at WBCT, and all levels are below the national ambient air standards.

In summary, the monitoring indicates that the Low Sulphur Fuel Requirements have had a similar effect to that predicted by the modelling prepared by Starcrest in terms of SO₂. However, the reduction in PM_{2.5} could not be observed and appears to be dominated by sources other than cruise ships at WBCT.

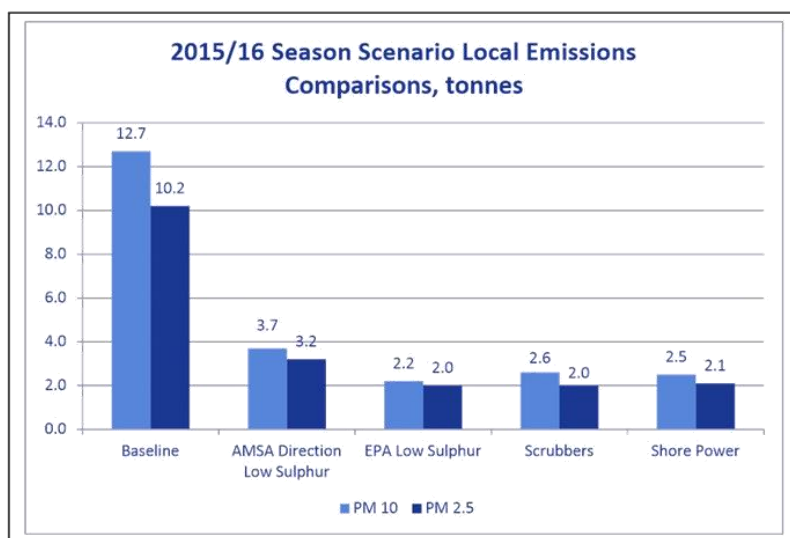


Figure 2 – Modelling of Particulate Matter

KEY FINDING

- Based on modelling including the land-side power grid emissions (as well as the emissions at the source at WBCT), shore power would increase the overall air emissions of SO_x and carbon dioxide (CO₂) within Sydney's Greater Metropolitan Region (unless clean energy was sourced for the supply of electricity).

Shore power does not reduce emissions to zero. Shore power shifts localised ship-generated auxiliary engine emissions to regional land-side power grid generated emissions. As such, further to modelling emissions that only considered emissions from the ship, Starcrest LLC also undertook modelling which included the emissions from the land-side power grid. In addition a ship's diesel fuelled boilers, which are normally off due to the use of waste heat recovery, would need to be switched on while connected to shore power.

It should be noted that the land-side power grid emissions could be offset through contracting only for the supply of clean energy. However this would require further exploration to ensure there is not significant additional supply cost.

The modelling of regional emissions (including both ship plus power station emissions) of sulphur oxides (SO_x) provided by Starcrest LLC, predicted 13.1 tonnes annually based on the AMSA Low Sulphur Fuel Requirements, which would increase to 26.6 tonnes annually following the introduction of shore power. This would be an increase to the existing overall air emissions of SO_x within Sydney's GMR by approximately 100%, as demonstrated in Figure 3.

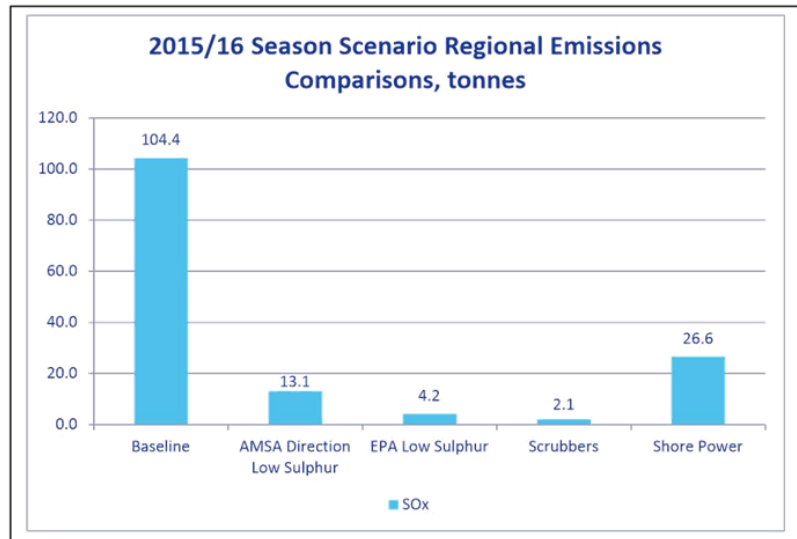


Figure 3 – Modelling of Sulphur Oxides (SO_x) including both Ship and Power Station Emissions

Similarly, the modelling of regional emissions (including both ship plus power station emissions) of CO₂ emissions provided by Starcrest LLC, predicted 5880 tonnes annually based on the AMSA Low Sulphur Fuel Requirements, which would increase to 6869 tonnes annually following the introduction of shore power. This would be an increase to the overall air emissions of CO₂ within Sydney's GMR of 16%, as demonstrated in Figure 4.

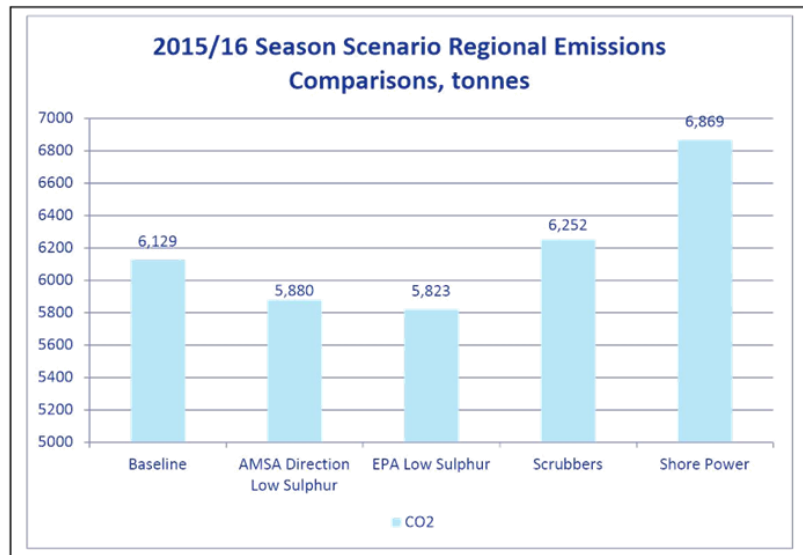


Figure 4 – Modelling of Carbon Dioxide (CO₂) including both Ship and Power Station Emissions

The modelled case above calculated the CO₂ emissions based on the current state of electricity generation in NSW, incorporating 21% renewables and 12% gas. Implementation of shore power at WBCT could require the use of renewable energy sources to reduce CO₂ contributions. One option would be to specify use of grid connected wind power (or other renewable source) in any long-term electricity agreement for the additional 8–12MW of power required for shore power at WBCT. This may not necessarily lead to any additional costs as alternative energy sources such as wind power can be similar to base load power prices and provision for 8MW is available, given the relatively small level power of electricity generation involved. It is understood a similar condition specifying use of grid connected wind power was a requirement for the operation of the Kurnell desalination plant.

KEY FINDING

Port Authority modelling of air emission at WBCT demonstrates shore power will provide a reduction in the emission of nitrogen oxides (NO_x) and volatile organic compounds (VOCs), which are not significantly reduced by Low Sulphur Fuel Requirements. However, as existing levels emitted from cruise ships are at relatively low levels when compared to relevant national ambient air standards, the introduction of shore power will not provide a significant emissions reduction benefit.

Shore power will provide a reduction in the emission of NO_x and VOCs, however, existing levels are both below relevant national ambient air standards and comparable to or below reported levels of exposure at other locations in NSW.

The modelled case for both NO_x and volatile organic compounds VOCs has formed the basis of emissions benefits analysis. This has been supported by a program of monitoring of actual levels of a suite of VOCs, which indicated that most compounds were not at a concentration that was detectable.

Nitrogen Oxides (NO_x)

Key findings of the analysis of NO_x emissions include:

- Shore power would reduce baseline NO_x emissions by 64% (NO_x emissions are not addressed significantly by the Low Sulphur Fuel Requirements).
- Based on dispersion modelling of NO₂ emissions at WBCT, the exposure at the nearest sensitive receivers in Balmain comply with the National Environment Protection (Ambient Air Quality) Measure.
- Current levels of NO_x in the former Leichhardt LGA (including emissions from WBCT) are comparable to other areas such as Canada Bay, North Sydney and the former Marrickville LGA and are significantly lower than areas such as Parramatta, Sydney City and Botany Bay.

The modelling of nitrogen oxides (NO_x) emissions provided by Starcrest LLC, predicted 117.2 tonnes annually being reduced to 44.0 tonnes annually following the introduction of shore power. This is a reduction of NO_x in the order of 63%, as demonstrated in Figure 5.

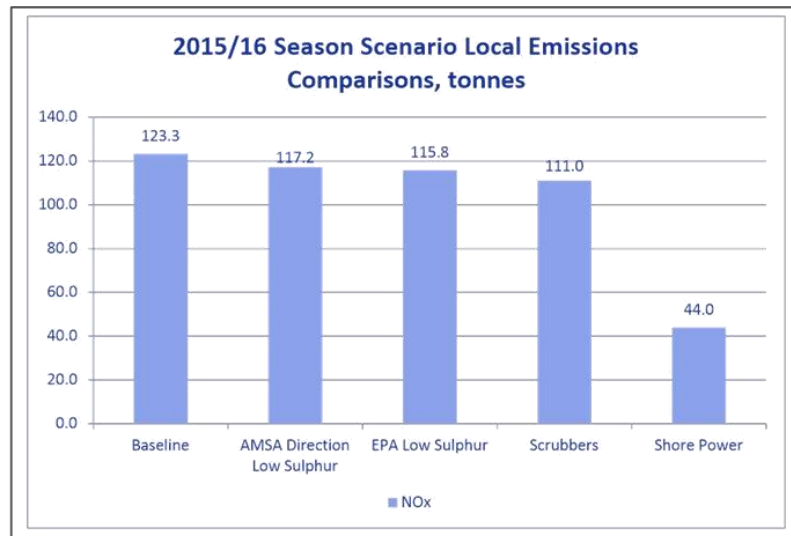


Figure 5 – Modelling of Nitrogen Oxides (NO_x)

Further investigation was undertaken by air quality consultants, Jacobs Pty Limited, with particular reference to NO_x emissions and abatement. This report is included in Appendix 3.

The potential reductions in NO_x offered by shore power are more substantial than for SO₂ and PM₁₀/PM_{2.5} when the reductions in emissions for these pollutants already achieved by the requirement for cruise ships to use low sulphur fuel while berthed at WBCT is taken into consideration. Hence the further assessment undertaken by Jacobs was focussed on NO_x emissions to provide information in regard to existing levels and the potential relative benefits of shore power compared to other alternatives, which have not already been addressed via the introduction of low sulphur fuel.

Considering industrial and diffuse sources of NO_x across the Sydney GMR the former Leichhardt LGA (which includes Balmain) is exposed to similar levels of NO_x emission to other inner Sydney LGAs. Leichhardt generally has lower NO_x emissions than outer Sydney LGAs e.g. Parramatta, Blacktown and Liverpool, as demonstrated in Figure 6.

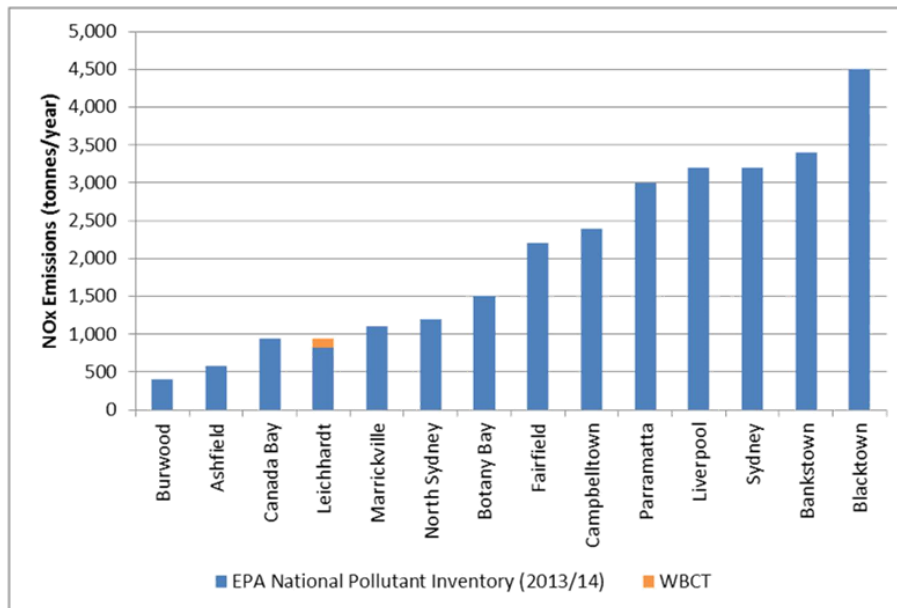


Figure 6 – Modelling of Nitrogen Oxides (NO_x) in various LGAs

Volatile Organic Compounds (VOCs)

Key findings of the analysis of VOC emissions include:

- Shore power would reduce baseline VOC emissions by 62% (VOC emissions are not addressed significantly by the Low Sulphur Fuel Requirements).
- Based on dispersion modelling of VOC emissions at WBCT, the exposure at the nearest sensitive receivers in Balmain complies with the National Environment Protection (Ambient Air Quality) Measure.
- Current levels of VOCs have been monitored by Port Authority adjacent to WBCT and the results indicate that VOCs are significantly lower than the relevant EPA criteria with most compounds being undetectable.
- Those that were detected were approximately 100 times lower to 900 times lower than the relevant criteria.

The modelling of volatile organic compound (VOC) emissions provided by Starcrest LLC, predicted 3.5 tonnes annually being reduced to 1.3 tonnes annually following the introduction of shore power. This is a reduction of VOCs in the order of 62%, as demonstrated in Figure 7.

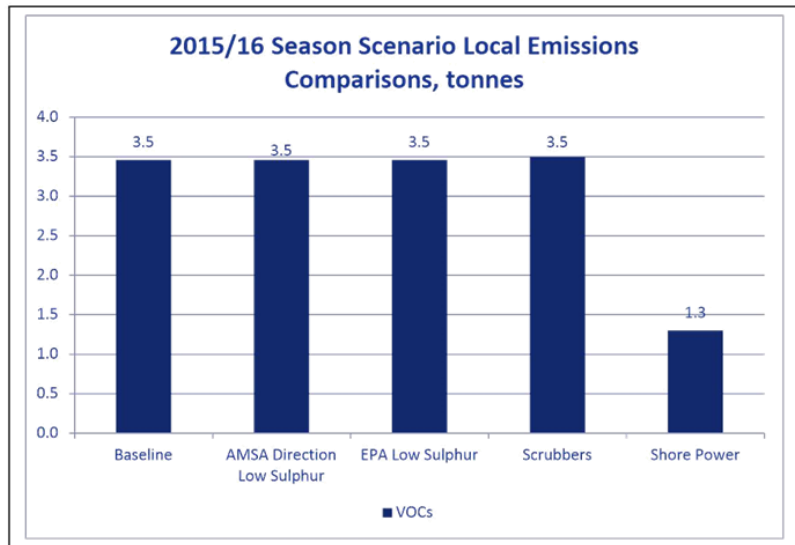


Figure 7 – Modelling of Volatile Organic Compounds (VOCs)

Port Authority has conducted VOC monitoring (including a suite of over 80 compounds) in the vicinity of WBCT. Monitoring was undertaken for a 24-hour period on a day when a cruise ship was berthed at WBCT and the source of the ship's exhaust was downwind of the monitoring equipment, i.e. southerly winds.

The results for the suite of the VOCs analysed indicate that most of the measured compounds were below the limit of detection (LOD) adjacent to WBCT, which was 0.5 parts per billion (ppb) for the majority of compounds. The LOD represents the lowest concentration at which a compound can be detected in the air samples.

The results, where they were detectable, ranged from approximately one hundred times lower to 900 times lower than the relevant criteria as shown in Table 2. The concentrations for the four VOC compounds that were detectable but for which there are no national or state criteria were similarly extremely low.

Table 2 – Summary of VOC Monitoring Results adjacent to WBCT

Compound	Measured Concentration (ppb)	NEPM (2011) Criteria ¹ (ppb)	EPA (2005) Criteria ^{2, 3} (ppb)
Chloromethane	0.8	n/a	900
Toluene	0.8	1000	90
Acetone	12.5	n/a	9200
Isooctane	0.7	n/a	n/a
Isopropyl alcohol	4.4	n/a	n/a
2-Butanone	0.7	n/a	n/a
Propene	1.1	n/a	n/a

Note 1 National Environment Protection (Air Toxics) Measure. National Environment Protection Council, Canberra, ACT, 2011

Note 2 Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales, EPA 2005

Note 3 Note that these are one hour average assessment criteria

Odour

KEY FINDING

- **Shore power would provide a reduction in odorous emissions. However, the reduction in odour may not be discernible as there would still be odours related to diesel boilers (which are used on ships to generate heat when a ship is using shore power).**

When a cruise ship is connected to and operating on shore power, the waste heat from the diesel-electric generators drops (because the engines are off), requiring the use of the auxiliary boilers to be increased to service hot water and steam needs for the ship. There would still be odour generated from exhaust emissions from the boiler use.

Port Authority has not conducted a specific study into the emission benefits in relation to odour as this is a highly subjective concern.

3.2 Noise Benefits

KEY FINDING

- **Shore power provides a reduction to noise emissions. However, it is not the most cost-effective solution for reducing audible noise, as the points below demonstrate:**
 - Shore power would reduce audible noise in the order of 9–10 decibels, which provides similar benefit to other noise reduction measures, but is comparatively expensive. For example, the installation of a noise barrier would provide a similar reduction in audible noise at a significantly lower cost (estimated at \$2.5–4 million);
 - Shore power capable vessels at WBCT represent 25% of vessel calls, reducing to 8% of overnight stays (based on 2015–16 visits) and noise benefits will vary from ship to ship.
 - Port Authority has completed investigations as outlined in the Noise Mitigation Strategy for WBCT and conducted community consultation as documented in a Response to Submissions Report prepared for the consideration of the NSW Department of Planning and Environment. The investigation comprised evaluation of all identified noise mitigation options including operational and engineering changes to ships and treatment of receivers. The Final Noise Mitigation Strategy is to be considered by the Department following their review of the Response to Submissions Report;
 - The key elements of the Noise Mitigation Strategy are a Noise Restriction Policy, Noise Attenuation Program, and Noise Logging. Port Authority has allocated \$5.3 million to fund the implementation of the Strategy.

Port Authority has not identified any cruise port in its investigations that has initiated the provision of shore power for the primary purpose of mitigating noise.

There is currently no global initiative to encourage reduction of audible noise emissions from ships. The focus of the majority of noise investigation is typically related to underwater noise from ships.

Noise emissions from cruise ships berthed at WBCT, on occasion, exceed the criteria set in the project approval based on audible noise.

As part of the Noise Mitigation Strategy which has been prepared and submitted to the NSW Department of Planning and Environment, shore power was identified as a potential noise mitigation option and has been investigated in terms of the potential noise benefits it may provide. The alternative solutions evaluated are:

- (i) source reduction (operational and engineering changes to ships);
- (ii) treatment of receivers; and
- (iii) noise barriers.

A consultant report has been prepared by SLR Consulting Pty Ltd to review the potential reduction in noise levels when cruise ships berthed at WBCT are operated using shore based power. The noise assessment has been based on the vessel *Pacific Jewel*, being typical of the vessels that berth at the WBCT. A 3D computer noise model of the vessel has been used

which includes significant noise sources, as based on nearfield measurements and manufacturer's data. The model has then been used to predict noise levels under normal operation and shore based power. The report is included in Appendix 4.

Noise levels from the *Pacific Jewel* have been previously measured to be 50 dBA, at the nearest receivers to the WBCT in Grafton Street. The provision of shore based power will enable the ship's generators to be shut down and the associated mechanical ventilation systems either switched off or reduced in capacity. The resultant noise level at the nearest receiver is predicted to decrease by an estimated 9–10 dBA.

However, as part of the Noise Mitigation Strategy investigations, SLR Consulting have advised that other options, such noise attenuation, could provide similar reductions to the level of audible noise. It is noted that residences to the north-west and north-east would receive limited benefit. A noise barrier is estimated to cost in the order of \$2.5–\$4 million.

Although not referenced by the project approval, as well as audible noise, SLR Consulting considers that shore power may provide additional benefits associated with reducing low frequency noise.

It should be noted that shore power capable vessels at WBCT currently represent 25% of vessel calls, reducing to 8% of overnight stays (based on 2015-16 visits) and noise benefits will vary from ship to ship.

Prediction of noise reduction due to shore power is difficult to model, but Port Authority considers that overall ship noise levels would be reduced. However, it would be difficult to recommend shore power solely on this basis.

Port Authority has completed investigations as outlined in the Noise Mitigation Strategy for WBCT and conducted community consultation as documented in a Response to Submissions Report prepared for the consideration of the NSW Department of Planning and Environment. The investigation comprised evaluation of all identified noise mitigation options including operational and engineering changes to ships and treatment of receivers. The Final Noise Mitigation Strategy is to be considered by the Department following their review of the Response to Submissions Report.

The key elements of the Noise Mitigation Strategy are as follows:

- Noise Attenuation Program: noise attenuation comprising of physical treatments to homes to a defined area of residences where noise modelling indicates that average noise levels reach or exceed 55 decibels at night ('attenuation eligibility threshold').
- Noise Restriction Policy: a new policy restricting on-deck music and public announcements not related to safety and restrictions for ships which cause further exceedances of the attenuation eligibility threshold. Non-compliant ships will be given an initial warning to make improvements; a second non-compliance will result in overnight relocation of the ship; and a third non-compliance will result in future bookings not being allowed.
- Noise Logging: continuous real-time logging to monitor noise levels and guide ongoing noise management, including ensuring compliance with the Noise Restriction Policy.

Port Authority has allocated \$5.3 million to fund the implementation of the Strategy.

4 Cost Effectiveness Analysis and Alternative Options

KEY FINDING

- **Air emission strategies can be assessed using a number of different methods. This assessment employed a methodology used by the California Air Resources Board (CARB). Using the CARB benchmark, shore power at the WBCT was not found to be a cost effective solution:**
 - Projects with values less than the benchmark (i.e. a ratio less than 1.0) are considered cost-effective, while those higher than the benchmark are not considered cost-effective. The investigation found that the use of shore power would range from 2 to over 7 times higher than the benchmark and would therefore not be considered cost-effective;
 - Additionally, using the NSW EPA method for assessing the health impacts, the benefit of implementing shore power is approximately 11 to 24 times less than the cost of the project over the 10 year implementation period;
 - Shore power is only one possible emission control solution. Other options include:
 - engine and boiler technologies
 - after treatment technologies
 - alternatively fuelled on-board energy generation
 - alternatively generated power stem
 - operational efficiency improvements.

The emissions benefits analysis was prepared by Starcrest LLC based on the estimated annual emission reductions for PM₁₀ and NO_x (with a weighting of 20:1 for PM₁₀:NO_x to account for the health effects of particulates).

The analysis tested the cost effectiveness of adopting shore power with 0.1% sulphur fuel as shown in Tables 3 and 4 based on the low and high costs estimates for the implementation of shore power at WBCT, over both a 10-year and a 20-year evaluation period. The approach adopted to assess these results uses CARB's guideline benchmark value of \$21,522/tonne to determine whether the project is cost effective.

Table 3 – Shore Power Cost Effectiveness Analysis – 10-year Evaluation Period

Scenario	Cost Effectiveness \$/weighted tonne (ratio to benchmark)		CARB Cost Effectiveness Benchmark
	Based on Low Cost Estimate	Based on High Cost Estimate	
Shore power with 0.1% sulphur fuel – Local emissions	\$48,924/tonne (2.3 times higher)	\$125,126/tonne (5.8 times higher)	\$21,522/tonne
Shore power with 0.1% sulphur fuel – GMR emissions	\$59,565/tonne (2.8 times higher)	\$152,343/tonne (7.1 times higher)	\$21,522/tonne

Projects with values less than the benchmark (i.e. a ratio less than 1.0) are considered cost effective, while those higher than the benchmark are not considered cost effective. Based on this analysis, using a 10-year evaluation period the use of shore power would range from 2.3 to over 7 times higher than the benchmark and would therefore not be considered cost effective.

Table 4 – Shore Power Cost Effectiveness Analysis – 20-year Evaluation Period

Scenario	Cost Effectiveness \$/weighted tonne (ratio to benchmark)		CARB Cost Effectiveness Benchmark
	Based on Low Cost Estimate	Based on High Cost Estimate	
Shore power with 0.1% sulphur fuel – Local emissions	\$42,878/tonne (2.0 times higher)	\$132,258/tonne (6.1 times higher)	\$21,522/tonne
Shore power with 0.1% sulphur fuel – GMR emissions	\$52,204/tonne (2.4 times higher)	\$161,025/tonne (7.5 times higher)	\$21,522/tonne

Using a 20-year evaluation period the use of shore power would range from 2.0 to over 7 times higher than the benchmark and would not be considered cost effective. The consultant's findings are included in Appendix 2.

Whilst a detailed analysis of monetised health benefits of shore power has not been undertaken as part of this study, for information purposes, an alternative cost-effectiveness analysis looking at the value of the related health impacts of changes in particulate matter

emissions, typically expressed as “damage-cost”¹⁵ per tonne of PM_{2.5} emissions has also been undertaken.

NSW EPA has provided advice on valuing health impacts resulting from changes in particulate emissions¹⁶. For the Sydney urban area, the particulate matter related health benefits are estimated by EPA at \$280,000/tonne PM_{2.5} (based on 2011 value, which is estimated to be \$311,000 in 2017), which is the benefit of reducing PM_{2.5} emissions by one tonne.

The net reduction in PM_{2.5} emissions estimated from the implementation of shore power, as provided by Starcrest LLC, is 1.06 tonnes per year, which would equate to a damage-cost, or conversely a cost saving due to improved health, of \$330,000 per year.

When shore power is considered over a 10-year implementation period, the cost savings due to health benefits would range from \$3.3 million, while the implementation of shore power including operational costs and retrofitting ships would range from \$37–80 million over the same period. This evaluation indicates the benefit of implementing shore power is approximately 11–24 times less than the cost of the project over the 10-year implementation period.

For a 20-year implementation period, the cost savings would be \$6.6 million, while the implementation costs would be \$53–124 million over the same period. This is approximately 8–19 times less than the cost of the project over a 20-year implementation period.

Alternative Options

There are a number of options when looking at alternative emission reduction strategies for cruise ships at-berth, which can be grouped into the following categories:

- (i) Engine and boiler technologies
- (ii) After treatment technologies
- (iii) Alternatively fuelled on-board energy generation
- (iv) Alternatively generated power systems
- (v) Operational efficiency improvements.

All options provide reductions to specific pollutants, and the selection of an appropriate option is dependent on the specific pollutant required to be reduced.

