

# **AGENDA**

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## **INNER WEST COUNCIL**

**COUNCIL MEETING**

**TUESDAY 13 AUGUST 2019**

**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**

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**Persons in the public gallery are advised that under the Local Government Act 1993, a person may NOT 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

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	Nil at the time of printing.	
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**15 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.

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**The reason for dealing with the report confidentially is that it contains commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that would, if disclosed prejudice the commercial position of the person who supplied it.**

C0819(1) Item 18 Dawn Fraser Baths Essential Maintenance Project - Head Contractor Tender Recommendation	
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**Minutes of Ordinary Council Meeting held on 23 July 2019****Meeting commenced at 6.31pm****Present:**

Darcy Byrne	Mayor
Victor Macri	Deputy Mayor
Marghanita Da Cruz	Councillor
Mark Drury	Councillor
Lucille McKenna OAM	Councillor
Colin Hesse	Councillor
Sam Iskandar	Councillor
Tom Kiat	Councillor
Pauline Lockie	Councillor
Julie Passas	Councillor
Rochelle Porteous	Councillor
Vittoria Raciti	Councillor
John Stamolis	Councillor
Louise Steer	Councillor
Anna York	Councillor
Michael Deegan	Chief Executive Officer
Elizabeth Richardson	Deputy General Manager Assets and Environment
John Warburton	Deputy General Manager Community and Engagement
Nellette Kettle	Group Manager Customer Service, Business Excellence and Civic Governance
Wal Petschler	Group Manager Footpaths, Roads, Traffic and Stormwater
Ian Naylor	Manager Civic Governance
Katherine Paixao	Governance Coordinator

**APOLOGIES:** Nil**DISCLOSURES OF INTERESTS:** Nil**CONFIRMATION OF MINUTES****Motion: (Passas/Lockie)**

THAT the Minutes of the Council Meeting held on Tuesday, 25 June 2019 be confirmed as a correct record.

**Motion Carried**

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

**Against Motion:** Nil

**Suspension of Standing Orders****Motion: (Kiat/Porteous)**

THAT Council suspend standing orders to allow all 5 registered speakers to speak to Item 8.

**Motion Lost**

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

Councillor Passas left the Meeting at 6:34 pm.

**PUBLIC FORUM**

The registered speakers were asked to address the meeting. The list of speakers is available on the last page of these minutes.

**Suspension of Standing Orders****Motion: (Hesse/Steer)**

**THAT Council suspend standing orders to deal with Item 8 which had registered speakers.**

The Mayor ruled this motion out of order

**ADJOURNMENT**

6.47p.m - The Mayor, Clr Byrne adjourned the meeting for a short recess.

6.49p.m– The Mayor, Clr Byrne resumed the meeting.

Councillor Passas returned to the Meeting at 6:49 pm.

**Motion of Dissent (Hesse/Porteous)**

THAT dissent be moved in the Mayor's ruling.

**Motion Lost**

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

The Mayor's ruling was upheld.

**C0719(2) Item 9 Mayoral Minute: Rozelle Rail Yards****Motion: (Byrne)**

**THAT Council write to the Minister for Planning and Public Spaces to request that he:**

- a) Requires the Secretary of the Department of Planning, Industry and Environment to begin the work of the Design Review Panel required under the WestConnex Stage 3 Environmental Impact Statement approval to prepare an Urban Design and Landscape Plan (UDLP) for the Rozelle Rail Yards detailing the new recreation area to serve the local community;
- b) Confirms that Inner West Council will be a member of the Panel;
- c) Confirms that the NSW Government will fund the development and delivery of the masterplan for the proposed parklands and associated facilities; and

- d) Convenes a meeting with relevant stakeholders including peak sporting associations, local schools and Westconnex to discuss the development of the masterplan.

**Motion Carried**

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

**Against Motion:** Nil

**C0719(2) Item 1 Memorial Planting and Plaques Policy**

**Motion: (Porteous/McKenna OAM)**

**THAT Council:**

1. Adopt the Inner West Memorial Planting and Plaques in Parks and Open Spaces Policy; and
2. Rescind the Memorial Plantings and Plaques Policy (2016) of the former Leichhardt Council.

**Motion Carried**

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

**Against Motion:** Nil

**C0719(2) Item 2 Petersham Portuguese Precinct Name**

**Motion: (Steer/Byrne)**

**THAT Council submit the following to the Geographic Names Board for consideration:**

- Name: Little Portugal; and
- Geographic Precinct: Audley St; New Canterbury Rd between Audley St and Hunter St; inclusive of the junction of Audley St and Trafalgar St (Portuguese mural section).

**Motion Carried**

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

**Against Motion:** Nil

**C0719(2) Item 3 Sydney Eastern City Planning Panel Report: DA201700558: 1-9 Rich Street, Marrickville****Motion: (Macri/Drury)****THAT Council endorse the staff's supplementary report in relation to the proposal.****Motion Carried****For Motion:** Crs Byrne, Da Cruz, Drury, Iskandar, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York**Against Motion:** Crs Hesse and Kiat**Amendment (Lockie/Hesse)****THAT Council ask the Panel to consider appropriate local traffic calming measures to directly address the expected increase in traffic volumes generated as a result of the proposed development.****Motion Lost****For Motion:** Crs Da Cruz, Hesse, Kiat, Lockie, Porteous, Stamolis and Steer**Against Motion:** Crs Byrne, Drury, Iskandar, Macri, McKenna OAM, Passas, Raciti and York**Amendment (Hesse/Lockie)****THAT Council officers make a submission that includes;**

- 1. Assurances that access to the site during construction will not use Jabez Street Marrickville. Reason, to protect the tree canopy from damage; and**

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

- 2. That the existing use of the Factory Theatre will not be impacted upon by occupants of the new building in Rich Street, specifically that live music and performance at the current approved standards are to be maintained.**

**Motion Lost****For Motion:** Crs Da Cruz, Hesse, Kiat, Lockie, Porteous, Stamolis and Steer**Against Motion:** Crs Byrne, Drury, Iskandar, Macri, McKenna OAM, Passas, Raciti and York**C0719(2) Item 4 Local Traffic Committee Meeting held on 1 July 2019****Motion: (Macri/Stamolis)****THAT the Minutes of the Local Traffic Committee Meeting held on 1 July 2019 be received and the recommendations be adopted.****Motion Carried****For Motion:** Crs Byrne, Da Cruz, Drury, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna OAM, Passas, Porteous, Raciti, Stamolis, Steer and York**Against Motion:** Nil

**ADJOURNMENT**

7.16pm - The Mayor, Cllr Byrne adjourned the meeting for a short recess.

7.18pm— The Mayor, Cllr Byrne resumed the meeting.

**C0719(2) Item 5 Local Government NSW Annual Conference**

**Motion: (Byrne/Stamolis)**

**THAT Council:**

- 1. Nominate Councillors Byrne, Da Cruz, Drury, Hesse, Lockie, McKenna OAM, Porteous, Steer and York to attend and be the voting delegates for the 2019 Local Government NSW Conference; and**
- 2. Motions for the conference be brought to 13 August Council meeting.**

**Motion Carried**

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

**Against Motion:** Nil

**C0719(2) Item 6 Delegation to execute Tcorp Loan for Ashfield Aquatic Centre**

**Motion: (Drury/McKenna OAM)**

**THAT Council delegate authority to the Chief Executive Officer and the Mayor to execute the Tcorp Loan documentation with respect to the Ashfield Aquatic Centre redevelopment.**

**Motion Carried**

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

**Against Motion:** Crs Passas and Raciti

**C0719(2) Item 7 Investment Report as at 30 June 2019**

**Motion: (Stamolis/Kiat)**

**THAT the report be received and noted.**

**Motion Carried**

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

**Against Motion:** Nil

**ADJOURNMENT**

8.02pm - The Mayor, Cllr Byrne adjourned the meeting for a short recess.

8.12pm— The Mayor, Cllr Byrne resumed the meeting.

**C0719(2) Item 8 Notice of Motion: Global Climate Strike, 20 September 2019****Motion: (Kiat/Hesse)****THAT Council:**

1. Delegate to the CEO, in consultation with the union, to encourage and authorise all available staff to participate in the Global Climate Strike, in the Sydney CBD on 20 September 2019, 12-2pm. Staff attendance at the Strike to attract no penalty nor require use of TOIL/flex entitlement; and
2. Publicly endorse the Strike and encourage and support community participation, and invite local workplaces (in particular council contractors) and schools to participate by enabling their staff/students to attend without penalty.

**Motion Lost****For Motion:** Crs Da Cruz, Hesse, Kiat, Lockie, Porteous and Steer**Against Motion:** Crs Byrne, Drury, Iskandar, Macri, McKenna OAM, Passas, Raciti, Stamolis and York**Foreshadowed Motion (Stamolis/Passas)****THAT Council:**

1. Publicly endorse the Strike and encourage and support community participation, and invite local workplaces and schools to participate; and
2. To demonstrate its commitment to the Global Climate Strike by sending a delegation of up to 15 staff .

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

Meeting closed at 8.15pm.

**PUBLIC SPEAKERS:**

Item #	Speaker	Suburb
Item 8:	India Pardoel	Marrickville
	Dominic Case	Balmain
	Dylan Griffiths	Marrickville



**Item No:** C0819(1) Item 1

**Subject:** PUBLIC DOMAIN MASTER PLAN FOR THE DULWICH HILL STATION PRECINCT

**Prepared By:** Arturo Ruiz - Master Planning Officer

**Authorised By:** David Birds - Group Manager Strategic Planning

**Item 1**

## RECOMMENDATION

**THAT:**

1. Council adopts the Public Domain Master Plan for the Dulwich Hill Station Precinct (Attachment 1); and
2. All residents and stakeholders who made submissions during the public exhibition period be notified of Council's decision; and

## BACKGROUND

Council has developed a draft Master Plan (Attachment 1) for public domain improvements around Dulwich Hill Station. The proposals have been prepared in close liaison with Transport for NSW and Sydney Metro who are responsible for station upgrade works associated with the Sydney Metro project. The Master Plan will be used as a tool to seek funding from external sources for its implementation. The Master Plan has been developed to be implemented in seven stages. The cost breakdown associated with the stages is as follows:

Stage	Amount
1. Dudley Street bicycle link	\$ 570,095
2. Dudley Street	\$ 459,315
3. Threshold treatments	\$ 1,071,455
4. Signalised intersection	\$ 894,090
5. Wardell Street works - WSUD and paving	\$ 1,775,850
6. Sydney Metro project works (Ewart Lane and Bedford Crescent)	\$ 857,280
7. Streetscape works to Ewart Lane	\$ 619,915
OPTION EXTRA - Undergrounding of electrical infrastructure	\$ 1,224,000
<b>Total (Excluding GST)</b>	<b>\$ 7,472,000</b>

The Master Plan's stage 1 (the Dudley Street bicycle link) has now been constructed under the 2018/19 capital program for cycleways. The works identified in the Master Plan have been integrated into the forward capital works budget which has allowed for \$140,000 over 2019/2020 for detailed design. Capital works have also been allocated for \$1,600,000 for the construction of stages 2 and 3 to commence in 2022. Council grant applications to the NSW Government have been successful with \$1,370,000 being secured for public domain improvement designs along the Parramatta Road corridor and approximately \$5 million being secured for the Cooks River Parklands Master Plan since 2016.

## PUBLIC CONSULTATION

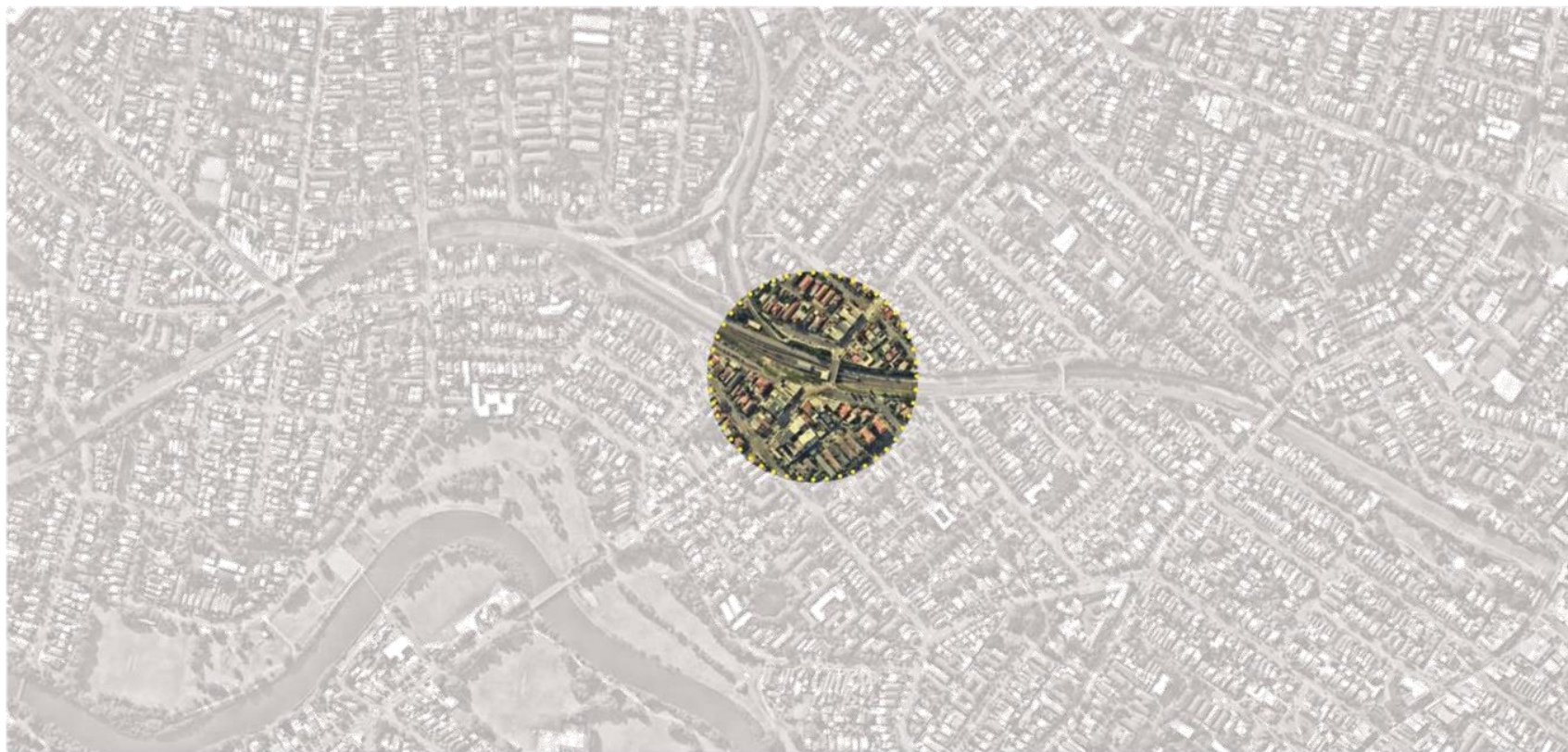
The draft Master Plan was placed on public exhibition and 21 out of 24 submissions were in support of the Master Plan and suggestions made in submissions were adopted in the final draft Master Plan. The community engagement outcomes report can be viewed here:

<https://yoursay.innerwest.nsw.gov.au/dulwich-hill-station-planning-the-streetscape>

## ATTACHMENTS

1. [Dulwich Hill Station Public Domain Master Plan](#)

## **DULWICH HILL STATION** \_Public Domain Master Plan



## Executive Summary

Plummer and Smith were engaged by Inner West Council in 2017 to undertake a detailed master plan for the public domain around the Dulwich Hill Station. The aim of the master plan is to document a ten year strategy to transform the streets and public spaces around the station into a pedestrian oriented village.

The scope of the project is for public domain element including streets, lanes, plazas and other public spaces along the following street environments:

- Wardell Road from Ewart Street to the north side of the Keith Street / Wilga Avenue intersection;
- Dudley Street;
- Ewart Street between Ewart Lane and Murray Lane; and
- Bedford Crescent.

The design process has included detailed site analysis, strategic policy review, community engagement, collaborative workshops with Council disciplines and benchmarking with best practice.

Some of the public domain master plan strategies include:

- Provide raised threshold treatments to the entries along Wardell Road at Wilga Avenue and Ewart Street. Threshold treatments are designed to slow traffic and define the village centre.
- Provide a pedestrian priority, pedestrian connection across Bedford Crescent;
- Install new pavement treatments to delineate a shared pedestrian zone in Ewart Lane;
- Install a designated bicycle lane to Dudley Street;
- Reconfigure the existing intersection at Dudley Street and Wardell Road with raised pedestrian pavements, shorter pedestrian crossing distances and traffic signals;
- Provide new tree plantings to increase shade with Water Sensitive Urban Design (WSUD) rain gardens to each tree base in order to improve storm water quality and provide passive irrigation to each tree;
- Install new pedestrian pavements to the town centre streets;
- Support proposals by the Sydney Metro and South-West project to integrate the upgraded metro station with connections to Ewart Lane, Wardell Road and Bedford Crescent. Council to coordinate the design and development of Sydney Metro's Precinct Plans to avoid duplicities and ensure any work undertaken is consistent and builds upon Council's public domain master plan;
- Optional extra of undergrounding of electrical infrastructure to accommodate larger tree species (This is an optional extra as it is beneficial to the streetscape, but alternative tree species can be selected in detail design that will grow beneath the existing electrical infrastructure); and
- Widening of Wardell Road pedestrian zone with decking structure to improve the pedestrian connection over the railway bridge.

The master plan has been reviewed by Sydney Buses and Roads and Maritime Service (RMS) who have provided approval for the proposed strategies and support the aim to provide a pedestrian orientated village.

The Public Domain Master Plan has been fully costed with a staged implementation plan proposed for each of the strategies.

The master plan will be used to guide future detailed design and construction works over the next ten years and will assist within funding and grant application processes.

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### Document Control

Date	Revision Number	Revision Details	Issued	Approved
06.10.17	1	DRAFT	P&S	IWC
07.02.18	2	DRAFT	P&S	IWC
10.10.18	3	DRAFT	P&S	IWC
24.07.19	4	FINAL	P&S	IWC

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## 1 Project Context

### Overview

The Dulwich Hill Station Public Domain Master Plan provides Inner West Council and the Dulwich Hill community with a ten year plan to transform the streets and public spaces around the station into a pedestrian oriented village.

The plans build on previous work completed by the former Marrickville Council including community engagement during the Tomorrow's Dulwich Hill project and the Draft Marrickville Public Domain Study. The proposed strategies in these documents have informed the master plan, along with the aim to improve the public domain around the Dulwich Hill Station.

The master plan has carefully considered the changing private domain within the precinct. Recent developments with increased residential density, changed transport options and State Government planning initiatives are impacting the public domain within the precinct. The proposals within the master plan have been established to allow for existing uses while planning and supporting any future changes to the neighbourhood.

### Strategic Alignment

Council's streets and town centres service multiple community needs as demonstrated by the extensive list of relevant outcomes in the Our Inner West 2036, Community Strategic Plan.

The ongoing management of the streets and centres is consistent with the CSP, promoting the shared vision of the community and Council. It also provides Council with a focus; enabling Council to allocate the required resources to translate the vision into action. The following pages outline how this report and its projects will integrate with and support, the community's strategic outcomes.

This document / project progresses from a range of high level planning and policy documents impacting this area and the vision for the community.

These documents included;

- The Draft Marrickville Public Domain Study (2015);
- Marrickville Public Domain Design Guide (2016);
- Marrickville Street Tree Masterplan (2014);
- Marrickville Public Domain Concept Designs- Dulwich Hill Station Precinct (2012);
- Recreation Needs Research- Strategic Directions for Marrickville (2012);
- Marrickville Recreation Policy and Strategy (2013);
- Tomorrow's Dulwich Hill- Drafted document;
- Marrickville Strategy for a Water Sensitive Community 2012 – 2021;
- Marrickville Biodiversity Strategy 2011- 2021;
- The Climate Change Plan 2015 – 2025; and
- The Inner West Council CSP Greenway Master Plan.

### Policy and Planning Document Public Domain Recommendations

There are a range of existing public domain recommendations for this site area stemming from previous studies and proposals. These have been reviewed as part of the site analysis and design workshoping process. Additional and more site specific information is included in the Public Domain Master Plan section of this document.

Previous planning work recommendations to be considered include:

#### Arrival

- Provide nodal features at key arrival locations to Dulwich Hill Station;
- Use trees to terminate / frame vistas;
- Use avenue tree plantings to denote the town centre area

#### Access

- Relocate pedestrian crossings to improve safety;
- Relocate kiss and ride to improve safety;
- Investigate the use of raised thresholds for traffic calming;
- Provide uncluttered footpath environments

#### Connections / Links

- Provide integrated links to nearby open space;
- Connect pedestrians and cyclists with the GreenWay corridor links;
- Liaise with RMS for potential re-use of land between Wardell Road and the State Rail car park south of the station;
- Reinforce connections with clear signage;
- Build on / connect existing 'living streets' in Wilga Avenue;
- Provide consistent treatments and connections from MacArthur Parade to Wardell Road along Bedford Crescent

#### Destinations

- Widening footpaths along Dudley Street and Bedford Street to accommodate kerbside uses and improved pedestrian movements;
- Provide pedestrian amenity items including seating;
- Design the entry to the light rail as a small park / square

#### Environment and Character

- Ensure public spaces are designed with Crime Prevention Through Environmental Design (CPTED) principles;
- Water Sensitive Urban Design to all planting areas, including trees;
- Ensure regional views to the south are retained

#### Materials

- Provide simple low maintenance materials and furniture;
- Option to use cobbles and brick threshold treatments at road crossings and entry points

#### Trees

- Plant large spreading canopy trees where possible;
- Avenue tree plantings to be included on at least one side of Wardell Road;
- Investigate the use of deciduous tree species to maximise solar access (winter) and shade (summer).