¹⁵ Damage costs are a simple way to value changes in air pollution. They estimate the cost to society of a change in emissions of different pollutants

¹⁶ Methodology for valuing the health impacts of changes in particle emissions, EPA, February 2013

Appendix 1 – Feasibility Study (Navari)

Item 10**Attachment 3**

Appendix 2 – Shore Power Analysis – Costs and Benefits Study (Starcrest)

Appendix 3 – Air Quality Assessment (Jacobs)

Item 10**Attachment 3**

Appendix 4 – Noise Assessment (SLR)

Item No: C0318 Item 11**Subject: LOCAL TRAFFIC COMMITTEE MEETING HELD ON 6 MARCH 2018****Prepared By:** John Stephens - Traffic and Transport Services Manager**Authorised By:** Wal Petschler - Group Manager Footpaths, Roads, Traffic and Stormwater**SUMMARY**

The minutes of the Local Traffic Committee Meeting held on 6 March 2018 are presented for Council consideration.

RECOMMENDATION

THAT the Minutes of the Local Traffic Committee Meeting held on 6 March 2018 be received and the recommendations be adopted.

BACKGROUND

The Inner West Council Local Traffic Committee met on 6 March 2018 at Petersham. The minutes of the March meeting are shown at **ATTACHMENT 1**.

FINANCIAL IMPLICATIONS

Projects proposed for implementation in 2017/18 are funded within existing budget allocations.

PUBLIC CONSULTATION

Specific projects have undergone public consultation as indicated in the respective reports to the Traffic Committee. Members of the public attended the meeting to address the Committee on specific items.

In respect of Item 18 of the Traffic Committee report it is noted that Council, at its 27 February 2018 meeting, resolved to organise a public meeting on the Lilyfield Road Cycleway proposal. This is currently being arranged. At the 6 March 2018 Local Traffic Committee meeting, an updated report was considered and the Committee recommended that, in recognition of the level of objection, the project not proceed to detailed design and a revised concept be developed with a number of options being investigated. Should Council adopt the Committee's recommendation, it would be considered beneficial to coordinate the proposed public session at a time that coincides with public engagement for the scheme's revision.

ATTACHMENTS

1. [↓](#) Minutes of the Local Traffic Committee meeting held on 6 March 2018

**Minutes of Local Traffic Committee Meeting
Held at Chamber Room, Petersham Service Centre on 6 March 2018**

Meeting commenced at 10.11am

ACKNOWLEDGEMENT OF COUNTRY BY CHAIRPERSON

I acknowledge the Gadigal and Wangal people of the Eora nation on whose country we are meeting today, and their elders past and present.

COMMITTEE REPRESENTATIVES PRESENT

Clr Marghanita Da Cruz	Leichhardt Ward (Chair)
Mr Bill Holliday	Representative for Jamie Parker MP, Member for Balmain
Mr Chris Woods	Representative for Ron Hoenig MP, Member for Heffron
Ms Sarina Foulstone	Representative for Jo Haylen MP, Member for Summer Hill
Mr Ryan Horne	Roads and Maritime Services
SC Anthony Kenny	NSW Police – Inner West Area Command

OFFICERS IN ATTENDANCE

Mr Peter Whitney	State Transit Authority
Mr Tony Michalis	State Transit Authority
Mr Colin Jones	Inner West Bicycle Coalition
Mr Wal Petschler	IWC's Group Manager, Roads, Traffic and Stormwater
Mr John Stephens	IWC's Traffic and Transport Services Manager
Mr George Tsaprounis	IWC's Coordinator Traffic and Parking Services (South)
Mr Manod Wickramasinghe	IWC's Coordinator Traffic and Parking Services (North)
Ms Mary Bailey	IWC's Parking Planner
Mr David Yu	IWC's Engineer – Traffic and Parking Services
Mr Boris Muha	IWC's Engineer – Traffic and Parking Services
Mr Emilio Andari	IWC's Engineer – Traffic and Parking Services

VISITORS

Mr Steven Burns	Item 10
Mr Mike Samms	Item 10
Ms Ann-Therese King	Item 18
Mr Denis Doyle	Item 18
Ms Natalie Lovett	Item 18
Mr Joseph Atallah	Item 18
Ms Elizabeth Avent	Item 18
Mr Neil Tonkin	Item 18
Mr Bob Moore	Item 18
Ms Leonie Derwent	Item 18
Ms Roslyn Burge	Item 18
Mr Peter Haramis	Item 18
Resident of Hornsey Street, Lilyfield	Item 18

APOLOGIES:

Ms Jo Haylen MP	Member for Summer Hill
Mr Jamie Parker MP	Member for Balmain
Sgt John Micallef	NSW Police – Burwood & Campsie (emailed support)
Sgt Dan Chilvers	NSW Police – Leichhardt (emailed support)
Clr Julie Passas	Deputy Mayor – Ashfield Ward

DISCLOSURES OF INTERESTS:

Nil.

CONFIRMATION OF MINUTES

The Minutes of the Local Traffic Committee Meeting held on Tuesday, 6 February 2018 were confirmed.

MATTERS ARISING FROM COUNCIL'S RESOLUTION OF MINUTES

The Local Traffic Committee recommendations of its meeting held on 7 December 2017 and 6 February 2018 were adopted at Council's meeting held on 27 February 2018.

Council at its meeting held on 27 February 2018 also resolved that:

Council as soon as possible organise a public meeting on the Lilyfield Road Cycleway proposal at which staff provide a full overview of the proposal and allow the community to ask questions in order to better understand what is being proposed.
(Item 17 LTC0218)

LTC0318 Item 1 Croydon Road, Croydon - Proposed statutory 'NO STOPPING' Restrictions at Intersection With Anthony Street (ASHFIELD WARD/STRATHFIELD ELECTORATE/ASHFIELD LAC)

SUMMARY

This report provides an update in response to Council's resolution dealing with Notice of Motion C1017 Item 14 – Pedestrian safety on Croydon Road, Croydon of its 12 October 2017 Council Meeting. An on-site meeting was conducted on 7 December 2017.

This report specifically looks at the installation of statutory 'No Stopping' restrictions at the intersection of Croydon Road and Anthony Street, Croydon as part of the local traffic calming measures identified to improve the safety of school children and pedestrians on Croydon Road, Croydon. A further report will be submitted following the completion of pedestrian surveys and traffic counts.

It is recommended that the statutory 'No Stopping' restrictions, in the form of unbroken yellow lines, be installed on both sides of all approaches to the intersection of Croydon Road and Anthony Street, Croydon for the distances as indicated in order to deter illegal parking, improve visibility and access and increase safety for all road users.

Officer's Recommendation

THAT:

1. This report be received and noted;
2. Unbroken yellow lines (statutory 'No Stopping' lines) be approved for installation at the distances indicated on both sides of all approaches to the intersection of Croydon Road and Anthony Street, Croydon as follows in order to deter illegal parking, improve visibility and access and increase safety for all road users;
 - a) Install solid yellow line marking on Croydon Road (western side) for a distance of 10m north of Anthony Street;

- b) Install solid yellow line marking on Croydon Road (eastern side) for a distance of 20m north of Anthony Street;
- c) Install solid yellow line marking on Croydon Road (western side) for a distance of 20m south of Anthony Street;
- d) Install solid yellow line marking on Croydon Road (eastern side) for a distance of 15m north of Anthony Street;
- e) Install solid yellow line marking on Anthony Street (northern side) for a distance of 20m west of Croydon Road;
- f) Install solid yellow line marking on Anthony Street (southern side) for a distance of 20m west of Croydon Road;
- g) Install solid yellow line marking on Anthony Street (northern side) for a distance of 10m east of Croydon Road; and
- h) Install solid yellow line marking on Anthony Street (southern side) for a distance of 10m east of Croydon Road.

3. Council Rangers be advised of the decision and requested to include this location in their patrols, once the 'No Stopping' lines have been installed and affected residents notified.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

- 1. This report be received and noted;
- 2. Unbroken yellow lines (statutory 'No Stopping' lines) be approved for installation at the distances indicated on both sides of all approaches to the intersection of Croydon Road and Anthony Street, Croydon as follows in order to deter illegal parking, improve visibility and access and increase safety for all road users;
 - a) Install solid yellow line marking on Croydon Road (western side) for a distance of 10m north of Anthony Street;
 - b) Install solid yellow line marking on Croydon Road (eastern side) for a distance of 20m north of Anthony Street;
 - c) Install solid yellow line marking on Croydon Road (western side) for a distance of 20m south of Anthony Street;
 - d) Install solid yellow line marking on Croydon Road (eastern side) for a distance of 15m north of Anthony Street;
 - e) Install solid yellow line marking on Anthony Street (northern side) for a distance of 20m west of Croydon Road;
 - f) Install solid yellow line marking on Anthony Street (southern side) for a distance of 20m west of Croydon Road;
 - g) Install solid yellow line marking on Anthony Street (northern side) for a distance of 10m east of Croydon Road; and
 - h) Install solid yellow line marking on Anthony Street (southern side) for a distance of 10m east of Croydon Road.
- 3. Council Rangers be advised of the decision and requested to include this location in their patrols, once the 'No Stopping' lines have been installed and affected residents notified.

For motion: Unanimous

**LTC0318 Item 2 Railway Parade, Marrickville - Proposed Temporary Road Closure
For Two Special Events On Friday 30 March 2018 & Saturday 31
March 2018 (Marrickville Ward/Summer Hill Electorate/Inner West
LAC)****SUMMARY**

A Development Application has been received to use Railway Parade, Marrickville and hold two commercial special events known as 'Bad Friday', an 18+ music event showcasing upcoming Australian Rock and Roll acts on Friday 30 March 2018 between the hours of 12:00pm to 11:00pm, and 'Good Saturday', an all-ages community focused event that aims to promote local food, music and craft beer, including a live music stage and food/retail stalls on Saturday 31 March 2018 between the hours of 11:00am to 11:00pm. The erection of the stage, stalls and associated works will include a temporary full-road closure of Railway Parade, Marrickville between Sydenham Road and Buckley Lane from 7:00pm Thursday 29 March 2018 to 12:00pm Sunday 1 April 2018.

It is recommended that Council agree to the temporary road closure of the subject section of Railway Parade from 7:00pm Thursday 29 March 2018 to 12:00pm Sunday 1 April 2018 subject to complying with the following conditions; apply to the RMS for consent to close the subject road, subject to the event being advertised, a Traffic Management Plan be submitted to the RMS for approval, a Road Occupancy License be obtained from the Transport Management Centre and advice of the proposed event being forwarded to the appropriate authorities including emergency services.

Officer's Recommendation

THAT:

1. The proposed temporary road closure of Railway Parade, Marrickville between Sydenham Road and Buckley Lane from 7:00pm Thursday 29 March 2018 to 12:00pm Sunday 1 April 2018, for the holding of the 'Bad Friday' and 'Good Saturday' events on Railway Parade, be APPROVED subject to the approval of the Development Application and the applicant complying with the following conditions:
 - a) A fee of \$1,540.00 for the temporary road closure is payable by the applicant in accordance with Council's Fees and Charges;
 - b) A fee of \$10,000.00 for the occupation of the road reserve for the use of two commercial special events is payable by the applicant in accordance with Council's Fees and Charges;
 - c) The temporary full road closure be advertised by the applicant in the local newspaper providing 28 days notice for submissions, in accordance with the Roads Act;
 - d) A Traffic Management Plan (TMP) be submitted by the applicant to the Roads and Maritime Services for consideration and approval;
 - e) A Traffic Control Plan (TCP) which has been prepared by a certified Traffic Controller, is to be submitted to Council for review with a copy of the Traffic Controller's certification number attached to the plan, not less than 5 days prior to implementation of the closure;
 - f) A Road Occupancy License application be obtained by the applicant from the Transport Management Centre;

- g) Notice of the proposed event is forwarded by the applicant to the NSW Police Local Area Commander, State Transit Authority, NSW Fire Brigades and NSW Ambulance Services;
 - h) Advance notifications signs advising of the proposed road closure and traffic diversions to be strategically installed and maintained by the applicant at least two (2) weeks prior to the event;
 - i) 'No Parking – Special Event' signs be affixed on both sides of Railway Parade, Marrickville between Marrickville Road and Sydenham Road on the afternoon of the day prior to the event date;
 - j) A 4-metre wide emergency vehicle access must be maintained through the closed road areas during the course of the event;
 - k) All affected residents and businesses shall be notified in writing by the applicant of the proposed temporary road closure at least two (2) weeks prior to the event, with the applicant making reasonable provision for residents and businesses;
 - l) Adequate vehicular traffic control shall be provided for the protection and convenience of pedestrians and motorists including appropriate signage and flagging. Workers shall be specially designated for this role (and carry appropriate certificates), as necessary to comply with this condition. This is to be carried out in accordance with the Australian Standard AS 1742.3 – Traffic Control Devices for works on roads; and
 - m) The applicant ensures hostile vehicle/errant vehicle mitigation measures at entry points and use concrete barricades.
- 2. The applicant be advised in terms of this report and that all costs for advertising the event and implementation of the road closure are to be borne by the applicant; and
 - 3. Future event locations be submitted to the Traffic Engineering Section for consideration prior to a formal application being lodged with Council.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

- 1. The proposed temporary road closure of Railway Parade, Marrickville between Sydenham Road and Buckley Lane from 7:00pm Thursday 29 March 2018 to 12:00pm Sunday 1 April 2018, for the holding of the 'Bad Friday' and 'Good Saturday' events on Railway Parade, be APPROVED subject to the approval of the Development Application and the applicant complying with the following conditions:
 - a) A fee of \$1,540.00 for the temporary road closure is payable by the applicant in accordance with Council's Fees and Charges;
 - b) A fee of \$10,000.00 for the occupation of the road reserve for the use of two commercial special events is payable by the applicant in accordance with Council's Fees and Charges;

- c) The temporary full road closure be advertised by the applicant in the local newspaper providing 28 days notice for submissions, in accordance with the Roads Act;
 - d) A Traffic Management Plan (TMP) be submitted by the applicant to the Roads and Maritime Services for consideration and approval;
 - e) A Traffic Control Plan (TCP) which has been prepared by a certified Traffic Controller, is to be submitted to Council for review with a copy of the Traffic Controller's certification number attached to the plan, not less than 5 days prior to implementation of the closure;
 - f) A Road Occupancy License application be obtained by the applicant from the Transport Management Centre;
 - g) Notice of the proposed event is forwarded by the applicant to the NSW Police Local Area Commander, State Transit Authority, NSW Fire Brigades and NSW Ambulance Services;
 - h) Advance notifications signs advising of the proposed road closure and traffic diversions to be strategically installed and maintained by the applicant at least two (2) weeks prior to the event;
 - i) 'No Parking – Special Event' signs be affixed on both sides of Railway Parade, Marrickville between Marrickville Road and Sydenham Road on the afternoon of the day prior to the event date;
 - j) A 4-metre wide emergency vehicle access must be maintained through the closed road areas during the course of the event;
 - k) All affected residents and businesses shall be notified in writing by the applicant of the proposed temporary road closure at least two (2) weeks prior to the event, with the applicant making reasonable provision for residents and businesses;
 - l) Adequate vehicular traffic control shall be provided for the protection and convenience of pedestrians and motorists including appropriate signage and flagging. Workers shall be specially designated for this role (and carry appropriate certificates), as necessary to comply with this condition. This is to be carried out in accordance with the Australian Standard AS 1742.3 – Traffic Control Devices for works on roads; and
 - m) The applicant ensures hostile vehicle/errant vehicle mitigation measures at entry points and use concrete barricades.
2. The applicant be advised in terms of this report and that all costs for advertising the event and implementation of the road closure are to be borne by the applicant; and
 3. Future event locations be submitted to the Traffic Engineering Section for consideration prior to a formal application being lodged with Council.

For motion: Unanimous

Balmain Electorate/ Leichhardt LAC)**SUMMARY**

In preparation to mark the ANZAC Day DAWN SERVICE 2018 on Wednesday, 25th April 2018, Inner West Council is organising an event at the Loyalty Square War Memorial, Balmain. To facilitate the event, it is proposed to close Darling Street between Mort Street and Curtis Road between 2:30am and 9:30am

Officer's Recommendation

THAT the road closure application for the 'ANZAC Day Dawn Service' on Darling Street (Mort Street to Curtis Road), Balmain on Wednesday, 25th April 2018 between 2.30am and 9.30am be supported, subject to the following conditions:

- a) That an unencumbered passage minimum 4.0m wide be available for emergency vehicles through the closed section of Darling Street, Balmain;
- b) The occupation of the road carriageway must not occur until the road has been physically closed;
- c) That the organiser be advised to arrange accredited traffic controllers to manage the road closure;
- d) That the applicant notifies all affected businesses, residents and other occupants of the temporary road closure prior to the event. Any concerns or requirements in relation to the road closure raised by business proprietors, residents and other occupants must be resolved or accommodated. The notification shall involve at the minimum an information letterbox drop distributed one week prior to the commencement of the event.
- e) The temporary full road closure be advertised in the local newspaper providing 28 days' notice for submissions, in accordance with the Roads Act;
- f) That the supported Traffic Control Plan (TCP) be implemented at the applicant's expense;
- g) That Fire and Rescue NSW (Balmain) be notified of the intended closure by the applicant;
- h) That the applicant provide and erect barricades and signs, in accordance with the current Australian Standard AS 1742.3: Traffic Control Devices for Works on Roads. As a minimum the following must be erected at both ends of the road closure area:
 - i. Barrier Boards;
 - ii. 'Road Closed' (T2-4) signs; and
 - iii. 'Detour' (T5-1) signs.
- i) All traffic controllers must hold RMS certification;
- j) That the conduct of any activities or use of any equipment required in conjunction with the road occupancy and temporary road closure not results in any 'offensive noise' as defined by the Protection of the Environment Operations Act 1997;

- k) That all advertising of the event must encourage the use of Public Transport;
- l) That STA buses terminate all services either at Grove Street or in Mullens Street;
- m) That three parking spaces on the northern side of Grove Street (even numbered side, No. 22, 24, 26A) near Deloitte Avenue be temporarily converted to a 'Bus Zone' and affected residents notified;
- n) That NSW Police be requested to provide traffic control in Darling Street at Rowntree Street/Montague Street to restrict bus/truck access into Darling Street, east of Rowntree Street;
- o) That Council's Maintenance Services Manager must be notified of the clean-up arrangements;
- p) Council and RMS must be indemnified against all claims for damage or injury that may result from either the activities or from the occupation of part of the public way during the road closures. The applicant must produce evidence of public risk insurance cover (under which the Council and RMS are indemnified) with a minimum policy value of at least \$20,000,000;
- q) That concrete barriers and/or heavy vehicles be used to protect against any possible errant vehicles;
- r) That the applicant be advised of the Committee's recommendation; and
- s) That Fire and Rescue NSW (Balmain) be notified of the intended closure by the applicant.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the road closure application for the 'ANZAC Day Dawn Service' on Darling Street (Mort Street to Curtis Road), Balmain on Wednesday, 25th April 2018 between 2.30am and 9.30am be supported, subject to the following conditions:

- a) That an unencumbered passage minimum 4.0m wide be available for emergency vehicles through the closed section of Darling Street, Balmain;
- b) The occupation of the road carriageway must not occur until the road has been physically closed;
- c) That the organiser be advised to arrange accredited traffic controllers to manage the road closure;
- d) That the applicant notifies all affected businesses, residents and other occupants of the temporary road closure prior to the event. Any concerns or requirements in relation to the road closure raised by business proprietors, residents and other occupants must be resolved or accommodated. The notification shall involve at the minimum an information letterbox drop

distributed one week prior to the commencement of the event.

- e) The temporary full road closure be advertised in the local newspaper providing 28 days' notice for submissions, in accordance with the Roads Act;
- f) That the supported Traffic Control Plan (TCP) be implemented at the applicant's expense;
- g) That Fire and Rescue NSW (Balmain) be notified of the intended closure by the applicant;
- h) That the applicant provide and erect barricades and signs, in accordance with the current Australian Standard AS 1742.3: Traffic Control Devices for Works on Roads. As a minimum the following must be erected at both ends of the road closure area:
 - i. Barrier Boards;
 - ii. 'Road Closed' (T2-4) signs; and
 - iii. 'Detour' (T5-1) signs.
- i) All traffic controllers must hold RMS certification;
- j) That the conduct of any activities or use of any equipment required in conjunction with the road occupancy and temporary road closure not results in any 'offensive noise' as defined by the Protection of the Environment Operations Act 1997;
- k) That all advertising of the event must encourage the use of Public Transport;
- l) That STA buses terminate all services either at Grove Street or in Mullens Street;
- m) That three parking spaces on the northern side of Grove Street (even numbered side, No. 22, 24, 26A) near Deloitte Avenue be temporarily converted to a 'Bus Zone' and affected residents notified;
- n) That NSW Police be requested to provide traffic control in Darling Street at Rowntree Street/Montague Street to restrict bus/truck access into Darling Street, east of Rowntree Street;
- o) That Council's Maintenance Services Manager must be notified of the clean-up arrangements;
- p) Council and RMS must be indemnified against all claims for damage or injury that may result from either the activities or from the occupation of part of the public way during the road closures. The applicant must produce evidence of public risk insurance cover (under which the Council and RMS are indemnified) with a minimum policy value of at least \$20,000,000;
- q) That concrete barriers and/or heavy vehicles be used to protect against any possible errant vehicles;
- r) That the applicant be advised of the Committee's recommendation; and

- s) That Fire and Rescue NSW (Balmain) be notified of the intended closure by the applicant.

For motion: Unanimous

LTC0318 Item 4 Route EW14 (Thames Street & Curtis Road, Balmain) and Route NS08 (Mackenzie Street, Leichhardt) - Bicycle Facilities (Balmain & Leichhardt Wards / Balmain Electorate / Leichhardt LAC)

SUMMARY

This report details an upgrade to bicycle facilities along Route EW14 (Thames Street & Curtis Road, Balmain) and Route NS08 (Mackenzie Street, Leichhardt).

Officer's Recommendation

THAT:

1. the proposed bicycle facilities along Route EW14 (Thames Street & Curtis Road, Balmain) as detailed in Attachment 1 and 2 be supported
2. the proposed bicycle facilities along Route NS08 (Mackenzie Street, Leichhardt) as detailed in Attachment 3 be supported

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. the proposed bicycle facilities along Route EW14 (Thames Street & Curtis Road, Balmain) as detailed in Attachment 1 and 2 be supported
2. the proposed bicycle facilities along Route NS08 (Mackenzie Street, Leichhardt) as detailed in Attachment 3 be supported

For motion: Unanimous

LTC0318 Item 5 Esk Lane, Marrickville - Implement 'No Stopping' (Marrickville Electorate/Marrickville Ward/Inner West LAC)

SUMMARY

Council has received representations from a resident, proposing the implementation a section of 'No Stopping' in Esk Street at Frede Lane, Marrickville in order to improve safety and access at that intersection.

Officer's Recommendation

THAT a proposal to convert a 10m section of 'unrestricted' parking to 'No Parking' on the western side of Esk Lane where it intersects with Frede Lane be APPROVED.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT a proposal to convert a 10m section of 'unrestricted' parking to 'No Parking' on the western side of Esk Lane where it intersects with Frede Lane be APPROVED.

For motion: Unanimous

LTC0318 Item 6 Cambridge Street, Stanmore - Implement Permit Parking (Newtown Electorate/Stanmore Ward/Inner West LAC)

SUMMARY

Council is proposing to install permit parking in a small section of Cambridge Street between the shops and the Newington Early Learning Centre. Providing permit parking in this section will provide a balance of parking types for the area and afford additional opportunities for residents to park in an area of high parking demand during the day and evening.

Officer's Recommendation

THAT a proposal to convert 'Unrestricted' parking to '2P 8am-10pm Monday to Friday Permit Holders Excepted Area M8' between property No.135 Cambridge Street and property No.145 Cambridge Street, Stanmore be SUPPORTED.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT a proposal to convert 'Unrestricted' parking to '2P 8am-10pm Monday to Friday Permit Holders Excepted Area M8' between property No.135 Cambridge Street and property No.145 Cambridge Street, Stanmore be SUPPORTED.

For motion: Unanimous

LTC0318 Item 7 Whites Creek Lane, Leichhardt (Leichhardt Ward, Balmain Electorate, Leichhardt LAC)**SUMMARY**

Council has received a request to improve access to Whites Creek Lane to allow delivery vehicles to access the warehouse at the rear of Nos.21-35 John Street, Leichhardt.

Officer's Recommendation

THAT a 15m 'No Stopping' zone be provided on the western side of Whites Creek Lane, opposite the Unnamed Laneway between Alfred Street and Whites Creek Lane.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT a 15m 'No Stopping' zone be provided on the western side of Whites Creek Lane, opposite the Unnamed Laneway between Alfred Street and Whites Creek Lane.

For motion: Unanimous

LTC0318 Item 8 Douglas Lane, Stanmore, Install 'No Parking' at rear of 31 Temple Street (Newtown Electorate/Stammore Ward/Inner West LAC)**SUMMARY**

Council has received representations from a resident regarding obstructed access to their off-street parking because of parked vehicles in Douglas Lane at the rear of 31 Temple Street. It is recommended that a 7m section of 'No Parking' zone at the rear of 31 Temple Street be installed to allow for access to off-street parking for a resident of Douglas Street.

Officer's Recommendation

THAT conversion of a 7m section of 'unrestricted' parking in Douglas Lane, at the rear of 31 Temple Street, Stanmore to 'No Parking, be APPROVED.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT conversion of a 7m section of 'unrestricted' parking in Douglas Lane, at the rear of 31 Temple Street, Stanmore to 'No Parking, be APPROVED.

For motion: Unanimous

LTC0318 Item 9 Morton Street, Lilyfield - Proposed 'No Parking' Restrictions (Balmain Ward/Balmain Electorate/Leichhardt LAC)**SUMMARY**

Council has received concerns regarding blocked vehicular access to the driveway of No. 3 and No. 5 Morton Street, Lilyfield due to vehicles over-hanging the driveway.

Officer's Recommendation

THAT a 14.2m 'No Parking' zone be installed on the northern side of Morton Street, across the driveways of No. 3 and No. 5 Morton Street, Lilyfield and including the 3.5m of kerb space in between the driveways.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT a 14.2m 'No Parking' zone be installed on the northern side of Morton Street, across the driveways of No. 3 and No. 5 Morton Street, Lilyfield and including the 3.5m of kerb space in between the driveways.

For motion: Unanimous

LTC0318 Item 10 Elswick Street, Albert Street, National Street, Seale Street and Myrtle Street, Leichhardt - Resident Parking Scheme (Balmain Ward/Balmain Electorate/Leichhardt LAC)**SUMMARY**

Council has received correspondence from a number of residents of Elswick Street, Albert Street, National Street, Seale Street and Myrtle Street, requesting the extension of Area L1 Residential Parking Scheme (RPS) restrictions into their streets to deter commuter/long stay parking.

This report provides the results of a resident parking scheme investigation in Elswick Street, Albert Street, National Street, Seale Street and Myrtle Street, Leichhardt.

Officer's Recommendation

THAT:

1. The proposed Resident Parking Scheme in Elswick Street, Albert Street, National Street, Seale Street and Myrtle Street not be supported at the present time due to less than 50% support received from the consulted residents; and
2. The matter be reviewed following the completion of construction works around the scheme area.

DISCUSSION

Public speaker: Mr Steven Burns, resident of Elswick Street, attended at 10.13am.

Mr Burns stated that he supports a Resident Parking Scheme in Elswick Street, Leichhardt and made the following comments:

- Local residents have difficulty parking in their street during the day due to commuters occupying spaces from 7am to 5pm.
- Resident parking issues existed before construction works commenced in the area.
- Low support for a Resident Parking Scheme may be due to some residents not owning a vehicle.
- If resident parking were to be installed in Elswick Street, 2P restrictions could end at 6pm instead of 10pm as proposed in the survey.

(Mr Burns left at 10.19am)

Council Officers advised that a number of survey respondents had identified that the large developments under construction in the area were having impacts on parking in the surrounding streets and suggested reviewing the parking after construction concludes. Council Officers also advised that '2P 8am-10pm, Permit Holders Excepted' was proposed to be consistent with adjacent schemes and due to area's proximity to Marion Street restaurants. Respondents did not raise issues with the proposed times.

Public speaker: Mr Mike Samms, resident of Elswick Street, attended at 11.27am.

Mr Samms stated that he supports a Resident Parking Scheme in Elswick Street and made the following comments:

- Parking in Elswick Street during the day is often occupied by commuters and nearby construction workers and this has been happening for 18 months.
- Myrtle Street is a narrow street that supports two-way traffic, parking and pedestrians. The street is a 'rat run' and it is not understood why Council requires 50% support from residents for this dangerous situation to be addressed.
- The 'rat run' in Myrtle Street could be addressed by making the street one-way traffic or only permitting parking on one side of the street.

(Mr Samms left at 11.30am)

The Committee members agreed with Council Officers' suggestion to investigate different options for resident parking and review the matter in 6 months.

COMMITTEE RECOMMENDATION

THAT:

1. The proposed Resident Parking Scheme in Elswick Street, Albert Street, National Street, Seale Street and Myrtle Street, Leichhardt not be supported at the present time due to less than 50% support received from the consulted residents; and
2. The matter be reviewed in 6 months following completion of major construction works in George Street, Leichhardt.

For motion: Unanimous

LTC0318 Item 11 Kensington Lane, Summer Hill - Request For 'No Parking' Restrictions (ASHFIELD WARD/SUMMER HILL ELECTORATE/ASHFIELD LAC)**SUMMARY**

Council has received a request to assist with access for delivery trucks which service 84-90 Parramatta Road via Kensington Lane. Currently, trucks attempting to manoeuvre around the bend in Kensington Lane are having difficulties due the vehicles being parked on or in close proximity to the bend. Council Officers have been advised that occasionally trucks are required to reverse back into Parramatta Road jeopardizing traffic safety in this area due the cars parked on or close to the bend.

It is recommended that this proposal be approved.

Officer's Recommendation

THAT the installation of a 30 metre length 'No Parking 8.00am-6.00pm Mon-Fri' restrictions in Kensington Lane, Summer Hill at the bend of the lane, be APPROVED, in order to provide unobstructed vehicular access to the warehouse.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the installation of a 30 metre length 'No Parking 8.00am-6.00pm Mon-Fri' restrictions in Kensington Lane, Summer Hill at the bend of the lane, be APPROVED, in order to provide unobstructed vehicular access to the warehouse.

For motion: Unanimous

LTC0318 Item 12 Macaulay Lane, Stanmore - Implement 'No Parking' rear of 111 Corunna Road (Newtown Electorate/Stanmore Ward/Newtown LAC)**SUMMARY**

Council has received representation from a resident proposing to convert a section of 'unrestricted' parking at the rear of 111 Corunna Road to 'No Parking', to allow for access to an off-street parking space. The proposal was distributed to affected owners/occupiers and revised after feedback. All affected owners/occupiers have been advised of the revision and invited to comment, either before or at the Local Traffic Committee meeting or subsequent Council meeting.

Officer's Recommendation

THAT the proposal to convert a 7m section of 'unrestricted' parking to 'No Parking' at the rear of 111 Corunna Road opposite the rear of 112 Macaulay Road to allow access and egress for off-street parking be APPROVED

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the proposal to convert a 7m section of 'unrestricted' parking to 'No Parking' at the rear of 111 Corunna Road opposite the rear of 112 Macaulay Road to allow access and egress for off-street parking be APPROVED

For motion: Unanimous

LTC0318 Item 13 Sydenham Green Skate Park, Sydenham – Proposed Timed Angle Parking Restrictions (Marrickville Ward/Heffron Electorate/Inner West LAC)

SUMMARY

The recently constructed Sydenham Green Skate Park in Sydenham includes a section of 90 degree angle car parking bays for visitors to use the skate park and other nearby facilities within Sydenham Green.

It is recommended that two 'Mobility Parking' 90 degree angle parking bays and seventeen '2P 8am–6pm' 90 degree angle parking bays be implemented to ensure more equitable use of the car parking area.

Officer's Recommendation

THAT the installation of two (2) 'Mobility Parking' 90 degree angle parking bays and seventeen (17) '2P 8am–6pm' 90 degree angle parking bays within the car park of Sydenham Green Skate Park, Sydenham be APPROVED in order to ensure more equitable use of the car parking area.

DISCUSSION

The representative for the Member for Heffron advised that although the facility is not located in a residential area, the SES operates in the area as well as a number of businesses which may cause conflict over the use of the parking spaces. The SES and businesses in the area have not raised issues regarding the dedicated parking to the Member for Heffron, however it is noted that they may request to claim parking given that there was no consultation undertaken.

The representative was advised that the issue of consultation will be followed up with the appropriate Council Officer.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the installation of two (2) 'Mobility Parking' 90 degree angle parking bays and seventeen (17) '2P 8am–6pm' 90 degree angle parking bays within the car park of Sydenham Green Skate Park, Sydenham be APPROVED in order to ensure more equitable use of the car parking area.

For motion: Unanimous

LTC0318 Item 14 Minor Traffic Facilities (All Wards/ All Electorates/ All LACs)**SUMMARY**

This report considers minor traffic facility applications received by Inner West Council, and includes 'Disabled Parking' and 'Works Zone' requests.

Officer's Recommendation

THAT:

1. A 6m 'Disabled Parking' zone be installed in front of No. 42 Hubert Street, Leichhardt with associated kerb ramp;
2. A 5.4m 'Disabled Parking' zone be installed in front of No.168 Beattie Street, Balmain;
3. A 11m 'Works Zone 7.00am - 5.30pm Mon- Sat' be installed in front of property no.22 Fisher Street, Petersham;
4. A 12m 'Works Zone 7.00am - 5.30pm Mon- Sat' be installed in front of No.327-329 Trafalgar Street, Stanmore;
5. A 40m 'Works Zone 7.00am - 5.30pm Mon- Sat' be installed in front of No.313-319 Marrickville Road (Livingstone Road Frontage), Marrickville ; and
6. A 12m 'Works Zone 7.00am - 5.30pm Mon- Sat' be installed in front of No.260-264 Wardell Road (Ewart Street frontage), Stanmore.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. A 6m 'Disabled Parking' zone be installed in front of No. 42 Hubert Street, Leichhardt with associated kerb ramp;
2. A 5.4m 'Disabled Parking' zone be installed in front of No.168 Beattie Street, Balmain;
3. A 11m 'Works Zone 7.00am - 5.30pm Mon- Sat' be installed in front of property no.22 Fisher Street, Petersham;
4. A 12m 'Works Zone 7.00am - 5.30pm Mon- Sat' be installed in front of No.327-329 Trafalgar Street, Stanmore;
5. A 40m 'Works Zone 7.00am - 5.30pm Mon- Sat' be installed in front of No.313-319 Marrickville Road (Livingstone Road Frontage), Marrickville ; and
6. A 12m 'Works Zone 7.00am - 5.30pm Mon- Sat' be installed in front of No.260-264

Wardell Road (Ewart Street frontage), Stanmore.

For motion: Unanimous

LTC0318 Item 15 Change Of Local Traffic Committee Meeting Date For April 2018 (All Wards/All Electorates/All LACs)

SUMMARY

The proposed scheduled date of the Local Traffic Committee meeting held in April is Tuesday, 3 April 2018. It is recommended that the proposed meeting date be deferred from Tuesday, 3 April 2018 to Tuesday, 10 April 2018.

Officer's Recommendation

THAT the report be received and noted.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the report be received and noted.

For motion: Unanimous

LTC0318 Item 16 Livingstone Road, Marrickville – Temporary Road Closures For 'Good Friday' Processions On 30 March 2018 (Marrickville Ward/Summer Hill Electorate/Inner West LAC)

SUMMARY

Council has been advised by the NSW Police that there will be a street procession taking place on Easter Good Friday 30 March 2018, between 7.15pm and 8.30pm for St Brigid's Catholic Church in Marrickville. This procession will require some temporary road closures which will be undertaken by the NSW Police. Council has been requested to provide barricades to assist the Police in implementing the proposed road closures.

It is recommended that this report be received and noted. It is also recommended that Council provide barricades at no cost to assist the Police in implementing the proposed temporary road closures as in previous years.

Officer's Recommendation

THAT:

1. The report be received and noted; and
2. Council provide barricades at no cost to assist the Police implementing the proposed temporary road closures as in previous years.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. The report be received and noted; and
2. Council provide barricades at no cost to assist the Police implementing the proposed temporary road closures as in previous years.

For motion: Unanimous

LTC0318 Item 17 Livingstone Road, Marrickville – Temporary Road Closures For The Orthodox Easter Processions On 6 & 7 April 2018 (Marrickville Ward/Summer Hill Electorate/Inner West LAC)

SUMMARY

Council has been advised by the NSW Police that there will be a street procession taking place on Orthodox Easter Good Friday 6 April 2018, between 8.30pm and 10.00pm and Orthodox Easter Saturday 7 April 2018, between 10.00pm and 12.30am for St Nicholas Greek Orthodox Church in Marrickville. This procession will require some temporary road closures which will be undertaken by the NSW Police. Council has been requested to provide barricades to assist the Police in implementing the proposed road closures.

It is recommended that this report be received and noted. It is also recommended that Council provide barricades at no cost to assist the Police in implementing the proposed temporary road closures as in previous years.

Officer's Recommendation

THAT:

1. The report be received and noted; and
2. Council provide barricades at no cost to assist the Police implementing the proposed temporary road closures as in previous years.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. The report be received and noted; and
2. Council provide barricades at no cost to assist the Police implementing the proposed temporary road closures as in previous years.

For motion: Unanimous

LTC0318 Item 18 Route EW09 (Lilyfield Road, Lilyfield) - Separated Cycleway (Balmain Ward/ Leichhardt LAC/ Balmain Electorate)**SUMMARY**

This report details the revised concept plan, community engagement results and options for further investigation for the Lilyfield Road Separated Cycleway (Route EW09) that has been developed following public exhibition of the revised concept plans.

Officer's Recommendation

THAT:

1. In recognition of the level of objection to the project in its current form, the project not proceed to detailed design at this time;
2. A revised concept plan be developed for the Lilyfield Road Separated Cycleway (Route EW09) following investigation into the following options:
 - a. Investigation of an amendment to the proposed one-way restriction on Lilyfield Road between Gordon Street to Victoria Road from eastbound to westbound traffic.
 - b. Investigation of further treatments to discourage 'rat-running'.
 - c. Investigation of opportunities to relocate bicycle crossing to the signalised crossing of Balmain Road and Lilyfield Road.
 - d. Investigation of opportunities to increase parking supply.
 - e. Investigation of opportunities to retain left turn slip lane from Mary Street into Lilyfield Road.
 - f. Investigation of options to allow cyclists to enter mixed traffic treatment in the westbound direction from Mary Street to Canal Road whilst retaining the bidirectional bicycle treatment in this section.
 - g. Investigation of increasing width of cyclepath where possible to 3.0m.

DISCUSSION

Public speakers: Ms Ann-Therese King, Mr Denis Doyle, Ms Natalie Lovett, Mr Joseph Atallah, Ms Elizabeth Avent, Mr Neil Tonkin, Mr Bob Moore, Ms Leonie Derwent, Ms Rosyln Burge, Mr Peter Haramis and a resident of Hornsey Street, Lilyfield attended at 10.33am.

Ms King made the following comments:

- The Mary Street slip lane is important as it relieves congestion at the Lilyfield Road intersection and removing it would worsen traffic flow.
- Traffic at the intersection of Perry Street/Mary Street/Lilyfield Road often banks up to Orange Grove Public School and this congestion will increase with the removal of the Mary Street slip lane.
- Construction for WestConnex will add further congestion to the intersection.
- Buses use the slip lane and removing it would add to bus journey times.

The RMS representative advised that Council is aware that proposed changes to the intersection is subject to RMS approval and that RMS requires detailed analysis of the operation of the intersection due to issues concerning congestion.

A resident of Hornsey Street, Lilyfield stated the following:

- Grateful for the investigation into the westbound restriction, however the proposed

one way section on Lilyfield Road between Gordon Street and Victoria Road will have impacts to Hornsey Street and Quirk Street whether the one way is eastbound or westbound.

- Traffic calming treatments to reduce rat running in Hornsey Street and Quirk Street is likely to reduce amenity and parking in the street and increase noise.
- Community consultation should be undertaken more effectively including email and letterbox drop,

Mr Doyle made the following comments:

- The establishment of the light rail depot at Catherine Street, Lilyfield will have impacts on the proposed Lilyfield Road cycleway and the local area and will mean an increase in traffic and parking demand to the precinct.
- There will be an opportunity to create a cycleway in the Rozelle Rail Yards after the depot is established.
- Installing a two way cycleway on the southern side of Lilyfield Road will create traffic chaos, however it could work on the northern side of Lilyfield Road.
- Pedestrian safety at the Lilyfield Road/Catherine Street intersection needs to be reviewed and signage improved.

Ms Lovatt tabled a recent photo of traffic on Lilyfield Road between Norton Street and Balmain Road and made the following comments:

- She represents a group of residents whom are opposed to all aspects of the proposal.
- She has a list of alternative routes that are safer and better for a cycleway.
- She is particularly concerned with the one-way proposed between Norton Street and Balmain Road. The detour route via Perry Street/Mary Street/James Street is long and is prone to congestion, particularly at school times.

Mr Attala stated the following:

- There are four parking spaces which cater for the businesses on Lilyfield Road and allow for loading of goods. The proposed cycleway will create a barrier preventing businesses from stopping to load/unload.
- Problems with parking already exist near his business.

Ms Avent stated that:

- She suffers from health issues and will have difficulty exiting her car across the proposed cycle path and across the verge into her home.
- There are a number of older residents in the streets who would face similar problems.
- There are also residents whose first language is not English and are intimidated by the process.
- The value of homes in Lilyfield Road will decrease and residents cannot afford to move.

Mr Tonkin, Inner West Bicycle Coalition, made the following comments:

- The Inner West Bicycle Coalition supports the current recommendation for the project to not proceed to design phase and further investigations and consultation should take place to consider all issues, including route selection.
- The western side of Lilyfield Road, from Hawthorne Canal to Mary Street has an average gradient of 8%. Austroads guidelines recommends that cycleway gradient should not exceed 3% with the exception of 5% for short sections.
- Cycling down a steep hill on a confined bi-directional cycleway as proposed is likely to lead to head on crashes.

- Improving the pedestrian and cyclist bridge over Victoria Road has not been included in the proposal.
- Connection from the cycleway to or from the off-road cycleway adjacent to the bus depot on Balmain Road not addressed in the proposal.
- The proposed bi-directional cycleway from Balmain Road to Victoria Road will offer some protection to cyclists and the Coalition supports the cycleway in this section.
- The Coalition supports the introduction of a 40km/h speed limit.
- The cycleway should be 3m wide throughout.
- The project has attracted considerable criticism from residents, commuters and cyclists alike. The Coalition would like to work with the community to facilitate greater uptake of cycling for the benefit of everyone.
- The WestConnex and the Western Harbour Tunnel projects will cause significant disruption to local roads over the construction life of these projects there is much uncertainty surrounding these projects. It would be prudent for this project to be put on hold pending the outcome of the WestConnex.
- Funding from RMS will be wasted on this route as it will not attract new cyclists as people will not cycle up the hill on Lilyfield Road between May Street and Canal Road. Council should pursue other bicycle projects instead.

Mr Moore, Vice President of Bike Leichhardt, also expressed his support for the recommendation that the project not proceed to design phase and stated that all the issues with the proposal should be considered, including consideration of whether a bidirectional facility is suitable for Lilyfield Road and exploring alternate cycle routes.

Ms Derwent made the following comments:

- The proposal will not encourage more people to take up cycling. The lack of 'end of use' facilities limits how many people take up cycling.
- Traffic from Leichhardt Park Aquatic Centre travel through the bay area into the congested Lilyfield Road and Mary Street intersection. Diverting traffic from the Aquatic Centre to Glover Street could ease the congestion in Lilyfield Road.
- Suggest limiting speeds in Lilyfield Road and surrounding streets to 40km/h.
- Suggest installing a bicycle traffic signal at the intersection of Lilyfield Road and Mary Street.

(The speakers left at 11.25am)

The representative for the Member for Balmain tabled a petition objecting to the proposal as it poses significant safety risks for cyclists and local residents and will increase traffic significantly in local streets. The petition is signed by the Member for Balmain and contains 98 signatories. The representative requested that:

- The second recommendation be amended to state that further planning regarding the Lilyfield Road cycleway be deferred until the proposed WestConnex cycle path through the Rozelle Rail Yards is confirmed.
- A third recommendation be included to state that a committee be formed of interested Councillors, the Member for Balmain and residents, to consider other possible routes for this cycleway and to negotiate with the State Government.

The representative for the Inner West Bicycle Coalition made the following comments:

- The existing Lilyfield Road cycle path is mainly used by experienced cyclists who would not benefit anymore from an upgrade.
- The biggest problem is the proposed cycleway going on the Lilyfield Road hill which could deter up to 70% of potential new cyclists.
- RMS, Council and WestConnex should work together to explore alternative solutions to this route.

Council Officers stated that:

- Council staff met with Sydney Motorways Corporation a number of times and have not been able to see any detail on their plans for WestConnex at Lilyfield Road.
- In its submission to the Sydney Motorways Corporation regarding WestConnex work in Lilyfield Road, Council requested that any future design in the Rozelle Rail Yards includes connections to Lilyfield Road.
- In relation to the steep hill on Lilyfield Road, the former Leichhardt Council made submissions to the State Government in regards to the extension of the light rail and advised that there was an opportunity for cycleway tunnels to be built before the light rail was extended. The State Government did not take this on board and proceeded with their plan to extend and operate the light rail.

The RMS representative made the following comments:

- RMS also do not know what WestConnex plans are near Lilyfield Road.
- The 40km/h speed limit on Lilyfield Road is unlikely to happen as it does not meet the criteria for a high pedestrian activity area.
- RMS disagrees with deferring the project until WestConnex plans are confirmed.
- RMS has limited funding under the Active Transport Program and need to know whether or not Council is going to proceed to construction. If the project does not proceed, RMS would allocate the funding elsewhere.

The Committee members agreed that the recommendation be amended to include investigation of alternative routes to address the issues raised during consultation and at this meeting.

COMMITTEE RECOMMENDATION

THAT:

1. In recognition of the level of objection to the project in its current form, the project not proceed to detailed design at this time;
2. A revised concept plan be developed for the Lilyfield Road Separated Cycleway (Route EW09) following investigation into the following options:
 - a. Investigation of an amendment to the proposed one-way restriction on Lilyfield Road between Gordon Street to Victoria Road from eastbound to westbound traffic.
 - b. Investigation of further treatments to discourage 'rat-running'.
 - c. Investigation of opportunities to relocate bicycle crossing to the signalised crossing of Balmain Road and Lilyfield Road.
 - d. Investigation of opportunities to increase parking supply.
 - e. Investigation of opportunities to retain left turn slip lane from Mary Street into Lilyfield Road.
 - f. Investigation of options to allow cyclists to enter mixed traffic treatment in the westbound direction from Mary Street to Canal Road whilst retaining the bidirectional bicycle treatment in this section.
 - g. Investigation of increasing width of cyclepath where possible to 3.0m.
3. Alternative routes which address the issues raised during consultation be considered.

For motion: Unanimous

LTC0318 Item 19 Minor Traffic Facilities (Leichhardt Ward / Balmain Electorate / Leichhardt LAC)**SUMMARY**

This report considers a late minor traffic facility application received by Inner West Council.

Officer's Recommendation

THAT a 5.4m 'Disabled Parking' zone be installed in front of Nos. 45-47 Susan Street, Annandale.

DISCUSSION

Clr Da Cruz asked whether the mobility parking space can be placed across the applicant's disused driveway so that the mobility space does not remove existing parking in the street. Council Officers advised that this can be investigated during installation of the mobility space.

The RMS representative did not support locating the mobility space across the applicant's driveway due to road rules that prohibit parking across driveways. The representative advised that anyone with a mobility parking permit would be allowed to use the mobility space and the applicant may not like members of the community parking across their driveway.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT a 5.4m 'Disabled Parking' zone be installed in front of Nos. 45-47 Susan Street, Annandale.

For motion: Unanimous

LTC0318 Item 20 Northumberland Lane East, Stanmore - Proposal to convert 'No Parking' to 'Unrestricted' Parking (Newtown Electorate/Stanmore Ward/Inner West LAC)**SUMMARY**

Council has received representation from a resident of Northumberland Avenue seeking to change parking restrictions in Northumberland Lane East to allow for parking in the laneway. Council undertook consultation with the affected properties and subsequent to that consultation, is now proposing to remove the existing 'No Parking' restriction.

Officer's Recommendation

THAT the 'No Parking' in Northumberland Lane East (western side) between Macaulay Road and Macaulay Lane be converted to 'unrestricted' parking be APPROVED.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the 'No Parking' in Northumberland Lane East (western side) between Macaulay Road and Macaulay Lane be converted to 'unrestricted' parking be APPROVED.

For motion: Unanimous

LATE ITEMS**LTC0318 Item 21 Lilyfield Road, Lilyfield - Road Occupancy (Balmain Ward/Balmain Electorate/Leichhardt LAC)**

Prepared by: Manod Wickramasinghe – Coordinator Traffic Engineering Services

Authorised by: John Stephens – Traffic and Transport Services Manager

SUMMARY

This report considers a request received from the developer of No.107-109 Lilyfield Road, Lilyfield for the temporary relocation of the bus zone on the northern side of Lilyfield Road east of Trevor Street, Lilyfield to facilitate stormwater works.

Officer's Recommendation

THAT:

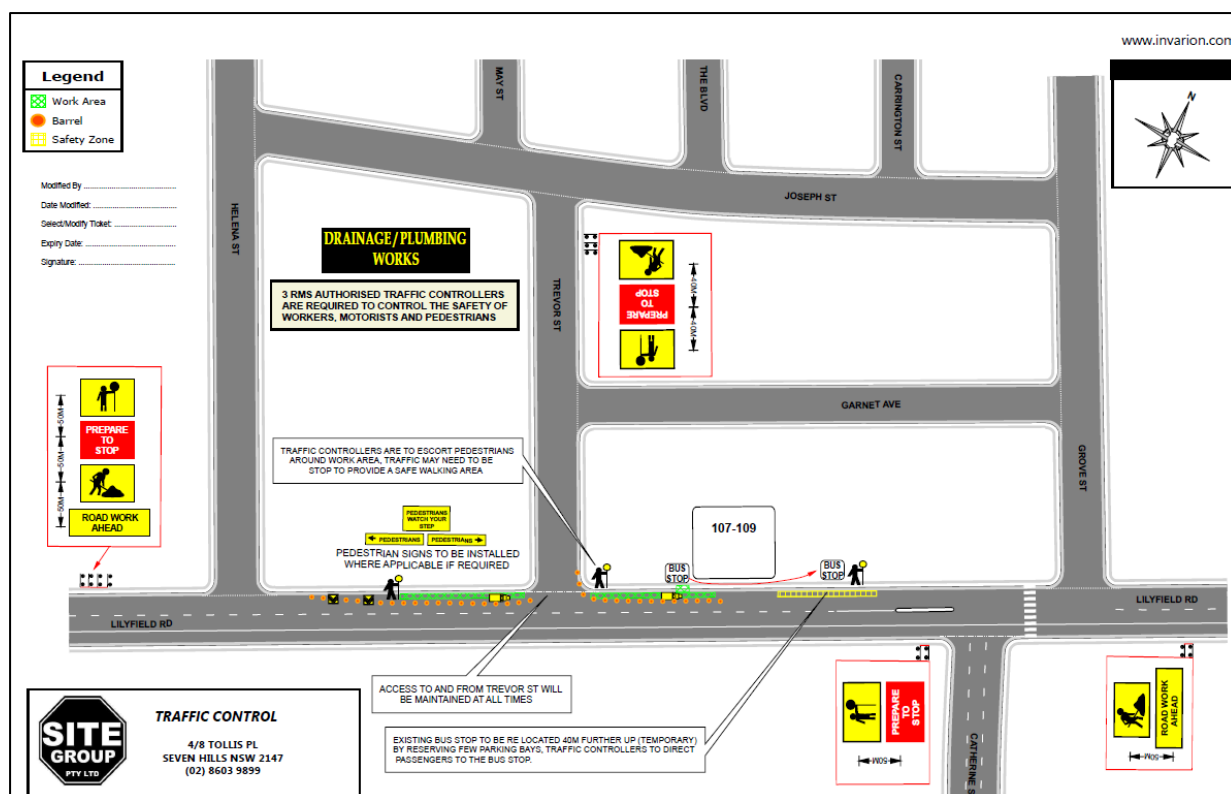
1. The existing 30m 'Bus Zone' on the northern side of Lilyfield Road, Lilyfield, on the side boundary of No.24 Trevor Street be temporarily relocated 40m east of its current position to facilitate stormwater works for one week from 2 April 2018, this relocation would result in the temporary removal of 30m of '10P 6am-8pm Wednesday' restrictions;
2. All affected residents and businesses be notified in writing, by the applicant, of the proposed temporary bus stop relocation at least 7 days in advance of the relocation with the applicant making reasonable provision for residents;
3. The applicant erect notices outlining the temporary relocation of the existing bus stop at least 7 days in advance of the relocation.

BACKGROUND

Council has received a request from the developer undertaking works at No.107-109 Lilyfield Road, Lilyfield to relocate the existing bus stop on the northern side of Lilyfield Road, on the side boundary of No.24 Trevor Street 40 metres to the east from its original location for a week starting from 2nd of April 2018. This relocation would result in the temporary removal of 30m of '10P 6am-8pm Wednesday' restrictions.

The relocation would facilitate stormwater work on the northern side of Lilyfield Road between Trevor Street and No.107-109 Lilyfield Road. It should be noted that the developer has contacted Sydney Buses and has received support for the temporary relocation of the bus stop.

The bus stop relocation and traffic control associated with the stormwater works is shown on the following traffic control plan.



FINANCIAL IMPLICATIONS

Nil.

CONCLUSION

In order to facilitate stormwater works along Lilyfield Road, Lilyfield it is recommended that the temporary relocation of the bus zone on Lilyfield Road to be supported.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. The existing 30m 'Bus Zone' on the northern side of Lilyfield Road, Lilyfield, on the side boundary of No.24 Trevor Street be temporarily relocated 40m east of its current position to facilitate stormwater works for one week from 2 April 2018, this relocation would result in the temporary removal of 30m of '10P 6am-8pm Wednesday' restrictions;
2. All affected residents and businesses be notified in writing, by the applicant, of the proposed temporary bus stop relocation at least 7 days in advance of the relocation with the applicant making reasonable provision for residents;
3. The applicant erect notices outlining the temporary relocation of the existing bus stop at least 7 days in advance of the relocation.