## 1 Project Context

### Community Strategic Plan

Our Inner West 2036 A community strategic plan for the Inner West community	ALIGNMENT OF THE DULWICH HILL DETAIL MASTER PLAN WITH THE INNER WEST COMMUNITY STRATEGIC PLAN	Our Inner West 2036 A community strategic plan for the Inner West community	ALIGNMENT OF THE DULWICH HILL DETAIL MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN
<p><b>STRATEGIC DIRECTIONS</b></p> <p>These are the big picture results which the community would like Council and its many partners to focus on achieving</p>	<p><b>KEY RESULT AREAS</b></p> <p>Strategic direction 1: An ecologically sustainable Inner West. Strategic direction 2: Unique, liveable, networked neighbourhoods. Strategic direction 3: Creative communities and a strong economy. Strategic direction 4: Caring, happy, healthy communities. Strategic direction 5: Progressive local leadership.</p>	<p><b>STRATEGIES</b></p> <p>These guide the specific strategies related to this plan and define how to achieve outcomes</p>	<p><b>STRATEGIC OBJECTIVES</b></p> <p>1.1.1. Provide the support needed for people to live sustainably 1.1.2. Reduce urban heat and manage its impact 1.1.5. Provide green infrastructure that supports increased ecosystem services 1.2.1. Support people to protect, restore, enhance and connect with nature in Inner West 1.2.2. Maintain and increase Inner West's tree canopy and urban forest, and enhance biodiversity corridors 1.2.3. Protect, conserve and enhance existing natural area sites for species richness and diversity 1.3.1. Collaborate to deliver water-sensitive plans, decisions and infrastructure 1.4.1. Support local adoption of clean renewable energy 1.5.1. Support people to avoid waste, and reuse, repair recycle and share 1.5.2. Provide local reuse and recycling infrastructure 2.1.1. Pursue integrated planning and urban design across public and private spaces to suit community and local environment needs 2.1.2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues 2.1.3. Improve the quality, and investigate better access and use of existing community assets 2.1.3. Improve the quality, and investigate better access and use of existing community assets 2.2.1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages 2.2.2. Manage change with respect for place, community history and heritage 2.3.1. Plan and deliver public spaces that fulfil and support diverse community needs and life 2.6.1. Deliver integrated networks and infrastructure for transport and active travel 3.1.2. Create opportunities for all members of the community to participate in arts and cultural activities 3.2.1. Position Inner West as a place of excellence for creative industries and services and support them to thrive 3.2.4. Facilitate the availability of affordable spaces for creative industries and services 3.3.1. Support business and industry to be socially and environmentally responsible 3.3.3. Promote Inner West as a great place to live, work, visit and invest in</p>
<p><b>OUTCOME STATEMENT</b></p> <p>These are detailed outcomes under each strategic directions. They are more specific than the strategic directions, but still focus on the end result rather than how to get there</p>	<p><b>OUTCOMES</b></p> <p>1.1 The people and infrastructure of Inner West contribute positively to the environment and tackling climate change 1.2 Inner West has a diverse and increasing urban forest that supports connected habitats for flora and fauna. 1.3 The community is water sensitive, with clean, swimmable waterways 1.4 Inner West is a zero emissions community that generates and owns clean energy 1.5 Inner West is a zero waste community with an active share economy 2.1 Development is designed for sustainability and makes life better 2.2 The unique character and heritage of neighbourhoods is retained and enhanced 2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings 2.6 People are walking, cycling and moving around Inner West with ease 3.1 Creativity and culture are valued and celebrated; 3.2 Inner West is the home of creative industries and services 3.3 The local economy is thriving 3.4 Employment is diverse and accessible 4.1 Everyone feels welcome and connected to the community 4.2 The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West 4.3 The community is healthy and people have a sense of wellbeing 4.4 People have access to the services and facilities they need at all stages of life 5.1 People are well informed and actively engaged in local decision making and problem-solving 5.2 Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes 5.3 Government makes responsible decisions to manage finite resources in the best interest of current and future communities</p>		



## 1 Project Context

### Community Strategic Plan

Our Inner West 2036 A community strategic plan for the Inner West community	ALIGNMENT OF THE LDULWICH HILL DETAIL MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN PLAN AND DELIVERY PROGRAM
<p><b>STRATEGIES</b></p> <p>These guide the specific strategies related to this plan and define how to achieve outcomes</p>	<p><b>STRATEGIC OBJECTIVES</b></p> <p>3.4.2. Encourage social enterprises and businesses to grow local employment</p> <p>4.1.1. Foster inclusive communities where everyone can participate in community life</p> <p>4.1.2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity</p> <p>4.1.3. Empower and support vulnerable and disadvantaged community members to participate in community life</p> <p>4.1.4. Increase and promote awareness of the community's history and heritage</p> <p>4.2.1. Celebrate Aboriginal and Torres Strait Islander cultures and history</p> <p>4.2.4. Actively engage Aboriginal people in the development of programs, policies and strategies</p> <p>4.3.1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities</p> <p>4.3.2. Provide opportunities for people to participate in recreational activities they enjoy</p> <p>4.4.1. Plan and provide services and infrastructure for a changing and ageing population</p> <p>4.4.2. Ensure the community has access to a wide range of learning spaces, resources and activities</p> <p>5.1.1. Support local democracy through transparent communication and inclusive participatory community engagement</p> <p>5.2.3. Collaborate with partners to deliver positive outcomes for the community, economy and environment</p> <p>5.3.1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations</p> <p>5.3.2. Ensure responsible, sustainable, ethical and open local government</p> <p>5.3.3. Deliver innovation, excellence, efficiency, effectiveness and probity in Council processes and services</p>



## 1 Project Context

### VISION

To provide a pedestrian orientated village centre

### OBJECTIVES

- Provide improved pedestrian and cycle links from the station, light rail and retail areas to nearby residential streets;
- Retain and enhance community identity through public art treatments;
- Retain the existing site character through improvements to the public domain that are sympathetic to the existing federation style and village scale;
- Improve the sense of separation from traffic noise and movements for pedestrians using the streets;
- Provide pedestrian amenity items to encourage people to spend time in the street, have social interactions and use the street for recreation purposes;
- Review Council provided parking options for Dudley Street;
- Promote opportunities for outdoor dining or other potential street uses;
- Introduce water sensitive urban design initiatives as standard for planting design within the streetscape;
- Increase shade and the urban forest canopy cover;
- Develop streetscape designs that have multipurpose and flexible outcomes;
- Facilitate improved pedestrian use of the precinct, particularly during the evening; and
- Install changes to the traffic network to improve the streetscape to ensure safe traffic and pedestrian movements.

## 1 Project Context

### Project Methodology

The project methodology comprises five phases, some of which overlap and run concurrently. The methodology was established in response to the project brief and to the existing strategic planning and analysis information already undertaken by others.

The five phases include:

#### Phase 1: Review and Initiation

- project initiation including site familiarisation, existing Council policy review, existing strategic planning review, confirm project program and methodology, and develop project objectives and aims.

#### Phase 2: Site Analysis

- site analysis was undertaken to assist in establishing a range of opportunities and constraints. Elements forming site analysis included; existing use patterns, public transport, access and connectivity, topography, stormwater and drainage, existing trees and vegetation, pedestrian and cycling movement, traffic, public domain quality, existing services and infrastructure, geology, microclimate and biodiversity.

#### Phase 3: Detailed Master Plan

- develop an illustrative detailed master plan with supporting structure diagrams and analysis. Included in this phase is design workshopping with Council, the testing of ideas, the rechecking of site constraints and opportunities, the drafting of design proposals for the public domain.

#### Phase 4: Project Costing

- develop an opinion of probable costs to assist with forward planning and project realisation.

#### Phase 5: Exhibition and Updates

- Council review and public exhibition of Detailed Master Plan proposals. Undertake any appropriate design report changes resulting from feedback.

#### Community Engagement

- This is a 'floating' component through all phases of the project. Significant existing community consultation relevant to this project has already been undertaken by Inner West Council. Additional targeted consultation was undertaken as part of the process. By not tying community consultation to a particular phase of the project it enabled a certain level of flexibility to be applied to this component enabling consultation to be tailored as the project progressed.

### How to Use this Document

This Detailed Master Plan report is designed as a document facilitating future staged works (documentation and construction) for the Dulwich Hill Station precinct streets comprising the site area.

For ease of reference the document is divided into different sections that loosely align with the project methodology phases.

#### 1. Project Context

This section provides an introduction and background to the project including existing Council policy source material, project methodology and objectives.

#### 2. Site Analysis

The physical characteristics of the site area and contextual connections are described and analysed in plans, words and images. While focusing on physical site analysis this section also reviews site and cultural history as well as existing use and cultural qualities.

#### 3. Community Engagement

This section provides a brief overview of the points raised during Inner West Council's community consultation period.

#### 4. Design Strategies

This section includes words and diagrammatic analysis of the design strategies used in the proposals. Also outlined in this section are precedent works relevant to the designs and site. The design strategies, or principles provide a spatial representation of the objectives.

#### 5. Detailed Master Plan

This section of the report sets out the overall design proposals for the public domain within the site area including plans, sections, and perspectives to illustrate desired outcomes.

#### 6. Costing and Implementation

This section outlines the probable costs associated with the design upgrades and suggests potential staging or implementation strategies.

## 1 Project Context

### Location

The Dulwich Hill Station precinct is located in the inner western Sydney suburb of Dulwich Hill. The site area is approximately 8km from the Sydney CBD. The precinct is located close to the southern boundary of the Inner West LGA- adjacent to the Cooks River valley. The elevated areas in the centre of the precinct / site area enjoy relatively expansive views south-west across the Cooks River Valley.

The geographical and active centre of the site area is the Dulwich Hill train station and associated Light Rail station.





## 1 Project Context

### Site Area

The site area (as shown) includes;

- Wardell Road from Ewart Street to the north side of the Keith Street / Wilga Avenue intersection
- Dudley Street
- Ewart Street between Ewart Lane and Murray Lane
- Bedford Crescent



## 1 Project Context

### History

The traditional custodians of the Cooks River Valley are from the Cadigal Wanggal of the Eora Nation. The landscape around Dulwich Hill was a series of heavily timbered low hills vegetated with Turpentine/Ironbark Grassland. A constant water supply fed by many creeks running into the Cooks River made it a fertile area. Campsites were dotted along the Cooks River that were regularly used for fishing for many months of the year.

The good timber was highly prized by European settlers and the fertile ground made it viable for crop farming. These aspects attracted settlement to the area first known as West Marrickville.

The existence of the train station at Dulwich Hill dates back to 1895 as a stop on the Bankstown line. The platform, buildings and overbridge structure are of local heritage significance today.

Along Wardell Road, shop fronts tell a story of commercial growth during the Federation period of Australia. The housing beyond the station area is also predominantly of the Federation period. As with many villages throughout Sydney, sandstone kerbs are present along some areas of the streets of Dulwich Hill.



Turpentine/Ironbark Forest Grassland remnant site - Macquarie University predicts that less than 5% of Turpentine/Ironbark forests remain in the Sydney area. Considered endangered under the Commonwealth EPBC Act it is vital these environments are maintained. Inner West Council continues to preserve a section of this precious natural, biodiverse environment running along the rail corridor. Seed stock is regularly collected to propagate plant stock for use in the LGA.



Dulwich Hill Station Ticket Office - timber weatherboard structure



Sandstone Kerbs - these are being preserved throughout Sydney where possible



Heritage facades - federation era development



Service station building on the corner of Ewart Street and Wardell Road - owner by the Howard family





## 2 Site Analysis

### Strategic Planning Context

#### DULWICH HILL STATION NEIGHBOURHOOD

##### CHARACTER

Dulwich Hill is predominantly residential with good public transport connections—both to light rail and train—and a local centre.

There is a mix of Victorian and Federation homes, including good quality examples and small groups of Federation bungalows in the heritage conservation area, intermingled with walk-up apartments and medium density residential flat buildings.

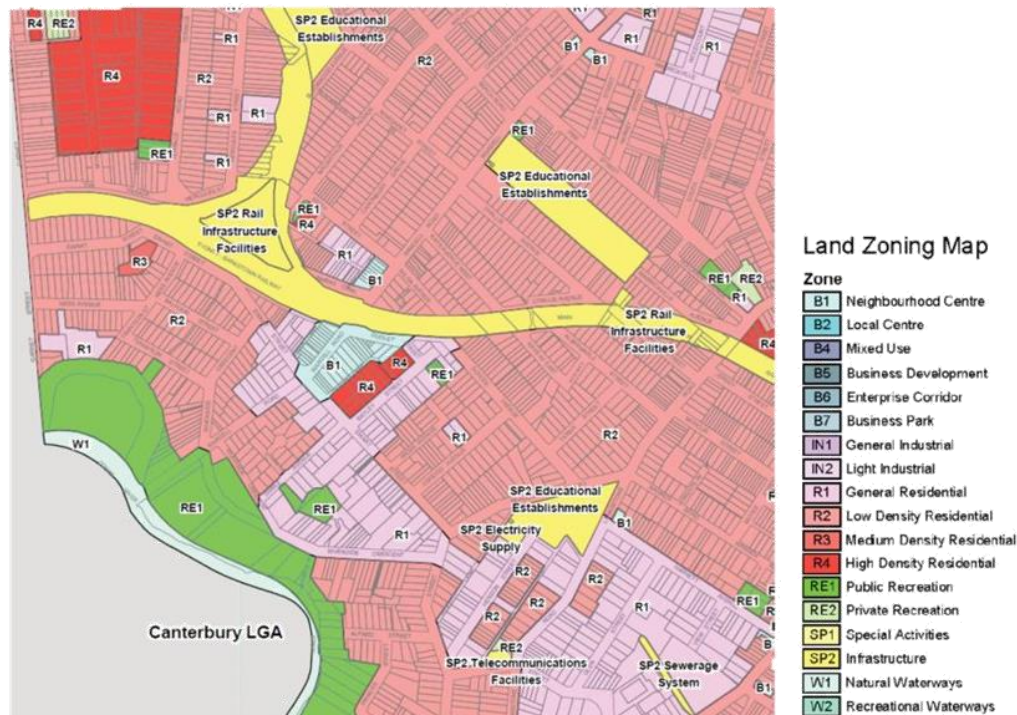
Dudley Street is undergoing transformation to create a new high-amenity mixed-use streetscape. The proposed GreenWay Corridor will contribute to the recreational and open space offer along the light rail corridor.

Future development should protect and enhance the mixed density residential character and reinforce permeability of the GreenWay Corridor.

##### CURRENT ZONING

Generally, R2 Low Density residential north of the rail line on both sides of the light rail with pockets of R1 General Residential, R4 High Density and B1 Neighbourhood Centre.

South of the rail line there is a mix of R2 Low Density Residential, R1 General Residential, B1 Neighbourhood Centre and small pocket of R4 General Residential. Height of buildings is currently predominantly 9.5m with FSRs of 0.6:1 for the R2 land and up to 17m with FSR up to 1.1:1 for other zones.





## 2 Site Analysis

### Strategic Planning Context

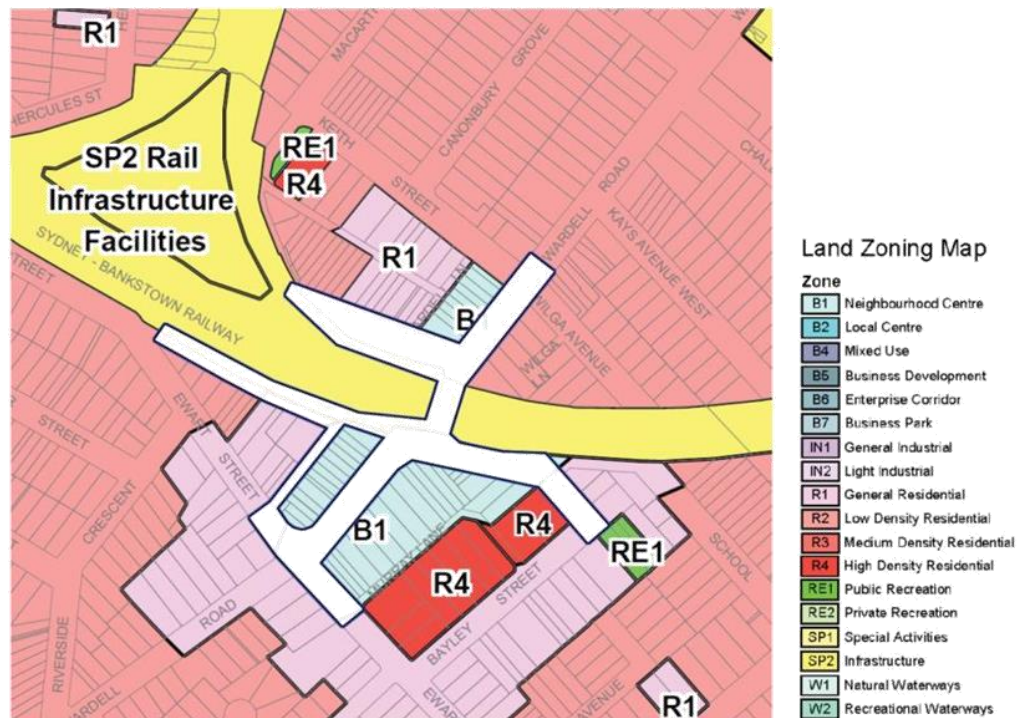
#### DULWICH HILL STATION PRECINCT

##### OPPORTUNITIES ANALYSIS

The NSW State Government Departments of Planning and Environment and Transport for NSW are working concurrently to deliver the Sydney Metro Strategy which will deliver upgrades to a series of train stations including Dulwich Hill Station.

In the past this area was part of the former Sydenham to Bankstown Urban Renewal Corridor Strategy. In 2018 NSW State Government announced Council should now lead delivery of new planning controls for the affected areas currently being carried out through the development of a new Local Environmental Plan (LEP).

An increase in dwellings in Dulwich Hill is an option currently being considered as part of the LEP work. Consequently at the time of finalising this Master Plan initial works had begun on reviewing opportunities for new development in the area.





## 2 Site Analysis

### Site Area- Existing Public Domain

The site area's existing public domain is fragmented and generally in poor condition. There are small isolated pockets of footpath or roadway upgrades but generally the area can be characterised as having aged and degraded infrastructure.

Many footpath areas are a patchwork of old finishes and rectification works. At various key junctures through the site the footpath areas become cluttered with signage, power poles, and safety fencing. The presence of signage and infrastructure in these locations (notably the southern end of the Wardell Road railway overpass) correspond with the most pedestrian activity. This combination results in a number of 'bottle-necks' that have negative impacts on pedestrian amenity and safety.

The northern side of Dudley Street currently has narrow footpath widths- this is further exacerbated by the location of the existing bus shelter- the footpath is down to single file width in this location.

An aging mix of road surfaces also impact negatively on visual cohesion within the site area.

Overhead power is also a dominant feature of the public domain of the site. Not only does it have a significant visual impact, it also impacts on the quality and extent of existing street tree plantings.

Topography becomes a significant feature of the public domain on Wardell Road south of the station where it falls towards Ewart Street. Part of the western side of this section of road has a double height, stepped kerb that results in uncomfortable and potentially dangerous transitions between the roadway (parking) and the footpath.

There are limited seating opportunities in the site area - three seats (excluding bus stops) were counted.

The site is devoid of any water sensitive urban design (WSUD) measures. Existing street planting areas are kerbed and isolated beds that are not connected to footpath areas or to stormwater gutters. This means that the planters offer limited value to footpath areas and provide no WSUD benefits such as filtering stormwater run-off.

There are four main public domain character types in the Master Plan area:

- A 'human scale' village centre on Wardell Road north of the station
- Detached dwelling residential areas
- Rail corridor
- Building dominated retail centre on Wardell Road south of the station

The following images capture the existing conditions within the precinct.



Ad-hoc safety measures due to incompatibility between footpath width and required use



Isolated island planters with no WSUD value. Wardell Road pedestrian crossing is a safety hazard



Cooks River valley views from Wardell Road- south of the train station



Signage and services negatively impact legibility



Wardell Road- inconsistent road surfaces



Existing detached residences and street trees- Wardell Road north of the train line

**2 Site Analysis**



Footpath widths incompatible with intended use- Dudley Street bus stop



Ad-hoc safety measures due to incompatibility between footpath width and required use (existing station entry)



Wardell Road pedestrian crossing- a safety concern



Narrow footpath connections and Crime Prevention Through Environmental Design (CPTED) concerns



Isolated island planters with no WSUD value



Ewart Lane- limited amenity



Outdated public domain layouts (un-used bus stop bay) and obsolete bus stop signage



Cars preferred over pedestrians- pedestrian refuge island at the intersection of Ewart Street and Wardell Road



Ewart Lane and existing connections to railway parking and rail land



## 2 Site Analysis



Limited footpath amenity and long exposed road crossing-  
Dudley Street and Wardell Road intersection



Limited pedestrian amenity- southern side of Dudley Street



Narrow footpath connections and CPTED concerns-  
pedestrian link between Bedford Cr and Keith St



Clashes between infrastructure and business use- Wardell  
Road and Bedford Crescent intersection



Steep grades and double height kerb- Wardell Road south  
of the train station



Poor access connections between parking and footpath-  
adjacent to Light Rail entry on Bedford Crescent



Bike way connection with Dudley Street



Pedestrian space sacrificed when street amenity added-  
Wardell Road north of station



## 2 Site Analysis

The following pages outline elements that impact the site and are being considered as part of the design process.





**2 Site Analysis**



**LEGEND**



Flood liable land



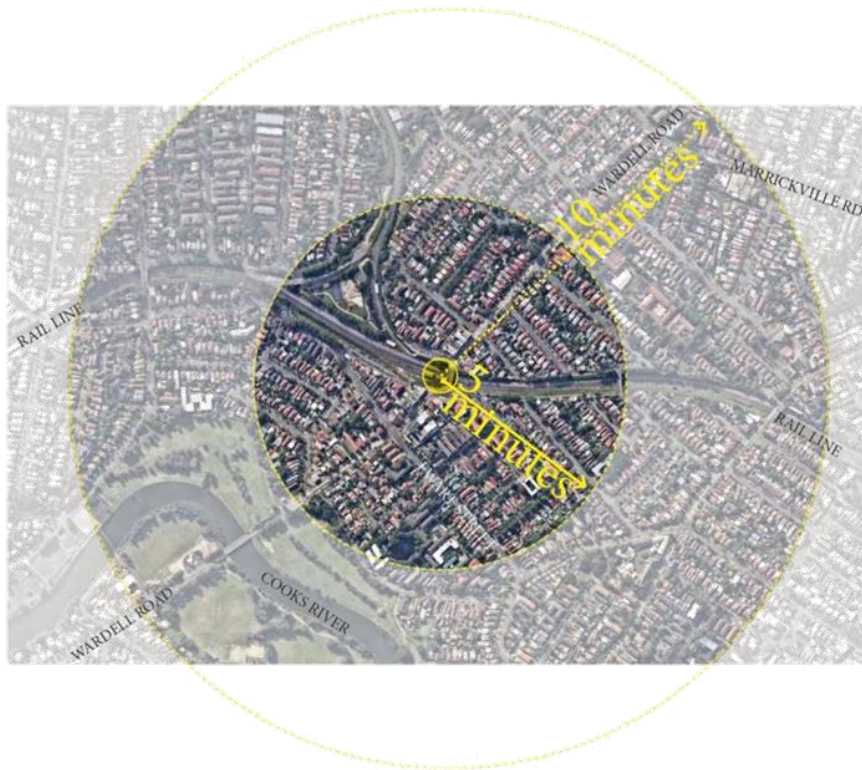


## 2 Site Analysis

APPROXIMATE WALKING TIMES TO DULWICH HILL STATION- the geographical and gathering centre of the precinct.