For motion: Unanimous

LTC0318 Item 22 Leichhardt and Haberfield - Pedestrian Safety Measures (Balmain Ward/Balmain Electorate/Leichhardt LAC)

Prepared by: David Yu – Traffic Engineer

Authorised by: Manod Wickramasinghe – Coordinator Traffic Engineering Services

SUMMARY

Council officers have been requested to investigate pedestrian safety measures at several intersections in Haberfield and Leichhardt as an outcome of a Council resolution. Local businesses and residents raised pedestrian safety concerns regarding vehicles narrowly missing pedestrians, buses clipping the footpath endangering pedestrians, and “Road Rage” incidents.

Officer’s Recommendation

THAT:

1. this report be received and noted.
2. a further report be prepared detailing the investigation of 40km/h speed limits on Marion Street, Leichhardt and Ramsay Street, Haberfield.

BACKGROUND

At the Council Meeting held 24 October 2017, Council resolved that the following matters be referred to the Traffic Committee for consideration:

1. Investigate pedestrian safety measures including the introduction of 40km speed limits and associated traffic calming for the commercial areas approaching the intersection of Dalhousie and Ramsay Streets, Haberfield;
2. Investigate pedestrian safety measures including the introduction of 40km speed limits and associated traffic calming on Marion Street at the intersections with Norton Street, Elswick Street and Flood Street, Leichhardt; and
3. Investigate pedestrian safety measures including the introduction of 40km speed limits and associated traffic calming on the approaches to the intersection of Flood Street and Lords Road, Leichhardt.

FINANCIAL IMPLICATIONS

Nil.

OTHER STAFF COMMENTS

Council sought advice from RMS for introducing 40km/h speed limits in the vicinity of the following intersections:

- Dalhousie and Ramsay Streets, Haberfield;
- Marion Street at the intersection with Norton Street, Leichhardt;
- Marion Street at the intersection with Elswick Street, Leichhardt;
- Marion Street at the intersection with Flood Street, Leichhardt; and
- Flood Street and Lords Road, Leichhardt.

RMS has recently specified the requirements for introducing 40km/h speed limits. Council will further investigate the subject streets based on these requirements and bring an additional report back to the Traffic Committee.

The crash data for the subject streets are summarised in the table below (5 year data):

Locations	Accident Data
Dalhousie Street and Ramsay Street, Haberfield	8 accidents - no pedestrians involved (25m radius)
Marion Street and Norton Street, Leichhardt	8 accidents - 3 pedestrians involved (25m radius)
Elwick Street (Between Marion Street and Parramatta Road), Leichhardt	2 accidents - no pedestrians involved
Flood Street (Between Marion Street and Parramatta Road), Leichhardt	10 accidents - 4 pedestrians involved
Flood Street and Lords Road, Leichhardt	8 accidents - 4 pedestrians involved (25m radius)

It should also be noted that Council previously submitted the following project to RMS under the RMS 2016/2017 Grants Applications:

- Marion Street at Flood Street, Leichhardt – Install right turn holding arrow for pedestrian safety or flashing orange as proposed on new RMS program (100% funding) – Submission Reference No. 210306868.

It should also be noted that Council previously submitted the following project to RMS under the RMS 2015/2016 Grants Applications:

- Lords Road/Flood Street, Leichhardt – Construction of kerb extensions at roundabout (ID 10041) (completed).
- The intersection of Marion Street and Elswick Street, Leichhardt – for northbound and southbound traffic turning right from Elswick Street into Marion Street across the signalised pedestrian crossing. (4 reported collisions in 5 years none pedestrian related).

PUBLIC CONSULTATION

Nil.

CONCLUSION

To improve pedestrian safety at the locations outlined in this report, it is recommended that 40km/h speed limits be further investigated on Marion Street, Leichhardt and Ramsay Street, Haberfield.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. this report be received and noted.
2. a further report be prepared detailing the investigation of 40km/h speed limits on Marion Street, Leichhardt and Ramsay Street, Haberfield.

For motion: Unanimous

GENERAL BUSINESS**Item 23 Frederick Street, Ashfield - Pedestrian Crossing**

The RMS representative advised that distribution of community notification letters for the construction of the Frederick Street pedestrian crossing was delayed due to issues raised regarding noise impact. The representative advised that the notifications will be distributed when the noise issues are resolved. The representative also advised that the project is on track and the facility will be constructed by the end of the financial year.

Item 24 Darley Road and Allen Street, Leichhardt - Pedestrian Crossing

The RMS representative advised that RMS are waiting to hear back on an application for funding submitted under the Active Transport Program for the construction of a pedestrian crossing at the intersection of Darley Road and Allen Street.

The Inner West Bicycle Coalition suggested that funding be obtained to construct a footpath between Darley Road and Allen Street intersection and the light rail station where the unpaved path is eroding.

Item 25 Lonsdale Street, Lilyfield - Maintenance of Bicycle Logos

The representative for the Inner West Bicycle Coalition advised that bicycle logos on Lonsdale Street, Lilyfield require maintenance. Council Officers advised that a maintenance request was received from a representative of the Bicycle Coalition regarding bicycle logos in Lonsdale Street and this request has been referred to the relevant area in Council for action. Council Officers stated that issues also raised by the Bicycle Coalition regarding the closure of Lonsdale Street will be addressed at a site meeting with the representative.

Meeting closed at 12.42pm.

Item No: C0318 Item 12

Subject: INVESTMENT REPORT AS AT 28 FEBRUARY 2018

Prepared By: Brendhan Barry - Manager Financial Services

Authorised By: Michael Tzimoulas - Deputy General Manager Chief Financial and
Administration Officer

SUMMARY

In accordance with the requirements of clause 212 of the Local Government (General) Regulation 2005, Council is provided with a listing of all investments made pursuant to section 625 of the Local Government Act 1993 and reported for period ending 28 February 2018.

RECOMMENDATION

THAT the report be received and noted.

BACKGROUND

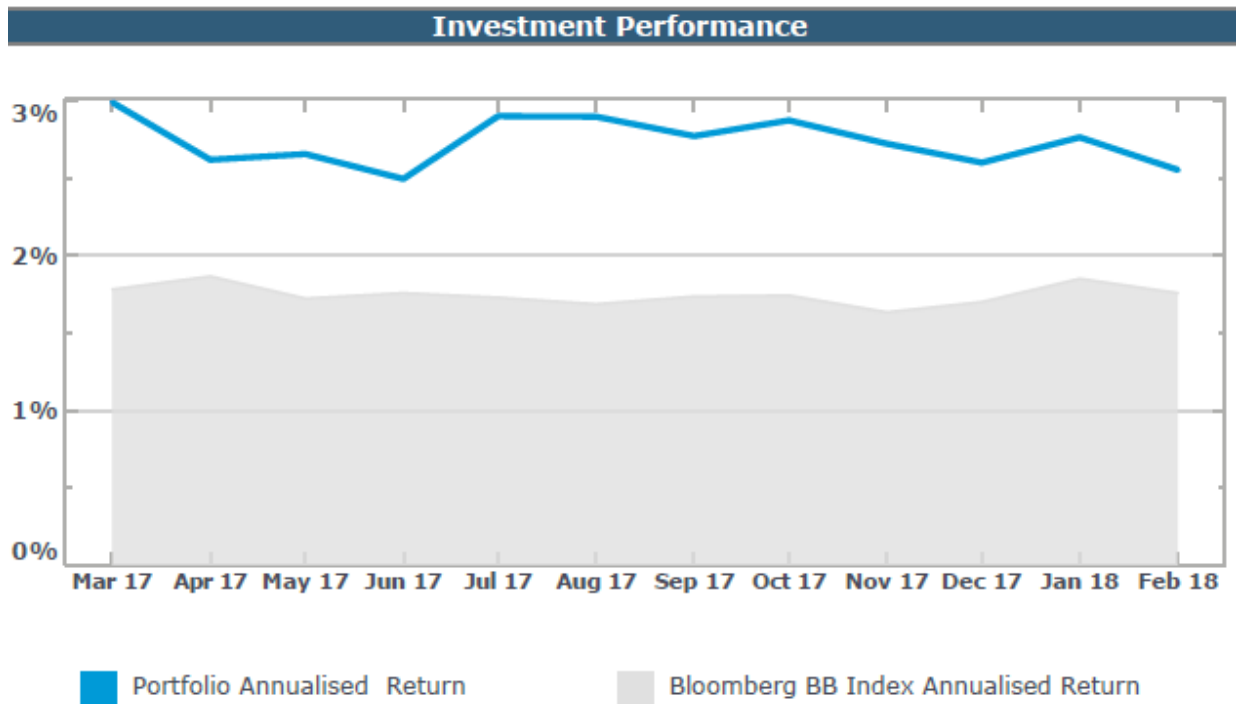
Clause 212 of the Local Government (General) Regulation 2005 requires that a report be presented to Council each month listing all investments with a certification from the Responsible Accounting Officer. Attached to this report are further reports from Council's Investment Advisors, Prudential Investment Services.

FINANCIAL IMPLICATIONS

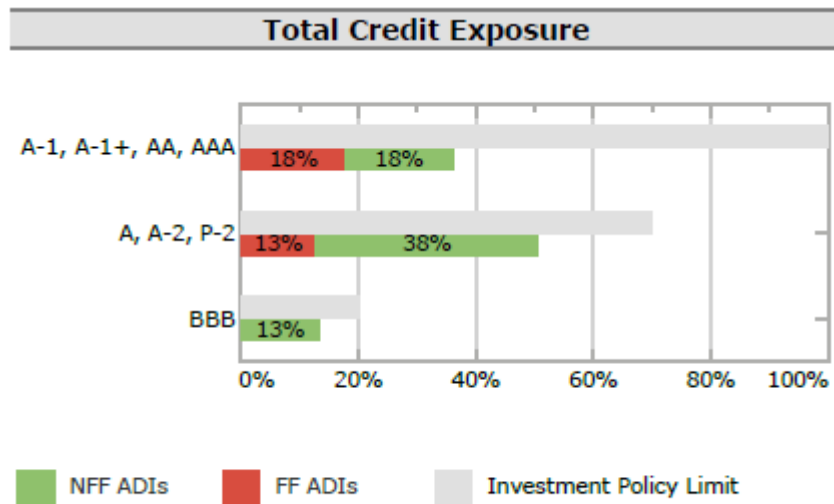
The Investment Holdings report (**Attachment 1**) for the period ending 28 February 2018 reflects Council's holding in various investment categories these are listed in the table below. Council's portfolio size sits at \$228m, of which 87% was rated A rated or above.

ADI Lending Status *	Current Month (\$)	Previous Month (\$)
Fossil Fuel Lending ADIs		
Bank of Queensland	29,000,000	34,000,000
Commonwealth Bank of Australia	9,529,134	9,528,688
National Australia Bank	17,000,000	17,000,000
Westpac Group	14,000,000	14,000,000
	69,529,134 30%	74,528,688 35%
Non Fossil Fuel Lending ADIs		
ANZ Group (Green)	2,000,000	2,000,000
Auswide Bank	2,000,000	2,000,000
Bendigo and Adelaide Bank	40,500,000	37,500,000
Credit Union Australia	12,000,000	5,000,000
Greater Building Society	2,000,000	2,000,000
IMB Ltd	7,000,000	5,000,000
Members Equity Bank	45,000,000	39,000,000
Newcastle Permanent Building Society	1,700,000	3,000,000
Non ADI	1,600,491	1,623,769
Rural Bank	4,500,000	4,500,000
Suncorp Bank	39,000,000	38,000,000
Teachers Mutual Bank	1,200,000	1,200,000
	158,500,491 70%	140,823,769 65%
	228,029,626	215,352,457

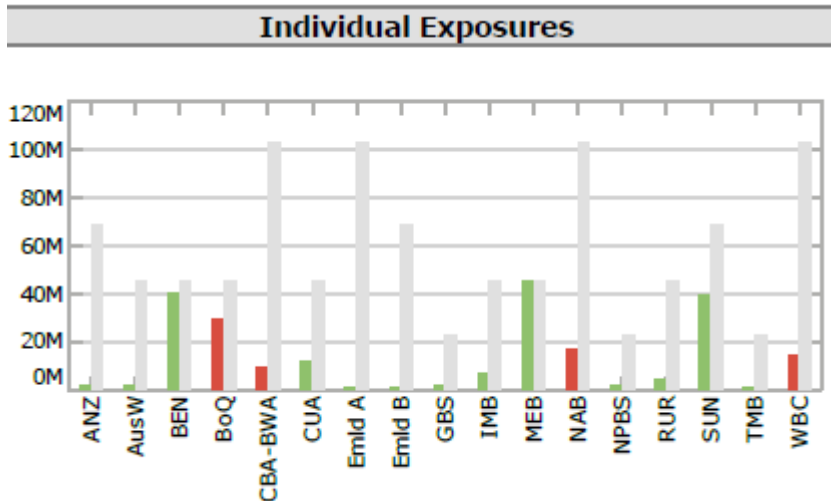
* source: <http://www.marketforces.org.au>



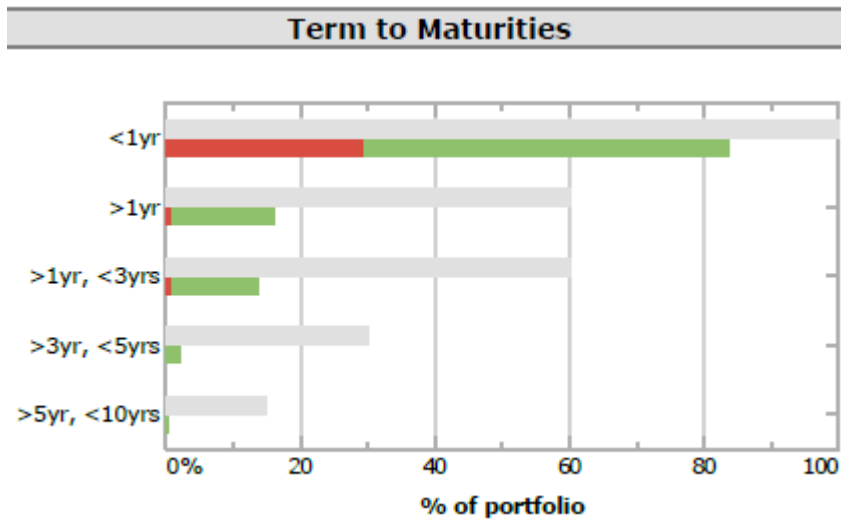
Council's annualised return continues to exceed the bank bill index benchmark. The period ending 28 February 2018, the portfolio for Inner West Council had a One-Month Portfolio Investment Return (2.55%) above the UBSWA Bank Bill Index Benchmark (1.76%).



Council has a well-diversified portfolio with 87% of the portfolio spread among the top three credit rating categories (A long term / A2 short term and higher).

Item 12


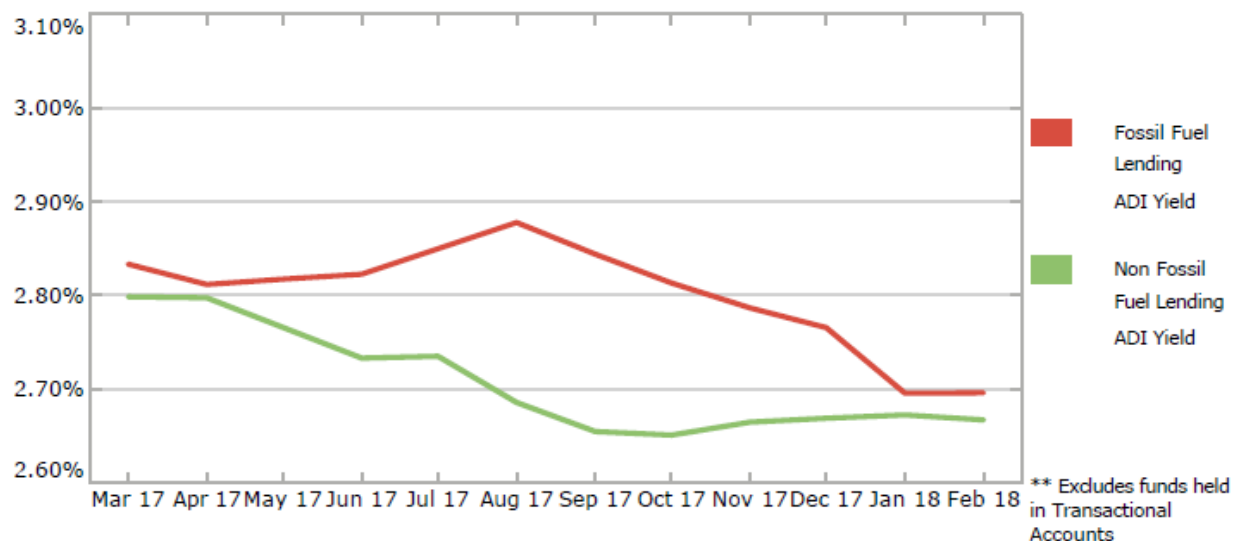
Council has a well-diversified portfolio invested among a range of term deposits and floating rate notes from highly rated Australian ADIs. The graph above shows Council's individual institution exposure compared with the investment policy limits.



The graph above demonstrates the term to maturity for Council's investments compared to Council's approved investment policy limits.

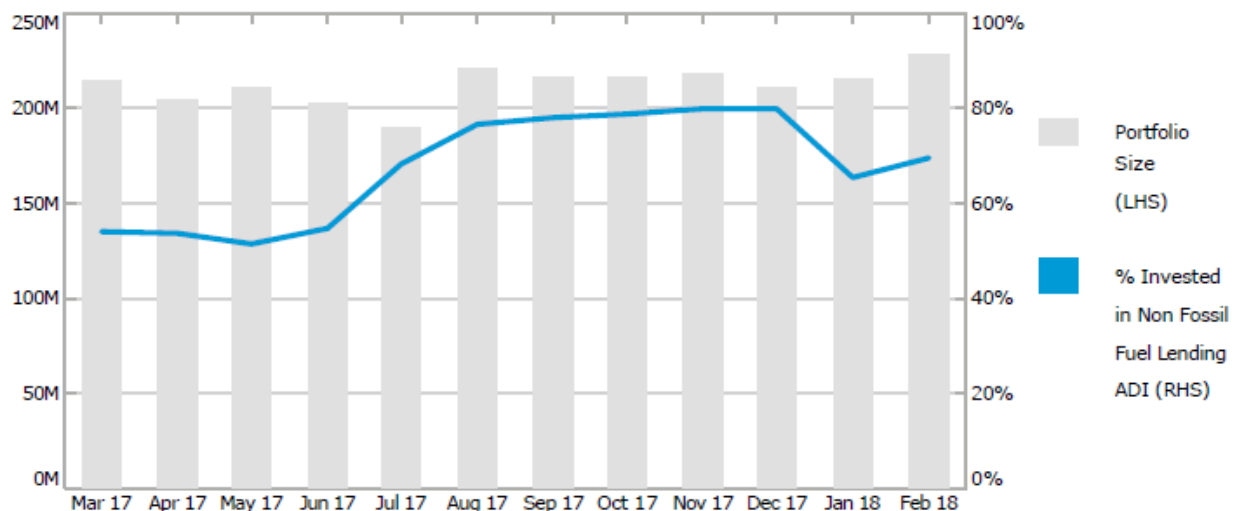
Environmental Commitments

Weighted Average Yield - Fossil Fuel vs Non Fossil Fuel Lending ADI



The graph above illustrates the gap between yields received from Fossil Fuel (FF) versus Non Fossil Fuel (NFF) Investments. The Big 4 banks (which comprise the FF investments) continue to provide a higher interest rate yield in the current economic environment within Council's investment portfolio.

Historical Portfolio Exposure to Non Fossil Fuel Lending ADIs



Council's holdings in Non-Fossil investments were \$158.5m with the relative total portfolio percentage of 70% in Non-Fossil investments. The attachments to this report summarise all investments held by Council and interest returns for periods ending 28 February 2018.

The Current Market value is required to be accounted for by the accounting. The Current Market Value is a likely outcome if Council were to consider recalling the investment prior to its due date.

All investments made for the month of February 2018 have been made in accordance with the Local Government Act, Local Government Regulations and the Inner West Council Investment Policy.

Item 12**ATTACHMENTS**

1. [↓](#) IWC Feb18 - summary
2. [↓](#) IWC Feb18
3. [↓](#) IWC Economic and Investment Portfolio Commentary Feb18



**Investment Summary Report
February 2018**

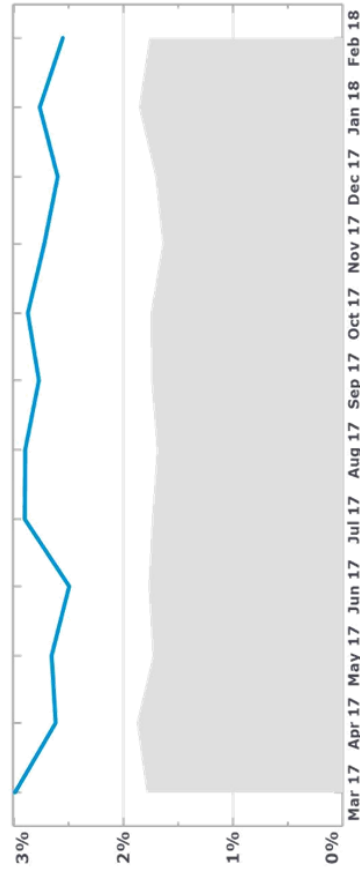


Inner West Council

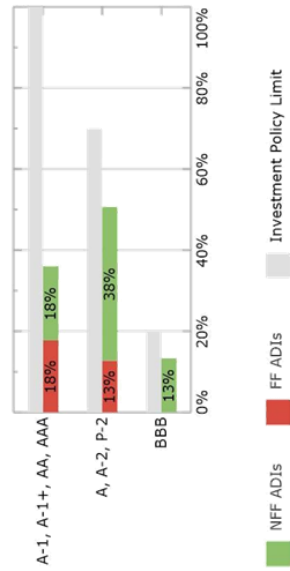
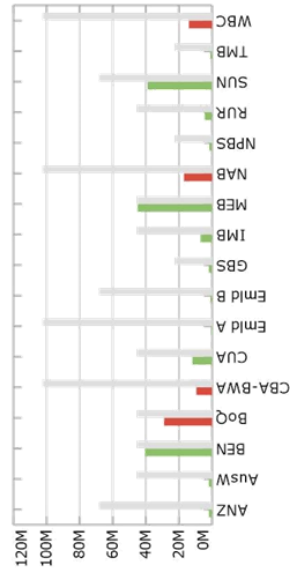
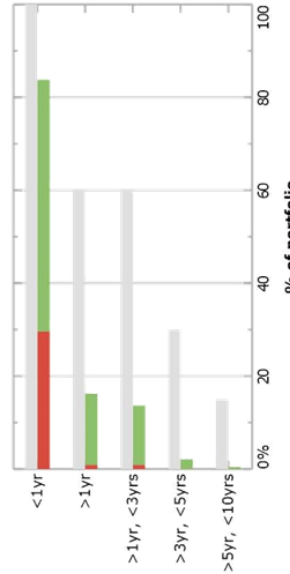
Executive Summary - February 2018


Investment Holdings

By Product	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	2,000,000.00	2,044,295.71	3.2500
Cash	529,134.11	529,134.11	1.1000
Floating Rate Note	28,400,000.00	28,604,805.17	2.9693
Mortgage Backed Security	1,600,491.41	1,155,230.97	2.4024
Term Deposit	195,500,000.00	197,227,785.77	2.6230
	228,029,625.52	229,561,251.73	2.6665

Investment Performance


Portfolio Annualised Return Bloomberg BB Index Annualised Return

Investment Policy Compliance
Total Credit Exposure

Individual Exposures

Term to Maturities




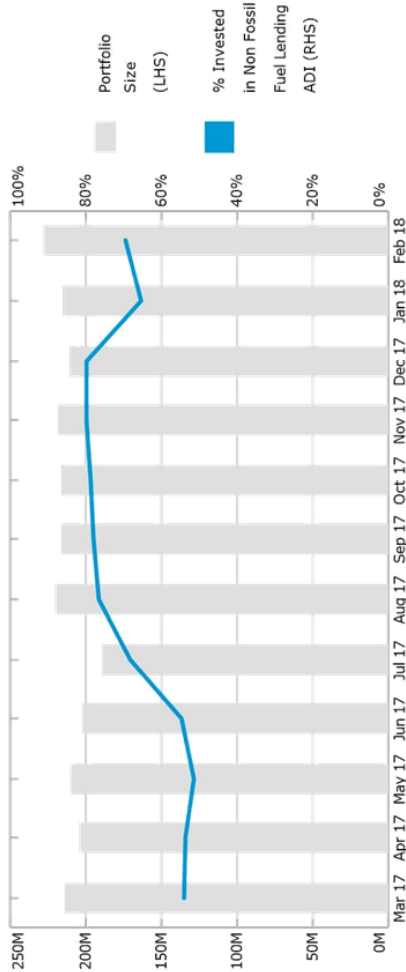
Inner West Council Environmental Commitments Report - February 2018

Current Breakdown

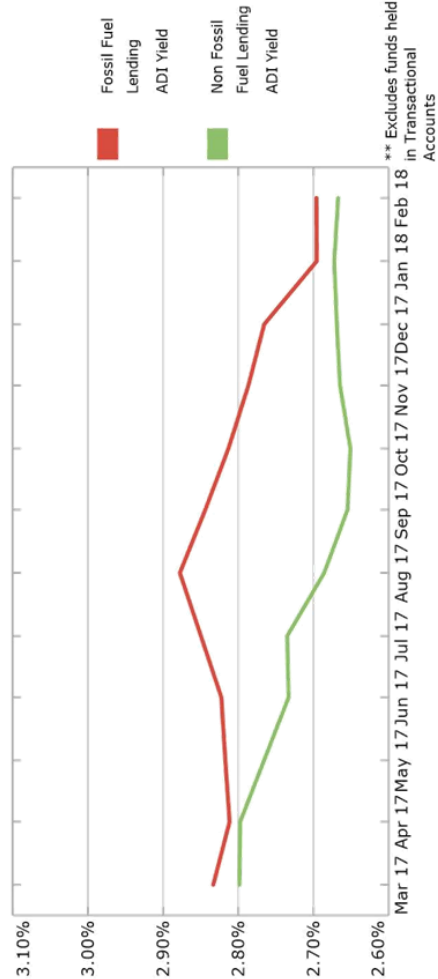
ADI Lending Status *	Current Month (\$)	Previous Month (\$)
Fossil Fuel Lending ADIs		
Bank of Queensland	29,000,000	34,000,000
Commonwealth Bank of Australia	9,529,134	9,528,688
National Australia Bank	17,000,000	17,000,000
Westpac Group	14,000,000	14,000,000
	69,529,134 30%	74,528,688 35%
Non Fossil Fuel Lending ADIs		
ANZ Group (Green)	2,000,000	2,000,000
Auswide Bank	2,000,000	2,000,000
Bendigo and Adelaide Bank	40,500,000	37,500,000
Credit Union Australia	12,000,000	5,000,000
Greater Building Society	2,000,000	2,000,000
IMB Ltd	7,000,000	5,000,000
Members Equity Bank	45,000,000	39,000,000
Newcastle Permanent Building Society	1,700,000	3,000,000
Non ADI	1,600,491	1,623,769
Rural Bank	4,500,000	4,500,000
Suncorp Bank	39,000,000	38,000,000
Teachers Mutual Bank	1,200,000	1,200,000
	158,500,491 70%	140,823,769 65%
	228,029,626	215,352,457

* source: <http://www.marketforces.org.au>

Historical Portfolio Exposure to Non Fossil Fuel Lending ADIs



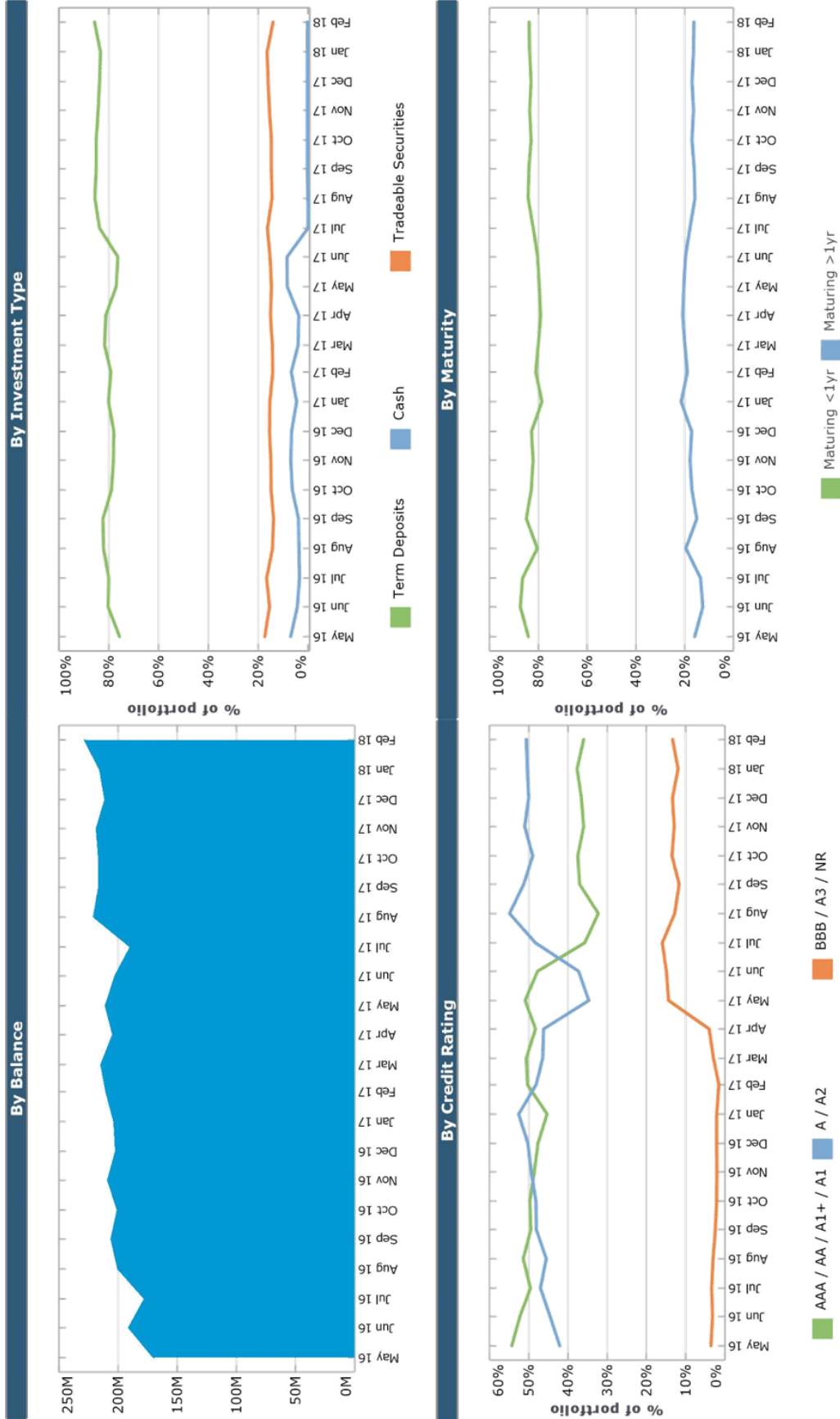
Weighted Average Yield - Fossil Fuel vs Non Fossil Fuel Lending ADI



** Excludes funds held in Transactional Accounts



Inner West Council
Historical Graphs - February 2018





**Investment Summary Report
February 2018**

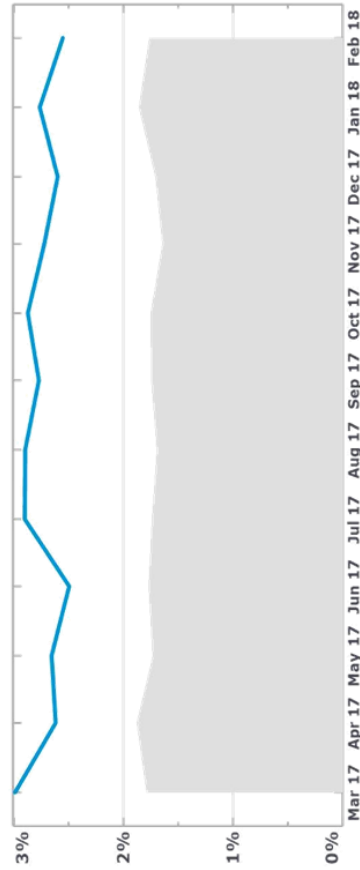


Inner West Council

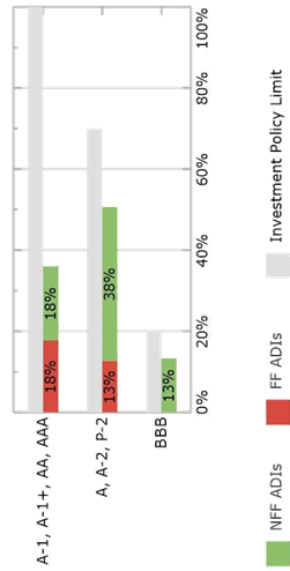
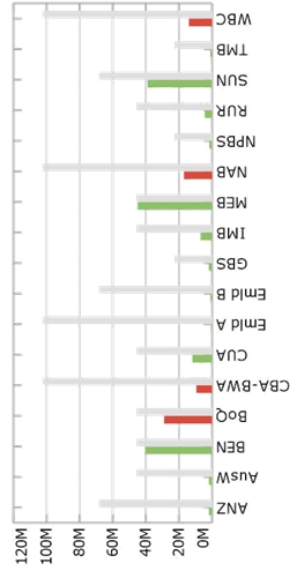
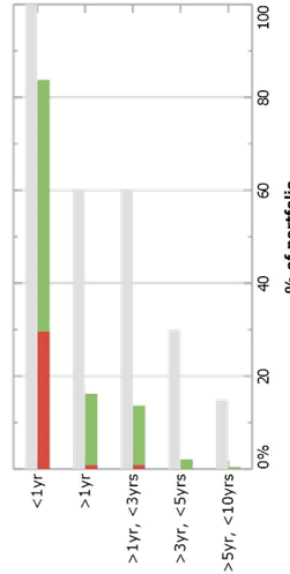
Executive Summary - February 2018


Investment Holdings

By Product	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	2,000,000.00	2,044,295.71	3.2500
Cash	529,134.11	529,134.11	1.1000
Floating Rate Note	28,400,000.00	28,604,805.17	2.9693
Mortgage Backed Security	1,600,491.41	1,155,230.97	2.4024
Term Deposit	195,500,000.00	197,227,785.77	2.6230
	228,029,625.52	229,561,251.73	2.6665

Investment Performance


Portfolio Annualised Return Bloomberg BB Index Annualised Return

Investment Policy Compliance
Total Credit Exposure

Individual Exposures

Term to Maturities




Inner West Council
Investment Holdings Report - February 2018

Cash Accounts									
	Face Value (\$)	Current Yield	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Reference
	529,134.11	1.1000%	Commonwealth Bank of Australia	A-1+			529,134.11	535861	
	529,134.11	1.1000%					529,134.11		
Term Deposits									
Maturity Date	Face Value (\$)	Rate	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Coupon Frequency Reference
5-Mar-18	2,500,000.00	2.7000%	Rural Bank	A-2	2,500,000.00	2-Mar-17	2,567,315.07	534931	AtMaturity
12-Mar-18	5,000,000.00	2.5500%	ME Bank	A-2	5,000,000.00	11-Aug-17	5,070,561.64	535611	AtMaturity
12-Mar-18	5,000,000.00	2.6000%	Bank of Queensland	A-2	5,000,000.00	11-Aug-17	5,071,945.21	535612	AtMaturity
14-Mar-18	4,000,000.00	2.7300%	Commonwealth Bank of Australia	A-1+	4,000,000.00	14-Mar-17	4,105,310.68	535001	AtMaturity
19-Mar-18	5,000,000.00	2.4500%	Suncorp Bank	A-1	5,000,000.00	18-Aug-17	5,065,445.21	535624	AtMaturity
22-Mar-18	1,000,000.00	2.7000%	Commonwealth Bank of Australia	A-1+	1,000,000.00	22-Mar-17	1,025,446.58	535012	AtMaturity
26-Mar-18	5,000,000.00	2.4500%	Suncorp Bank	A-1	5,000,000.00	18-Aug-17	5,065,445.21	535625	AtMaturity
5-Apr-18	5,000,000.00	2.5000%	National Australia Bank	A-1+	5,000,000.00	18-Aug-17	5,066,780.82	535623	AtMaturity
10-Apr-18	4,000,000.00	2.4500%	Suncorp Bank	A-1	4,000,000.00	31-Aug-17	4,048,865.75	535670	AtMaturity
11-Apr-18	2,000,000.00	2.8500%	Auswide Bank	P-2	2,000,000.00	12-Apr-17	2,050,441.10	535179	AtMaturity
17-Apr-18	9,000,000.00	2.5500%	Bank of Queensland	A-2	9,000,000.00	31-Aug-17	9,114,435.62	535671	AtMaturity
17-Apr-18	7,000,000.00	2.5500%	Suncorp Bank	A-1	7,000,000.00	28-Sep-17	7,075,312.33	535811	AtMaturity
1-May-18	8,000,000.00	2.6000%	ME Bank	A-2	8,000,000.00	31-Aug-17	8,103,715.07	535672	AtMaturity
1-May-18	6,000,000.00	2.5500%	Suncorp Bank	A-1	6,000,000.00	28-Sep-17	6,064,553.42	535810	AtMaturity
24-May-18	1,000,000.00	2.7500%	ME Bank	A-2	1,000,000.00	26-May-17	1,021,020.55	535268	AtMaturity
31-May-18	2,000,000.00	2.7500%	Rural Bank	A-2	2,000,000.00	1-Jun-17	2,041,136.99	535279	AtMaturity
7-Jun-18	2,000,000.00	2.8000%	Credit Union Australia	A-2	2,000,000.00	9-Jun-17	2,040,657.53	535350	AtMaturity
13-Jun-18	6,000,000.00	2.5900%	National Australia Bank	A-1+	6,000,000.00	28-Sep-17	6,065,566.03	535809	AtMaturity
13-Jun-18	1,000,000.00	2.7000%	Bendigo and Adelaide Bank	A-2	1,000,000.00	14-Jun-17	1,019,232.88	535359	AtMaturity
19-Jun-18	4,000,000.00	2.5500%	Bankwest	A-1+	4,000,000.00	22-Dec-17	4,019,282.19	536097	AtMaturity



Inner West Council
 Investment Holdings Report - February 2018


Term Deposits											
Maturity Date	Face Value (\$)	Rate	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
19-Jun-18	1,000,000.00	2.6000%	Bank of Queensland	A-2	1,000,000.00	22-Dec-17	1,004,915.07	536098	4,915.07	AtMaturity	
28-Jun-18	3,000,000.00	3.0000%	Westpac Group	A-1+	3,000,000.00	29-Aug-16	3,045,369.86	534181	45,369.86	Annually	
28-Jun-18	4,000,000.00	2.4800%	National Australia Bank	A-1+	4,000,000.00	30-Oct-17	4,033,157.26	535898	33,157.26	AtMaturity	
2-Jul-18	4,000,000.00	2.5000%	Suncorp Bank	A-1	4,000,000.00	30-Oct-17	4,033,424.66	535899	33,424.66	AtMaturity	
2-Jul-18	1,000,000.00	2.6000%	Bank of Queensland	A-2	1,000,000.00	22-Dec-17	1,004,915.07	536099	4,915.07	AtMaturity	
2-Jul-18	9,000,000.00	2.6000%	ME Bank	A-2	9,000,000.00	22-Dec-17	9,044,235.62	536100	44,235.62	AtMaturity	
11-Jul-18	2,000,000.00	2.8200%	National Australia Bank	A-1+	2,000,000.00	11-Jan-17	2,007,571.51	534758	7,571.51	Annually	
12-Jul-18	4,000,000.00	3.0000%	Westpac Group	A-1+	4,000,000.00	12-Aug-16	4,065,424.66	534129	65,424.66	Annually	
30-Aug-18	6,000,000.00	2.6000%	Bank of Queensland	A-2	6,000,000.00	30-Nov-17	6,038,893.15	536009	38,893.15	AtMaturity	
4-Sep-18	2,000,000.00	2.6200%	ME Bank	A-2	2,000,000.00	30-Nov-17	2,013,064.11	536011	13,064.11	AtMaturity	
11-Sep-18	6,000,000.00	2.5000%	Suncorp Bank	A-1	6,000,000.00	31-Jan-18	6,011,917.81	536171	11,917.81	AtMaturity	
9-Oct-18	2,000,000.00	3.1000%	Westpac Group	A-1+	2,000,000.00	7-Oct-16	2,024,290.41	534428	24,290.41	Annually	
30-Oct-18	8,000,000.00	2.7000%	Bendigo and Adelaide Bank	A-2	8,000,000.00	30-Oct-17	8,072,197.26	535896	72,197.26	AtMaturity	
29-Nov-18	5,000,000.00	2.6000%	Bank of Queensland	A-2	5,000,000.00	30-Nov-17	5,032,410.96	536010	32,410.96	AtMaturity	
4-Dec-18	5,000,000.00	2.5500%	Bendigo and Adelaide Bank	A-2	5,000,000.00	31-Jan-18	5,010,130.14	536169	10,130.14	AtMaturity	
11-Dec-18	5,000,000.00	2.5500%	IMB Ltd	A-2	5,000,000.00	31-Jan-18	5,010,130.14	536170	10,130.14	AtMaturity	
11-Dec-18	9,000,000.00	2.6000%	ME Bank	A-2	9,000,000.00	31-Jan-18	9,018,591.78	536172	18,591.78	AtMaturity	
7-Jan-19	4,000,000.00	2.6000%	ME Bank	A-2	4,000,000.00	28-Feb-18	4,000,284.93	536331	284.93	AtMaturity	
7-Jan-19	1,000,000.00	2.4500%	Suncorp Bank	A-1	1,000,000.00	28-Feb-18	1,000,067.12	536332	67.12	AtMaturity	
14-Jan-19	2,000,000.00	3.0000%	Bank of Queensland	A-2	2,000,000.00	12-Jan-17	2,007,890.41	534764	7,890.41	Annually	
14-Jan-19	5,000,000.00	2.6000%	Bendigo and Adelaide Bank	A-2	5,000,000.00	28-Feb-18	5,000,356.16	536320	356.16	AtMaturity	
22-Jan-19	3,500,000.00	2.6800%	Credit Union Australia	A-2	3,500,000.00	21-Feb-18	3,502,055.89	536251	2,055.89	AtMaturity	
5-Feb-19	2,000,000.00	2.5500%	IMB Ltd	A-2	2,000,000.00	28-Feb-18	2,000,139.73	536322	139.73	AtMaturity	
5-Feb-19	3,000,000.00	2.6000%	ME Bank	A-2	3,000,000.00	28-Feb-18	3,000,213.70	536323	213.70	AtMaturity	
14-Feb-19	2,000,000.00	3.0000%	Westpac Group	A-1+	2,000,000.00	14-Feb-17	2,002,465.75	534873	2,465.75	Annually	
19-Feb-19	3,500,000.00	2.7000%	Credit Union Australia	A-2	3,500,000.00	21-Feb-18	3,502,071.23	536252	2,071.23	AtMaturity	



Inner West Council Investment Holdings Report - February 2018

Term Deposits									
Maturity Date	Face Value (\$)	Rate	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)
13-Mar-19	5,000,000.00	2.6200%	Bendigo and Adelaide Bank	BBB+	5,000,000.00	28-Feb-18	5,000,358.90	536321	358.90
30-Oct-19	4,000,000.00	2.9000%	Bendigo and Adelaide Bank	BBB+	4,000,000.00	30-Oct-17	4,038,772.60	535897	38,772.60
	195,500,000.00	2.6230%			195,500,000.00		197,227,785.77		1,727,785.77

Floating Rate Notes									
Maturity Date	Face Value (\$)	Current Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)
14-Nov-18	3,000,000.00	3.0300%	BEN Snr FRN (Nov18) BBSW+1.27%	A-2	3,000,000.00	7-Nov-13	3,021,225.62	402080	3,735.62
25-Feb-19	1,000,000.00	2.7200%	WBC Snr FRN (Feb19) BBSW+0.94%	A-1+	1,000,000.00	14-Feb-14	1,006,333.56	421808	223.56
10-May-19	2,000,000.00	2.7650%	WBC Snr FRN (May19) BBSW+1.00%	AA-	2,000,000.00	11-Mar-16	2,017,795.62	533332	2,575.62
28-Oct-19	1,200,000.00	3.1800%	TMB Snr FRN (Oct19) BBSW+1.40%	BBB	1,200,000.00	28-Oct-16	1,205,700.99	534461	3,240.99
21-Feb-20	3,000,000.00	2.8650%	BEN Snr FRN (Feb20) BBSW+1.10%	BBB+	3,000,000.00	21-Nov-16	3,021,323.84	534538	1,883.84
24-Feb-20	1,000,000.00	3.2300%	GBS Snr FRN (Feb20) BBSW+1.45%	BBB	1,000,000.00	24-Feb-17	1,000,257.35	534887	265.48
24-Feb-20	1,000,000.00	3.2300%	GBS Snr FRN (Feb20) BBSW+1.45%	BBB	1,000,000.00	24-Feb-17	1,000,257.35	534888	265.48
20-Mar-20	1,500,000.00	3.0950%	CUA Snr FRN (Mar20) BBSW+1.30%	BBB	1,500,000.00	20-Mar-17	1,518,045.62	534992	9,030.62
20-Mar-20	1,500,000.00	3.0950%	CUA Snr FRN (Mar20) BBSW+1.30%	BBB	1,500,000.00	20-Mar-17	1,518,045.62	534993	9,030.62
6-Apr-20	2,000,000.00	3.0550%	ME Bank Snr FRN (Apr20) BBSW+1.25%	BBB	2,000,000.00	6-Apr-17	2,015,104.66	535107	8,704.66
18-Aug-20	2,000,000.00	2.8650%	BEN Snr FRN (Aug20) BBSW+1.10%	BBB+	2,000,000.00	18-Aug-15	2,016,729.86	505171	1,569.86
18-Aug-20	1,000,000.00	2.8650%	BEN Snr FRN (Aug20) BBSW+1.10%	BBB+	1,000,000.00	18-Aug-15	1,008,364.93	505174	784.93
18-Aug-20	2,000,000.00	2.8650%	BEN Snr FRN (Aug20) BBSW+1.10%	BBB+	2,000,000.00	18-Aug-15	2,016,729.86	505175	1,569.86
9-Nov-20	2,000,000.00	3.0100%	ME Bank Snr FRN (Nov20) BBSW+1.25%	BBB	2,000,000.00	9-Nov-17	2,007,898.63	535918	3,298.63
16-Aug-22	1,000,000.00	2.7350%	SUN Snr FRN (Aug22) BBSW+0.97%	A+	1,000,000.00	16-Aug-17	1,021,124.11	535607	974.11
25-Jan-23	1,500,000.00	2.8350%	BEN Snr FRN (Jan23) BBSW+1.05%	BBB+	1,500,000.00	25-Jan-18	1,506,522.74	536141	4,077.74
6-Feb-23	1,700,000.00	3.1700%	NPBS Snr FRN (Feb23) BBSW+1.40%	BBB	1,700,000.00	6-Feb-18	1,703,344.81	536175	3,395.81
	28,400,000.00	2.9693%			28,400,000.00		28,604,805.17		54,627.43



Inner West Council
 Investment Holdings Report - February 2018


Fixed Rate Bonds										
Maturity Date	Face Value (\$)	Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield Reference
3-Jun-20	2,000,000.00	3.2500%	ANZ 'Green' Snr Bond (Jun20)	3.25%	AA-	1,987,680.00	3-Jun-15	2,044,295.71	505284	15,535.71 3.3850%
	2,000,000.00				1,987,680.00		2,044,295.71		15,535.71	3.3850%

Mortgage Backed Securities										
Weighted Avg Life	Face Value (\$)	Current Coupon	Security Name	Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Reference
22-Aug-22	600,491.41	2.2150%	Emerald Reverse Mortgage (A Tranche)	AAA	1,000,000.00	17-Jul-06	474,679.74	310321	291.53	
23-Aug-27	1,000,000.00	2.5150%	Emerald Reverse Mortgage (B Tranche)	AA	1,000,000.00	17-Jul-06	680,551.23	310334	551.23	
	1,600,491.41	2.4024%			2,000,000.00		1,155,230.97		842.76	





Inner West Council Accrued Interest Report - February 2018

Accrued Interest Report									
Investment	Deal No.	Ref	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Percentage Return
Bonds									
ANZ 'Green' Snr Bond (Jun20) 3.25%	505284		2,000,000.00	03-Jun-15	03-Jun-20		28	5,000.00	3.26%
Bonds Total								5,000.00	3.26%
Cash									
Commonwealth Bank of Australia	535861		529,134.11			446.12	28	446.12	1.10%
Cash Total						446.12		446.12	1.10%
Floating Rate Note									
NPBS Snr FRN (Feb18) BBSW+1.10%	502254		3,000,000.00	27-Feb-15	27-Feb-18	21,399.45	26	6,047.67	2.83%
BEN Snr FRN (Nov18) BBSW+1.27%	402080		3,000,000.00	14-Nov-13	14-Nov-18	22,533.70	28	6,919.73	3.01%
WBC Snr FRN (Feb19) BBSW+0.94%	421808		1,000,000.00	25-Feb-14	25-Feb-19	6,656.71	28	2,052.32	2.68%
BoQ Snr FRN (Apr19) BBSW+1.15%	536345		0.00	22-Feb-16	29-Apr-19	1,792.62	19	1,525.21	2.93%
WBC Snr FRN (May19) BBSW+1.00%	533332		2,000,000.00	11-Mar-16	10-May-19	13,958.36	28	4,209.05	2.74%
TMB Snr FRN (Oct19) BBSW+1.40%	534461		1,200,000.00	28-Oct-16	28-Oct-19		28	2,927.35	3.18%
BEN Snr FRN (Feb20) BBSW+1.10%	534538		3,000,000.00	21-Nov-16	21-Feb-20	21,323.84	28	6,519.46	2.83%
GBS Snr FRN (Feb20) BBSW+1.45%	534887		1,000,000.00	24-Feb-17	24-Feb-20	8,189.59	28	2,443.56	3.19%
GBS Snr FRN (Feb20) BBSW+1.45%	534888		1,000,000.00	24-Feb-17	24-Feb-20	8,189.59	28	2,443.56	3.19%
CUA Snr FRN (Mar20) BBSW+1.30%	534992		1,500,000.00	20-Mar-17	20-Mar-20		28	3,561.37	3.10%
CUA Snr FRN (Mar20) BBSW+1.30%	534993		1,500,000.00	20-Mar-17	20-Mar-20		28	3,561.37	3.10%
ME Bank Snr FRN (Apr20) BBSW+1.25%	535107		2,000,000.00	06-Apr-17	06-Apr-20		28	4,687.13	3.06%
BEN Snr FRN (Aug20) BBSW+1.10%	505171		2,000,000.00	18-Aug-15	18-Aug-20	14,061.37	28	4,351.23	2.84%
BEN Snr FRN (Aug20) BBSW+1.10%	505174		1,000,000.00	18-Aug-15	18-Aug-20	7,030.68	28	2,175.61	2.84%
BEN Snr FRN (Aug20) BBSW+1.10%	505175		2,000,000.00	18-Aug-15	18-Aug-20	14,061.37	28	4,351.23	2.84%
ME Bank Snr FRN (Nov20) BBSW+1.25%	535918		2,000,000.00	09-Nov-17	09-Nov-20	14,896.44	28	4,593.97	2.99%



Inner West Council
 Accrued Interest Report - February 2018


Accrued Interest Report									
Investment	Deal No.	Ref	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Percentage Return
BoQ Snr FRN (May21) BBSW + 1.48%	533606		0.00	18-May-16	18-May-21	8,066.98	19	1,666.98	3.20%
SUN Snr FRN (Aug22) BBSW + 0.97%	535607		1,000,000.00	16-Aug-17	16-Aug-22	6,780.27	28	2,079.59	2.71%
BEN Snr FRN (Jan23) BBSW + 1.05%	536141		1,500,000.00	25-Jan-18	25-Jan-23		28	3,262.19	2.83%
NPBS Snr FRN (Feb23) BBSW + 1.40%	536175		1,700,000.00	06-Feb-18	06-Feb-23		23	3,395.81	3.17%
Floating Rate Note Total						168,940.97		72,774.39	2.94%
Mortgage Backed Securities									
Emerald Reverse Mortgage Series 2006-1 Class A	310321		600,491.41	17-Jul-06	22-Aug-22	3,411.76	28	1,033.22	2.24%
Emerald Reverse Mortgage Series 2006-1 Class B	310334		1,000,000.00	17-Jul-06	23-Aug-27	6,225.75	28	1,904.65	2.48%
Mortgage Backed Securities Total						9,637.51		2,937.87	2.39%
Term Deposits									
Bendigo and Adelaide Bank	535610		5,000,000.00	11-Aug-17	05-Feb-18	59,739.73	4	1,342.47	2.45%
Bank of Queensland	534807		3,000,000.00	31-Jan-17	06-Feb-18	83,856.16	5	1,130.13	2.75%
Bendigo and Adelaide Bank	534853		2,000,000.00	07-Feb-17	07-Feb-18	56,000.00	6	920.55	2.80%
ME Bank	534872		1,000,000.00	14-Feb-17	14-Feb-18	27,000.00	13	961.64	2.70%
Rural Bank	534931		2,500,000.00	02-Mar-17	05-Mar-18		28	5,178.08	2.70%
ME Bank	535611		5,000,000.00	11-Aug-17	12-Mar-18		28	9,780.82	2.55%
Bank of Queensland	535612		5,000,000.00	11-Aug-17	12-Mar-18		28	9,972.61	2.60%
Commonwealth Bank of Australia	535001		4,000,000.00	14-Mar-17	14-Mar-18		28	8,376.98	2.73%
Suncorp Bank	535624		5,000,000.00	18-Aug-17	19-Mar-18		28	9,397.26	2.45%
Commonwealth Bank of Australia	535012		1,000,000.00	22-Mar-17	22-Mar-18		28	2,071.24	2.70%
Suncorp Bank	535625		5,000,000.00	18-Aug-17	26-Mar-18		28	9,397.26	2.45%
National Australia Bank	535623		5,000,000.00	18-Aug-17	05-Apr-18		28	9,589.04	2.50%
Suncorp Bank	535670		4,000,000.00	31-Aug-17	10-Apr-18		28	7,517.80	2.45%