COMMUTER BOARDING AND ALIGHTING DIRECTIONS- DULWICH HILL STATION

- ➔ Boarding (weekday average)
- ➔ Alighting (weekday average)



## 2 Site Analysis

PROPOSED STATION  
CHANGES & THE  
IMPLICATIONS FOR  
ADJACENT SPACES

### LEGEND

- Train Station location
- Light Rail Station location
- Boarding (weekday average)
- Alighting (weekday average)
- Critical public domain areas associated with new station and access arrangement
- Access routes to and from the station

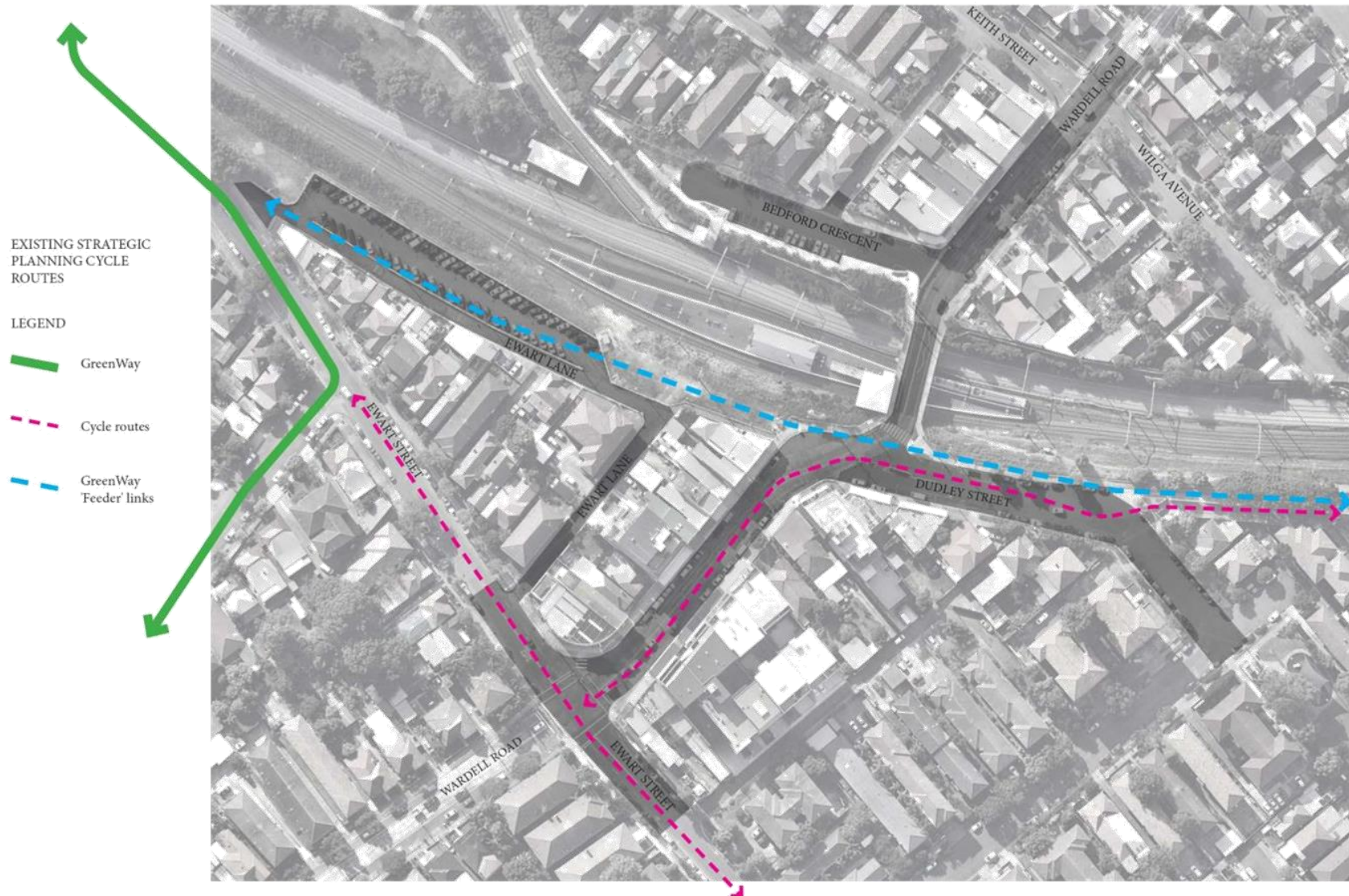
### LEGEND

- Sydney bus
- School bus
- 'Night bus'





**2 Site Analysis**








## 2 Site Analysis

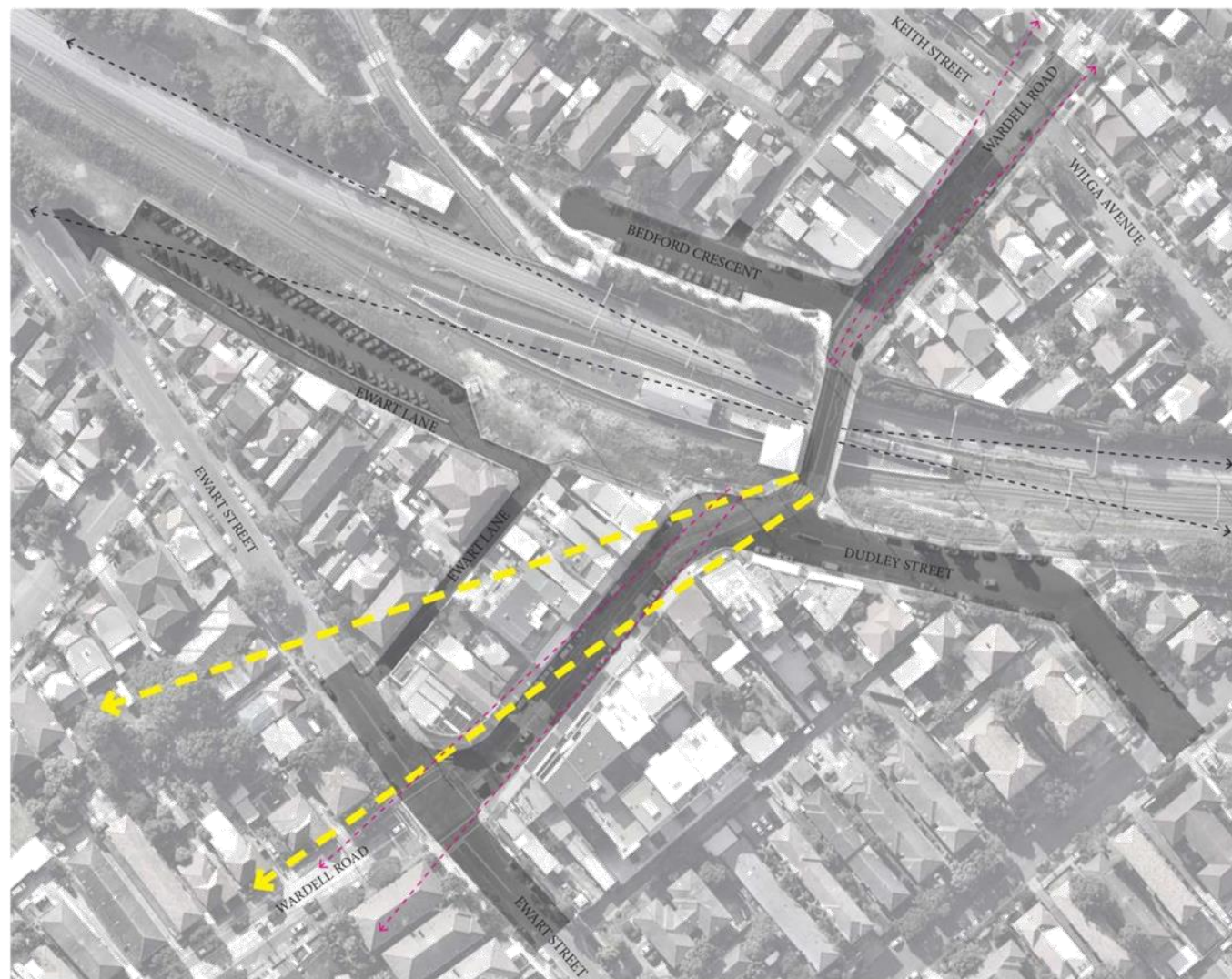
### VIEWS

There are a range of views and vistas available within the site area. The 'kinking' nature of Wardell Road as it crosses the Rail Corridor results in long vistas up and down the streetscape- in each case framed by architecture.

Long views are possible along the Rail Corridor and across the Cooks River valley. If public domain areas and footpath widths allowed this would result in a sense of spaciousness that could improve public domain amenity considerably.

### LEGEND

-  Elevated vista / view- Cooks River valley
-  Urban infrastructure / rail corridor vista
-  Urban vista- streetscape, building framing, Cooks River valley



## 2 Site Analysis

### EXISTING HIGHLIGHT MOMENTS

Whilst not being immediately impressive or 'glossy' there are several key moments within the existing public domain that enhance the experience.

### LEGEND

-  Existing Heritage Train Station building- a landmark at the centre of the site- particularly as the focal point of a vista up Wardell Road when approaching from the south
-  Remnant Turpentine / Ironbark Grassland community
-  Existing significant trees that impact street character
-  Existing village atmosphere- traditional commercial and residential architecture. Human scale and access to sky, sun, significant trees
-  Seat with prospect / refuge qualities- prospect down Wardell Road to Cooks River valley, refuge via the bus shelter and topography



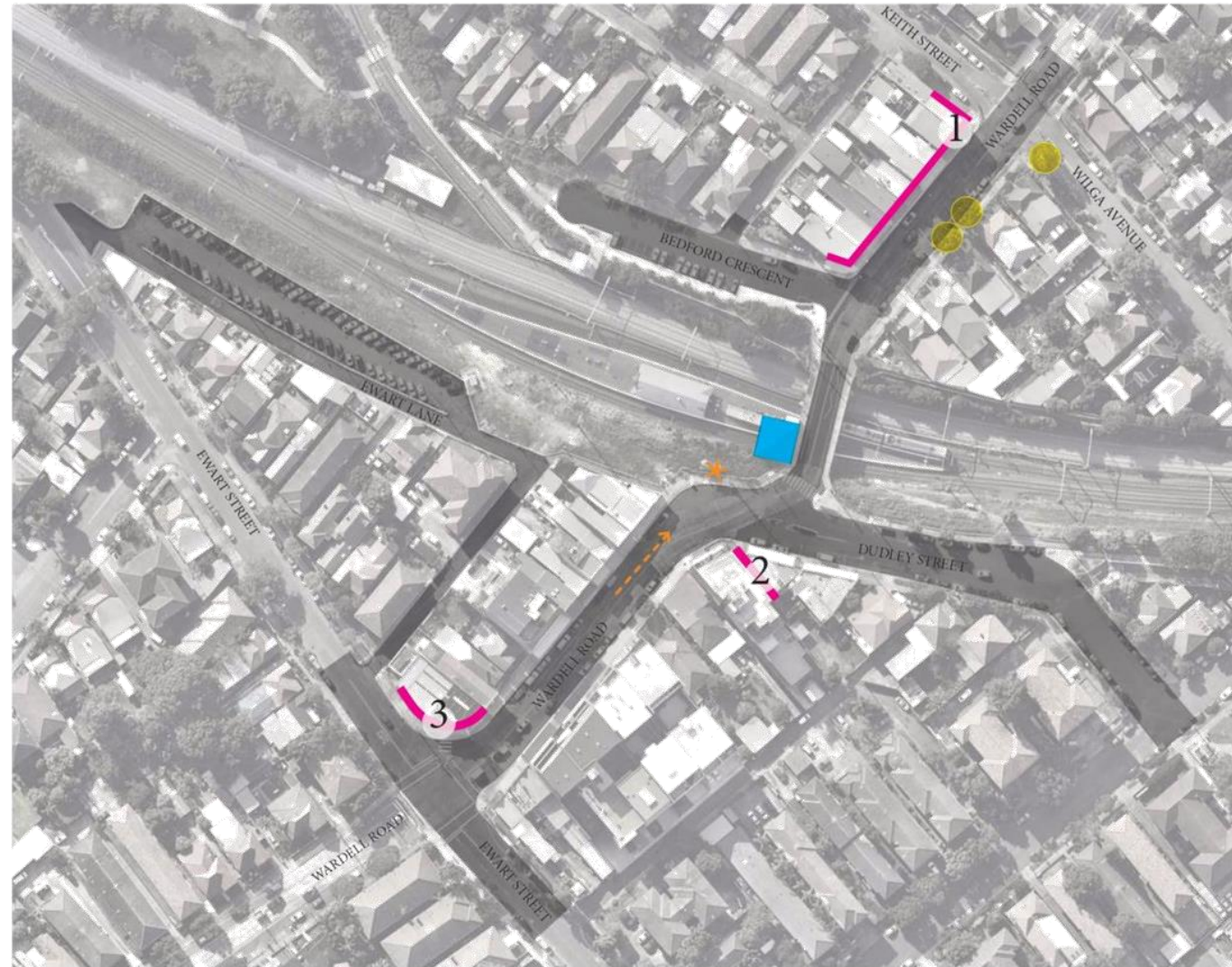


## 2 Site Analysis

### KEY ARRIVAL MOMENTS / FEATURES

#### LEGEND

-  Architectural arrival moments:  
1\_ Wardell Road commercial buildings north of the station  
2\_ The exposed brick wall of the residential unit block  
3\_ Curving facade of the auto repairs shop
-  Existing Heritage Train Station building
-  Existing Melaleuca trees and Peppermint Gum contribute to sense of arrival when travelling south
-  An undesirable arrival moment is the impact of the advertising billboard on Rail land when travelling north-this highly visible location could be utilised in other ways to positively contribute to village character



## 2 Site Analysis

### WSUD- KEY POTENTIAL LOCATIONS

While all planting areas within the streetscape should have WSUD value as a basic requirement, several locations have particular potential for rain gardens and the filtering and slowing of run-off

### LEGEND

-  Primary rain garden WSUD locations
-  Secondary rain garden WSUD locations
-  Opportunity for improved drainage- 'expressing the flow'









## 2 Site Analysis

### PARKING AND BUS STOP LOCATIONS

#### LEGEND

-  Parking
-  Bus stop
-  Bus stop for designated times-school bus and night bus
-  Streetscape planters






## 2 Site Analysis

### EXISTING STREET TREES & OVERHEAD POWER

Overhead powerlines within the site area have a significant impact on the scale of street trees. This means that there are limited locations where larger trees can provide their visual and environmental benefits to the public domain

#### LEGEND

-  Existing street tree numbers relate to below species list
-  Overhead power in road reserve
-  Overhead power in rail corridor

#### EXISTING TREES

- 1\_ *Callistemon viminalis*
- 2\_ *Tristaniopsis laurina*
- 3\_ *Melaleuca quinquenervia*
- 4\_ *Magnolia little gem*
- 5\_ *Lophostemon confertus*
- 6\_ *Podocarpus elatus*
- 7\_ *Eucalyptus nicholli*
- 8\_ *Cupaniopsis anacardioides*
- 9\_ *Elaeocarpus reticulatis*
- 10\_ *Cinnamomum camphora*
- 11\_ *Koelreuteria bipinnata*
- 12\_ *Tristaniopsis Luscious*





## 2 Site Analysis

STREETSCAPE INFRASTRUCTURE-  
Bins, Seats, Bike Racks, Public  
Telephones

### LEGEND

- S** Existing seats- excluding bus stops
- B** Existing bins
- R** Existing bike racks
- T** Existing public telephone









### 3 Community Engagement

During June and July 2017, Inner West Council undertook community engagement on the current use and future vision for the Dulwich Hill Station Precinct. The engagement included interactive sessions and an online survey at Inner West Council 'Your Say Inner West' website. During the four week engagement period, the online website received 729 visits with 181 surveys completed. The engagement sessions also received input from respondents who completed interactive activities and had lengthy discussions with Council staff.

The scope of the engagement included feedback on the streets, footpaths, lanes, plazas, bicycle connections and any other leftover public space. The scope also included the pedestrian and bicycle connections to nearby parks and residential areas including the light rail and GreenWay corridors.

The streets included in the Dulwich Hill Station Precinct include:

- > Wardell Road (from near Keith Street to Ewart Street);
- > Dudley Street (from Wardell Road to School Parade);
- > Ewart Street (from Ewart Lane to Murray Lane);
- > Bedford Crescent; and
- > Ewart Lane.

The feedback highlighted the majority of those that visit the Dulwich Hill Station Precinct live near or in the study area and catch public transport to and from the area. A smaller portion only travel through the site, but of those that stop, many buy food or supplies from the precinct.

Respondents noted they feel safe during the day due to the large number of other pedestrians providing casual surveillance. At night however, a lack of lighting meant that many respondents felt unsafe. Respondents also noted the pedestrian crossing across Wardell Road is dangerous, with the high volumes of traffic and poor sight lines. From the feedback provided it was clear there are a list of items that the community requested through the engagement period.

These items included:

- > Better pedestrian lighting;
- > Greener streets, more trees and plants;
- > More street art;
- > Better footpaths and kerb ramps;
- > Safer pedestrian crossings;
- > Bicycle parking;
- > Slower traffic; and
- > Better / more street furniture.

For more detailed information on the Community Engagement processes and outcomes please refer to:

- *Community Engagement Summary Report- Dulwich Hill Station*

The community engagement outcomes helped inform the Master Planning proposals contained in this Master Plan document.

In addition to the initial completed consultation works these plans have been placed on public exhibition to ensure Council has interpreted the feedback correctly and met community expectations to the initial draft Master Plan. Feedback from the community has informed amendments which are reflected in this document. This final Master Plan will guide streetscape and public domain improvements over the coming 10 years.





## 4 Design Strategies

### Connection to Place

A critical part of a healthy and vibrant community is connection to place- a sense of being part of a place and a community. All of the strategies can assist in establishing community connection and interaction- such as social streets, improved physical and visual amenity, celebration of ecology etc. Another contributing factor to connection to place is awareness.

The Dulwich Hill Station precinct is an area undergoing significant change as a result of its location on the Sydney to Bankstown Rail line. The existing character of the precinct will inevitably change. However, policy zonings and heritage protections will assist in the retention of some existing architectural character elements, particularly north of the train line. These areas should be celebrated as the heart of the village character- the proposals seek to enhance the existing character in these areas.

The topography of the site results in there being a significant 'prospect' opportunity in the middle of the precinct with views across the Cooks River valley and along the rail corridor. At the centre of this location are two important elements- the existing station building and the Wardell Road bridge. The Master Plan proposes extensions to the pedestrian footpaths of the bridge crossing enabling easy pedestrian flow and viewing opportunities- connection to place.

The existing station building plays an important role within the community with regards to connection to place and connection to history. It occupies a landmark site within the precinct. The Master Plan proposes that when the new station works are undertaken the existing building is retained and reused as a community facility. The building could become a lookout shelter, 'trainspotters shed', or some other structure of community value.

The station building could also be modified to connect to the proposed plaza immediately to the south of the building. Inner West Council wishes to retain\* the building for an alternative use.

**NOTE: The retention, removal, or relocation of the station building will be subject to the Sydney Metro project.**

\*Note that even if retained the building will require minor works to accommodate Sydney Metro track works and the proposed widening of the bridge footpath.



The station building in the evening- providing a lantern like, home like feature in the middle of the village



The station building seen across the Turpentine / Ironbark Grassland



The existing station building- a generous opening to the street



The existing station building-architectural details and relocatable structure



Existing architecture and trees provide character and on-going connection



Heritage architectural facades provide character and on-going connection

#### 4 Design Strategies

##### Improved Pedestrian Amenity

A range of strategies have been used to improve pedestrian amenity, including:

- T • the decluttering of footpath areas including measures such as relocating the telephone box at the corner of Wardell Road and Bedford Crescent;
- • providing 'in-road' street trees wherever possible provides street amenity and shade without loss of footpath space
- ||||| • footpath areas increased in key locations including Dudley Street and Wardell Road / Ewart Street intersection
- ✱ • improved pedestrian crossing points- including the raising of intersection thresholds
- ✱ • introducing a signalised crossing at the intersection of Wardell Road and Dudley Street
- providing natural shade for improved street amenity
- providing seating opportunities
- ||||| • increasing the width of the footpaths on the Wardell Road rail crossing bridge. Increased widths may require a minor relocation of the Station building. This minor relocation will be discussed with Sydney Metro as part of their station upgrade works.
- ||||| • introducing a shared zone for the eastern end of Ewart Lane
- provision of better pedestrian and cycle amenity along the Ewart Lane (west) area to be coordinated with Sydney Metro as part of the precinct improvements linked to the station upgrade



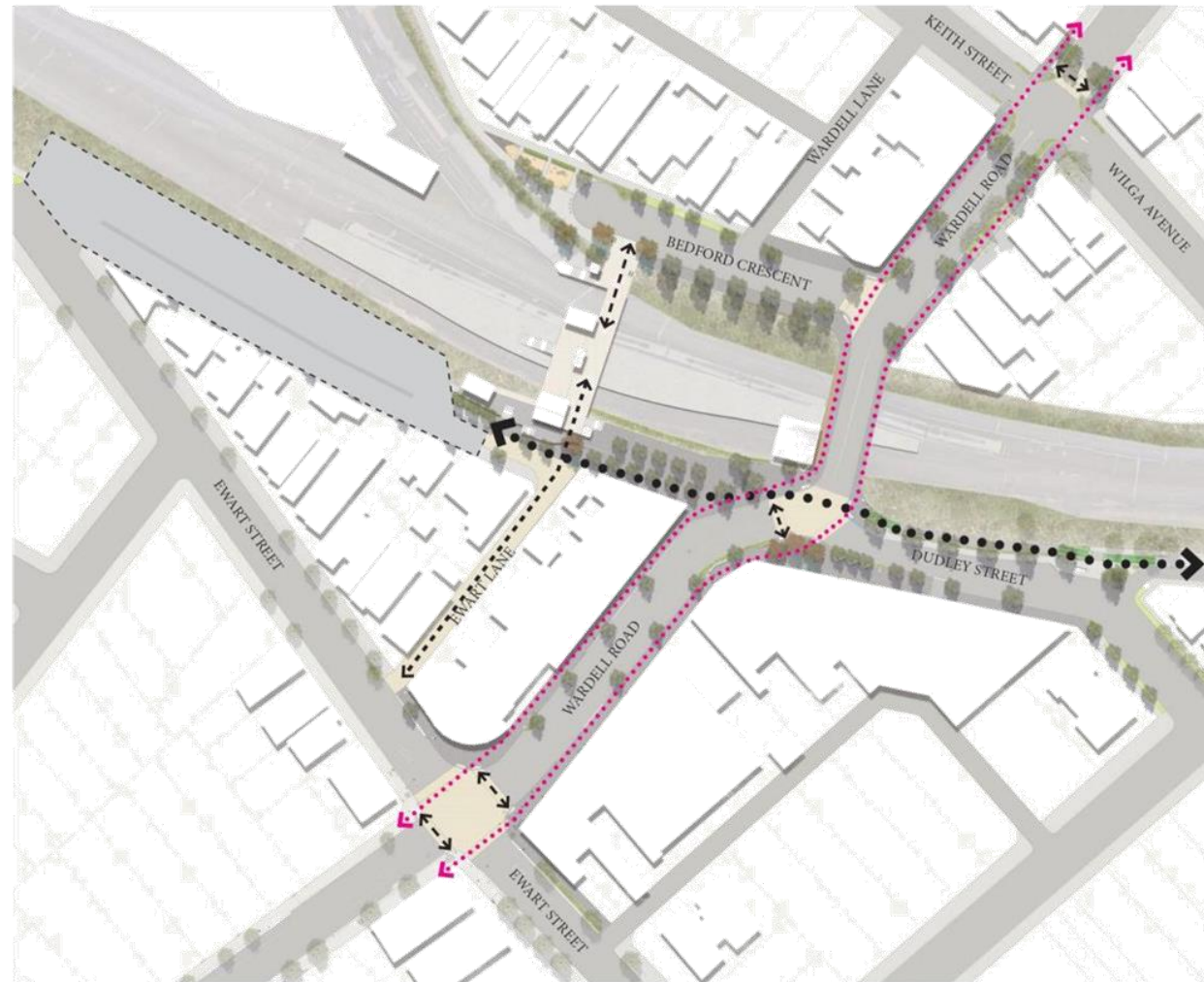


#### 4 Design Strategies

##### *Improved Circulation and Bike Links*

A range of strategies have been used to improve connectivity and cycling routes, including;

- formalised bike path improvements to Dudley Street
- new signalised crossing at intersection of Dudley Street and Wardell Road
- new path along Dudley Street linking to regional bike routes
- increased and rationalised bike racks
- improved circulation along Wardell Road
- improved links
- provision of better pedestrian and cycle amenity along the Ewart Lane (west) area to be coordinated with Sydney Metro as part of the precinct improvements linked to the station upgrade



#### 4 Design Strategies

##### *Social Streets*

A range of strategies have been used to encourage a village of social streets, including:

- dedicated seating and street gathering areas;
- key gathering zones;
- small seating opportunities;
- improvements to visual amenity of streets and provision of shade, encouraging people to spend more time in the public domain;
- public art used to connect people to place
- provision of better pedestrian and cycle amenity along the Ewart Lane (west) area to be coordinated with Sydney Metro as part of the precinct improvements linked to the station upgrade



## 4 Design Strategies

### Safety and Accessibility

A range of strategies have been used to improve pedestrian safety and accessibility

- ✱ raised pedestrian crossing points
- ✱ signalised crossing introduced to Dudley Street and Wardell Road intersection
- ✱ removal of the pedestrian refuge at Wardell Road and Ewart Street intersection and the extension of footpath space
- ✱ rationalisation of Dudley Street bike path, footpath and bus stop conflicts
- ✱ consider Wardell Road travel speed reduction - to be investigated in future detailed design works
- ✱ provision of better pedestrian and cycle amenity along the Ewart Lane (west) area to be coordinated with Sydney Metro as part of the precinct improvements linked to the station upgrade





#### 4 Design Strategies

##### Improved Legibility

Improving legibility within the public domain is a critical element of the proposed design. This will involve addition of new signage and removal of existing signage.

##### Removals:

The removal and/or consolidation and updating of existing signage will reduce existing clutter and mixed messages within the public domain. For example there are a number of obsolete bus signs in the precinct that provide confusing and, at times, incorrect information.