Inner West Council
Accrued Interest Report - February 2018

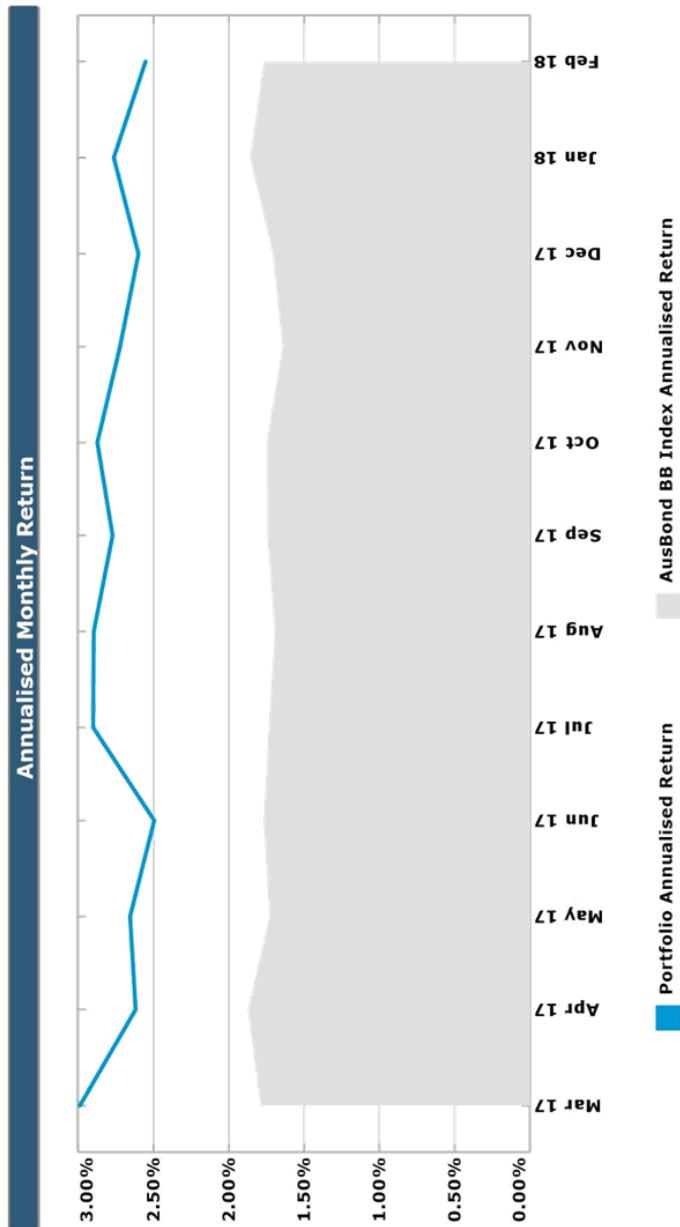
Accrued Interest Report									
Investment	Deal No.	Ref	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Percentage Return
Auswide Bank	535179		2,000,000.00	12-Apr-17	11-Apr-18		28	4,372.61	2.85%
Bank of Queensland	535671		9,000,000.00	31-Aug-17	17-Apr-18		28	17,605.48	2.55%
Suncorp Bank	535811		7,000,000.00	28-Sep-17	17-Apr-18		28	13,693.15	2.55%
ME Bank	535672		8,000,000.00	31-Aug-17	01-May-18		28	15,956.17	2.60%
Suncorp Bank	535810		6,000,000.00	28-Sep-17	01-May-18		28	11,736.98	2.55%
ME Bank	535268		1,000,000.00	26-May-17	24-May-18		28	2,109.59	2.75%
Rural Bank	535279		2,000,000.00	01-Jun-17	31-May-18		28	4,219.18	2.75%
Credit Union Australia	535350		2,000,000.00	09-Jun-17	07-Jun-18		28	4,295.89	2.80%
Bendigo and Adelaide Bank	535359		1,000,000.00	14-Jun-17	13-Jun-18		28	2,071.24	2.70%
National Australia Bank	535809		6,000,000.00	28-Sep-17	13-Jun-18		28	11,921.10	2.59%
Bankwest	536097		4,000,000.00	22-Dec-17	19-Jun-18		28	7,824.66	2.55%
Bank of Queensland	536098		1,000,000.00	22-Dec-17	19-Jun-18		28	1,994.52	2.60%
Westpac Group	534181		3,000,000.00	29-Aug-16	28-Jun-18		28	6,904.11	3.00%
National Australia Bank	535898		4,000,000.00	30-Oct-17	28-Jun-18		28	7,609.86	2.48%
Suncorp Bank	535899		4,000,000.00	30-Oct-17	02-Jul-18		28	7,671.24	2.50%
Bank of Queensland	536099		1,000,000.00	22-Dec-17	02-Jul-18		28	1,994.52	2.60%
ME Bank	536100		9,000,000.00	22-Dec-17	02-Jul-18		28	17,950.69	2.60%
National Australia Bank	534758		2,000,000.00	11-Jan-17	11-Jul-18		28	4,326.58	2.82%
Westpac Group	534129		4,000,000.00	12-Aug-16	12-Jul-18		28	9,205.48	3.00%
Bank of Queensland	536009		6,000,000.00	30-Nov-17	30-Aug-18		28	11,967.12	2.60%
ME Bank	536011		2,000,000.00	30-Nov-17	04-Sep-18		28	4,019.73	2.62%
Suncorp Bank	536171		6,000,000.00	31-Jan-18	11-Sep-18		28	11,506.85	2.50%
Westpac Group	534428		2,000,000.00	07-Oct-16	09-Oct-18		28	4,756.16	3.10%



Inner West Council
 Accrued Interest Report - February 2018


Accrued Interest Report									
Investment	Deal No.	Ref	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Percentage Return
Bendigo and Adelaide Bank	535896		8,000,000.00	30-Oct-17	30-Oct-18		28	16,569.86	2.70%
Bank of Queensland	536010		5,000,000.00	30-Nov-17	29-Nov-18		28	9,972.60	2.60%
Bendigo and Adelaide Bank	536169		5,000,000.00	31-Jan-18	04-Dec-18		28	9,780.82	2.55%
IMB Ltd	536170		5,000,000.00	31-Jan-18	11-Dec-18		28	9,780.82	2.55%
ME Bank	536172		9,000,000.00	31-Jan-18	11-Dec-18		28	17,950.68	2.60%
ME Bank	536331		4,000,000.00	28-Feb-18	07-Jan-19		1	284.93	2.60%
Suncorp Bank	536332		1,000,000.00	28-Feb-18	07-Jan-19		1	67.12	2.45%
Bank of Queensland	534764		2,000,000.00	12-Jan-17	14-Jan-19		28	4,602.74	3.00%
Bendigo and Adelaide Bank	536320		5,000,000.00	28-Feb-18	14-Jan-19		1	356.16	2.60%
Credit Union Australia	536251		3,500,000.00	21-Feb-18	22-Jan-19		8	2,055.89	2.68%
IMB Ltd	536322		2,000,000.00	28-Feb-18	05-Feb-19		1	139.73	2.55%
ME Bank	536323		3,000,000.00	28-Feb-18	05-Feb-19		1	213.70	2.60%
Westpac Group	534873		2,000,000.00	14-Feb-17	14-Feb-19	60,000.00	28	4,602.74	3.00%
Credit Union Australia	536252		3,500,000.00	21-Feb-18	19-Feb-19		8	2,071.23	2.70%
Bendigo and Adelaide Bank	536321		5,000,000.00	28-Feb-18	13-Mar-19		1	358.90	2.62%
Bendigo and Adelaide Bank	535897		4,000,000.00	30-Oct-17	30-Oct-19		28	8,898.63	2.90%
Term Deposits Total						286,595.89		349,055.34	2.62%
						465,620.49		430,213.72	2.67%

Inner West Council
Investment Performance Report - February 2018



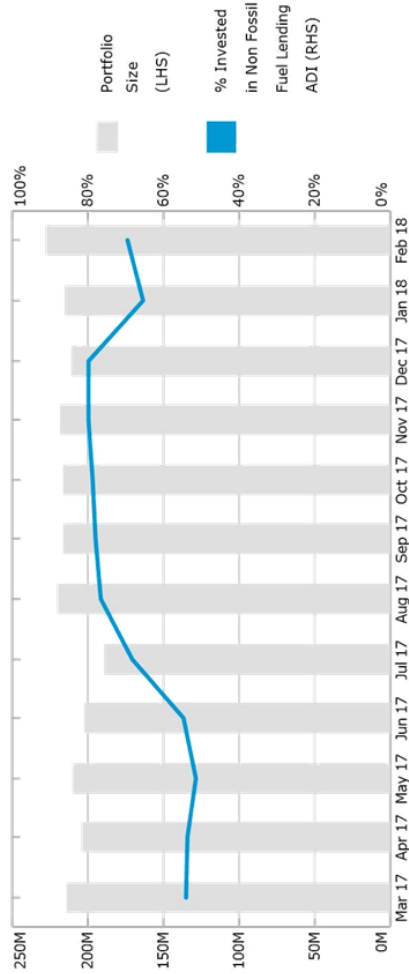
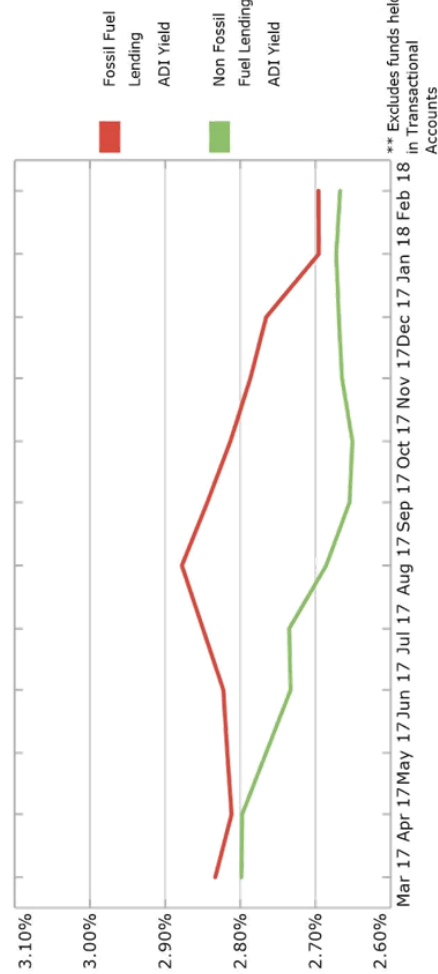
Historical Performance Summary			
	Portfolio	AusBond BB Index	Outperformance
Feb 2018	2.55%	1.76%	0.80%
Last 3 Months	2.64%	1.77%	0.87%
Last 6 Months	2.72%	1.74%	0.98%
Financial Year to Date	2.76%	1.73%	1.03%
Last 12 months	2.74%	1.75%	0.99%

Inner West Council

Environmental Commitments Report - February 2018

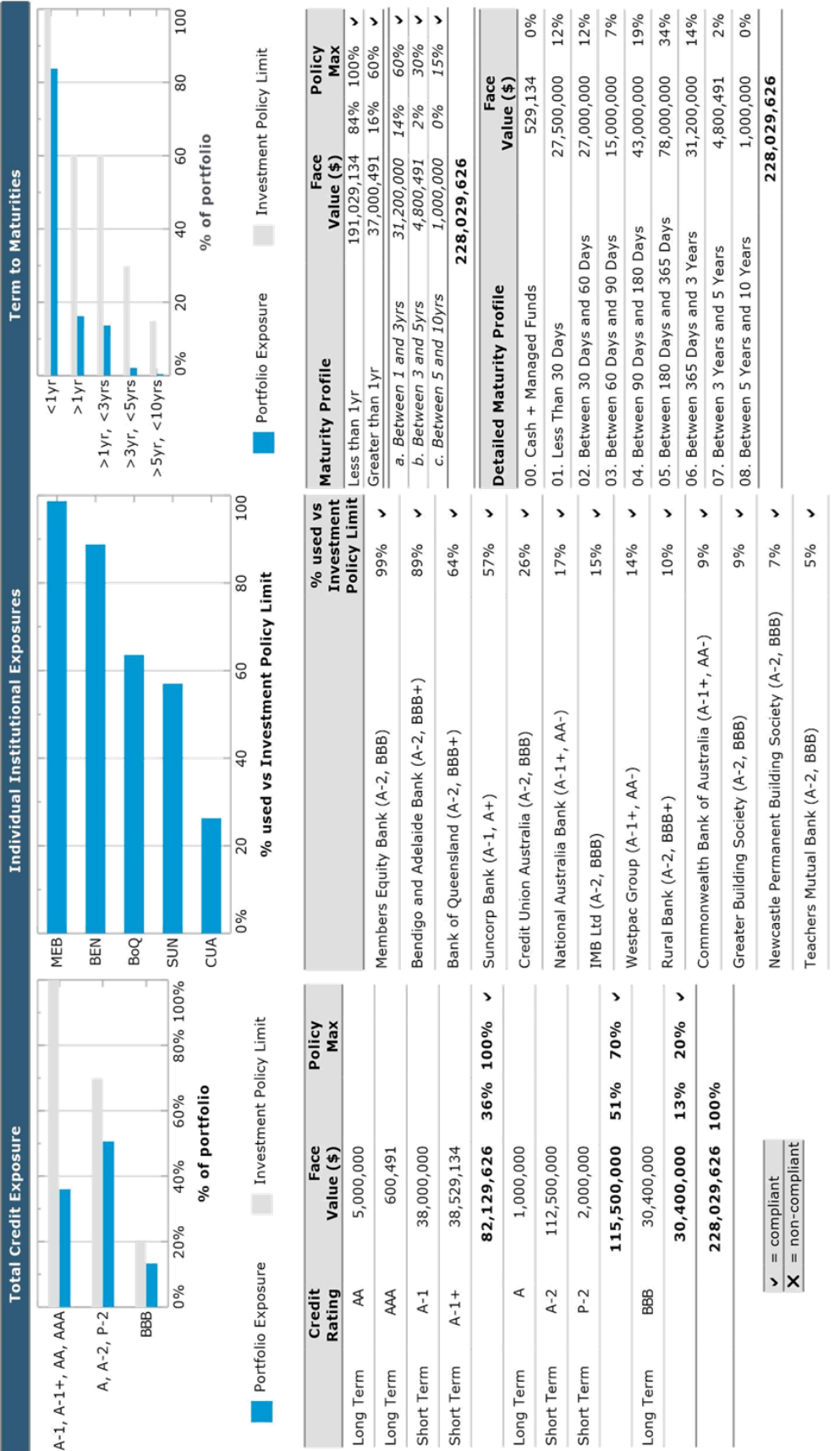

Current Breakdown

ADI Lending Status *	Current Month (\$)	Previous Month (\$)
Fossil Fuel Lending ADIs		
Bank of Queensland	29,000,000	34,000,000
Commonwealth Bank of Australia	9,529,134	9,528,688
National Australia Bank	17,000,000	17,000,000
Westpac Group	14,000,000	14,000,000
	69,529,134	74,528,688
	30%	35%
Non Fossil Fuel Lending ADIs		
ANZ Group (Green)	2,000,000	2,000,000
Auswide Bank	2,000,000	2,000,000
Bendigo and Adelaide Bank	40,500,000	37,500,000
Credit Union Australia	12,000,000	5,000,000
Greater Building Society	2,000,000	2,000,000
IMB Ltd	7,000,000	5,000,000
Members Equity Bank	45,000,000	39,000,000
Newcastle Permanent Building Society	1,700,000	3,000,000
Non ADI	1,600,491	1,623,769
Rural Bank	4,500,000	4,500,000
Suncorp Bank	39,000,000	38,000,000
Teachers Mutual Bank	1,200,000	1,200,000
	158,500,491	140,823,769
	70%	65%
	228,029,626	215,352,457

 * source: <http://www.marketforces.org.au>
Historical Portfolio Exposure to Non Fossil Fuel Lending ADIs

Weighted Average Yield - Fossil Fuel vs Non Fossil Fuel Lending ADI


** Excludes funds held in Transactional Accounts

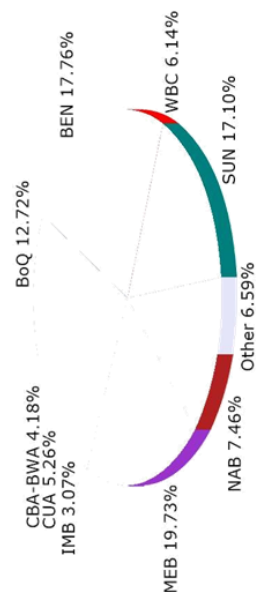
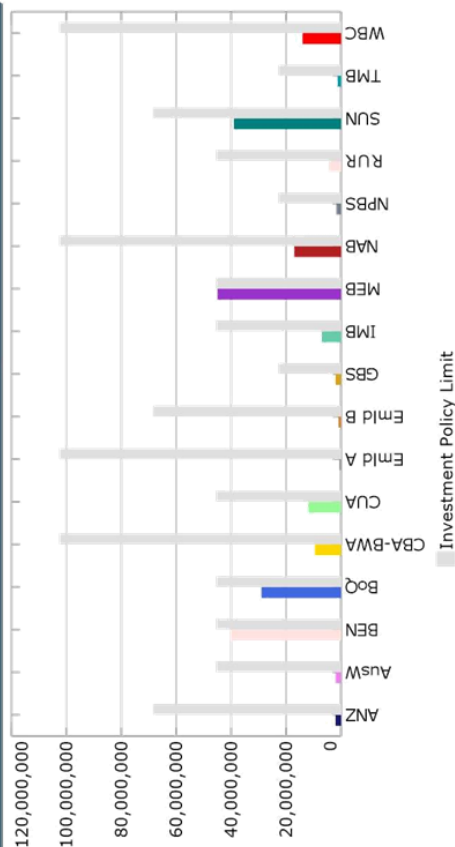


Inner West Council
Investment Policy Compliance Report - February 2018


Inner West Council
Individual Institutional Exposures Report - February 2018

Individual Institutional Exposures

Parent Group	Credit Rating	Portfolio Exposure (\$)	Investment Policy Limit (\$)
ANZ Group	A-1+, AA-	2,000,000	68,408,888
Auswide Bank	P-2, Baa2	2,000,000	45,605,925
Bank of Queensland	A-2, BBB+	29,000,000	45,605,925
Bendigo and Adelaide Bank	A-2, BBB+	40,500,000	45,605,925
Commonwealth Bank of Australia	A-1+, AA-	9,529,134	102,613,331
Credit Union Australia	A-2, BBB	12,000,000	45,605,925
Emerald Reverse Mortgage (A Tranche)	AAA	600,491	102,613,331
Emerald Reverse Mortgage (B Tranche)	AA	1,000,000	68,408,888
Greater Building Society	A-2, BBB	2,000,000	22,802,963
IMB Ltd	A-2, BBB	7,000,000	45,605,925
Members Equity Bank	A-2, BBB	45,000,000	45,605,925
National Australia Bank	A-1+, AA-	17,000,000	102,613,331
Newcastle Permanent Building Society	A-2, BBB	1,700,000	22,802,963
Rural Bank	A-2, BBB+	4,500,000	45,605,925
Suncorp Bank	A-1, A+	39,000,000	68,408,888
Teachers Mutual Bank	A-2, BBB	1,200,000	22,802,963
Westpac Group	A-1+, AA-	14,000,000	102,613,331
		228,029,626	

Individual Institutional Exposure Charts


Inner West Council
Cash Flows Report - February 2018



Current Month Cashflows			
<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>
5-Feb-18	535610	Bendigo and Adelaide Bank	Term Deposits
		Bendigo and Adelaide Bank	Term Deposits
			Interest - Received
			Maturity Face Value - Received
			<u>Deal Total</u>
			5,059,739.73
6-Feb-18	534807	Bank of Queensland	Term Deposits
		Bank of Queensland	Term Deposits
			Interest - Received
			Maturity Face Value - Received
			<u>Deal Total</u>
			3,083,856.16
	536175	Newcastle Permanent Building Society	Floating Rate Note
			Settlement Face Value - Paid
			<u>Deal Total</u>
			-1,700,000.00
7-Feb-18	534853	Bendigo and Adelaide Bank	Term Deposits
		Bendigo and Adelaide Bank	Term Deposits
			Interest - Received
			Maturity Face Value - Received
			<u>Deal Total</u>
			2,000,000.00
			<u>Deal Total</u>
			2,056,000.00
9-Feb-18	535918	ME Bank	Floating Rate Note
			Coupon - Received
			<u>Deal Total</u>
			14,896.44
12-Feb-18	533332	Westpac Group	Floating Rate Note
			Coupon - Received
			<u>Deal Total</u>
			13,958.36
14-Feb-18	402080	Bendigo and Adelaide Bank	Floating Rate Note
			Coupon - Received
			<u>Deal Total</u>
			22,533.70
	534872	ME Bank	Term Deposits
		ME Bank	Term Deposits
			Interest - Received
			Maturity Face Value - Received
			<u>Deal Total</u>
			1,027,000.00
	534873	Westpac Group	Term Deposits
			Interest - Received
			<u>Deal Total</u>
			60,000.00
			<u>Deal Total</u>
			1,109,533.70



Inner West Council
 Cash Flows Report - February 2018


Current Month Cashflows				
<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u> <u>Cashflow Received</u>
16-Feb-18	535607	Suncorp Bank	Floating Rate Note	Coupon - Received 6,780.27
				<u>Deal Total</u> 6,780.27
19-Feb-18	505171	Bendigo and Adelaide Bank	Floating Rate Note	Coupon - Received 14,061.37
				<u>Deal Total</u> 14,061.37
	505174	Bendigo and Adelaide Bank	Floating Rate Note	Coupon - Received 7,030.68
				<u>Deal Total</u> 7,030.68
	505175	Bendigo and Adelaide Bank	Floating Rate Note	Coupon - Received 14,061.37
				<u>Deal Total</u> 14,061.37
	533606	Bank of Queensland	Floating Rate Note	Coupon - Received 7,978.08
				<u>Deal Total</u> 7,978.08
20-Feb-18	533606	Bank of Queensland	Floating Rate Note	Settlement Face Value - Received 1,000,000.00
		Bank of Queensland	Floating Rate Note	Settlement Accrued Coupon - Received 88.90
		Bank of Queensland	Floating Rate Note	Discount - Received 16,571.10
				<u>Deal Total</u> 1,016,660.00
	536345	Bank of Queensland	Floating Rate Note	Settlement Face Value - Received 1,000,000.00
		Bank of Queensland	Floating Rate Note	Settlement Accrued Coupon - Received 1,766.03
		Bank of Queensland	Floating Rate Note	Discount - Received 6,393.97
				<u>Deal Total</u> 1,008,160.00
21-Feb-18	310321	Emerald Reverse Mortgage (A Tranche)	Mortgage Backed Securities	Coupon - Received 3,411.76
		Emerald Reverse Mortgage (A Tranche)	Mortgage Backed Securities	Amortised Face Value - Received 23,278.01
				<u>Deal Total</u> 26,689.77
	310334	Emerald Reverse Mortgage (B Tranche)	Mortgage Backed Securities	Coupon - Received 6,225.75
				<u>Deal Total</u> 6,225.75
	534538	Bendigo and Adelaide Bank	Floating Rate Note	Coupon - Received 21,323.84
				<u>Deal Total</u> 21,323.84



**Inner West Council
Cash Flows Report - February 2018**


Current Month Cashflows				
<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>
	536251	Credit Union Australia	Term Deposits	Settlement Face Value - Paid
				<u>Deal Total</u>
	536252	Credit Union Australia	Term Deposits	Settlement Face Value - Paid
				<u>Deal Total</u>
26-Feb-18	421808	Westpac Group	Floating Rate Note	Day Total
			Coupon - Received	6,656.71
				<u>Deal Total</u>
	534887	Greater Building Society	Floating Rate Note	Coupon - Received
				8,189.59
				<u>Deal Total</u>
	534888	Greater Building Society	Floating Rate Note	Coupon - Received
				8,189.59
				<u>Deal Total</u>
27-Feb-18	502254	Newcastle Permanent Building Society	Floating Rate Note	Day Total
		Newcastle Permanent Building Society	Floating Rate Note	Maturity Face Value - Received
				3,000,000.00
				Coupon - Received
				21,399.45
				<u>Deal Total</u>
				3,021,399.45
28-Feb-18	536320	Bendigo and Adelaide Bank	Term Deposits	Day Total
				3,021,399.45
				Settlement Face Value - Paid
				-5,000,000.00
				<u>Deal Total</u>
	536321	Bendigo and Adelaide Bank	Term Deposits	Settlement Face Value - Paid
				-5,000,000.00
				<u>Deal Total</u>
	536322	IMB Ltd	Term Deposits	Settlement Face Value - Paid
				-2,000,000.00
				<u>Deal Total</u>
	536323	ME Bank	Term Deposits	Settlement Face Value - Paid
				-2,000,000.00
				<u>Deal Total</u>
	536331	ME Bank	Term Deposits	Settlement Face Value - Paid
				-3,000,000.00
				<u>Deal Total</u>
				-4,000,000.00
				<u>Deal Total</u>
	536332	Suncorp Bank	Term Deposits	Settlement Face Value - Paid
				-1,000,000.00



Inner West Council
 Cash Flows Report - February 2018


Current Month Cashflows				
<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u> <u>Cashflow Received</u>
				Deal Total -1,000,000.00
				Day Total -20,000,000.00
				Net Cash Movement for Period -12,188,609.13
Next Month Cashflows				
<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u> <u>Cashflow Due</u>
5-Mar-18	534931	Rural Bank	Term Deposit	Interest - Received 68,054.79
		Rural Bank	Term Deposit	Maturity Face Value - Received 2,500,000.00
				Deal Total 2,568,054.79
12-Mar-18	535611	ME Bank	Term Deposit	Interest - Received 74,404.11
		ME Bank	Term Deposit	Maturity Face Value - Received 5,000,000.00
				Deal Total 5,074,404.11
535612		Bank of Queensland	Term Deposit	Interest - Received 75,863.01
		Bank of Queensland	Term Deposit	Maturity Face Value - Received 5,000,000.00
				Deal Total 5,075,863.01
14-Mar-18	535001	Commonwealth Bank of Australia	Term Deposit	Interest - Received 109,200.00
		Commonwealth Bank of Australia	Term Deposit	Maturity Face Value - Received 4,000,000.00
				Deal Total 4,109,200.00
19-Mar-18	535624	Suncorp Bank	Term Deposit	Interest - Received 71,486.30
		Suncorp Bank	Term Deposit	Maturity Face Value - Received 5,000,000.00
				Deal Total 5,071,486.30
20-Mar-18	534992	Credit Union Australia	Floating Rate Note	Coupon - Received 11,447.26
				Deal Total 11,447.26
534993		Credit Union Australia	Floating Rate Note	Coupon - Received 11,447.26
				Deal Total 11,447.26
22-Mar-18	535012	Commonwealth Bank of Australia	Term Deposit	Interest - Received 22,894.52
				Deal Total 22,894.52
				Day Total 27,000.00