##### Additions:

Wayfinding signage can be introduced to the site area to improve legibility. Elements that would benefit from wayfinding information at selected spots include;

- Public open space- Jack Shanahan Park, and Tom Kenny Reserve
- Bikeway ('Greenway' and 'feeder' links)
- Train Station and key Bus Stops

Interpretive signage can be introduced to communicate site stories and/or information, including;

- the Turpentine / Ironbark Grassland and the links to new street plantings
- Rain gardens and other WSUD measures





#### 4 Design Strategies

##### *Biodiversity and WSUD*

Increase vegetation, WSUD elements, trees species and shade

- introduction of rain gardens in a number of street planting areas;
- increased planting areas;
- ensuring the existing Turpentine / Ironbark Grassland is communicated and celebrated



## 4 Design Strategies

### Precedents

Below are images of potential sample works relevant to the design.



Wayfinding signage (Frome Street Bikeway- Aspect Studios)



Bikeway with planted island divider and shade trees



Wayfinding signage (Frome Street Bikeway- Aspect Studios)



Material palette- hard wearing surfaces softened by planting and subtle lighting (Aspect Studios)



Simple hard wearing finishes with subtle variation



## 4 Design Strategies

### Precedents

Below are images of potential sample works relevant to the design.



Rain garden improving drainage and street amenity



Interpretive signage providing information about WSUD processes and ecology



Example of stormwater treatments that 'express' the flow-potential for Ewart Lane



Example of integrated interpretive art elements communicating WSUD areas (Hassell)



Example of WSUD treatments- providing streetscape amenity while using existing topography as an asset (SLR Consulting)



Example of a street which encourages slower vehicle speeds and has vegetation and trees to improve the pedestrian experience



Example of public plaza shade trees combined with seating opportunities



## 4 Design Strategies

### Precedents

Below are images of potential sample works relevant to the design.



Example of outdoor dining under natural shade



An existing 'Perfect Match' artwork in the site area- additional works could improve civic amenity



Example of attention to detailing for hardstand finishes



Example of brick feature paving and planting



Example of open flexible plaza areas with simple finishes and natural shade



Example of considered detailing and feature pavement treatments (JILA)







**5 Detailed Master Plan**



**5 Detailed Master Plan**



- NOTES**
1. Entry Threshold (raised) defining the entry to the village zone - prioritising pedestrians
  2. New in-road planting and trees - rain gardens
  3. Existing Melaleucas incorporated in new works as important character elements
  4. Bedford Crescent entry threshold treatment (raised)
  5. Bedford Crescent car parking treatments as per Metro requirements
  6. Pocket Park
  7. Raised signalised intersection for improved safety and pedestrian movement
  8. Existing Station building proposed to be retained (with minor relocation for footpath and track works) as a community facility. *Note: The retention, removal, or relocation of the station building will be subject to the Sydney Metro project*
  9. New Bikeway and footpath treatments (including planting and street trees)
  10. New bus stop location, new rain garden associated
  11. New in road trees and footpath treatments
  12. Extended footpath areas allows space for pedestrians, footpath dining, street gathering spaces and trees and planting
  13. New street planting areas
  14. New public plaza works associated with station upgrades - improved cycling and pedestrian linkages, shaded seating areas
  15. New in-road tree plantings and low flow rain gardens
  16. New Station works by Sydney Metro
  17. Additional bike parking infrastructure adjacent to new station access
  18. Sydney Metro to assess, propose and deliver any treatments to Ewart Lane's carpark. Provision of better pedestrian and cycle amenity along the Ewart Lane (west) area to be coordinated with Sydney Metro as part of the precinct improvements linked to the station upgrade.
  19. Ewart Lane resurfaced and denoted as Shared Zone
  20. Raised Threshold
  21. Kerb extensions to improve pedestrian amenity
  22. New rain garden and drainage
  23. Timber deck extension to bridge footpath-improved pedestrian amenity and safety. Bridge widening will require the minor relocation of the station building- original location to be shown in pavement treatments



**5 Detailed Master Plan**



**PROPOSED TREES NOT SHOWN FOR CLARITY**

1. Entry Threshold (raised) defining the entry to the village zone - prioritising pedestrians
2. New in-road planting and trees - rain gardens
3. Existing Melaleuca incorporated in new works as important character elements
4. Bedford Crescent entry threshold treatment (raised)
5. Bedford Crescent car parking treatments as per Metro requirements
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DULWICH HILL STATION DETAILED MASTER PLAN

PLANNING & SMITH

**5 Detailed Master Plan**



- Bin
- Timber Seat with back rest
- ▲ Granite Stools
- P1 Bluestone
- P2 Brick Feature Paver Threshold
- P3 Paver
- RG Rain Garden
- Tactile indicators (stainless steel)

NOTE: for all furniture refer to the Furniture Palette (pp. 56), for all pavement elements refer to the Materials Palette (pp. 59)



**5 Detailed Master Plan**



DULWICH HILL STATION DETAILED MASTER PLAN

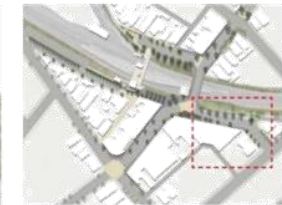
PLUMMER & SMITH

## 5 Detailed Master Plan





**5 Detailed Master Plan**



- Bin
- Timber Seat with back rest
- ▲ Concrete seating walls Granite
- ▲ Stools
- P1 Bluestone
- P2 Brick Feature Paver Threshold
- P3 Paver
- P4 Natural grey concrete footpath
- Br Bike racks
- RG Rain Garden
- Tactile indicators (stainless steel)

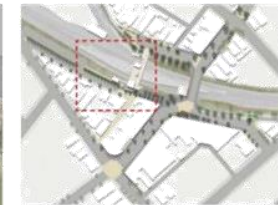
NOTE: for all furniture refer to the Furniture Palette (pp. 56), for all pavement elements refer to the Materials Palette (pp. 59)

**5 Detailed Master Plan**





**5 Detailed Master Plan**



- Bin + Recycle bin
- Timber Seat with back rest
- ▲ Concrete seating walls
- ▲ Granite Stools
- P1 Bluestone
- P2 Brick Feature Paver
- P3 Threshold Paver
- P4 Natural grey concrete footpath
- Br Bike racks
- \* Drinking fountain

NOTE: for all furniture refer to the Furniture Palette (pp. 56), for all pavement elements refer to the Materials Palette (pp. 59)

## 5 Detailed Master Plan

### *Indicative Perspective*



Indicative perspective: showing village entry threshold, planting, street trees, and the removal of overhead powerlines



Existing- looking south along Wardell Road from the Keith Street intersection



**5 Detailed Master Plan**

*Indicative Perspective*



Indicative perspective: showing increased footpath areas, seating and planting, street trees, and the removal of overhead powerlines.  
Note- street trees of a scale to ensure Cooks River valley views are retained



Existing- looking south down  
Wardell Road from the train station

## 5 Detailed Master Plan

### Public Domain Palettes / Furniture



Grafted Bole Granite | UAP Supply



Classic Plaza Seat | Street Furniture Australia



Bicycle Hitch Rail Fixed | Arrow Alpha, Street Furniture Australia



Bollard Fixed | LEDA SSP150FB- if required- none currently shown



Grafted Bole Brass | UAP Supply



Classic Plaza Bench | Street Furniture Australia



Frame Bin Enclosure (240L) | Street Furniture Australia



Prospect Drinking Fountain with Bottle Tap | Botton and Gardiner



## 5 Detailed Master Plan

### Public Domain Palettes / Furniture



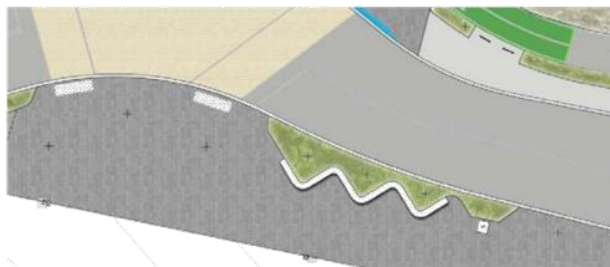
Custom concrete seating wall- accommodates individuals and groups. The articulated form also allows for protected spaces for planting and street trees- see below for plan and see pages 60- 61 for potential feature tile treatments to selected seating elements



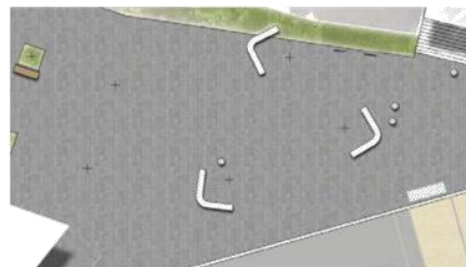
Custom concrete seating wall- 'inward corner'. The articulated form also allows for 'inward' or 'outward' seating arrangements- see below for plan and see pages 60- 61 for potential feature tile treatments to selected seating elements



Custom concrete seating wall- 'outward corner'. The articulated form also allows for 'inward' or 'outward' seating arrangements- see below for plan and see pages 60- 61 for potential feature tile treatments to selected seating elements



Plan location- southern side of Dudley Street (shown above) and southern side of existing train station.



Plan location- the eastern end of the proposed new station public plaza



Plan location- the eastern end of the proposed new station public plaza

## 5 Detailed Master Plan

### *Public Domain Palettes / Furniture*



Timber backrest seats combined with planting, shade, and feature pavement treatments (see plans for feature pavement locations)



Plan location- two on the southern side of the Wardell Road and Keith Street / Wilga Avenue intersection (shown above)- three others proposed along Wardell Road- see plan



## 5 Detailed Master Plan

### Public Domain Palettes / Hardscape



Natural Stone, Bluestone | Melocco  
Layout as per Marrickville Council Public Domain  
Technical Manual 2016  
A3 Large Irregular



Basalt small unit paver  
Feature Paving

OR



Clay Bricks | Claypave  
Feature Paving



Bipave Concrete unit paver, shotblast finish |  
AbriMasonry  
Shared Zone and intersection thresholds



Sandstone Kerb and Gutter | Inner West Council

## 5 Detailed Master Plan

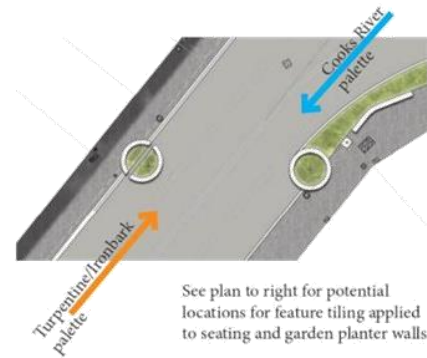
### Public Domain Palettes / Village Placemaking

Colour and interest can be added to the public domain through the telling of site specific stories. Colour tiles will be added to the public domain palette at select locations- on selected seating and/or planting bed elements.

It is proposed that there be two colour palettes used. The colour palettes will be established in reference to two site characteristics;

- the Turpentine/Ironbark Forest remnant grassland that exists within the Rail Corridor at the centre of the site; and
- the Cooks River that flows close to the southern edge of the site

It is proposed that these tiles will be positioned in relation to direction of travel- i.e when moving through the site from north to south the Cooks River palette will be visible. When moving through the site from south to north the Turpentine / Ironbark palette will be visible.



★ Cooks River palette

★ Turpentine / Ironbark palette



### Turpentine / Ironbark Grassland palette



Grassland species



Example tile artwork



Existing grassland in the rail corridor



Example tile artwork (Belinda Smith)



## 5 Detailed Master Plan

*Public Domain Palettes / Village Placemaking*

*Cooks River palette*



Cooks River



Cooks River (taken from the Wardell Road bridge crossing)



Example tile artwork (Belinda Smith)

## 5 Detailed Master Plan

### *Public Domain Palettes / Public Art*

Public Art in the Dulwich Hill Station precinct should reflect the locality and should contribute to its identity as a precinct separate to the main Dulwich Hill shops. As the area is also a transport hub, artworks should be memorable and assist with wayfinding and identity. Refer to page 63 for proposed public art locations,

#### **Themes:** **Biodiversity**

The opportunity exists to commission artworks that highlight the importance of the Turpentine / Ironbark Grassland to the biodiversity of the precinct. While the urban density will increase in the precinct it is valuable to acknowledge the natural environment both in informative and interpretive artworks.

Interpretive artworks and signage can also be utilised to communicate natural and designed processes at play in the public domain such as rain gardens, water sensitive urban design, and biodiversity planting.

#### **Creative Community**

Another opportunity is to engage the public domain users with changing and flexible art 'canvases'. Projects such as the Newtown Artseat and Perfect Match could be seen as a precedent for potential public art in this precinct. Adorning critical public domain junctures with public art that provides an opportunity for local artists to create and exhibit artwork. These types of projects inject a vibrant and changing feature to public space and are valuable in keeping art content fresh and establishing on-going elements of public domain interest.





**5 Detailed Master Plan**

*Public Domain Palettes / Public Art*



DULWICH HILL STATION DETAILED MASTER PLAN

**P Primary Artworks**



**S Secondary Artworks**



**I Interpretive**



PLUMMER & SMITH



## 5 Detailed Master Plan

### Public Domain Palettes / Plants - Grassland species

Where-ever possible new plantings should comprise locally native species- with species from the Turpentine/Ironbark Grassland used where appropriate.



*Aristida vagans*



*Cymbopogon refractus*



*Danthona*



*Dichelachne crinata*



*Eragrostis brownii*



*Sporobolus elongatus*



*Themeda triandra*



*Callistemon pinifolius*



*Kunzea ambigua*



*Glycine tabacina*



*Syncarpia glomulifera*





## 6 Costing and Implementation

### *Implementation Plan*

The implementation plan is a guide to the preferred implementation and staging for the Dulwich Hill Station Detail Master Plan. The implementation plan has been used to influence Council's Long Term Financial Plan.

#### **How to use the implementation plan**

The project costings has been completed by a Quantity Surveyor to provide accurate costings reflective of the current construction market. The project costs have been separated into stages by Council's Public Domain Planning team to reflect deliverable projects that are aligned with community expectations and works to be delivered by others including the NSW Stage Government associated with Sydenham to Bankstown Sydney Metro Project. Both the original Quantity Surveyor's report and the proposed staging is included in this section of this report.

#### **Exclusions**

- Private domain improvements;
- Major earthworks and grading;
- Parking study and changes to marking regulations (e.g. parking meters, line markings and signage);
- Overtime for costs above and beyond basic wages;
- Electrical services upgrades;
- Works associated with the Sydenham to Bankstown Sydney Metro Project; and
- Elements not described in the master plan.

Additional clarifications on the assumptions to prepare the costings are outlined in the Quantity Surveyor's report.

#### **Project Costs and Implementation**

The Dulwich Hill Station Detailed Master Plan is estimated to cost a total of \$7,472,000 (exc. GST). This includes an optional extra to underground overhead electrical services. The undergrounding of the services does not need to proceed should this cost be higher than anticipated and the rest of the design works are not contingent on this action occurring.

The master plan is proposed to be delivered in seven stages. Stage 6 (six) is to be delivered and made by others as part of the Sydenham to Bankstown Sydney Metro Project. Each stage is to be delivered as

funding is available in Council's Forward Financial Plan or from grant funding submissions.

The full cost breakdown, staged costs and staging plan is on the following pages with the Quantity Surveyors report. A staging plan and the staged cost breakdown follows.



## 6 Costing and Implementation

### Implementation Plan / Staged Delivery



#### STAGING KEY

1. Dudley Street bicycle link
2. Dudley Street
3. Threshold treatment
4. Signalised intersection
5. Wardell Road works - WSUD and Paving
6. Sydney Metro project works
7. Streetscape works to Ewart Lane

#### STAGE COSTS

\*(all figures exclude GST)

1. \$ 570,095
2. \$ 459,315
3. \$ 1,071,455
4. \$ 894,090
5. \$ 1,775,850
6. \$ 857,280
7. \$ 619,915

#### Option Extra-

Undergrounding Electrical Services: \$ 1,224,000

**TOTAL: \$ 7,472,000**

\*Note: Cost Estimate developed February 2018

## CONTACT

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**Item No:** C0819(1) Item 2

**Subject:** LAND AND PROPERTY STRATEGY

**Prepared By:** Brooke Martin - Group Manager Properties, Major Building Projects and Facilities

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

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## RECOMMENDATION

**THAT Council:**

1. **Endorse the Land and Property Strategy shown as Attachment 1.**
  2. **Endorse the Land and Property Policy shown in Attachment 2.**
  3. **Rescind the former Policies including Ashfield Council Leasing Policy 2016, Leichhardt Council Leasing Policy 2010, Residential Leasing Policy 2010, Sale of Council Land Policy 2011, Airspace Leases Policy 2012, Marrickville Council Dividing fences Policy 1994, Leasing of Community Facilities Policy 2007.**
- 

## DISCUSSION

The Land and Property Strategy and Policy provides the long-term strategic direction for Council including setting the Objectives, Principles, Policy, Risk Management, Benchmarks, Initiative Action Plans and Key Performance Targets. The Strategy will be reviewed annually including progress against the benchmarks.

## COMMUNITY ENGAGEMENT

The Strategy and Policy was placed on an extended public exhibition period and 33 submissions were received. The key themes raised in the submissions and Council's response are shown below:-

- All tenants will be responsible for paying their outgoings. This will ensure tenants will be fiscally responsible for utilities usage and maintain the property in a satisfactory condition.
- Existing tenants have raised concerns that they cannot afford commercial rent and that their business will be unviable. The introduction of the Accommodation Grant will provide support for NGO and NFP businesses.
- Existing tenants have raised concerns that the review of tenure through the competitive expression of interest and RFT process will make the business insecure. The review process is legislative for Crown and Community land tenure over 5 years. This is to ensure that all community organisations have fair access to Council owned properties.
- There is a concern that community benefit will be reduced by charging commercial rents. All competitive leasing processes consider criteria including community benefit, rent, sustainability, business planning and financial capacity. Community organisations that have limited income producing capacity, however provide a strong community service will be assessed accordingly and a suitable Accommodation Grant will be recommended.
- Some organisations have occupied property for more than 20 years and invested capital improvements. The heritage of the organisation, service and location is considered in all reviews.
- Council will continue to ensure value for money and providing ongoing community benefits in accordance with the diverse and changing community needs.
- The Accommodation Grant process ensures that when Council provide Accommodation financial support to an organisation there is quantifiable community benefit performance retained or improved. E.g. Membership Growth or Customer Satisfaction.

## ATTACHMENTS

1. [Final Draft Land and Property Strategy](#)
2. [Final Draft Land and Property Policy](#)



**Item 2**

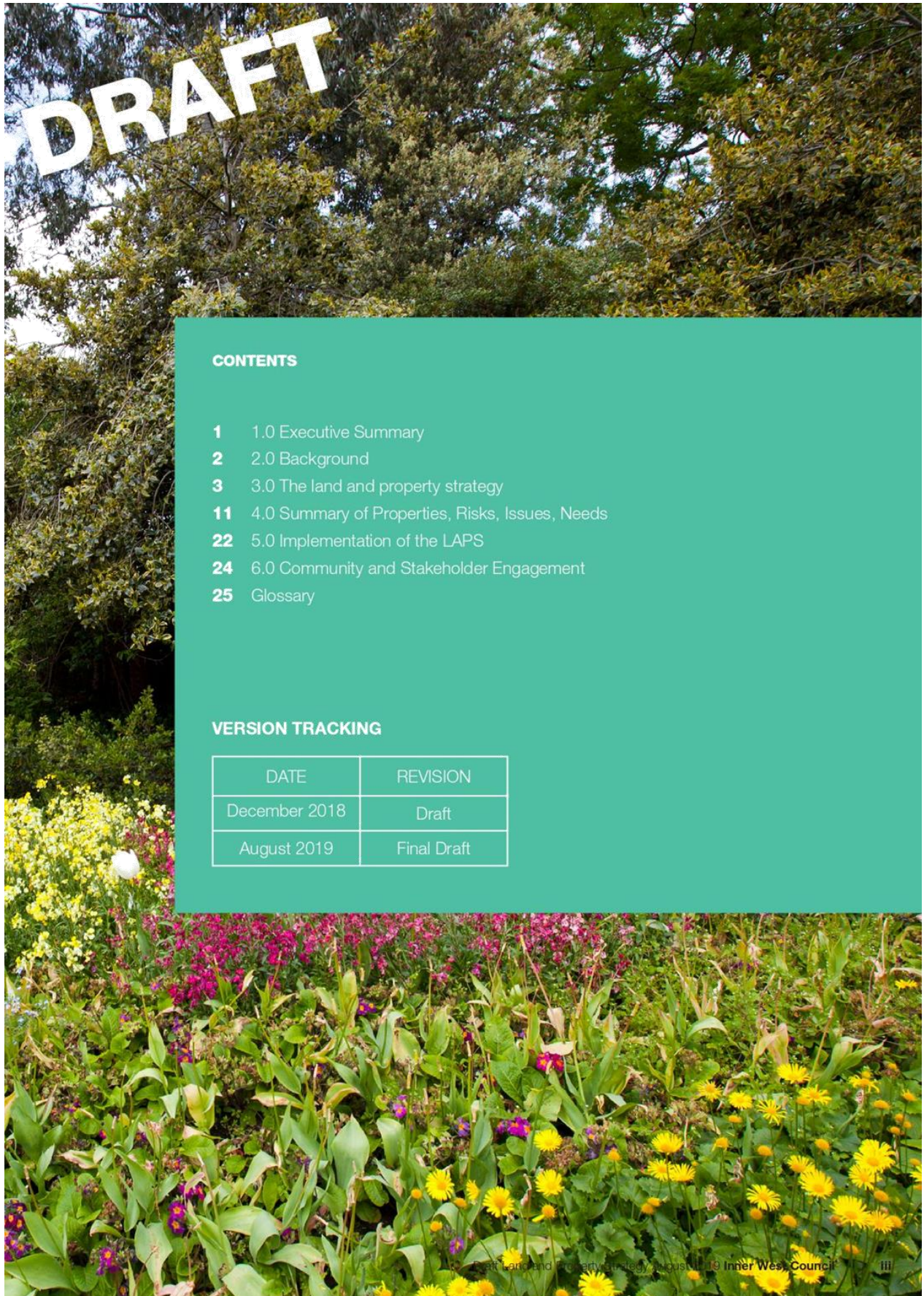
**Attachment 1**



**Item 2**









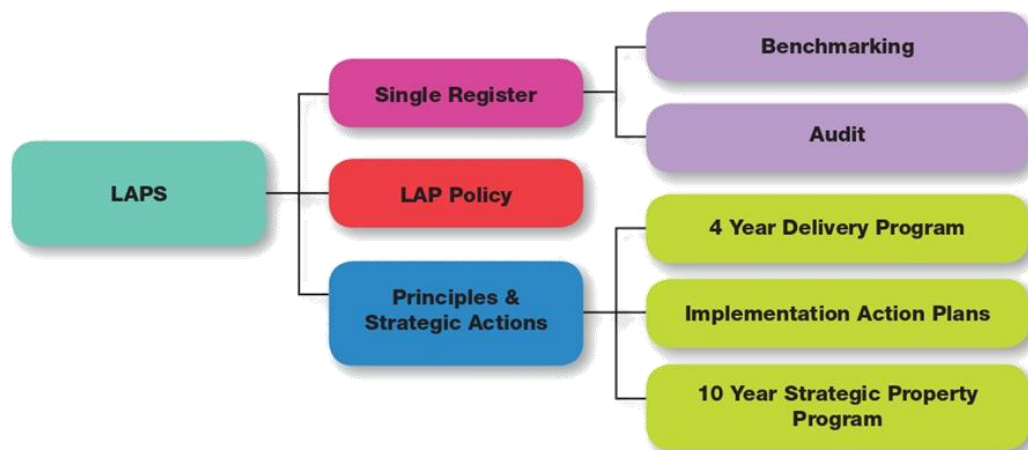
## 1.0 Executive Summary

The Inner West Council is the custodian of community assets including over 2 million square metres of land with a value of \$723M and 298 buildings with the value of \$316M. The land and property includes all Council owned, managed and controlled lands and property. This includes land and property that is occupied by Council staff for corporate services eg. administration buildings and depots, Council run community services such as childcare centres and aquatic centres and spaces that Council lease to others for both community and commercial use.

This strategy is developed to ensure the community's assets are being properly managed and protected for the long term best interests of the community. The strategy will provide a framework to ensure equity, consistency, accountability and transparency in Council's property asset decision-making. It will provide a sound basis to achieve a sustainable property portfolio, generating positive community outcomes by developing and enhancing community capacity. It will also serve to guide future investment and resource allocation decisions associated with Council-owned and operated property assets to meet the diverse and evolving needs of the local community. It will ensure Council is able to undertake property asset management activities in accordance with its statutory obligations and best practice principles.

The Land & Property Strategy will be implemented with a long term strategic focus. Informed decision making will ensure that short term decisions do not have an adverse impact on long term goals. The community is encouraged to provide valuable information through the engagement processes. Council will work closely with community groups to build capacity to deliver on the relevant strategic actions.

This strategy will be reviewed annually.

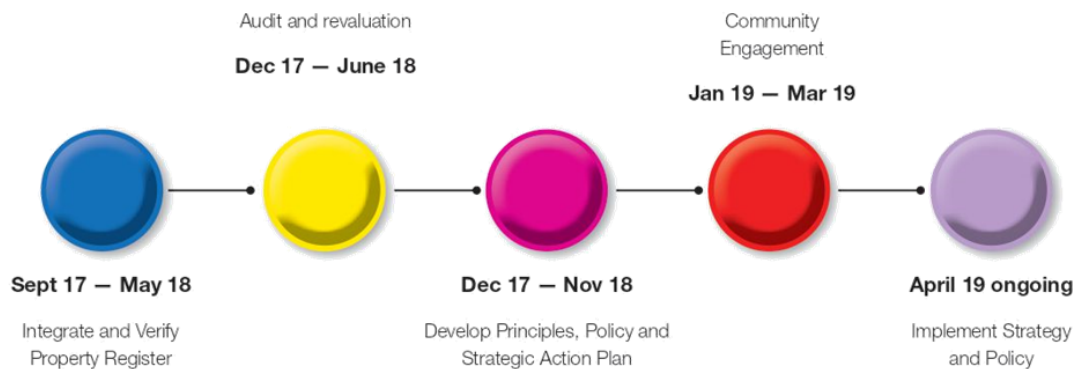


## 2.0 Background

The Inner West Council is the custodian of community assets including over 2 million square metres of land with a value of \$723M and 298 buildings with the value of \$316M. The land and property includes all Council owned, managed and controlled lands and property. This includes land and property that is occupied by Council staff for corporate services eg. administration buildings and depots, Council run community services such as childcare centres and aquatic centres and spaces that Council lease to others for both community and commercial use.

The scope of the project includes an audit of what Council owns, the condition and the current use. The Land and Property Strategy includes four principles with strategic actions, Land and property policy, strategic action plans, 4 year delivery program and 10 year strategic property program.

This project was identified as a corporate priority to understand what Council owns, the condition and the use. Identify Principles, Strategic Actions, Policy and implementation actions med/short/long term. The initial focus has been on integrating and verifying the Land and property register and undertaking a comprehensive audit and revaluation. The project commenced in September 2017 with the timeline below. Some of the strategic actions have commenced implementation in order to better understand the property that Council owns to enable an improved strategic direction for this Land & Property Strategy.





## 3.0 The land and property strategy

### Objectives

This Strategy will provide a strategic framework to manage land & property assets to deliver the following:

- Savings and increased revenue.
- Identify inconsistencies, deliver efficiencies and support data driven decision making.
- Improved governance and processes, ensuring compliance with Council's statutory obligations.
- Alignment with Council's long term financial plan.
- Identify the true cost of services to Council and ratepayers.
- A fair transparent approach for use of Council's properties.
- Align with Community Strategic Plan (CSP) and all Council Strategic Plans.

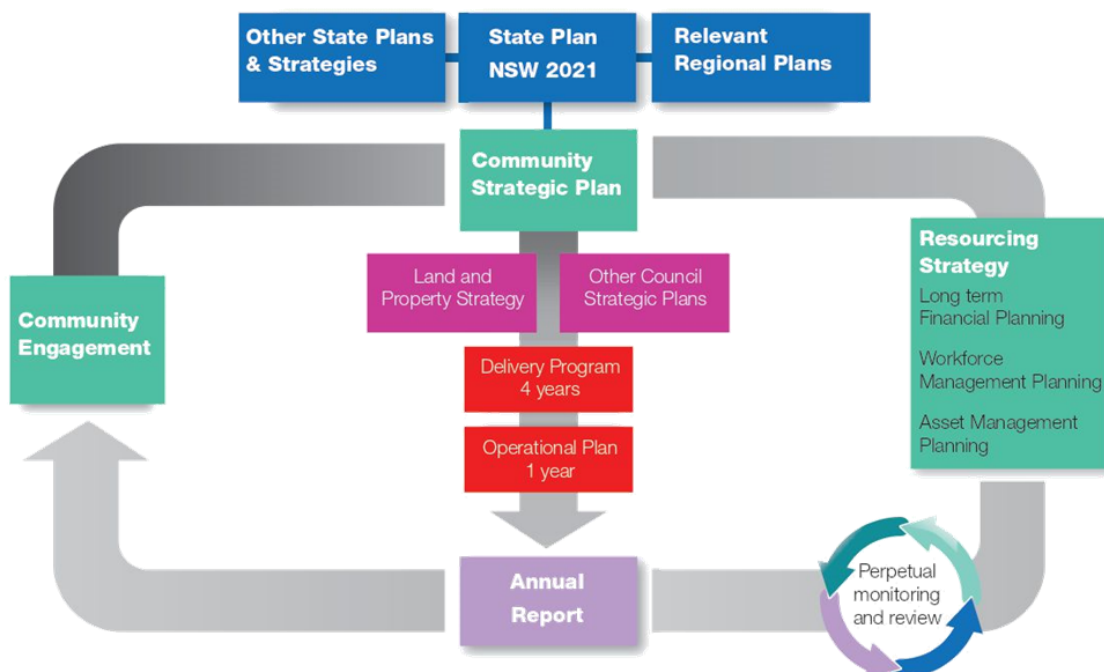
### Context

#### Integrated Planning & Reporting

This Land & Property Strategy forms part of the integrated planning and reporting framework providing strategic direction and implementing the Community Strategic Plan. The Community Strategic Plan guiding principle is to work together in a way that is creative, caring and just. The Land & Property Strategy supports all 5 Strategic directions :

1. An ecologically sustainable Inner West
2. Unique liveable, networked neighbourhoods
3. Creative communities and a strong economy
4. Caring, happy, health communities
5. Progressive local leadership

Results from the 2016 Community satisfaction survey included an expectation that Inner West Council will responsibly apply good governance by demonstrating professional and transparent decision making, good communication and engagement, strong financial management and transparent and efficient service delivery.



## LAPS Relationship to BAMP

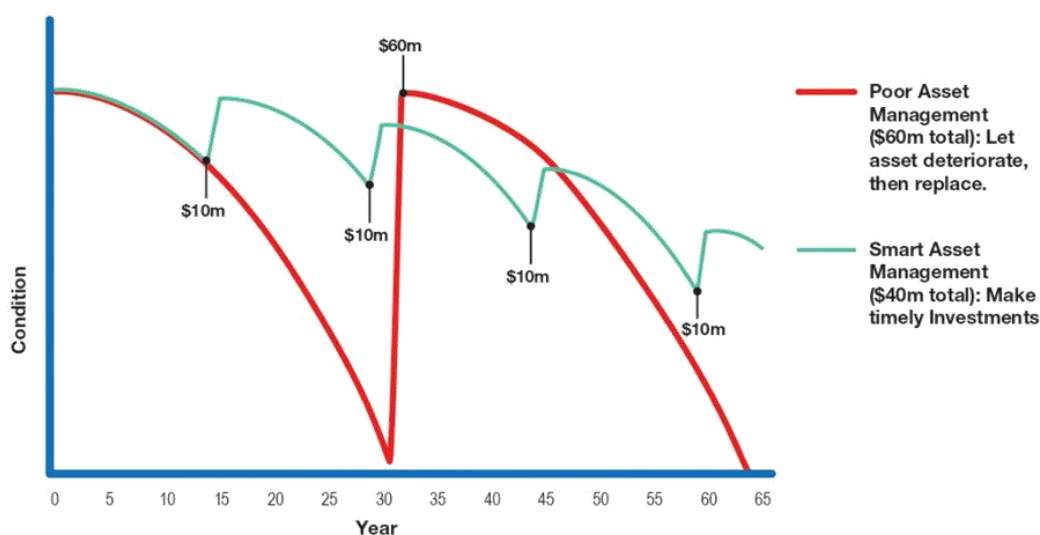


### Why do Strategic Asset Management?

- > Strategic asset management can extend the lifecycle of an asset
- > Every building reaches a point where it is no longer 'fit for purpose'
- > We need to plan for a building's 'end of life'
- > Preserve Council's Heritage and Iconic Buildings

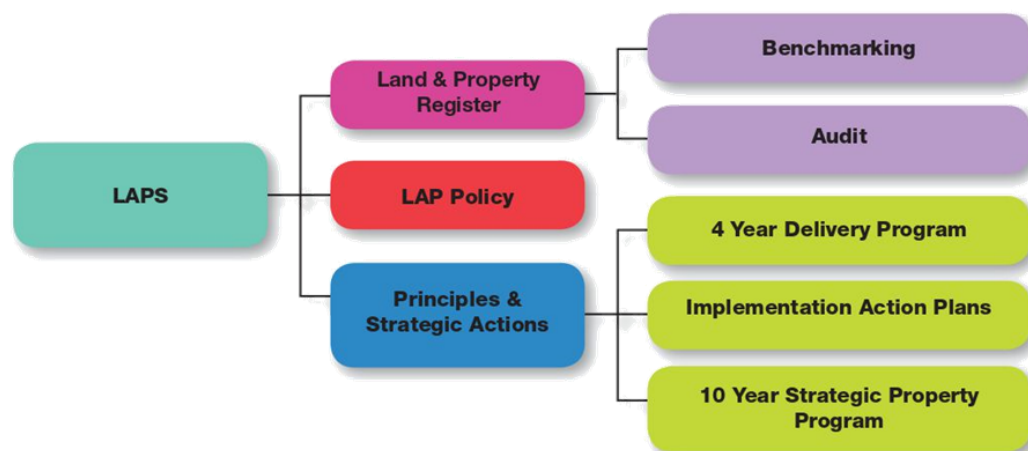
### Why do Strategic Property Management

- > As buildings age the quality and condition of the building deteriorates and Council's AMP must address impact
- > The LTFP Operating and maintenance expenses increase year on year
- > Use is impacted functionality and capacity
- > Enables Council to prepare for repurpose well before property becomes vacant or unusable





### LAPS Framework



### Policy

#### PURPOSE

Inner West Council owns community and operational land, including public roads in the Inner West Council Local Government Area and manages Crown Land as Trustee. Council has the responsibility to maintain its land and building asset portfolio in the best interests of the local community and stakeholders. Council's portfolio includes community and sporting facilities, parks, Crown Reserves and commercial property. The full Policy is included in Attachment 1.

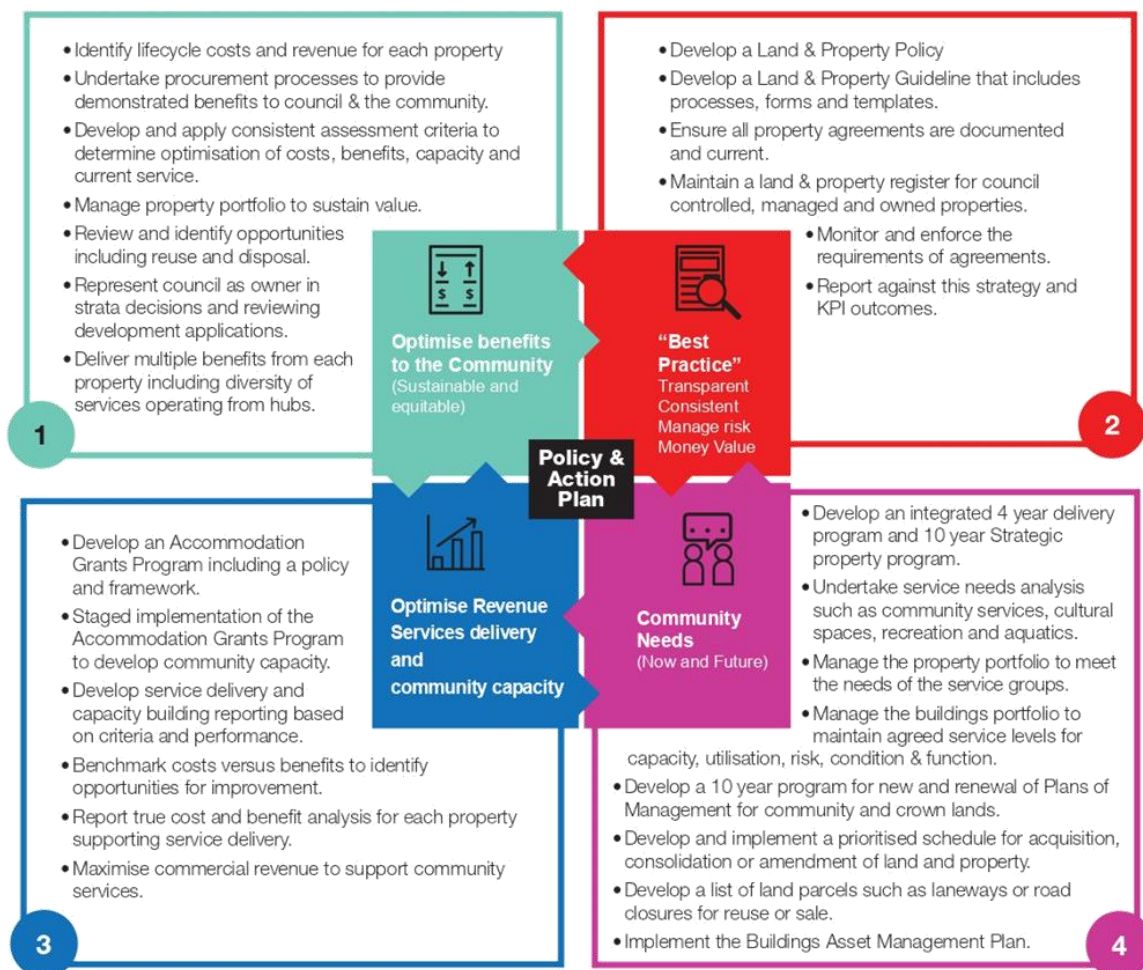
#### OBJECTIVE

This policy objective is to demonstrate a sustainable, equitable, transparent, risk management approach to property and land management. All Council owned and controlled Land & Property Management will:

- be consistent with Council's economic, social and environmental objectives, as set out in the Community Strategic Plan and supporting documents,
- be undertaken in compliance with legislative and other obligations,
- occur only after consultation with all affected stakeholders and relevant sections of the community taking into account all relevant comments and representations,
- be undertaken with the intention of securing an optimum mix of financial and other benefits for the community,
- be managed through a fair and open process and include regular market testing, be in accordance with ICAC guidelines (Managing Risks in Direct Negotiations),
- be open to public scrutiny while maintaining appropriate levels of commercial confidentiality, and
- be conducted in accordance with Council's procedures covering Business Ethics and the Model Code of Conduct.

### LAPS Principles

The principles guide how land and property is managed to deliver the Community Strategic Plan. The strategic actions are staged with short, medium and long term goals that provide a pathway in connection with the Integrated Planning and Reporting Framework.



### Council and its property users:

#### Principles:

1. Optimise benefits to the community, are sustainable and equitable;
2. Demonstrate industry 'Best Practice', be transparent, consistent, manage risk and demonstrate best value for money;
3. Meet the needs of our Community now and in the future;
4. Optimise Council revenue to support services delivery and community capacity.



### Principle 1: Optimise benefits to the community, are sustainable and equitable

Council has responsibilities to deliver on a range of programs as described in the Community Strategic Plan. The Land & Property assets that Council own or manage support the service delivery now and in the future. The collection of data, process mapping, regular reviews, clear guidelines enable transparent, consistent and fair decision making.

#### Actions

- 1.1 Identify life cycle costs and revenue for each property
- 1.2 Develop and apply consistent assessment criteria to determine optimisation of costs, benefits, capacity and current service.
- 1.3 Review and identify opportunities including reuse and disposal.

#### Policy

- 1.4 Undertake procurement processes to provide demonstrated benefits to Council & the community.
- 1.5 Manage property portfolio to sustain value and Heritage significance.
- 1.6 Responsibly represent Council as the owner including on strata boards and reviewing development applications.
- 1.7 Deliver multiple benefits from each property including diversity of services operating from hubs.



**Principle 2: Demonstrate industry "Best Practice": be transparent, consistent, manage risk and demonstrate best value for money**

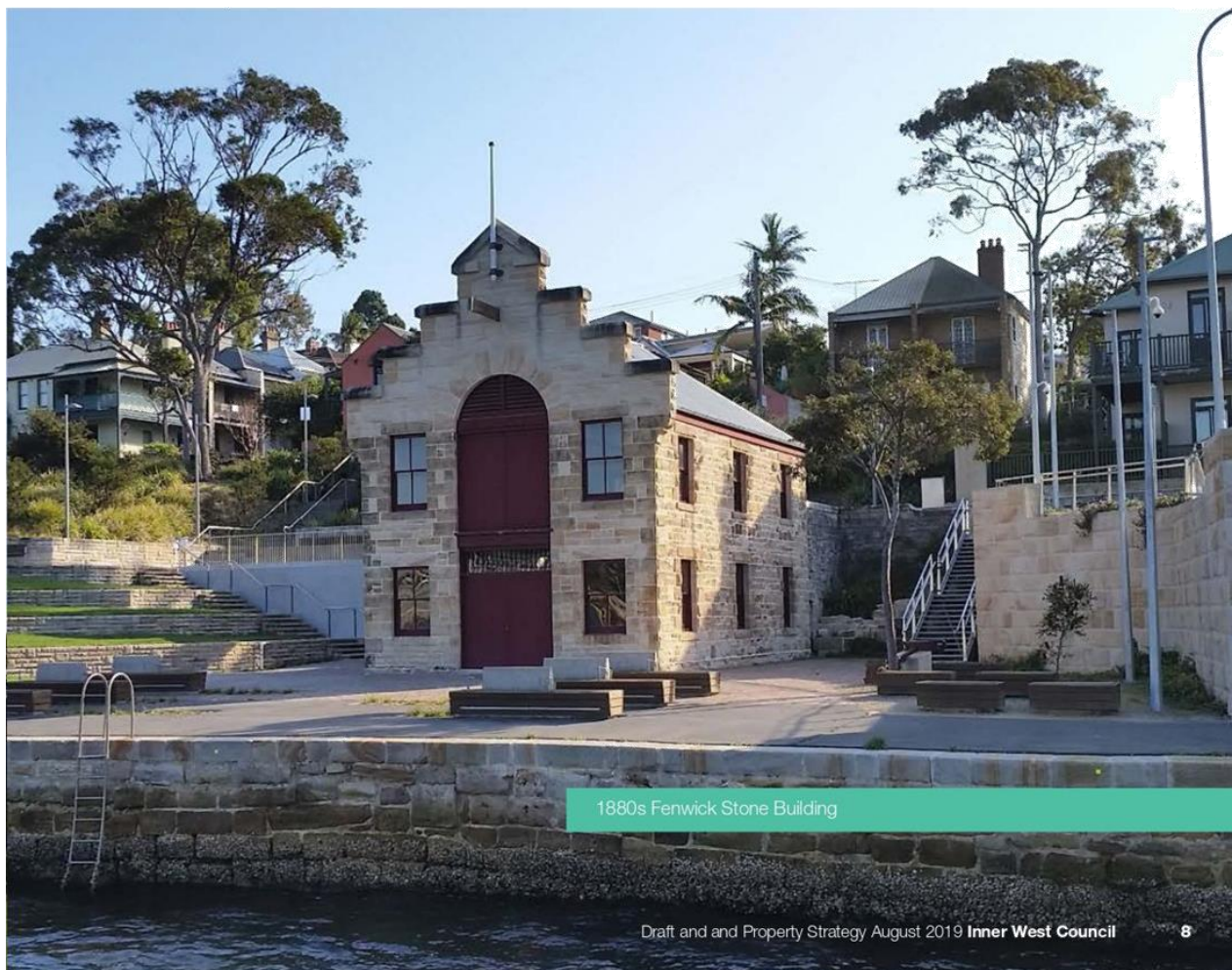
Council will operate in accordance with the legislative requirements and guidelines to ensure that it maintains its role as custodian and delivers superior services to the Community.

**Actions**

- 2.1 Develop a Land & Property Policy
- 2.2 Develop a Land & Property Guideline that includes processes, forms and templates.

**Policy**

- 2.3 Ensure all property agreements are documented and current.
- 2.4 Maintain a land & property register for Council controlled, managed and owned properties.
- 2.5 Monitor and enforce the requirements of agreements.
- 2.6 Report against this strategy and KPI outcomes.





### Principle 3 Meet the needs of our Community now and in the future

Council will undertake Strategic property management to ensure that opportunities are capitalised and properties are managed efficiently. Long Term Planning is essential for Council to meet the needs of the current and future community.

#### Actions

- 3.0 Undertake service needs analysis such as community services, cultural spaces, recreation and aquatics.
- 3.1 Develop an integrated 10 year strategic property program
- 3.2 Develop a 10 year program for new and renewal of plans of management for community and crown lands.(Action)
- 3.3 Develop and implement a prioritised schedule for acquisition, consolidation or amendment of land and property.
- 3.4 Develop a list of land parcels such as laneways or road closures for reuse or sale.
- 3.5 Review and Implement the Buildings Asset Management Plan.

#### Policy

- 3.6 Manage the property portfolio to meet the needs of Council.
- 3.7 Manage the buildings portfolio to maintain agreed service levels for capacity, utilisation, risk, condition & function.