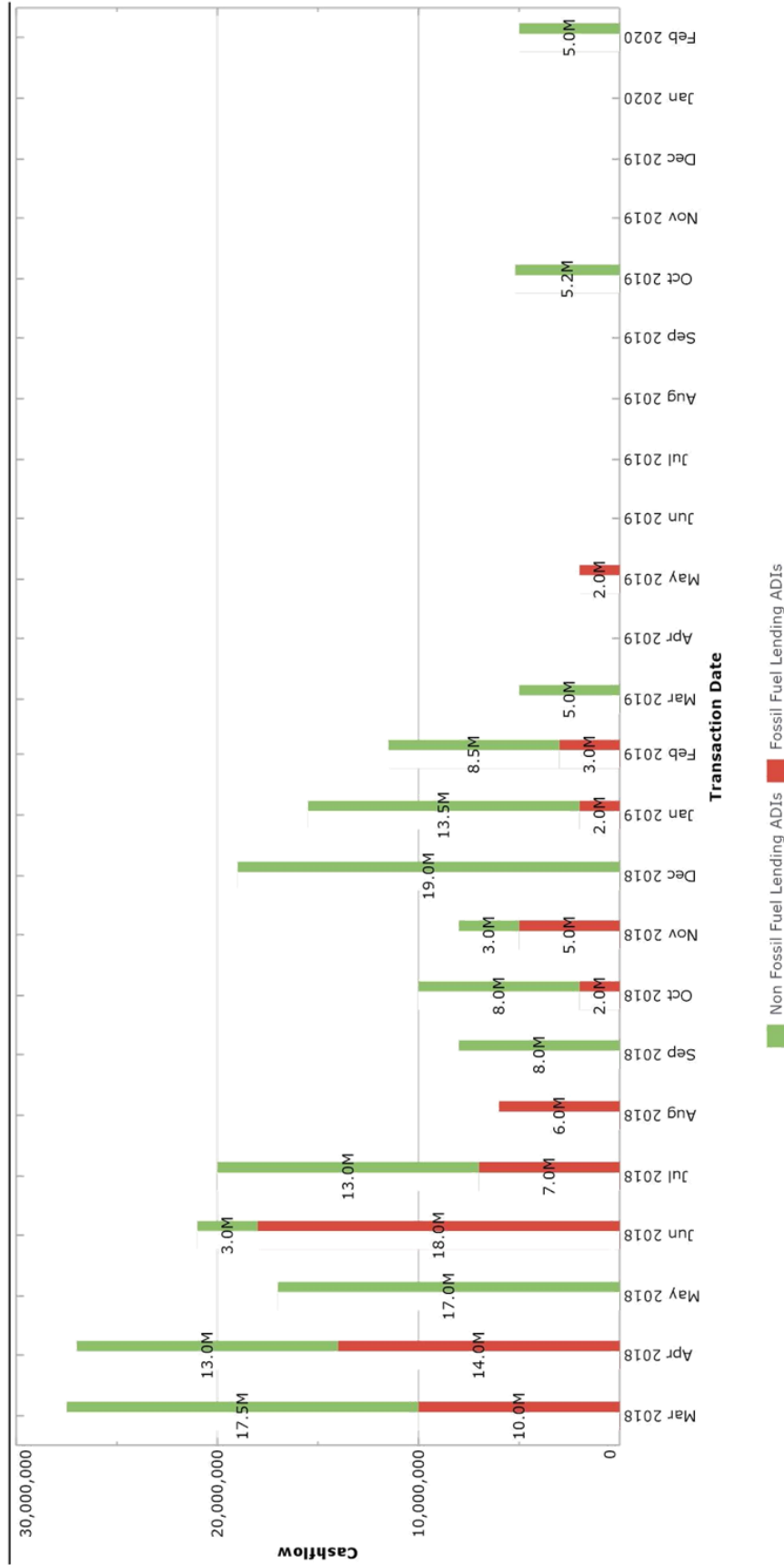
Inner West Council
Cash Flows Report - February 2018



Next Month Cashflows				
Transaction Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description
		Commonwealth Bank of Australia	Term Deposit	Maturity Face Value - Received
				Deal Total
				1,027,000.00
				Day Total
				1,027,000.00
26-Mar-18	535625	Suncorp Bank	Term Deposit	Interest - Received
		Suncorp Bank	Term Deposit	Maturity Face Value - Received
				Deal Total
				5,073,835.62
				Day Total
				5,073,835.62
				Net Cash Movement for Period
				28,022,738.36



**Inner West Council
Cash Flows Report - February 2018**





Inner West Council Economic and Investment Portfolio Commentary February 2018

Global issues:

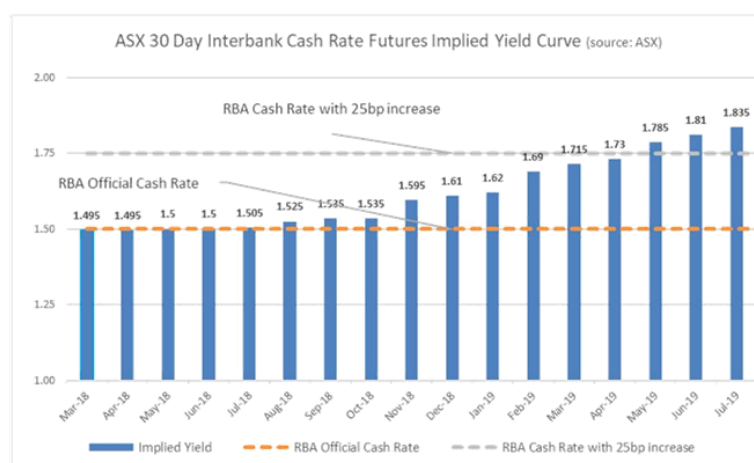
- In the US, fears of rising interest rates helped to trigger a sharp sell-off in the share market at the start of the month sending ripple effects across major markets around the world. Calmer heads prevailed and most share markets, including Australia's, ended the month with modest gains.
- While continued market volatility is widely expected, the underlying concern of rising interest rates stems from the positive news of solid economic data and good corporate earnings which may eventually trigger central bank rate hikes to control inflation.
- In Europe, business conditions and consumer confidence data dipped, but their overall trend continues to be positive.

Domestic issues:

- In Australia, there was a solid gain in wage price growth over the December quarter taking annual wage growth to +2.1%. While the annual growth rate is modest, and consisting largely of the rise in the minimum wage, it is the first sign in years of a possible turnaround in stagnant wage growth.
- The number of Australian companies reporting half yearly profit growth is on track to be the highest since the GFC.

Interest rates

- The market is now pricing in no change to Australia's official cash rate until April/May 2019, when the RBA is expected to hike rates to 1.75%:





- Term deposit rates ended February largely unchanged from January month end. The best indicative 3 & 6 month TDs from Australian majors closed out February in the 2.45%-2.50% area. Meanwhile, 12 month rates from the four majors ranged between 2.60%-2.65%, inline with the end of January. Some lower rated banks continue to offer 2.60%-2.65% in the 6 - 9 month area, representing good value depending upon cash flow and policy compliance.

Investment Portfolio Commentary

Council's investment portfolio posted a return of 2.55%pa for the month of February versus the bank bill index benchmark return of 1.76%pa. For the financial year to date, the investment portfolio returned 2.76%pa, exceeding the bank bill index benchmark's 1.73%pa by 1.03%pa.

Without marked-to-market influences, Council's investment portfolio yielded 2.67%pa for the month. This is based on the actual interest rates being received on existing investments and excludes the underlying changes to the market value of the securities/deposits.

During the month Council had \$11m in term deposits maturities, while \$2m in FRNs were sold. \$27m in new term deposit investments were placed during the month between the 10 and 13 month time periods at rates of between 2.45%pa and 2.70%pa. \$1.7m was also invested in a 5 year FRN at a margin of BBSW+1.40%.

70% of the portfolio was invested in non fossil fuel lending ADIs at the end of the month, up from 65% the month prior. Non-fossil fuel lending ADIs yielded 2.67%pa during the month while fossil fuel lending ADIs yielded 2.70% during the month.

Council has a well-diversified portfolio invested among a range of term deposits and floating rate notes from highly rated Australian ADIs. 87% of the portfolio is spread among the top three credit rating categories (A long term/A2 short term and higher). It is expected that Council can continue to achieve above benchmark returns with prudent investment selection for its short and long term holdings.

Disclaimer: The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Prudential Investment Services Corp has relied upon information which it believes to be reliable and accurate. Prudential Investment Services Corp believes that this report and the opinions expressed in this report are accurate, but no warranty of accuracy or reliability is given. Prudential Investment Services Corp does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Prudential Investment Services Corp. AFS Licence No. 468145.

Item No: C0318 Item 13
Subject: NOTICE OF MOTION: PLANNING
From: Councillor Colin Hesse

MOTION:

THAT Council express the strong view that the Local Environment Plans (LEP) and Development Control Plans (DCP) of each of the precursor Councils be strictly adhered to by Council planners, and by planning bodies authorised to make planning decisions for Inner West Council.

Background

In 2007 the NSW Department of Planning required each local government area in NSW to develop a new Local Environment plan. These plans were consulted with the communities of Ashfield, Leichhardt and Marrickville at significant expense, and in line with directives from the Department of Planning to meet certain objectives. In the case of Marrickville Council the LEP was approved by the Minister for Planning in 2011.

Councillors will be well aware that residents are continually shocked by planning decisions of both previous Councils and the new planning panels that exceed the LEP and DCPs of the previous Councils. Residents have the right to expect consistency in planning decisions which treat all applicants in the same manner, and that planning approvals will not exceed the LEP or DCP. The Land and Environment Court is looking for consistency, and this motion should be noted by all planning bodies as a statement by the new Inner West Council that all rules and regulations that apply development should be applied equally and within the LEP and DCP so as not to bring Local, State and Court actions into disrepute.

Officer's Comments:**Comment from Group Manager Legal:**

Decisions with respect to development applications are not able to be applied in the manner being proposed – ie. “strict adherence” to planning controls. As a general rule, it is the expectation of consent authorities that planning controls will be complied with. Non-compliances, however, are permitted as a matter of law where they are meritorious having regard to the circumstances of any one case. In particular, clause 4.6 of the 3 LEPs in the Inner West LGA establishes a mechanism that allows exceedances of numerical development standards (eg/ FSR, Height) to be assessed and determined in a principled manner. With respect to standards in DCPs, section 4.15(3A)(b) of the Environmental Planning and Assessment Act 1979 mandates that the consent authority be “flexible in applying [DCP] provisions and allow reasonable alternative solutions that achieve the objects of [the relevant standard]”.

Whilst the community may have expectations of strict adherence to planning controls, any such expectations cannot override the legal requirements imposed on consent authorities to make lawful decisions. If this resolution is passed, it will not have any bearing on decisions made by a consent authority (ie. Land and Environment Court, Sydney Central Planning Committee, Inner West Planning Panel, a delegate of Council). It is a fundamental principle of administrative law that consent authorities exercise their own judgment when making decisions and apply the law properly.

ATTACHMENTS

Nil.

Item No: C0318 Item 14
Subject: NOTICE OF MOTION: LATE REGISTRATION AT ORDINARY COUNCIL MEETINGS
From: Councillor John Stamolis

MOTION:**THAT:**

1. At the beginning of each Ordinary Council meeting the Mayor to remind people in the gallery that they should have registered to speak and to ask for a show of hands for people who forgot to register to speak;
2. The Mayor to consider allowing late registration, in particular, for items where there is no registered speaker and for leaders of community groups;
3. Where the Mayor has invited late registration, the General Manager to provide a supplementary list of speakers, along with item numbers, to the Mayor; and
4. Council to use its website, newsletters, social media and other means to remind people that registration is necessary if they wish to speak at an Ordinary Council Meeting.

Background

The new Council meeting practice which requires people who wish to address the Ordinary Council meeting to register before 2.00pm on the day of the meeting generally captures the majority of people who wish to speak and it provides Councillors with a guide as to how many people will be speaking.

As the registration process is still new, in some cases, people have failed to register for an item and have attended the meeting to find that they will not be speaking. They sometimes find this out several hours into the meeting. This causes disappointment for the person and it also causes a loss of valid input for Councillors which may be vital to debate or producing a better Council resolution.

In the case of representatives of community groups, it would be counterproductive for Council and for the community group not to allow these people to speak simply on the basis of failure to register for the meeting.

Some ways to remedy this might be:

- At the beginning of each meeting, the Mayor reminds people in the gallery that they should have registered to speak (and hence they won't sit around for hours if they cannot speak). Also, by doing this, people will be regularly reminded of the need to register.
- The Mayor could ask for a show of hands for people who have not registered to speak but wish to do so and further consider inviting late registration for items where no registered speaker is included on Councils speaker list and for leaders of community groups who have not registered for items (whether there are already registered speakers or not). As such, the Mayor will direct people to an officer at the back of the gallery or outside the gallery to register to speak. The staff member will provide a supplementary list of speakers to the General Manager prior to it being given to the Mayor.

By having this procedure at the beginning of the meeting, this will ensure that all speakers who attended with the purpose of speaking may be given the chance to register. All normal Council procedures will still be followed in regard to the number of speakers for and against an item, and only registered speakers will be heard.

It would be expected that a late registration process would add no more than 3 or 4 additional speakers at an Ordinary Council meeting, at most. It would also demonstrate that the Inner West Council is reasonable and values the input of its community. Again, if the numbers are significantly more than 3 or 4, the Mayor could exercise discretion to limit numbers or not to invite late registration.

ATTACHMENTS

Nil.

Item No: C0318 Item 15
Subject: NOTICE OF MOTION: LISTING OF POLICY DOCUMENTS FOR COUNCILLORS
From: Councillor John Stamolis

MOTION:

THAT at each Ordinary meeting, a report be provided listing Council policy documents which are being drafted, revised or recently approved. Brief information about the reasons for redrafting or revising of the policy documents as well as the key changes should be provided.

Background

Councillors need to be aware of policy change occurring within Council regardless of whether Councillors approve these policy documents.

While each of the previous three Councils had its own approach as to whether or not Councillors received this information in the past, it would be regarded as standard practice that decision makers are informed when key policy documents are being drafted or changed, along with a summarisation of the new policy or changes.

It is expected that this report to Council would not exceed 3 to 4 pages at each meeting.

Officer's Comments:**Comment from Executive Manager Enterprise Risk and Policy Services:**

The implementation of this motion would involve 2 days of staff time prior to every Council Meeting and cost approximately \$3,000 per meeting and \$72,000 per annum (this excludes staff time of the Civic and Executive Support Unit to prepare the Agenda) and would delay the implementation of the project to harmonise the policies of the former councils.

ATTACHMENTS

Nil.

Item No: C0318 Item 16
Subject: NOTICE OF MOTION: MINISTER'S AWARD IN LOCAL GOVERNMENT
From: Councillor Anna York

MOTION:

THAT Council congratulate Councillor Lucille McKenna OAM, on receiving the Minister's Award in Local Government in the Elected Representative (Metro) category on International Women's Day.

ATTACHMENTS

Nil.

Item No: C0318 Item 17
Subject: NOTICE OF MOTION: COUNCILLOR ACCESS TO MEDIA SERVICES
From: Councillor John Stamolis

MOTION:

THAT Councillors be provided with access to media services that are needed for their work and role as a Councillor. These include:

- **Sydney Morning Herald (week day and weekend);**
 - **Daily Telegraph; and**
 - **Courier - Inner West and other regions.**
-

Background

Councillors need access to weekly and weekend media for their duties.

Council should investigate if there is an opportunity for Councillors to have a cost effective digital subscription to media services (or other means for Councillors who prefer another method) through a multi-user subscription or by expanding existing access to services that Council currently has.

Officer's Comments:

Comment from Group Manager Civic and Executive Support, Customer Service, Integration and Business Excellence:

The Councillor Expenses and Facilities Policy does not make provision for access to media services for Councillors. If this motion is supported, Council would need to amend the Expenses and Facilities Policy and place it on public exhibition for public comment and then report back to Council with the submissions received and approve the Policy prior to Council granting access to media services for Councillors.

As an indication of cost, the digital subscription to the Sydney Morning Herald for all Councillors would be \$4,524 per year and the digital subscription to the Daily Telegraph (incorporating the Inner West Courier) for all Councillors would be \$3,900 per year.

ATTACHMENTS

Nil.

Item No: C0318 Item 18
Subject: NOTICE OF MOTION: MARION STREET COTTAGES
From: Councillor Rochelle Porteous

MOTION:

THAT with regards to the demolition assessment and consent for 9 and 11 Marion Street cottages Council seek legal advice as soon as possible on the following:

- 1. The Review of Environmental Factors (REF) is statutorily obliged to take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (see Section 111 of the EPA Act). Therefore it is to be expected that the REF would take into account the current and contemporary aesthetic and cultural values established by the significant artworks including the aboriginal artwork present (in fact commissioned by Council) on the cottages. As the REF does not make assessment of these values does the assessment therefore comply with Council's obligations under Part 5 of the Act?**
- 2. The Consultants have been provided with limited information on the history of plans for the cottages and are relying on a 2006 Masterplan which has been overridden on many occasions by more recent resolutions of council. They were not, for example, made aware of the fact that Leichhardt Council had allocated into their 2012/2013 budget 2.1 million to retain the cottages and convert them to a community centre for young people. Clearly none of this information was provided to the consultants. Does the assessment with this information not provided therefore comply with Council's obligations under Part 5 of the Act?**
- 3. Is there a valid consent for the demolition? Where is it?**
- 4. If there are found to be any errors or breaches in the process of assessment and consent that Council asks that these be addressed by council staff as soon as possible.**
- 5. That any funds required be identified in the next quarterly budget review.**

Background

I have raised what I consider very serious concerns with staff about the legality of the assessment and the consent to demolish the Marion Street cottages. I first raised them in the council meeting of 13 March but there was no legal officer in attendance to respond; I therefore raised them in a written request to the General Manager and the General Counsel where I requested independent legal advice to respond to my areas of concern. My concerns go to the legitimacy of the process undertaken to assess the demolition of the cottages and the validity of the assessment and the consent. I believe that the assessment may not have been carried out in accordance with planning legislation and that there may not be legal consent for the demolition. I had asked the General Counsel to tell me if he felt he was confident that assessment was properly carried out; that the aboriginal artwork did not need to be considered as part of assessment process; that the consultants were provided with all the relevant information to be able to assess the proposal to demolish these cottages and that there is a valid consent to undertake the demolition.

As I have repeatedly pointed out to General Counsel and the General Manager I am not seeking a review of the rescission that was voted on at the last council meeting. I am asking council's legal officer to address legitimate concerns that I have about the legality of the assessment and consent for the demolition of the cottages.

Officer's Comments:**Comment from Group Manager Legal Services:**

The Notice of Motion is silent on whether the advice requested is to be provided internally or externally. If internal resources are utilised, the cost is estimated to be approximately \$3,000. Performing the work would have no measurable impact on the existing program of work being provided. If external, the cost is estimated to be approximately \$8,000

ATTACHMENTS

Nil.

Item No: C0318 Item 19
Subject: NOTICE OF MOTION: ADANI COAL MINE
From: Councillor Colin Hesse

MOTION:

THAT Council support the nationwide Stop Adani campaign by providing banners to be placed on the Ashfield, Balmain, Leichhardt, Marrickville and Newtown Town Halls. That the banners carry slogan "Inner West Council says Stop Adani."

Background

Stopping the Adani coalmine is of vital importance to ensuring that the Galilee coal basin is not developed. If the Adani coal mine goes ahead many involved with efforts to reduce carbon emissions believe it will fuel catastrophic climate change.

Emissions from the proposed Adani coalmine threaten the atmosphere of the planet, and will contribute significantly to global warming with devastating consequences:

- on developing nations which are least to blame and least able to adjust, e.g. Papua New Guinea;
- warming the oceans and spelling the end of natural wonders such as the Great Barrier Reef; and
- robbing future generations of a livable world.
- The Adani mine is repugnant for a range of other reasons including:
 - the devastation of water resources, including the Great Artesian Basin,
 - the associated ruination of agriculture;
 - the trashing of Aboriginal rights - many don't want the mine on their land; and
 - the destruction of the reef in association with shipping of the coal.
- Recent polling has found that 2/3 of Australians do not support the Adani Mine – this includes people of all political persuasions.

Officer's Comments:**Comment from Group Manager Communciation, Engagement and Events:**

If this motion is supported it would cost \$2,100 including production of the banners and installation and removal of banners.

Please note it is not possible to hang Council banners on Ashfield or Balmain town halls. Ashfield Civic Centre could be used for the Ashfield area. Another location would have to be found for the Balmain area. If this was somewhere like Victoria Road the cost would increase by around \$400, in which case the total cost estimate would be approx. \$2500.

If this was a Council resolution we could do targeted social media posts at \$100 per post as a more cost effective alternative.

ATTACHMENTS

Nil.

Item No: C0318 Item 20
Subject: NOTICE OF MOTION: IMPACTS OF INFRASTRUCTURE PROJECTS ON ANNANDALE
From: Councillor Marghanita Da Cruz

MOTION:

THAT Council holds a local public meeting in Annandale to inform the community about the current plans and proposals for major infrastructure projects, and their expected impacts on the health, safety and amenity of people living and working in the local area.

Background

On Wednesday 14th March a meeting of 25 residents (almost all from Annandale) discussed the likely impacts of proposed state government infrastructure projects currently at various stages of approval on the villages of Annandale, Leichhardt, Lilyfield, Rozelle, Balmain, Pyrmont and Glebe. These projects and impacts include, but are not confined to:

1. WestConnex Stages 1, 2 and 3 and its worksites, including Darley Road, the Balmain Leagues Club site, Rozelle Goods Yard;
2. the Multi-User Port Facility to unload, store and distribute bulk building materials on Glebe Island. Described as being "in close proximity to CBD construction, urban renewal and a construction boom driven by \$70 billion of major infrastructure projects", it would seem this site is also to be the destination for tunnel spoil transferred by barge from the Sydney Metro tunnel's dive site at Blues Point Park;
3. Hanson's' Concrete Batching Plant relocation to Glebe Island by June 2018 on a 20 year lease;
4. the Civil Site at White Bay, to be used initially as a staging area for trucks and light vehicles working on the three WestConnex tollways and other infrastructure projects as part of the new port facilities; and
5. the Western Harbour Tunnel & Beaches Link "main construction site" at White Bay, at which it is proposed to transfer and store harbor sediment and manufacture the large concrete tunnel tubes for the Western Harbour Tunnel and Beaches Link.

While there was a WestConnex M4-M5 Link information session for Annandale residents conducted by Council at Petersham Town Hall four weeks prior, the meeting noted the briefing was not widely advertised and timing and location made attendance difficult for some workers and parents of young children to attend. Residents were also not aware that WestConnex had changed the design of the project to create a vehicle staging area at White Bay that will send at least 80 trucks and trailers per day up Johnston Street.

But even these concerns are dwarfed by the likely impacts of an extraordinary book of related projects centred around White Bay and Glebe Island, now coming to light. The recent media leak of the preliminary EIS for the Western Harbour Tunnel & Beaches Link makes it clear the "Working Port" developments planned for White Bay and Glebe Island - the geographic centre of the villages in the bays precinct - is set to become the hub of a major, long term facility for Sydney's construction industry and the source of major disruption from noise and particle pollution and the cause of traffic chaos in the area.

The meeting of Annandale residents passed the following resolution:

This meeting of Annandale residents, parents of children and business owners, has very strong concerns about the impacts on our health, safety and amenity from the accumulating number of state government sponsored major infrastructure projects in Annandale and surrounding areas.

The meeting demanded our Inner West Council publicise and hold a public meeting, in Annandale, to inform the community about the progress of current plans and proposals for major infrastructure projects, and their expected impacts on the health, safety and amenity of people living and working in the area.

Officer's Comments:

Comment from Group Manager Strategic Planning:

If this motion is supported it would cost \$1000 including hall hire and 9 hours of staff time for preparation and attendance at the public meeting. This cost does not include any advertising of the public meeting.

An alternative way would be for the Strategic Planning Team to prepare a document summarising this information for distribution, thus saving the time and costs associated with the public meeting.

I am also mindful of the subject matter being relevant to other areas including Leichhardt, Lilyfield, Rozelle and Balmain. A document on this could be made available more widely to address the needs of residents of those areas, avoid the costs associated with the public meeting and potential costs of other public meetings that may be called for on the same issue in other suburbs.

ATTACHMENTS

Nil.

Item No: C0318 Item 21
Subject: NOTICE OF MOTION: COMMITTEES
From: Councillor Colin Hesse

MOTION:

THAT Council:

- 1. Reinstate the Cooks River Committee run by the former Marrickville Council; and**
 - 2. Reinstate the Environment Committee run by the former Marrickville Council.**
-

Background

The former Marrickville Council hosted numerous active and high performing committees comprising members of the local community, including:

- Youth Council
- Aboriginal Consultative Committee
- Safety in Marrickville Committee
- Access Committee
- Gay and Lesbian Liaison Committee
- Heritage Committee
- Sister Cities Committee
- Traffic Committee
- Affordable Housing Committee
- Multicultural Committee
- The Green Living Centre Steering Committee
- Marrickville Cooks River Committee
- Marrickville Council Multicultural Committee
- Seniors Reference Group

Additionally, in the former Leichhardt Council there were Precinct Committees, among others.

When the forced Council amalgamations were enacted by the NSW State government in May 2017 these committees were summarily dissolved by the Administrator. The committee members were advised that the committees would be reconsidered and potentially reinstated by the newly formed Inner West Council after the administration period, once the new Councillors were in place. The new Council was elected six months ago now and the members of the former Cooks River Committee and the Environment Committee are seeking to have their committees restored to enable them to have input on important local issues.

These committees provided an important link between the community and Council. The elected community members represented the broader community. They initiated proposals to Council, and provided feedback on Council policies and strategies. For example, The Sustainable Building Awards were initiated by the Marrickville Environment Committee. Now that Councillors have been elected, it is vital that these committees be reinstated as a matter of priority. The Inner West Council covers a huge area with a variety of distinct areas, communities and issues. The Committees can assist Council by providing input on specific issues that affect the wider community.

The reinstatement of the Marrickville Cooks River and the Environment Committee is of particular import. The local environment of Marrickville, including the Cooks River, is under extreme pressure with accelerated high-rise development, the proposed re-zoning of the Sydenham to Bankstown Line and Carrington Road areas. It is important that community have a say in what is happening and have the opportunity to influence the Council's management and response to these changes and future planning.

Officer's Comments:

Comment from Group Manager Communication, Engagement and Events:

Following the report to Council in December 2017 (C1217 Item 8 Local Participatory Democracy) and the subsequent Councillor briefing on Thursday, 15 March 2018, a report is scheduled for Council's 24 April meeting which will address the recommended structure for Committees/Strategic Reference Groups in Council's Community Engagement Framework.

ATTACHMENTS

Nil.