Community Garden, Ashfield Park

## **Principle 4 Optimise Council revenue to support services delivery and community capacity**

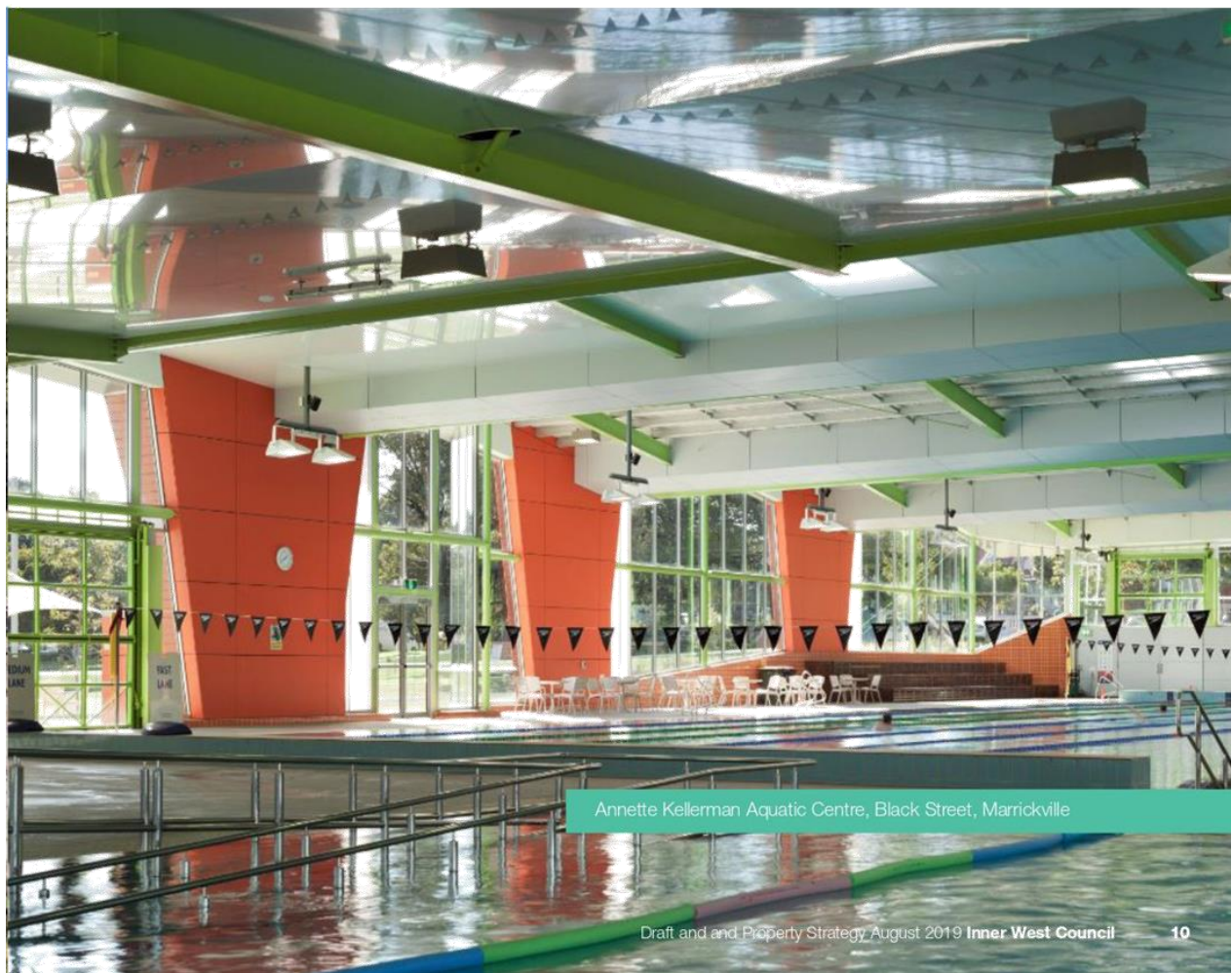
Council will undertake professional financial management and provide value for money to the community. This will include commercial property management processes and an Accommodation Grants Program.

### **Actions**

- 4.1 Develop an Accommodation Grants Program including a policy and framework.
- 4.2 Staged implementation of the Accommodation Grants Program to develop community capacity.
- 4.3 Develop service delivery and capacity building reporting based on criteria and performance.
- 4.4 Identify the priorities for application to property investments

### **Policy**

- 4.5 Benchmark costs versus benefits to identify opportunities for improvement.
- 4.6 Report true cost and benefit analysis for each property supporting service delivery.



Annette Kellerman Aquatic Centre, Black Street, Marrickville



## 4.0 Summary of Properties, Risks, Issues, Needs

### Properties, Risks, Issues, Needs

It is acknowledged that the area is continuing to grow and that strategic needs will also need to be informed by Council's Local Housing Strategy, Integrated Transport Strategy and Employment and Retail Land Strategy, the upcoming Local Strategic Planning Statement and Council's Affordable Housing Policy. The property portfolio is grouped into three main categories:

<p><b>Corporate Service Delivery</b></p>  <p>Premises occupied by Council for the purpose of Council operations e.g. Depots and Administration Services. Property may be Council owned or leased to Council. Land is classified Operational.</p>	<p><b>Community Services</b></p>  <p>Open Space &amp; Recreation facilities occupied by Council. e.g. Libraries, Community Centres. Property may be Council owned or leased to Council. Land may be classified as Operational or Community.</p>	<p><b>Tenanted Space</b></p>  <p>Premises occupied by external parties that may deliver community services; and/or provide income to Council. Property may be Council owned or leased to Council and sub-leased to external party. Land may be classified as Operational or Community.</p>
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### 1. Corporate Service Delivery

#### 3 Administration Buildings & 4 Depots

3 Administrative Buildings at Ashfield, Leichhardt, Petersham,  
4 Depots at Summer Hill, St Peters, Balmain, Leichhardt, 4  
localised storage facilities

#### Main Issues/Risks

- \* Aging buildings require ongoing and increasing operations, maintenance and capital renewal.
- \* Buildings are not compliant to current standards such as fire egress.
- \* Staff are located across more than 7 administrative and operational locations making it difficult to collaborate and inefficient to travel to meetings.

#### Required Action

- \* A long term accommodation strategy will review options to decrease costs and improve efficiencies.



Administration Building Petersham

## 2. Community Services

### Children & Family Services (C&FS)

#### 18 Council Operated Child-Care Services

16 owned by Council and 6 sites leased. 4 from Dept. Education and 2 from the Crown.

Annandale Children's Centre, Balmain Occasional Care, John McMahon Child Care Centre, Deborah Little Early Learning Centre, Foster St Family Day Care Centre, Leichhardt Long Day Child Care Centre, Leichhardt Park Child Care Centre, Addison Road Early Learning Centre, Marrickville West OSHC, Enmore Children Centre, Yirran Gumal Early Care Centre, Globe Wilkins OSHC, May Murray Early Learning Centre, Ferncourt OSHC, Camdenville OSHC, Stanmore OSHC, Cavendish Street Early Learning Centre, Tillman Park Early Learning Centre.



Leichhardt Child Care

#### Main Issues/Risks

- \* Aging buildings require ongoing increasing operations, maintenance and capital renewal.
- \* Older centres have functional issues such as constraints with toilets and dining rooms.
- \* Where there is no long term tenure or leased centres.

#### Required Actions

- \* Secure premises for Globe Wilkins to operate.
- \* Renewal of lease with Lessor for Addison Road Early Learning Centre.
- \* A Child-Care needs analysis to define any risks and issues for service delivery into the future.



Steel Park

### Community Services & Culture

#### 7 Council Owned Creative Spaces Short Term Leases

Pratten Park Thirring Villa, Australia Street Art Camp, Whites Creek Cottage, 228 Illawarra Rd Marrickville, 19 Railway Rd Sydenham, Tempe Reserve, Chrissie Cotter Gallery

#### Main Issues/Risks

- \* Aging buildings require ongoing increasing operations, maintenance and capital renewal.
- \* Low utilisation of buildings compared to the benchmark.
- \* Urban growth and development is decreasing available industrial sites that are traditionally home for the creative industry.

#### Required Actions

- \* Feasibility to improve/increase the Council owned creative spaces.



YIRRAN GUMAL  
EARLY LEARNING CENTRE  
Yirran Gumal Early Learning Centre



**23 Council Operated Community Services Rooms & Buildings including 8 Town Halls and Venues for Hire**

Annandale Community Centre, Ashfield Civic Centre Rooms, Ashfield Park Begonia House, Balmain Town Hall Meeting Rooms, Elkington Park Bandstand, Australia Street Hall, Seaview Street Hall, Michael Maher and Graham Yarroll Room(s) Haberfield Centre, Leichhardt Marketplace Community Room, Leichhardt Town Hall, Petersham Public School, Jimmy Little Community Centre, Marrickville Town Hall, Herb Greedy Hall, Petersham Town Hall, Hannaford Community Centre, St Peters Town Hall, Stanmore Public School, Tom Foster Community Centre, Whites Creek Stables and Yanada Community Room

**Main Issues/Risks**

- \* Aging buildings require ongoing increasing operations, maintenance and capital renewal.
- \* Low utilisation, capacity and functionality of buildings compared to the benchmark.

**Required Actions**

- \* A Community Needs study to understand the facilities that are available within the LGA. This will define any issues/risks for service delivery in the future.
- \* Creative space study.
- \* Feasibility and scoping for a Gay Pride Centre.
- \* Opening the new Pavilion at Marrickville and Steel Park Community Rooms in 2019.



Ashfield Civic Centre

**Townhalls**

8 locations Ashfield, Annandale, Balmain, Leichhardt, Marrickville, Newtown, Petersham, St Peters.

**Main Issues/Risks**

- \* Aging heritage buildings require ongoing increasing operations, maintenance and capital renewal.
- \* Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.
- \* Buildings are under-utilised due to functionality and accessibility issues.

**Required Actions**

- \* A condition and compliance annual review to ensure that our feature heritage buildings are maintained.
- \* Feasibility to increase utilisation and potential benefits of income and community services.
- \* A venue for hire improvements plan to increase bookings and income.
- \* Reuse of the Marrickville Townhall once the library relocates.



Marrickville Town Hall

## Environmental Services

### 2 Community Nurseries

Rozelle and Addison Rd (Leased)

### 13 Community Gardens leased to Community Groups

Ashfield Park Community Garden, Denison Road Community Garden, Francis Street Community Garden, Haberfield Library Community Garden, Marlborough Street Vege Patch, Marrickville Community Nursery, Mort Bay Park Community Garden, Oxford Street Reserve, Punch Park Community Garden, Summer Hill Community Garden, Taringa Street Community Garden, Whites Creek Community Garden, Whites Creek Food Forest

### 2 Community recycling centre

Catherine Street Leichhardt, St Peters Depot

### 47 Bushcare and natural area management sites

#### Main Issues/Risks

- \* Climate change impacts to land and property including sea level rise, extreme weather events, urban heat.
- \* Energy efficiency and water harvesting/tanks improvements.
- \* Loss of natural areas and not for profit reuse centres through development and large transport infrastructure projects.

#### Required Actions

- \* Climate and renewables strategy with targets for 100% carbon neutral and 100% renewables.
- \* Urban ecology strategy includes water, biodiversity, soils, coastal, climate change impacts.
- \* Zero waste strategy including new facilities for a reuse centre and recycling centre and space for bin storage/composting.



## Library & History Service

### 8 Libraries

Ashfield Civic Centre, Balmain Town Hall Library, Emanuel Tsardoulis Community (ETC) Library Centre, Haberfield Centre & Library, Leichhardt Library, Marrickville Town Hall Library, Sydenham Library / St Peters Town Hall, Stanmore Branch Library

#### Main Issues/Risks

- \* Aging heritage buildings require ongoing increasing operations, maintenance and capital renewal.
- \* Due to age and heritage requirements capital renewal works are costly and likely have latent conditions that require contingency allowance.
- \* Buildings are under utilised due to functionality and accessibility issues.





# Item 2

- \* Growth leading to increased demand of library services that are physically constrained e.g. Musical Instrument library.
- \* Furniture renewal: Grants for new but not renewal major renovations to Haberfield Library refurbishment of Balmain and Leichhardt future.
- \* Strata locations – risk of costs increasing without council control.
- \* Storage of the history collection at capacity.

## Required Actions

- \* Relocation to the new Marrickville Library in 2019
- \* Major renovations to the Haberfield Library requiring closure of service in 2019/20.
- \* A library services strategic plan is being developed.



Haberfield Library

## History services locations

### Main Issues/Risks

- \* Localised storage of history services does not provide suitable atmospheric and satisfactory building conditions for the artefacts.
- \* Buildings are under utilized due to functionality and accessibility issues.

### Required Actions

- \* Relocation of services due to major renovations at Dawn Fraser, Haberfield, Marrickville Townhall.
- \* A history services storage plan is being developed.



Pioneer Memorial Park Leichhardt Entrance

## Trees, Parks & Streetscapes

### 46 Parks Public Amenities Buildings

Algie Park, Arlington Reserve, Ashfield Park, Ballast Point Park, Balmain Road Sporting Ground, Birchgrove, Birrung, Blackmore, Camdenville, Camperdown, Centenary, Cohen, Darrel Jackson Gardens, Easton Park, Elkington Park, Gladstone Park, Hammond Park, Hawthorn Canal Reserve, Henson Park, HJ Mahoney Memorial, Jack Shanahan Reserve, Johnson Park, Kendrick, King George Park, Leichhardt Oval 2, Leichhardt Oval 3, Leichhardt Park, Mackey Park, Mallam, Marrickville Park, Mort Bay, Petersham Park, Pioneers Memorial, Pratten Park, Punch Park, Richard Murden, Simpson, Steel Park, Sydenham Green, Tempe Recreation Reserve, Thornton Park, Tillman Park, War Memorial, Wicks Park.

### 1 Golf Course Leased

Marrickville Golf Course



Balmain Cove, Bridgewater Park

## 24 Sporting Grounds

Algje Park, Arlington Recreation Reserve, Ashfield Park, Balmain Road Sporting Ground, Birchgrove Park, Blackmore Oval, Camdenville Park, Camperdown Park, Centenary Park, Cohen Park, Easton Park, Glover Street Sporting Ground, Hammond Park, Henson Park, HJ Mahoney Memorial, King George Park, Leichhardt Oval 2, Leichhardt Oval 3, Mackey Park, Marrickville Park, Petersham Park, Pratten Park, Steel Park, Tempe Reserve.

### Main Issues/Risks

- \* Increase in Open Space provision.
- \* Aging buildings require ongoing increasing operations, maintenance and capital renewal.
- \* All Community and Crown land requires a Plan of Management.
- \* Vandalism and undesirable behavior in parks and toilets.

### Required Actions

- \* Inner West Council Toilet Strategy reviewing accessibility and public safety.
- \* There is a backlog of Plans of Management to inform any new or upgrade works.
- \* Recreation Needs study is complete and the strategy is expected in 2019.
- \* Increased with Open space provision.



## Aquatic Services

### 5 Aquatic Centres

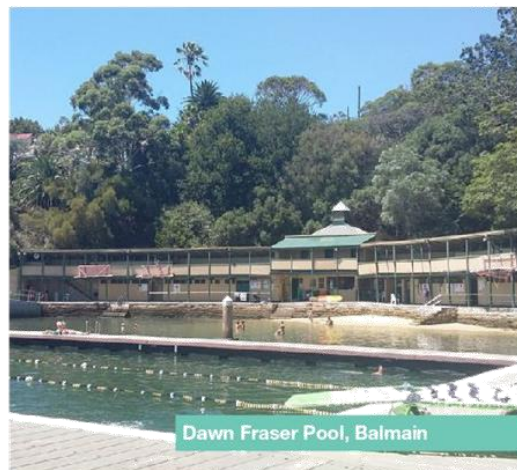
Ashfield Aquatic Centre (Closed for redevelopment), Annette Kellerman Aquatic Centre Facility, Fanny Durack Aquatic Centre, Leichardt Park Aquatic Centre, Dawn Fraser Baths (Heritage Ocean Baths).

### Main Issues/Risks

- \* Aging buildings require ongoing increasing operations, maintenance and capital renewal.
- \* Facilities are highly utilised and require regular upgrades for compliance, accessibility and new needs.

### Required Actions

- \* Opening of the new Ashfield Aquatic Centre 2020.
- \* Major Essential works to Dawn Fraser.





### 3. Tenanted Spaces

#### Property, Major Building Projects and Facilities

##### 9 Cafés

Ashfield Civic Centre Café, Bones Café Hawthorne Canal, Elliott Street Restaurant, Leichhardt Park Aquatic Centre Café, Steel Park PCYC Café, Sydenham Green Shelter, The Fenwick Building, Yeo Park Café, New Marrickville Library

##### 11 Leased Out Child-Care Centres

Ashfield Early Learning Centre, Henson Street Kindergarten, KU Petersham, Leichhardt Town Hall, Marrickville Crusader Kindergarten, Plumtree, Prospect Street Kindergarten, Railway Street Kindergarten, SDN Children's Services, Summer Hill S.H.A.R.E building

##### 9 Leases to Community based Clubs

Ashfield Park Bowling Club, Balmain Rowing Club, Gladstone Park Bowling Club, Lambert Oval, Mackey Park Canoe Club, Mackey Park Croquet Club, Mackey Park Clubhouse/ Kiosks office, Mackay Park Croquet Lawns, Pratten Park Bowling Club

##### 5 Investment leases

Telstra Towers at Marrickville, Petersham, St Peters, Tempe Lands Tyne Container storage, Tempe Golf Driving Range

##### 16 Community Not for Profit & Government Funded Services

Balmain Early Childhood Centre, Dulwich Hill Language School, HeadSpace Ashfield Civic Centre, Innari Housing, Jarvie Park Youth Facility, Leichhardt Early Childhood Health Centre, Marrickville Legal Centre (Marrickville), Marrickville Legal Centre (Seaview St Dulwich Hill), McNeilly Girl Guides Hall, Mervyn Fletcher Hall Community Centre / Ella Centre, Metro Assist Ashfield Civic Centre, Metro Migrant Resource Centre, Newtown Town Hall (Newtown Neighbourhood Centre), Portuguese Ethnographic Museum, St Peters Town Hall, Summer Hill Community Centre

##### 3 SES Services

SES Blackmore Park, SES Haberfield Centre Headquarters, SES Marrickville

##### 8 Leases to Tennis Clubs / Associations / Coaching

Cohen Park Tennis Courts Amenities & Storage, Pratten Park Tennis Clubhouse, Punch Park Tennis Courts, Birchgrove Park Tennis Courts, Marrickville Park Tennis Club House, Henson Park Tennis Court, Tennis Court Shelter One, Wicks Park Tennis Court



Yeo Park Café



Robyn Webster Sports Centre, Tempe

### 3 Affordable Housing Units

Arlington Grove (2 units), Luna Meriton (4 units), The Flour Mills Summer Hill (4 units)

### 6 Residential

290 -291 Illawarra Rd, Marrickville, Balmain Town Hall Residence, Birchgrove Park Residence, Elkington Park Cottage, Leichhardt Park Cottage, Leichhardt Town Hall Residence

### Other

Bridgewater Park Pump House

### 2 Stadiums

Lambert Park, Leichhardt Park Oval

### 4 Public Car Parks under Strata Management

2A Brown Street Car Park, Brown St Car Park 17-20 The Esplanade, Federation Plaza Car Park, Renwick Street Car Park

### 2 Recreation Centres

Debbie and Abbey Borgia Community Centre (DAB), Robyn Webster Sports Centre, PCYC Centre Steel Park

### Main Issues/Risks

- \* Aging buildings require ongoing increasing operations, maintenance and capital renewal.
- \* Low utilisation, capacity and functionality of some buildings compared to the benchmark.
- \* Tenants and community programs that have been in place for a long time.
- \* Increasing rents causing Not-for-Profits and other Charity Community Groups lobbying and applying to Council for space.
- \* Council's long term financial sustainability in managing its' property portfolio.

### Required Actions

- \* Develop and implement the Accommodation Grants Program to demonstrate community benefit and transparent processes
- \* Review all leases prior to any long term agreements.

### 72 Public Car Parks 19 of which Council is Lessee

Ashfield Aquatic Centre Car Park, Ashfield Civic Centre Car Park, Balmain Town Hall Car Park, Barclay Street Car Park, Beattie Street Car Park, Brett Avenue Car Park, Brown Street Car Park Citiview 17-20 The Esplanade, Brown Street Car Park, Brown Street Commuter Car Park, Calvert Street Car Park, Camdenville Park Car Park, Camperdown Park Car Park, Charles Street Car Park, Chester Street Car Park, Church Street Car Park, Crystal Street Car Park, Dalhousie Street Car Park, Debbie and Abbey Car Park, Debbie and Abbey Car Park (front right and rear)



Leichhardt Park Oval



Picnic BBQ, Ashfield Park



Ashfield Park



## Item 2

Edgware Road Car Park, Elizabeth Street Car Park (Ashfield Pool), Enmore Early Learning Centre Car Park, Ewart Lane Commuter Car Park, Federation Place Car Park, Frampton Avenue/Clarrie Gilmore Car Park, Frampton Avenue/Garners Lane Car Park, Garners Avenue Car Park, Haberfield Centre Car Park, Hamilton Street Car Park, Hay Street Car Park, Henson Park Car Park (Centennial St), Henson Park Car Park (Sydenham Rd), Horden Place Car Park, Illoura Reserve Car Park (Weston St), Illoura Reserve Car Park (Edward St), Jack Shanahan Reserve Car Park, James Street Car Park, John McMahon Child Care Centre, KU Croydon Preschool Car Park, KU Leichhardt Preschool Car Park, Leichhardt Park Aquatic Centre & Leichhardt Oval Car Park, Leichhardt Service Centre, Lennox St Car Park, Loftus Street Car Park, Mackey Park Car Park, Marion Street Car Park, Marrickville Town Hall Car Park, McNeilly Park Car Park, Merton Street Car Park, Queen Street Car Park, Renwick Street Car Park, Sadlier Crescent Car Park, Seaview Street (North) Car Park, Seaview Street (South) Car Park, Steel Park Car Park, Summer Hill Car Park, Summer Hill Community Centre / Darrell Jackson Gardens Car Park, Sydenham Green Car Park, Tempe Lands Car Park, Tempe Reserve Car Park (Between South Street and bridge), Tempe Reserve Car Park (in front of Robyn Webster Indoor Sports Centre), Tempe Reserve Car Park (in front of Tempe Jets), Tempe Reserve Car Park (Opposite intersection of Bay and Old Street), Tempe Station Commuter Car Park, Temple Street Car Park, Thames Street Car Park, Tillman Park Car Park, Tom Foster Community Centre Car Park, Union Street Car Park, UTS Haberfield Rowing Club Car Park, Victoria Road Car Park, Waterloo Street Car Park, Woolworths Car Park- Balmain

### 19 Public Carparks Council is Lessee

Ashfield Civic Centre Car Park, Brown Street Car Park, Citiview 17-20 The Esplanade, Brown Street Car Park, Brown Street Commuter Car Park, Ewart Lane Commuter Car Park, Frampton Avenue/Clarrie Gilmore Car Park, Frampton Avenue/Garners Lane Car Park, Illoura Reserve Car Park (Weston St), Illoura Reserve Car Park (Edward St), Jack Shanahan Reserve Car Park, James Street Car Park, Leichhardt Service Centre, Mackey Park Car Park, Marion Street Car Park, Tempe Station Commuter Car Park, Thames Street Car Park, UTS Haberfield Rowing Club Car Park, Victoria Road Car Park, Waterloo Street Car Park, Woolworths Car Park Balmain

### 3 Public Toilets in carparks

Summer Hill, Calvert Street, Brown Street

### Main Issues/Risks

- \* Aging carparks require ongoing increasing operations, maintenance and capital renewal.
- \* Parking is scarce in the Inner West and all carparks have a high utilisation.

### Required Actions

- \* Ongoing localised parking studies and strategies.
- \* Feasibility of increased revenue opportunities utilising and improving operational carparks.



Ashfield Aquatic Centre



War memorial, Ashfield Park

## Land & Property Register (The Register)

The 3 Land Registers, 4 Leasing Registers and 3 Asset Registers have been consolidated into the Land and Property Register that is available on Council's website.

	Major Issues and Risks:
<b>Crown Land Sites</b>  Includes all Crown Land Classified as Community and Operational.  Total 912,293 sqm (All Crown Lands)  <b>Estimated Total Value</b>  <b>\$308M</b>  Community Land Sites incl. Crown Land - Total sqm: 1,766,897 sqm,  Community Land Sites excl. Crown Land - Total sqm: 1,003,355 sqm  <b>Total Value: 2,770,25</b>	Increasing Population and decreasing open space means this land is becoming increasingly important to the Community:  a) for health & recreation;  b) for celebratory and family functions;  c) to mitigate increasing temperatures through tree coverage;  d) as urban forest and wildlife sanctuary; and  e) as catchment for flooding.  1. Compulsory Acquisitions by Statutory Bodies e.g. Westconnex removing open space managed by Council. 2. Competing needs for space is being assessed by the Recreation Needs Study and Community Services and Culture Needs Study. Managing the need for Open Space versus the need for Public Buildings to be juggled carefully.
Sites Classified as Operational incl. Crown Land Total sqm: 364  <b>Total Value - \$455,715.78 sqm</b>	Rising costs of Asset Management and a \$26M backlog means an increasing risk of rate payers being charged more. Income derived from Operational Land can mitigate this risk.  Council's highest income generating land is earmarked for Compulsory Acquisition for Sydney Gateway Project by RMS.

## Risk Management

The major risks identified for the strategy are identified below along with their mitigation plan.

Risk	Mitigation
Major emergency impacting Council property or buildings	Comply with BCA and regular monitoring, security monitored, insurance, management plans
Major incident causing injury or death of a person on Council property or buildings	Comply with BCA and regular monitoring, security monitored, insurance, management plans
Total loss / major damage to Council buildings or land	Diversify property portfolio, insurance, business continuity plan
Poor governance and corruption	Code of conduct, management oversight, procurement policies, guidelines and processes, Land & Property Policy and Strategy
Loss of income from major leases & licences	Monitoring of leases and licences, diversify property portfolio
Failure to provide environmental protections	Monitoring and management procedures
Climate change impact, ecology strategy to address loss of trees	Study of impacts to all of Council facilities, monitor flooding and estuary inundation
Contamination & hazardous materials (Asbestos)	Regular audits and inspections (Asbestos)



## Benchmarking

Benchmarking is used to measure the performance of each property based on the following key criteria. The bench mark is available against each property on the Inner West Council website [www.innerwest.nsw.gov.au/laps](http://www.innerwest.nsw.gov.au/laps) and the prioritisation of the implementation plan is based on the benchmarking.

Benchmark	Current	10 years
Condition - backlog (poor/very poor assets)	7.1%	2%
Utilisation	40%	80%
Capacity	40%	80%
Cost Neutral – outgoings recouped (excl Tempe land leases)	12%	100%
Cost Neutral – rent received (excl Tempe land leases) ie. Council provides 30% Accommodation Grants	50%	70%

### 1. Condition

Condition is measured on a scale 1 to 5, 1 (very good) to 5 (very poor) rating utilising the National Asset Management Strategy (NAMS) and International Infrastructure Management Manual as the guideline. A major condition audit was undertaken in 2018 to identify the condition of all Council properties. The benchmark for condition is nothing less than 3 "Satisfactory" i.e. no properties to be in condition 4 or 5. The condition benchmark will identify properties that require significant investment to bring up to condition and potential opportunities for partnerships with tenants on capital contributions, change of use or disposal.

### 2. Utilisation

Utilisation is a measurement of hours of operation that is current versus what is available. The benchmark proposed is nothing below 80%. The data for this benchmark is being gathered where possible. Processes will need to be put in place to collect this data where it is currently not available.

### 3. Capacity

This is the physical constraints of the property including accessibility, compliance, space efficiency. The measures are based on legislation, industry standards, LEP, DCP, BCA and Australian Standards. The benchmark proposed is nothing below 80%.

### 4. Cost Neutral

The term "cost neutral" refers to when the cost to Council to own and maintain property equals the Outgoings paid by External Occupants or the equivalent in Benefits to Community (Benefits).

Benefits can be measured by the value provided by the Occupant versus the cost to Council if it were to provide the same service.

Costs include Depreciation and Outgoings being made up of Building Insurance, Water Rates, Repairs and Maintenance.

## Auditing and Benchmarking

A complete audit of all buildings was undertaken in 2018 including condition assessment, compliance review, valuation. A revaluation is required every 5 years. Ongoing auditing and reviewing of the buildings will be part of the implementation of this strategy.

## 5.0 Implementation of the LAPS

### Summary

Land & property goes through a lifecycle from acquisition through to disposal. The economic benefit of land and property can be assessed based on the condition and service potential. The benchmarking identified earlier in this report will provide guidance as to when reviews, acquisitions, disposals or reuse projects are undertaken.

The implementation of the Land & Property Strategy will be undertaken as below:

#### 4 year Strategic Action Plan

This is the planning of the strategic actions. The actions will require Implementation Action Plans that will be staged over the 10 year strategic Property Program.

Strategic Action	19/20	20/21	21/22	22/23
<b>Principle 1: Optimise benefits to the community, are sustainable and equitable</b>				
1.1 Identify lifecycle costs and revenue for each property	✓	✓		
1.2 Undertake procurement processes to provide demonstrated benefits to Council & the community.	✓	✓	✓	✓
1.3 Develop and apply consistent assessment criteria to determine optimisation of costs, benefits, capacity and current service.	✓	✓	✓	✓
1.4 Manage property portfolio to sustain value.	✓	✓	✓	✓
1.5 Review and identify opportunities including reuse and disposal.	✓	✓	✓	✓
1.6 Responsibly represent Council as the owner including on strata boards and reviewing development applications.	✓	✓	✓	✓
1.7 Deliver multiple benefits from each property including diversity of services operating from hubs.	✓	✓	✓	✓
<b>Principle 2: Demonstrate industry "Best Practice", be transparent, consistent, manage risk and demonstrate best value for money</b>				
2.1 Develop a Land & Property Policy	✓			
2.2 Develop a Land & Property Guideline that includes processes, forms and templates	✓			
2.3 Ensure all property agreements are documented and current.	✓	✓	✓	✓
2.4 Maintain a land & property register for Council controlled, managed and owned properties.	✓	✓	✓	✓
2.5 Monitor and enforce the requirements of agreements.	✓	✓	✓	✓
2.6 Report against this strategy and KPI outcomes.	✓	✓	✓	✓
<b>Principle 3: Meet the needs of our Community now and in the future</b>				
3.1 Develop an integrated 4 year delivery program and 10 year Strategic property program.	✓	✓	✓	✓
3.2 Undertake service needs analysis such as community services, cultural spaces, recreation and aquatics.	✓	✓	✓	✓
3.3 Manage the property portfolio to meet the needs of the service groups.	✓	✓	✓	✓
3.4 Manage the buildings portfolio to maintain agreed service levels for capacity, utilisation, risk, condition & function.	✓	✓	✓	✓
3.5 Develop a 10 year program for new and renewal of Plans of Management for community and crown lands.	✓			
3.6 Develop and implement a prioritised schedule for acquisition, consolidation or amendment of land and property.	✓	✓	✓	✓



**Item 2**

3.7 Develop a list of land parcels such as laneways or road closures for reuse or sale.		✓	✓	
3.8 Implement the Buildings Asset Management Plan.	✓	✓	✓	✓
<b>Principle 4 Optimise Council revenue to support services delivery and community capacity</b>				
4.1 Develop an Accommodation Grants Program including a policy and framework.	✓			
4.2 Staged implementation of the Accommodation Grants Program to develop community capacity.		✓	✓	✓
4.3 Develop service delivery and capacity building reporting based on criteria and performance.		✓	✓	
4.4 Benchmark costs versus benefits to identify opportunities for improvement.	✓	✓	✓	✓
4.5 Report true cost and benefit analysis for each property supporting service delivery.	✓	✓	✓	✓
4.6 Maximise commercial revenue to support community services.	✓	✓	✓	✓

**Implementation Action Plans**

There are two Implementation Action Plans:

- Leasing Implementation Plan
- Initiatives

These prioritised 10 year plans are based on the following:

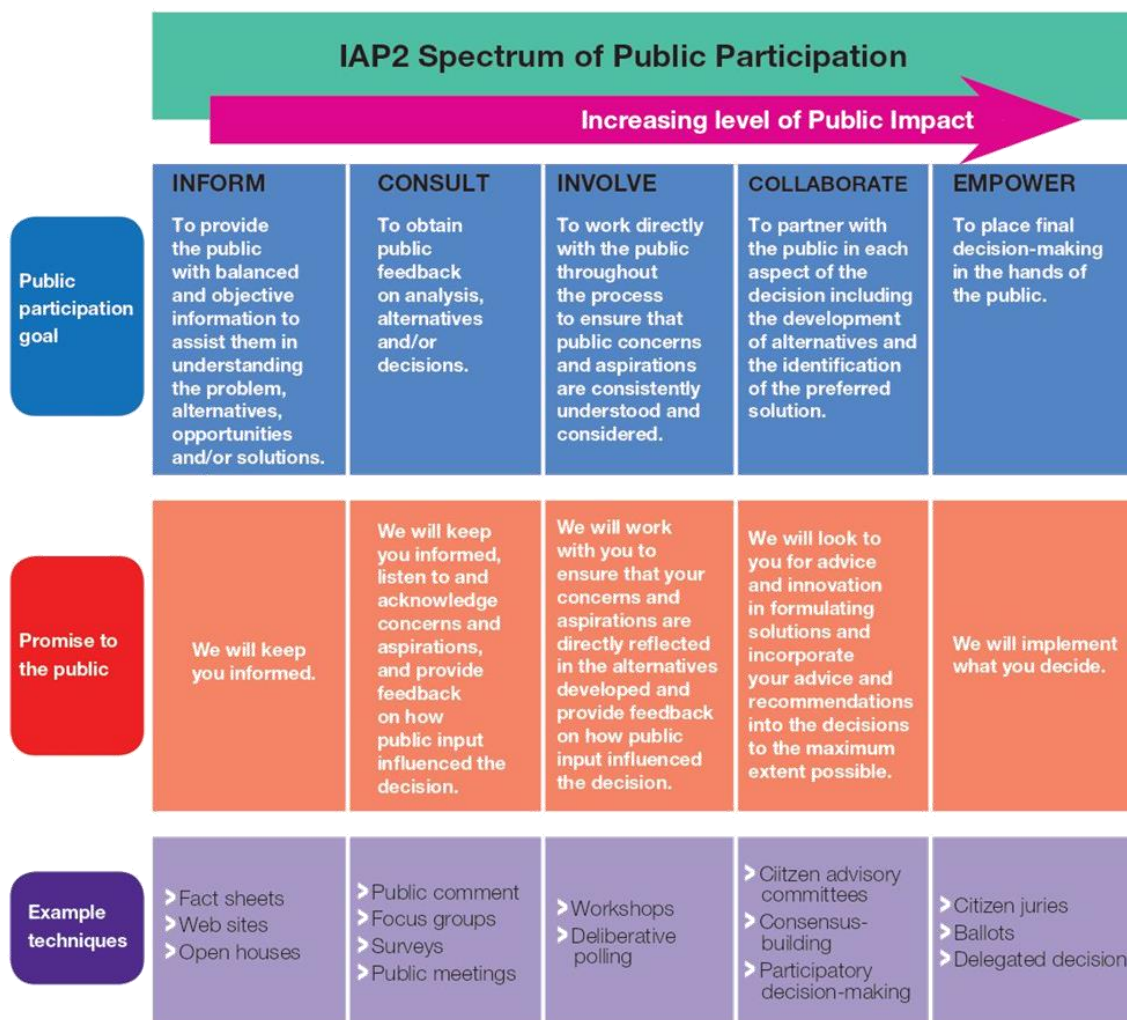
- Vacant properties, lease expired or expiring
- Income can be increased or costs to Council can be decreased
- Community benefit or adopted strategy
- Condition
- Utilisation
- Functionality
- Capacity

Priorities may change due to new opportunities or as changes arise.

These plans are staged due to the large amount of work and to provide opportunities for capacity building in community groups. A short term lease renewal may be required prior to a procurement process such as Expression of Interest and Request For Tender.

## 6.0 Community and Stakeholder Engagement

The projects identified in the Implementation Action Plans will follow the IAP2 Spectrum of Public Participation as shown below.





## Glossary

Word / Phrase	Meaning
Be Transparent	Action, method, or procedure that lacks hidden agendas and conditions, and complies with the disclosure requirements of transparency.
Commercial confidentiality	A legal term or classification that identifies information that, if disclosed, may result in damage to a party's commercial interests, intellectual property or trade secrets. You must not disclose any information marked 'Commercial in Confidence' without permission from the party who supplied it.
Community and Operational Land	Under the Local Government Act (LGA) land under Council's control, other than roads and Crown Land (as defined being land under the Crown Lands Act) must be classified as either "operational land" or "community land." For more information refer to Table 1. Of the Land & Property Policy.
Demonstrate industry "Best Practice"	A best practice is a method or technique that has been generally accepted as superior to any alternatives because it produces results that are superior to those achieved by other means or because it has become a standard way of doing things, e.g., a standard way of complying with legal or ethical requirements.
Ecologically Sustainable	Based on a long-term perspective, we conserve the ecosystem and reduce our impact on the natural environment and people's health to a level that the natural environment and humanity can handle.
Heritage Significance	Heritage Significance, of a place or feature of a place, includes its aesthetic, architectural, historical, scientific, social or other significance, to the present generation or past or future generations.
ICAC guidelines (Managing Risks in Direct Negotiations)	The term "direct negotiations" refers to exclusive dealings between an agency and a counter party without first undergoing a competitive process. Direct negotiations are sometimes referred to as directly sourced, single-sourced, or non-competed contracts. The closed nature of direct negotiations can create opportunities for dishonest and partial conduct and is more likely to lead to allegations and perceptions of corrupt conduct. Having to compete for a government contract, in a fair and transparent manner, is a significant obstacle for corrupt individuals. Refer to ICAC Guidelines for Direct Negotiations.
Inconsistencies	Standard property agreements to be used with same or similar terms agreed using a consistent approach.
Land and Property Management	The operation, control, and oversight of real estate and Capital Assets. Management indicates a need to be cared for, monitored and accountability given for its useful life and condition. Property management is also the management of physical capital assets that are acquired and used to build, repair, and maintain end item deliverables. Property management involves the processes, systems, and manpower required to manage the life cycle of all acquired property as defined above including acquisition, control, accountability, responsibility, maintenance, utilization, and disposition.
Lifecycle of an Asset	A key process within asset management is the understanding of asset life cycle. There are four key stages of the asset lifecycle being Planning, Acquisition, Operation & Maintenance and finally disposal or retirement.
Not-for-Profits	Not-for-profit (NFP) organisations are organisations that provide services to the community and do not operate to make a profit for its members (or shareholders, if applicable). All profits must go back into the services the organisation provides and must not be distributed to members, even if the organisation winds up.
Plans of Management	Council must prepare Plans of Management (PoM) for all Crown Land and land that is classified as 'Community Land' within its ownership, care, control and/or management. The way the Land is to be used and managed is strictly governed by an adopted PoM, therefore a Plan of Management is the primary land management tool.
Revenue	Revenue is the total amount of income generated by the sale of goods or services related to the company's primary operations.
Sustainable and equitable	Sustainable meaning capable of being sustained e.g. of economic development, energy sources, or capable of being maintained at a steady level without exhausting natural resources or causing severe ecological damage; and Equitable meaning having or exhibiting equity : dealing fairly and equally with all concerned.

# Land and Property Policy (rev10)

Title	Land and Property Policy		
Summary	The Inner West Council is committed to optimising community benefits to meet the needs of our community now and in the future through consistent management of council owned or controlled land or buildings. The objective of this policy is to demonstrate a sustainable, equitable, transparent, risk management approach to property and land management.		
Background	This is the first Land & Property Strategy for the new Inner West Council. The former Marrickville, Leichhardt and Ashfield Councils each had various policies for informing property and land management.		
Policy Type	Council		
Relevant Objective	Strategic Plan	<div>2.2      Manage Change with Respect for place community history and heritage.</div> <div>4.3.1    Provide facilities, spaces and programs that support wellbeing and healthy communities.</div> <div>5.2.3    Collaborate with partners to deliver positive outcomes for the community, economy and environment.</div> <div>5.3.3    Deliver innovation, excellence, efficiency, effectiveness and probity in Council processes and services.</div>	
Relevant Council References	<div>Hazardous Material Policy – Draft to be approved.</div> <div>Procurement Policy – Draft to be approved.</div> <div><a href="#">Climate + Renewables Strategic Plan – draft to be approved</a></div> <div>Plans of Management</div> <div>Recreation Needs Strategy - draft to be approve</div> <div>Procurement Policy – Draft to be approved.</div> <div>Climate + Renewables Strategic Plan – draft to be approved</div> <div><a href="#">Inclusion Action Plan for people with a Disability 2017-21</a></div> <div>Recreation Needs Strategy - draft to be approve</div> <div>Local Housing Strategy</div> <div>Integrated Transport Strategy</div> <div>Employment and Retail Land Strategy</div> <div>The upcoming the local Strategic Planning Statement</div> <div>Council's Affordable Housing Policy</div>		
Main Legislative or Regulatory Reference	<div><a href="#">Local Government Act, 1993</a> (LGA)</div> <div>Crown Lands Act, 1989 (CLA 1989)</div> <div>Roads Act, 1993</div> <div>Retail Leases Act, 1994</div> <div>Real Property Act, 1900</div> <div>Conveyancing Act, 1919</div> <div>Residential Tenancies Act, 2010</div> <div>Independent Commission Against Corruption Act, 1988</div>		



**Item 2**

	Anti-discrimination legislation (various) <i>Crown Lands Management Act</i> 2016 – assented to 14 November 2016 (CLM Act) <i>Crown Land Legislation Amendment Act</i> 2017 (CLLA Act) <i>Crown Lands Management Regulations</i> (CLMR)		
Applicable Authority	Delegation of	As per <a href="#">Council Approved Delegations</a>	
Other External References	Building Code of Australia		
Attachments	Nil		
Record Notes	Internal or External available document		
Version Control	See last page		
Document:	Operational Policy or Council Policy	Uncontrolled Copy When Printed	
Custodian:	Primary Responsible Policy Owner	Version #	Version #
Approved By:	Group Manager Property, Major Building Projects and Facilities	TRIM Ref #	XXXXXX
Adopted By:	Leadership Team	Publish Location	Intranet/ Internet
Adopted Date and Minute #:	xx / xx / xx	Next Date Review	xx / xx / xx

**Attachment 2**

## **1. BACKGROUND**

Inner West Council owns community and operational land, including public roads in the Inner West Council Local Government Area and manages Crown Land as Trustee. Council has the responsibility to maintain its land and building asset portfolio in the best interests of the local community and stakeholders. Council's portfolio includes community and sporting facilities, parks, Crown Reserves and commercial property.

## **2. PURPOSE**

This policy provides council with the decision-making framework to operate a consistent approach to land and property management.

## **3. OBJECTIVE**

The objective of this policy is to demonstrate a sustainable, equitable, transparent, risk management approach to property and land management.

All leasing or licensing of Council-controlled land assets, including Crown Land, will:

- be consistent with Council's economic, social and environmental objectives,
- be undertaken in compliance with legislative and other obligations,
- occur only after consultation with all affected stakeholders and relevant sections of the community considering all relevant comments and representations,
- be undertaken with the intention of securing an optimum mix of financial and other benefits for the community,
- be through a fair and open process and include regular market testing, be in accordance with ICAC guidelines (Managing Risks in Direct Negotiations),
- be open to public scrutiny while maintaining appropriate levels of commercial confidentiality, and
- be conducted in accordance with Council's procedures covering Business Ethics and the Model Code of Conduct.

## **4. SCOPE**

### **4.1 In scope**

This policy relates to

- a) Council owned or controlled land or buildings;
- b) Leases; of land including residential Leases and Leases under the Roads Act, 1993
- c) Licenses of land which give the Licensee exclusive or sole possession of the premises for a specified period (even if the Lessor reserves rights of access and use);
- d) Licenses to operate ventures on Council land for a specified period whether on a full time or part time basis (for example a License to park and operate a mobile coffee van in a park or road);
- e) Agreements analogous to the above including memorandums of understanding and service agreements for community and commercial uses;
- f) Air Space Leases and Licenses; and
- g) Accommodation grants; and
- h) Land classifications



## 4.2 Out of scope

This policy does not deal with

- a) Casual or periodic bookings of community spaces or sporting fields as set out in the Fees and Charges.
- b) Footpath dining under s.125 of the Roads Act 1993.

## 5. DEFINITIONS

For this document:

Lease:	A Lease will provide a right of exclusive possession of an area for a specified term. Lease includes all property related Licenses, Service Level Agreements (SLA) and Memorandums of Understanding (MOU) that detail the terms for a Party to occupy Council owned property;
Licence:	A Licence will provide part of a building or land at specific times. A Licence provides for use of space that may or may not be exclusive.
Lessor:	Lessor is the Council and includes Licensor and Landlord.
Lessee:	The recipient in the agreement that gains the use of the property also called Tenant, Occupant, and Licensee. Excludes short-term hirers of Council property.
Rent:	Includes Rent, Outgoings, Licence Fee or any other payment to Council detailed in the Lease.
Fees & Charges:	Includes all costs relating to the transaction and charged as per cost incurred or as detailed in Council's published Fees and Charges.
Market Rent:	The rent amount a willing landlord might reasonably expect to receive, and a willing tenant might reasonably expect to pay, for a tenancy. It needs to be like the rent charged for similar properties in similar areas.
Property:	Refers to land and/or buildings and access to public land under Council management.

## 6. LAND CLASSIFICATIONS

Under the LGA land under Council's control, other than roads and Crown Land (as defined being land under the Crown Lands Act) must be classified as either "operational land" or "community land." Land and buildings Leased by Council falls into four groups as described under Division 1 of Part 2 of Chapter 6 of the LGA.

- a) Operational Land;
- b) Community Land;
- c) Crown Land covered by the Crown Lands Act, 1989; and
- d) Road Reserve

Council must manage all land under its control as detailed in LGA Refer to Table 1 - LGA four groups of Land and Permitted Use and related Legislation for summary of key guidelines and terms.

**Table 1 - LGA four groups of Land and Permitted Use and related Legislation**

Land Classification	Permitted Use	Legislation
<b>Operational Land</b>	Used for Council's administrative and works functions, affordable housing, commercial and investment opportunities. Do not require a Plan of Management.	Subject to the Local Government Act 1993 NSW: Real Property Act 1900 NSW; Conveyancing Act 1919 NSW and Retail Leases Act 1994 NSW
<b>Community Land</b>	<p>Leasing of Community land is restricted as it should be kept for use by the public. Lease/Licenses must be consistent with the core objectives of the category of land, for a use prescribed by the Act or Regulations and expressly authorised under a Plan of Management for that land. A Lease or License for a term exceeding 5 years may be granted only after a tender process, unless it is granted to a not for-profit organisation.</p> <p>Section 55(3)(e) Provides that Leases and Licenses are exempt from tendering requirements unless a Lease or License is in respect of Community Classified Land and for a term exceeding five (5) years. In which case the Lease or License is only exempt from tendering requirements if the proposed Lessee is a community organisation.</p>	Subject to provisions under Sections 45 to 47 of the <i>Local Government Act 1993 NSW</i> .
<b>Crown Land</b>	<p>Land which is owned by the State of NSW, reserved or dedicated for public recreation or similar purpose. Councils may be appointed as the Reserve Trustees on behalf of the Minister for Primary Industries Land &amp; Water to manage and care for the reserved land to facilitate and encourage community use and enjoyment.</p> <p>A Lease/License of Crown land enables exclusive use over a piece of land for a specified term and purpose. Lease/Licenses of Crown land are subject to Ministerial consent. Any Community or Crown Land Lease/License longer than 5 years must be advertised (advising the intention to give consent to the Lease/License) and allow 28 days for submissions to be made.</p>	Crown Lands Act 1989 - Section 99 to 111A. The leasing and licensing of Crown Land will be generally carried out under the same conditions as Council Community land.
<b>Roads</b>	Leasing and licensing of parts of public roads including road closures. (Not covered by this policy).	Subject to the Roads Act 1993.



## **REQUIRED REGISTERS - LAND REGISTER, OTHERS**

- a) The Land Register details the Lot & Deposited Plan, Address and Classification of all Council controlled land;
- b) Crown Land Register details all land owned by the Crown that Council is the Trustee and Manager of;
- c) Compulsory Acquisitions Register details all land that may or may not be transferred to Council by Dedication, Voluntary Planning Agreement, State Government Transfers and other transfers of ownership to Council;
- d) Register of all easements, rights or way and other burdens on Council owned land or that benefit land owned by Council; and
- e) Hazardous Materials Register as per Councils Hazardous Materials Policy (DRAFT)

## **8. LINKS TO COMMUNITY STRATEGIC PLAN (CSP)**

The Community Strategic Plan is structured around a guiding principle:

To work together in a way that is creative, caring and just. Five strategic directions give effect to this principle: an ecologically sustainable Inner West; unique, liveable, networked neighbourhoods; creative communities and a strong economy; caring, happy, healthy communities; and progressive local leadership.

## **9. POLICY STATEMENT**

The Inner West Council is committed to optimizing community benefits to meet the needs of our community now and in the future through consistent management of council owned or controlled land or buildings.