Item No: C0318 Item 22
Subject: NOTICE OF MOTION: MULTICULTURAL POLICY
From: Councillor Sam Iskandar and Councillor Mark Drury

MOTION:

THAT Council prepare a report on ways to support our multicultural communities including:

- a. Delivering the largest Lunar festival in the history of the Inner West to celebrate our Chinese and Vietnamese communities;**
- b. Establishing an Inner West Anti-Racism Film Festival with entries to come from local residents, community groups and schools;**
- c. Creating a Multicultural Advisory Committee and Inter-Faith Reference Group to inform Council decision making;**
- d. Instituting Civic Receptions to celebrate the national days of local ethnic communities including the Chinese, Vietnamese, Greek, Portuguese, Italian and Lebanese communities;**
- e. Making sure important Council information is available and easily accessible in community languages;**
- f. Reestablishing international community to community relationships which existed under the former councils; and**
- g. Appointing a dedicated multicultural development officer to support local organisations.**

Background

The inner west is the birthplace of multiculturalism in Australia, having been enriched by waves of migration from nations such as Greece, Italy, Lebanon, Vietnam, China, Portugal and many other nations. We must make sure that the Inner West Council does everything it can to celebrate our unique and diverse community.

We must bring our community leaders to the table to ensure that our ethnic communities have a voice and are empowered by Council. And as a community leader, Council must tackle the resurgence of racism in the Australia community head on. There are a range of initiatives Council could undertake to further enrich and support our local multicultural community.

Officer's Comments:**Comment from Group Manager Communication, Events and Engagement:**

The event costs alone are estimated to be in the vicinity of \$500,000. A more detailed costing could be provided with additional information such as concept/brief, event size, location, reach, capacity, programming, etc. Consideration would also need to be given to hiring more events staff as our current team are only resourced to deliver the existing program but not additional major events.

ATTACHMENTS

Nil.

Item No: C0318 Item 23
Subject: QUESTION ON NOTICE: STAFFING MATTERS
From: Councillor Rochelle Porteous

Comment by the General Manager:

Staff have provided answers to the questions below where the information is immediately available. The answers to the remaining questions require a considerable amount of time in accessing the three former systems and consolidating data. In addition to normal operating functions HR staff are currently engaged in a significant project to harmonise the payroll systems of the former councils. A response to the remaining questions will be provided by June 2018.

Questions:

Staff employments before and after the forced amalgamation:

What was the effective full time staff number at Leichhardt Council at the time of amalgamation?

What was the effective full time staff number at Marrickville Council at the time of amalgamation?

What was the effective full time staff number at Ashfield Council at the time of amalgamation?

What was the staff headcount at Leichhardt Council at the time of amalgamation?

What was the staff headcount at Marrickville Council at the time of amalgamation?

What was the staff headcount at Ashfield Council at the time of amalgamation?

What is the current effective full time staff level at Inner West Council?

What is the current staff headcount at the Inner West Council?

Outdoor staff:

What was the outdoor staff headcount at Leichhardt Council at the time of amalgamation?

What was the outdoor staff headcount at Marrickville Council at the time of amalgamation?

What was the outdoor staff headcount at Ashfield Council at the time of amalgamation?

What is the current outdoor staff headcount at the Inner West Council?

How many of the current outdoor staff at the Inner West Council are casual?

How many of the current outdoor staff at Inner West Council are on fixed contracts?

Redundancies and resignations:

How many staff have been made redundant in the Inner West Council since May 12 2016?

How many staff have left their employment through early retirement, resignation or redundancy in the Inner West Council since May 12 2016?

Since May 2016, how many staff in the Inner West Council have been told that their current position no longer exists and that they will have to apply for new positions in the organisation?

Answer:

All staff were consulted on the new organisation structures and roles through mass and small section group meetings, the Staff Consultative Committee and the Unions on numerous occasions and advised of the recruitment process in applying for roles in the new Inner West structure, which was developed through consultation with the Unions, LGNSW and the Staff Consultative Committee. Nominated general staff, where there was no change to the positions, responsibilities and immediate structure, were transferred across with current conditions and roles into the new organisation as either a direct appointment or bulk transfer.

Since May 2016, how many staff in the Inner West Council have been told that they need to reapply for their jobs?

Answer:

As stated above all staff were consulted on the new organisation structures and roles and advised of the recruitment process in applying for roles in the new Inner West structure, inherent in this was the fact that staff would have to apply for new positions in the new structure. A three stage process of recruitment was agreed unanimously by the Staff Consultative Committee as the fairest and most equitable process to assist staff moving to the new structure. Only nominated general staff were transferred across with current conditions and roles into the new organisation (see above).

Consultants and Labor Hire firms:

How much was spent on consultants by the Inner West Council in the 16/17 FY?

How much has been spent on consultants by the Inner West Council so far in the 17/18 FY?

In the draft budget for 18/19 what is planned to be spent on consultants in 18/19?

Does the IWC use a labour hire company or more than one?

If so how many staff are currently working for Council from a labor hire company?

In the last three months how many new staff have been hired and in which departments?

Answer:

This response is in relation to hiring of permanent staff, not labour hire:- 32 permanent employees have been recruited in the past 3 months within the following service areas:- Community Services and Culture; Development Assessment and Regulatory Services; Environment and Sustainability; Footpaths, Roads, Traffic and Stormwater; Human Resources; ICT; Integration, Customer Service and Business Excellence; Policy and Enterprise Risk; Trees Parks and Sportsfields. This excludes any agency/temporary staff.

Office of the Mayor:**Question**

It has been reported to Councillors that the Office of the Mayor has 4.6 full time equivalent employees working in his office. These include 2.6 full time equivalent Executive Assistants / Projects and 2 full time equivalent policy / media. What is the headcount for the number of staff employed in the Office of the Mayor?

Answer:

5

Question:

What are the specific role titles of each position?

Answer:

Mayoral Policy and Media Relations Manager
Mayoral Media and Communications Coordinator
Executive Assistant x 2.6

Question:

Where is the policy which allows for these staff members to be employed in the Office of the Mayor? The council has not endorsed the employment of the 4.6 FTE in the Office of the Mayor, therefore under what authority have these staff been employed?

Answer:

Clause 10.6 of the Councillor's Expenses and Facilities Policy provides that the General Manager can determine the number of staff required to provide administrative and secretarial support for the Mayor and Councillors. A review of the workload in supporting the new Council has been undertaken and staff have been allocated to ensure an efficient and effective service is provided in terms of Councillor requests, Councillor Support and the effective operation of the Office of the Mayor. It has been reported to Council previously that the new Council has an increased workload compared to the former councils as each Councillor is now required to represent a significantly higher population base.

Section 332 of the Local Government Act states that it is the Council's role to determine the senior staff positions within the structure, roles and reporting lines to senior staff and resources for the employment of staff. Section 335 states that it is the General Manager's role

to appoint staff. The staff in the Office of the Mayor have been appointed under the authority of Section 335 of the Act and the Councillor Expenses and Facilities Policy

Question:

When was each role advertised and what was the selection process for each role?

Answer:

Mayoral Policy and Media Relations Manager – advertised internally from 22 Nov to 1 December 2017, appointed in December by merit selection through a three person interview panel.

Mayoral Media and Communications Coordinator - advertised internally and externally from 10 November to 26 November 2017, appointed in December 2017 by merit selection through a three person interview panel.

Executive Assistants – one Executive Assistant was temporarily appointed to their position in June 2017. A second staff member was temporarily appointed to this position in October 2017 due to the increase in workload as a result of the return of the Council.

A recruitment process was commenced in November last year to make these roles permanent and were advertised internally from 22 November to 1 December. These positions were appointed in December by merit selection through a three person interview panel.

In December 2017, a review of the workload and resources of the Office of the Mayor was undertaken and the General Manager determined an additional resource of 0.6 FTE of a Personal Assistant was required to manage the increased workload. This position was advertised internally from 19 January to 28 January 2018 and appointed in February by merit selection through a three person interview panel.

ATTACHMENTS

Nil.

Item No: C0318 Item 24**Subject: BALMAIN TELSTRA BUILDING AND PUBLIC SPACE PROJECT****Prepared By:** Patrick Ceran - Manager Urban Design & Project Management**Authorised By:** Brooke Martin - Group Manager Properties, Major Building Projects and Facilities

SUMMARY

The 2004 Darling Street Balmain Masterplan vision is to demolish the front of the Telstra exchange building and open up the public space to improve the presence of the heritage post office. In 2016 Council and Telstra agreed to a partial demolition of the building and public space improvements. The DA for the demolition is approved and Council has engaged with the community on the public space design. The draft design is now ready for final comments from the community. Telstra have recently identified to council that the tender costs for the demolition of the building is much higher than expected and they have approached council to agree a way forward. This report investigates options for the project.

RECOMMENDATION**THAT Council:**

1. **Note the alternative option offered by Telstra to occupy the space in the building until the NBN project is complete, then demolish a larger part of the building, providing a larger public space and an improved presence for the Heritage Post Office;**
 2. **Continue with the original Telstra building demolition and public space improvements as described in this report;**
 3. **Finalise the community engagement and concept for the project as described in this report; and**
 4. **Further negotiate with Telstra and provide budget as described in confidential attachment 3;**
-

BACKGROUND

The original Balmain telephone exchange was opened in 1914. The front section of the current building was built by the Commonwealth in about 1957. It was built against the heritage post office building, damaging some decorative features and removing a balcony. The Telstra building prevents the view of the heritage post office from areas around the Darling, Rowntree and Montague Streets intersection.



The 2004 Darling Street Balmain Masterplan vision is to demolish the front of the Telstra exchange building and open up the public space to improve the presence of the heritage post office. The Balmain Association and local residents identified that this was an important project for the local area and have held regular discussions with both Council and Telstra.

Deed between Telstra and Council

Council and Telstra prepared a draft deed following negotiations, engineering investigations and cost assessments by Telstra. The former Leichhardt Council resolved 8th December 2015, *“That Council enter into the agreement with Telstra for an easement over the front section of 366C Darling Street Balmain, as outlined in the Report.”*

On 24 March 2016, Council and Telstra entered into a formal agreement: “Deed: Works and Easement.” Under this agreement:

- Telstra is to demolish the front section of the Exchange Building. It will require other changes to the building including a new entry at the rear and internal alterations.
- Telstra is then to grant to Council an easement for the front of its site where the building has been demolished. This easement will allow Council to convert the area into urban open space and will allow the public to walk across the area, sit and gather on the area. This easement is not limited in time but gives rights that continue indefinitely.
- Council is to reimburse Telstra for the costs of demolition and alterations to its building in an agreed amount based on estimated costings. Telstra has agreed to grant the easement to Council for free, without requiring Council to pay a purchase cost.
- Council is then to embellish the site for public use.

Telstra achieved Development Application approval for the demolition in March 2017 and procured quotes through their processes. The Deed identifies that Telstra must make all reasonable efforts to complete the demolition within a year of DA approval. In October 2017 Telstra and Council met to workshop value engineering opportunities as the costs they received were higher than expected. In February 2018 Telstra and Council met to discuss options to progress the project considering the costs were still higher than expected.

Telstra have confirmed that the project is on hold due to the increased unexpected costs and that they want to work through the issues to deliver the project as agreed with council. The

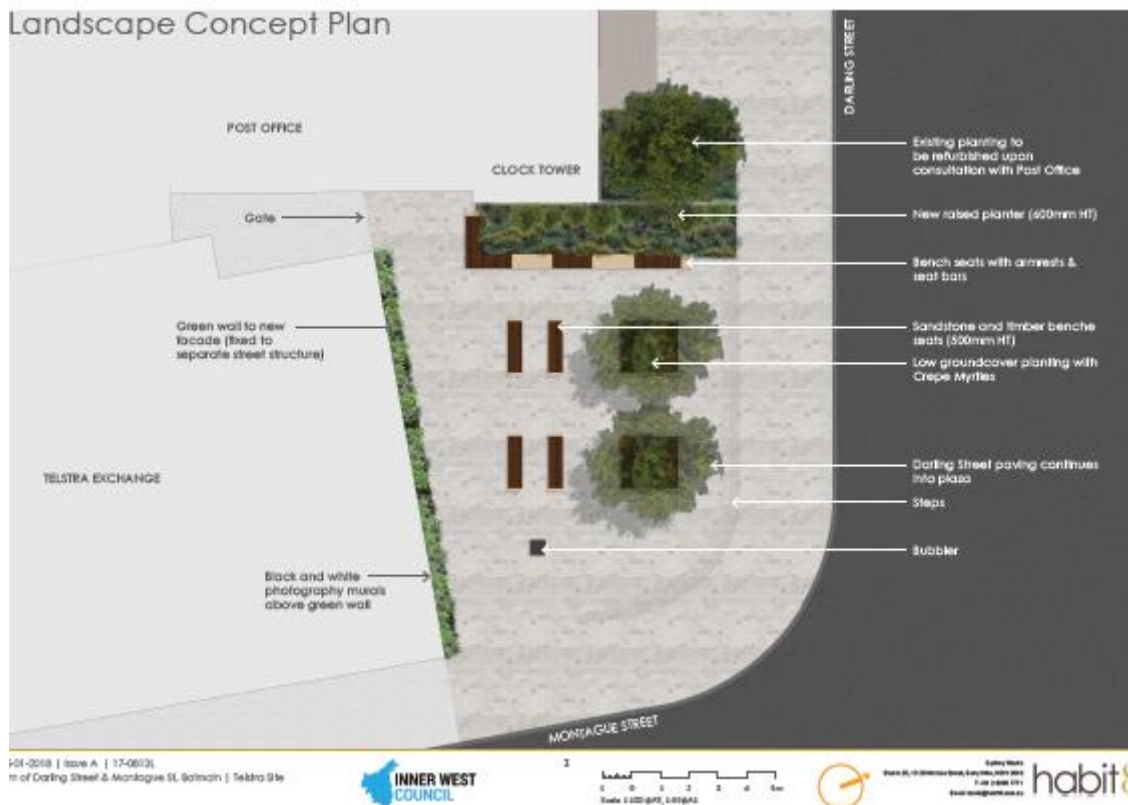
commercial in confidence cost and scope analysis is included in the Confidential Attachment 3. Once the budget issues are worked out between the parties Telstra has confirmed they will endeavor to undertake the demolition within 3 months.

Public Space Design

The draft design combines 160m² of Telstra's site with the footpath to create a larger public space. The wall at the rear of the open space is part of Telstra's building and any treatment must be agreed by Telstra. Due to underground cables and wires, there is a depth limit which prevents the planting of trees. The size of the area is limited by the building and the scope to make alterations to meet Telstra's operational requirements.

Council has engaged with the community on the design of the public space and the concept design will now be placed on councils 'yoursay' website for further comments and finalisation. See attachment 1 for the design.

The public space design encourages people to sit on the sandstone and timber benches, incorporates a bubbler and green landscaping. The wall of the Telstra building incorporates a mural and green wall.



Alternative Option To Increase the Public Space

On the 7th February 2018, Telstra identified an opportunity to expand the easement footprint after the NBN rollout, and enable a larger public space in the future. Telstra have offered council the opportunity to occupy or sub lease part of the space within the building.

Council staff including Property, Major Projects and Facilities and Community Services and Culture inspected the space on the 5th March to identify potential uses. The space could be improved and offered to artists in residence or not for profit organisations. The cost to improve the internal of the building to suit either use is estimated at \$50,000. The building will be ready to utilise within 6 weeks of possession from Telstra. The Telstra site is zoned B2 as local centre where industries are prohibited. It can be used for not for profit or a community facility.

The cost to demolish the building will increase along with the cost to make the public space improvements.

Telstra have confirmed that the timeline for the NBN rollout in the area is atleast after 2022.

The increased size of the building demolition will enable an improved public space and presence of the heritage post office. See ATTACHMENT 2.



Comparison of original project versus alternative option

Option	Cost	Pros	Cons
--------	------	------	------

1. Proceed as per signed Deed for Works and Easement Premises	\$800K* demolition \$500K public space improvements	Works completed by June 2019. The increase in demolition and public space can be done in the future.	Cost has increased. A larger space available in the future.
2. Defer the project post NBN roll out and utilise the building with community service programs and undertake a new design process for the future larger public domain space	\$2M demolition \$900K public space improvements	Immediate access to approximately 100m ² of floor space including toilets; Long term access to a bigger public domain;	NBN roll out date is atleast past 2022, can not confirm timeline for delivery of the public space improvements;

* Depending on negotiations with Telstra this could be increased.

It is recommended to continue with the current project and provide additional budget to complete the demolition works. The future expansion of the area can be considered once the NBN rollout has been completed.

FINANCIAL IMPLICATIONS

Council allocated \$800,000 in the 2017/18 budget for the demolition of the building and \$500,000 is in 2018/19 draft budget for the public space improvements. Provide for additional budget as per Confidential Attachment 3 funded from reprioritizing the capital program for 18/19.

If council prefer the alternative option to defer the public space improvements only \$50,000 is required in the current year budget.

OTHER STAFF COMMENTS

Staff from across council have been consulted including Community Services and Culture, Recreation, Public Domain Planning, Trees, Parks and Sportsfields and Property, Roads, Footpaths, Stormwater and Sustainability and Environment.

PUBLIC CONSULTATION

Council engaged with the community on the draft design for the proposed public space in March 2017. This included 2 on site drop-in sessions, advertising in The Courier, notices in the Balmain Library, Leichhardt Administration Building and various noticeboards in Rozelle, Balmain and Birchgrove, Balmain Association and owners of the adjacent buildings. Residents were invited to complete a short on-line survey at "Your Say" Inner West and written comments/submissions were made to Council by email.

92% of the respondents supported the concept including 32% submitting suggestions. These inputs were reviewed with all Council's stakeholders/ officers including Trees & Parks, Sustainability, Property, Civil works, Public Domain and the design was finalised (**see Attachment 1**).

The final design will be placed on councils 'yoursay' website and reviewed based on the comments.

CONCLUSION

In 2016 Council and Telstra agreed to a partial demolition of the building and public space improvements. The DA for the demolition is approved and Council has engaged with the community on the public space design. Council and Telstra have investigated ways to decrease the cost to demolish and alternative options including utilisation of the current building. It is recommended that the project continue with the current partial demolition and concept design.

ATTACHMENTS

1. [↓](#) Balmain Telstra Site - Public Space Improvement Design
2. [↓](#) Balmain Telstra Site - Alternative Option delayed demolition
3. Confidential Attachment 3 Balmain Telstra Demolition project - *Confidential*

Landscape Context Plan



25-01-2018 | Issue A | 17-0813L
Cnr of Darling Street & Montague St, Balmain | Telstra Site

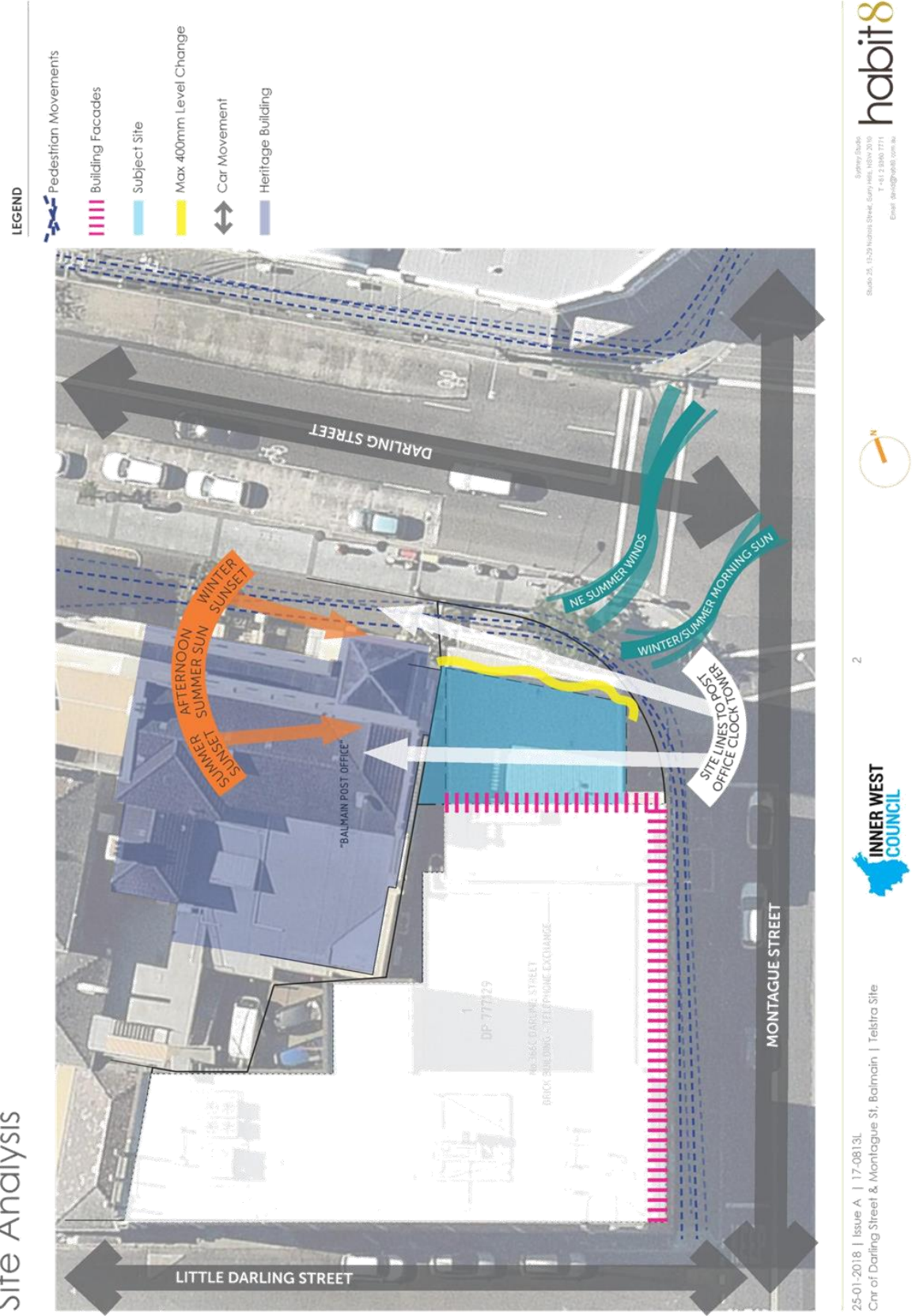


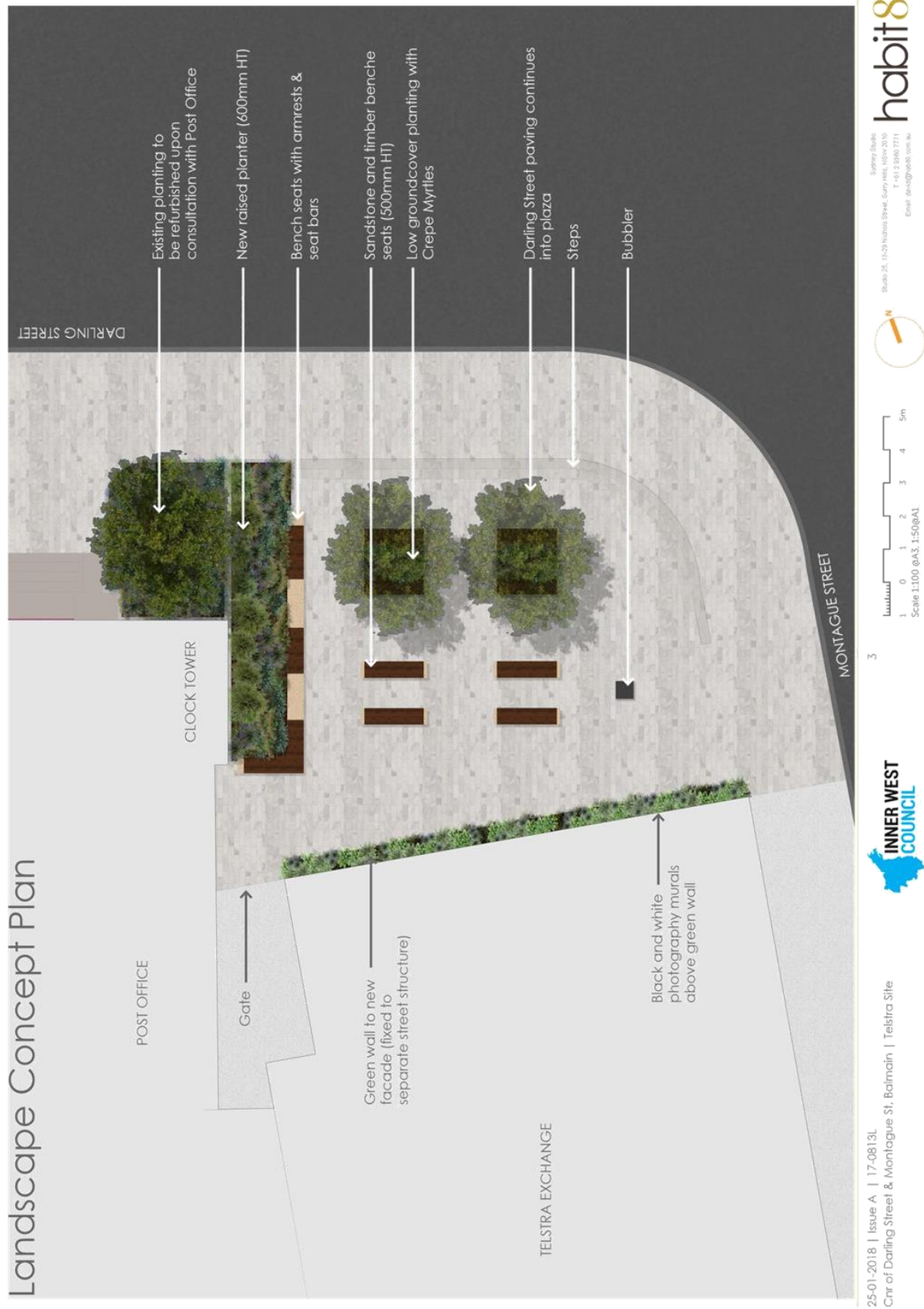
1



Survey Suite
Studio 35, 12-29 Hobson Street, Surry Hills, NSW 2010
T +61 2 3800 7771
Email: info@habit8.com.au
habit8

Site Analysis

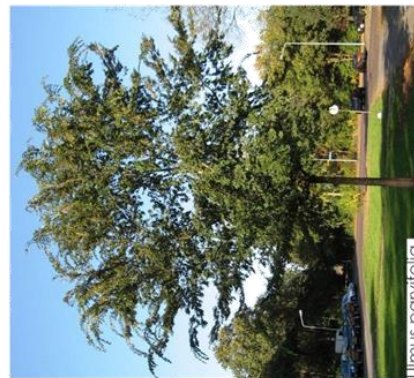




Planting Palette



Lagerstroemia indica



Ulmus parvifolia



Viola hederacea



Hardenbergia violacea



Hymenocallis littoralis



Liriope Evergreen



Liriope stripey



Rosmarinus officinalis



Lavandula



Dietes bicolor



Azalea 'Krim'



Gazania

Landscape Concept Plan



15/03/2018 Issue C | 17-0813L

Cnr of Darling Street & Montague St, Balmain | Telstra Site



1



habit8
Graham Gaudin
Studio 25, 13-21 Habits Street, Bayswater, NSW 2150
P: 02 9600 1711
F: 02 9600 1711
Email: gaudin@habit8.com.au

Artist Impression



15/03/2018 Issue C | 17-0813L
Cnr of Darling Street & Montague St, Balmain | Telstra Site

2

Sydney Studio
Studio 25, 13-28 Market Street, Sydney, NSW 2010
T +61 2 9350 7771
Email: david@habit8.com.au

habit8