## **10. POLICY**

### **10.1 Land Management**

- a) A Council resolution following a public exhibition period is required to classify land as operational.

### **10.2 Lease Management**

- a) Leasing objectives are used to assess Lease value and include:
  - i) Optimising the use of public assets;
  - ii) Facilitation of an endorsed strategy or plan;
  - iii) Generate revenue to contribute to council's sustainability;
- b) Lease types include commercial, retail, community, air space and residential,
- c) Lease term is generally 5 to 10 years including lease options to renew.
- d) A lease term of longer than 5 years requires an Expression of Interest or Tender process.
- e) A lease term of no longer than 29 years is permissible for community land.
- f) Service Level Agreements will be set dependent on the type of service being provided from the property.
- g) Market rent will be set for all leases and documented on the contract and determined by an independent Valuer or similar rates in precedence.

- h) Rent is to be reviewed annually. Leases will provide for annual rent reviews in accordance with changes in the Consumer Price Index (all groups) – Sydney or a percentage amount detailed, whichever is the greater. Upon expiry of the Lease or exercise of any Option Period the rent is reviewed to Market Rent.
- i) All tenants to pay its percentage share of outgoings including but not limited to rates, land tax, utilities and maintenance.
- j) Maintenance and repair. The Lessee will be required to maintain the premises and keep them in good repair having regard to their condition at the start of the Lease. If council finds the premises are not being kept in good repair, Council may carry out the repairs and invoice the Lessee for the costs including any project management fees.
- k) Structural Repairs - A Lessee is not usually responsible for structural repairs unless needed because of the failure by the Lessee to maintain the premises as required including pest inspections and control or unless the works are required because of the specific use of the Lessee or unless they related to capital works the Lessee was required to do.
- l) The parties may negotiate for the Lessee to responsible for structural repairs to repairs to Council's buildings as part of an agreement for the Lessee to pay less than market rent. If the Lessee erects any structures, it will be required to undertake any structural repairs needed. It is preferred that Council will carry out structural repairs and recoup the costs from the Lessee including any project management fees applicable.
- m) Council's standard lease to include the requirement for Lessee's to take actions to increase inclusion aligned with the *Inclusion Action Plan for People with a Disability 2017-2021*.
- n) Council's standard lease to include the requirement for Lessee's to align its practices and operations with Council's [Draft Climate and Renewables Strategy - May 2019](#).

### 10.3 Retail and other Commercial Leases

- a) Commercial Leases are Leases where the Lessee operates a business in, undertakes commercial activities on, obtains income from and/or there is private gain from the use of, the premises. Leases of kiosks, restaurants, shops, offices and other premises used for the operation of a business are commercial Leases. Leases of Childcare Centres to a person or company which operates a for-profit service are Commercial Leases. A Lease to a Lessee which sub-Licenses or hires the premises for profit is a Commercial Lease.
- b) A Lessee may be a not-for-profit organisation but it may sub-License or hire part of the premises for a fee or operate, or permit a sub-Lessee, Licensee, contractor or other person to operate on the Leased premises a for-profit business, a commercial activity which provides private gain, profit or income for the sub-Licensee, contractor or other business operator and/or which competes with other private businesses. This is also a commercial Lease.
- c) Market rent will be payable for commercial Leases.
- d) If there is direct negotiation with one potential Lessee only, the market rent may be determined by an external valuer having regard to the terms of the proposed Lease.
- e) An assessment of market rent by a registered valuer is an opinion by an expert. It is noted that it will not give as true a measure of market rent as a competitive process (auction, tender or expressions of interest) between two or more interested parties.
- f) With a competitive process the current market rent is the highest rent offered in a complying proposal. However, this may be outweighed by other factors so long as the public receives value for money from the commercial use of public land.



**10.4 Accommodation Grants****Item 2**

- a) Accommodation Grants (Grant) equivalent to all or part of the market rent may be granted to Non-Government Organizations (NGO's), incorporated not for profit organisations, charity service providers, sporting and community organizations for non-commercial purposes provided that such uses align with the community's demonstrated needs or aspirations, and further the objectives in Council's Statement of Vision and Priorities and/or Strategic, Community or other adopted Plans. Refer to Table 1.0 Accommodation Grant Eligibility Criteria
- b) Priority areas of support for not-for-profit businesses will be determined by Council.
- c) The percentage of the Accommodation Grant will reflect the community benefit to the Community from the Lease and service provided the extent to which it aligns with Council's Statement of Vision and Priorities and any adopted Strategic Plans, and the Lease applicant's capacity to pay. Refer to Table 1.0 Accommodation Grant Eligibility Criteria
- d) Council will from time to time provide a reduced rate (below market valuation).
- e) The Grant will be detailed in the Lease and the Services annexed as a condition to the Grant to ensure the occupation continues to be in the interests of the public. These may include those factors that were important in deciding to award the Lease and may include, but not limited to:
- Requirements for the services to be offered, clientele to whom the service is to be provided, membership open to all, shared use or access by third parties, prices to be charged, hours of operation, and preference for Inner West Council area residents.
  - Key Performance Indicators and annual reporting requirements
- f) The Accommodation Grant cannot be considered in perpetuity.
- g) The Accommodation Grant does not include building outgoings, non-structural maintenance and repairs, utilities to cover Council's costs and the costs of the premises having regard to the costs of acquisition, construction, repairs and maintenance, depreciation, sinking fund, utilities, rates, staff time and other expenses.
- h) The Accommodation Grant is only for all or part of the market rent foregone and no other expenses incurred or to be incurred by Council. These costs must be met by the occupant unless an exemption is approved.
- i) The Accommodation Grant is a financial contribution from Council to the Lessee and to the service the Lessee is providing, and must be acknowledged in the Lease, by signage on the premises, in annual reports and other communications by the Lessee to its clients and others.

**Attachment 2**

**Table 2.0 Accommodation Grant Eligibility Criteria**

Grant	Comments and Examples
100%	Council provides a grant for 100% of the market rent excluding the cost the outgoings.
90%	Despite this indication, the rent must at least cover outgoings arising as a direct result of the occupation and if Crown Land must be at least the specified annual minimum. This category will usually be for small volunteer groups with little funding or capacity to raise income and who meet Council's strategic objectives and/or priorities to a very high degree and who are occupying 1-2 small rooms with shared facilities or co-location.
75%	This will usually be organizations meeting Council's objectives or priorities to a high degree, with some funding but unable to pay close to market rent.
50%	This will usually be organizations which align with Council's priorities, have some funding or capacity to obtain income but unable to pay market rent.
25%	This will usually be organizations which align with Council's priorities and have some funding or capacity to obtain income or funding but are unable to pay full market rent.
10%	This will usually be organizations with capacity to pay market rent or close to market rent, by charging its clients fees at market rates and/or through other commercial avenues or funding sources, but a small Council subsidy is justified due to the need and uniqueness of the service provided or other factors.
0%	This will usually be organizations with capacity to pay market rent, due to its size and/or by charging its clients fees at market rates and/or through other commercial avenues or funding sources. Commercial Leases.

## 10.5 Capital Works

- a) Following negotiation, the Lease may require the Lessee to do capital works. The value of the works may be amortized over the term of the Lease represent a form of rent payment noted in the Grant Deed.
- b) At Council's option, the Lease may require that capital work undertaken by the Lessee is to be project-managed by Council.
- c) If the Lease requires the Lessee to undertake capital works or improvements to the premises, the Lease will state that the works are or become the property of the Lessor not the Lessee.
- d) Capital works undertaken by the Lessee do not give the Lessee any interest or claim in the works or improvements or the premises beyond what is in the Lease nor give the Lessee any claim to the premises after the expiry date of the Lease. Undertaking capital works during the Lease term does not entitle the Lessee to demand a new Lease following expiry of the Lease term.
- e) Before undertaking any work, the Lessee to ensure they have all relevant approvals for the proposed use & any works in accordance with the Environmental Planning & Assessment Act 1979.
- f) If not contrary to other Council Policy, project management and other fees may be waived or discounted in line with Table 1.0 Accommodation Grant Eligibility Criteria by written approval of the Group Manager, Property, Major Building Projects and Facilities.

## 10.6



## Licenses

- a) As for Lease Management.
- b) The License fee must at least cover utilities, consumables and other expenses incurred by Council as a direct result of the occupation of the premises.

### 10.7 Service Agreement Management

- a) As for Lease Management

### 10.8 Leases to Sporting Clubs and Community Groups

a) Council recognizes that many existing Lessees or Licensees of community land and Crown Land, notably sporting bodies and community groups, have strong historical and/or social and/or recreational ties to the facilities they use. In some cases, they have contributed financially to the development of these facilities. In considering new or continued Leases or Licenses of such facilities, Council will take these factors into account and may, at its discretion and subject to a report to Council, not require Expressions of Interest or Tenders to be called (subject to the legislative requirements then current).

b) If Council decides to grant a Lease to an incorporated sporting organization or Community Group for a set term to the exclusion of other users compared to a License of a storage room and seeks to pay less than market rent, the proposal will be assessed under the Grant Eligibility Criteria.

c) Whether or not Council grants a Lease and of what premises, will be determined by Needs Studies and research. Recreation Policy and/or Strategy, Park Plans of Management, and community need assessments.

d) There is no automatic right to re-new. It should not be assumed that a new Lease/License will be automatically granted to the same not-for-profit Lessee at the end of a Lease/License term. Council will consider the issue of a community benefit to the community on each occasion a new Lease/License is to be entered.

e) Similarly, it should not be assumed that a new Lease/License will be automatically granted with the same terms and conditions.

f) Lessee/Licensee Requirements: A not-for-profit, sporting or community organization requesting a new Lease/License or renewal of a Lease/License of Council premises at less than market rent is expected to provide Council with all the information sought to enable Council to assess the proposed benefit to the community based on the organization's merit. This may include some or all the following requirements:

- Confirmation of legal entity and ABN
- The last 3 years audited financial statements
- The organization's Constitution
- Details and copies of any agreements or arrangements with or to any third parties
- A Business Plan for the period of the proposed Lease/License (including any option periods). The Business Plan should demonstrate the proposed Lessee's capabilities to carry out any items specific to the proposed Lease/License during the tenure and provide details and time-lines of any maintenance, improvements or enhancements proposed to be carried out and completed and paid for by the Lessee during the tenure.

### 10.9 Council Land or Property Sales or Acquisition

- a) All requests to buy or sell council land or property are directed to Group Manager Property, Major Projects & Facilities for review and feasibility.
- b) Council Resolution is required to sell any council land or property.

- c) An independent valuation will be commissioned by Council staff and paid for by the proposed purchaser as a 'cost of sale'.
- d) Community land cannot be sold. If it is intended to sell community land it must be first reclassified to operational land through a public exhibition process and LEP process approved by the Minister.
- e) Operational land including roads can be sold.
- f) A road will need to be closed prior to the sale. The Roads Act sets out a procedure for a Road Closure including public exhibition and gazettal.
- g) The objectives of sales of land or property must align with the Land & Property Strategy and these include to obtain revenue and improve land use.
- h) A sale can be undertaken through a
  - Tender Process – this could include a public tender for the sale of land or property plus added community benefits e.g. additional carparking, activation of space or provision of community or commercial rooms/space
  - direct negotiation – this could include where an adjacent owner wishes to buy a drainage space or adjacent unused piece of land. If there is only one buyer than a direct negotiation can be undertaken.
  - Representative or Agent – this could be an auctioneer, real estate agent or property consultant who has a network of buyers and a marketing platform to increase revenue prospects.

#### **10.10 Dividing Fences**

- a) Dividing Fences Act 1991 applies to all land owners.
- b) Council will not contribute to any costs or liability for any dividing fences adjacent to land that is owned Community or Crown.
- c) Council staff will review and may contribute to operational costs for 50% of repairs, replacement and maintenance for fenced on land that is classified operational land.

#### **10.11 Unsolicited Offers**

- a) Unsolicited offers include requests to occupy council property or land through a lease or licence arrangement, approach to sell or develop council land, approached by sporting/community groups to apply for a grant to construct on council owned land.
- b) The NSW Guideline for Unsolicited proposals will guide review and decision making <https://static.nsw.gov.au/nsw-gov-au/1505101800/Unsolicited-Proposals-Guide-2017.pdf>
- c) Unsolicited proposals process will look to optimize outcomes; however, it is not a substitute for routine competitive procurement. The Assessment Criteria will include
  - Uniqueness
  - Value for money
  - Multiple benefits
  - Return on investment
  - Capability and capacity
  - Affordability
  - Risk Allocation
- d) Requests to occupy space by any organisation will be reviewed for any available and suitable



space. If there is no space available that can be provided the Requestor will be registered for the next RFT/EOI or opportunity to share services. Applicants wanting to share and collocate with other tenants or services will be given priority to enable increased utilisation of council assets

## **Item 2 10.12 Leases of Airspace Over Roads**

Any approval for the construction of a verandah or balcony in the air space over a public road will be subject to:

- the owner entering a 99 - year Lease with Council in accordance with section 149 of the Roads Act, 1993;
- the consent of the Director of the Department of Infrastructure Planning & Natural Resources as required under s.149(2) of the Roads Act, 1993.

a) The owner/Lessee is to pay all costs in connection with the Lease including legal, survey, valuation and registration fees and stamp duty.

b) The rent for the total 99 years of the Lease is to be paid prior to release of the Construction Certificate for construction of the structure.

c) Except as set out in point (d) below, the rent is to be at market value, determined having regard to the increase in value of the subject property.

d) Where the structure is a restoration of a balcony or veranda that existed prior to 1900 (or where a veranda or balcony exists on a building built after 1900 which is of heritage significance) and where the restoration is in strict accordance with a conservation plan endorsed by Council, no rent is payable.

e) Where any existing development consent approved the erection of a balcony or veranda over a footpath subject to the execution of a 5-year commercial or 10-year residential air space License, the relevant property owner be given the option of entering into a 99-year Lease in accordance with the above provisions.

## **10.13 Compliance, Default & Early Termination**

a) Lessees of Council land and buildings are expected to comply with the terms of their Lease/License. The obligations are specifically set out in the Development Application Consent; Lease/License agreement or any other legislative requirement pertaining to the use of the property and are not reduced (and should not be) because the Lessor is a Council rather than a private landlord.

b) If a Lessee breaches a Lease/License, the General Manager or delegate may serve a Notice of Breach of Lease/License requiring rectification of the breach or payment of compensation for the breach. If a Lessee does not comply with a Notice to remedy a breach of Lease/License or to pay compensation, or if the Lessee continues to commit breaches of the Lease/License, Council may terminate the Lease/License.

c) A default procedure will commence when a tenant falls in breach of the requirements of the Lease/License. Relevant and appropriate measures will be undertaken accordingly to the Lease/License to remedy an issue. Full compliance is expected by the tenant to ensure the matter is resolved quickly and amicably to mitigate further risks and avoid legal action being undertaken. Council's Debt Recovery Policy may also apply. Council reserves the right to terminate the agreement by re-entry in the event of non-payment of rent.

d) Lessees of Council are expected to comply with Council's Business Ethics and Model Code of Conduct policies and any other Council policy.

## **10.14 Naming Convention**

Where practical, the naming of buildings will indicate the location and use of the property not its occupants.

**Item No:** C0819(1) Item 3

**Subject:** LAND AND PROPERTY STRATEGY INITIATIVES

**Prepared By:** Brooke Martin - Group Manager Properties, Major Building Projects and Facilities

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

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## **RECOMMENDATION**

**THAT Council:**

- 1. Endorse the Elliot Street Wharf restaurant initiative including community engagement on the concept and future use, demolition of the existing former restaurant building, construction of a new kiosk and seating area and reclassification of the subject land in Paringa Reserve.**
  - 2. Endorse the Hay Street Carpark Redevelopment initiative including 100% affordable housing units, carpark and ground floor activation, profit share agreement with the housing provider and investment of \$900,000.**
  - 3. Endorse the sale of the Chester Street Petersham carpark by public tender including provision of increased car spaces, cash and/or affordable housing and report back to Council on the outcomes of the tender process.**
- 

## **DISCUSSION**

The Land and Property Strategy provides Council with initiatives to increase utilisation, condition, income and/or community benefits of the Council owned or controlled land and property portfolio. The Business Plans for the three projects summarised below are attached to this report (Confidential).

The old Elliot Street Wharf Restaurant was vacated suddenly in 2015 and remains vacant. The building is in very poor condition and is subject to vandalism. The attached report recommends demolition of the existing building and construction of a kiosk and outdoor seating area for a café operator lease. As part of the project a land subdivision and reclassification to operational land is required.

The Hay Street Carpark Redevelopment initiative supports Council's strategic direction to increase affordable housing. This project will deliver affordable housing, carparking and an activated ground floor in partnership with Link Housing. Link Housing will fund most of the project through a loan, cash reserves and Grants. Investment required from Council is \$900,000. Council will negotiate a profit share agreement with Link to commence after repayment of the capital debt.

There is an opportunity to improve the return on investment for the Chester Street carpark. It is proposed to undertake the sale as soon as possible to prevent the carpark becoming 'land locked'. There is an opportunity to increase available car spaces in the Petersham area and affordable housing.

The Elliot Street Wharf initiative requires \$500,000 to be accelerated within the Buildings Asset Management Plan. The Hay Street Carpark Redevelopment project requires \$900,000 from Developer Contributions in approximately 2021. The Chester Street Carpark Sale does not require any budget changes.

## **ATTACHMENTS**

- 1. LAPS Initiatives - Confidential**



**Item 4**

**Item No:** C0819(1) Item 4  
**Subject:** REFERRAL OF DRAFT 30 JUNE 2019 FINANCIAL STATEMENTS FOR AUDIT  
**Prepared By:** Daryl Jackson – Chief Financial Officer  
**Authorised By:** Nellette Kettle – Group Manager Customer Service, Integration and Civic Governance

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**RECOMMENDATION**

**THAT Council refer Council's draft 2018/19 Financial Reports for audit pursuant to S413 of the *Local Government Act 1993*.**

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**DISCUSSION**

Pursuant to Section 413 of the *Local Government Act*, which requires Council to prepare financial reports for each year and must refer them to audit as soon as practicably possible, this report is being tabled to request Council to endorse the release of the draft financial statements for audit.

Council's audited financial reports will be tabled during October 2019 for endorsement and subsequently placed on public exhibition for 28 days. A final report will be tabled during November 2019 to table any comments made by the public and seek final endorsement of the financial reports.

**FINANCIAL IMPLICATIONS**

Nil.

**ATTACHMENTS**

Nil.

Item No: C0819(1) Item 5  
Subject: NOTICE OF ALTERATION: TO ALTER C0518 ITEM 1 RICHARD MURDEN RESERVE - PROVISION OF THREE NETBALL COURTS - 22 MAY 2018  
From: Councillor Julie Passas

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**MOTION:**

That Council alter the resolution of 22 May 2018 in relation to **C0518 Item 1 Richard Murden Reserve - Provision of Three Netball Courts** as below:-

**THAT:**

1. Council proceed with the detailed design and delivery of three new netball courts with supporting sports training lighting at Richard Murden Reserve Haberfield;
2. The three **netball** courts be constructed ~~as multipurpose courts to support both basketball and netball, with final design ensuring users can independently switch the use without requiring Council assistance;~~
3. Council provide public toilets in close proximity to the proposed new courts in 2019/20, with design to include rooftop solar PV and water tanks if feasible;
4. Council undertake road line marking to provide parking for up to 30 car spaces along Hawthorne Parade in the area immediately adjacent to the proposed multipurpose court area;
5. Council bring a further report to Council with measures to address usage of the courts after 9pm;
6. Signage be installed informing the public that ball games are not to be played after 9.00pm;
7. Parking and traffic conditions be reviewed 6 months subsequent to the opening of the courts and reported to Council; and
8. Council make provision for casual ~~basketball and netball~~ use of this facility.
9. **Basketball rings be relocated to another facility.**

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Residents who reside in Hawthorn Parade Haberfield are subject to increased late night noise due to the multipurpose netball courts opposite their homes. At the time Council resolved to install the courts, residents who objected are having their concerns realised. To alleviate this unacceptable impact on the residents' amenity, the basketball rings should be removed permanently as it is in the basketball players who play at all hours of the night that are responsible for the disruption.

**ATTACHMENTS**

Nil.



Item No: C0819(1) Item 6

Subject: NOTICE OF MOTION: INNER WEST MUSIC GRANTS 2019

From: Councillor Colin Hesse

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**MOTION:**

**THAT Council adopts the Inner West Music Grants 2019 deferred from the meeting of the 25 June 2019.**

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**Background**

The Inner West Music Grants 2019 were deferred at the meeting of the 25 June 2019 to seek clarification on the validity of the assessment process. This has been now clarified to Councillors, and should once more be considered for approval.

**ATTACHMENTS**

1. [↓](#) C0619(2) Item 5 Inner West Live Music Grants 2019 Council eport from 25 June 2019
2. [↓](#) Attachment 1 from Report - 2019 Live Music Grants Funding Recommendations

**Council Meeting  
25 June 2019****Item 6**

**Item No:** C0619(2) Item 5  
**Subject:** INNER WEST LIVE MUSIC GRANTS 2019  
**Prepared By:** Naomi Bower - Cultural Planning & Policy Leader  
**Authorised By:** Simon Watts – A/Group Manager Community Services and Culture

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**RECOMMENDATION**

**THAT Council award grant funding to 18 applicants to the amount of \$150,000 under the 2019 Live Music Grants Program as outlined in Attachment 1.**

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**DISCUSSION**

Council's 2018 Live Music and Performance Action Plan provides for Live Music Grants of \$150,000 in funding across two categories:

- Venue capacity building grants (up to \$20,000); and
- Musician development grants (up to \$5,000).

Draft Live Music Grants Guidelines were circulated to Councillors and placed on public exhibition in April 2019. One amendment was made to the guidelines to specify that all genres of music were eligible for applications. The Live Music Grants opened from 9 – 26 May 2019. A total of 36 applications (12 from venues and 24 from musicians) were received. Grants were evaluated by an Assessment Panel of subject matter experts, including two Council officers and three industry experts.

Musicians that are recommended for funding demonstrate evidence of a well-planned project in which recording, production, launch and live music performance is proposed to occur at venues/businesses in the Inner West, and the sequence and delivery of the proposed project was very clear. In the judgement of the panel, the resident musicians recommended for funding are in the ideal place in their careers to take best advantage of the support this funding can provide to genuinely expand local live music making. The successful applicants are a variety of new performers and more experienced and successful musicians.

Venues that are recommended for funding include well established venues seeking to take their offering to the next level of capacity, along with newer venues whose entrepreneurial owners have rapidly established viable businesses. Enhancing the experience of patrons attending the venues was a common theme among recommended proposals. The panel recommends that three venues receive full funding and four venues receive partial funding.

Eighteen applications (7 venue applications, totaling \$100,000 and 11 musician applications, totaling \$50,054) are recommended for funding. An additional \$54 has been allocated from the Community Services and Culture budget owing to a proposed over allocation from the \$150,000 budget. All applicants will be offered feedback on their applications. Council will offer developmental forums from July 2019 to all the applicants and others in the live music industry on the following topics: legal issues and contracts, marketing and promotion, management and venue booking, planning and development consent processes, and peer networking. Finally, Council's existing annual grant round will be promoted to all applicants.

**ATTACHMENTS**

1. 2019 Live Music Grants Funding Recommendations

**Attachment 1**



**2019 Live Music Grants - Venue Capacity Building**

Venue Name	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
Camelot Lounge, Marrickville	Stage upgrade, lighting & acoustics upgrades	Re-building of the lower-level stage, to accommodate larger ensembles safely and professionally. Installation of an industry-standard lighting rig. Acoustic treatment of both stages and between levels.	General public, Older people (over 55 years old)	\$20,000	\$20,000
Lazybones Lounge Restaurant & Bar, Marrickville	Essential Fire Compliance	<i>Lazybones Lounge Restaurant &amp; Bar</i> wishes to become a joint restaurant & public entertainment venue from the current restaurant that can play live music. This means live music and food available at all times that we are open. In order to do this, we need to upgrade our fire safety measures.	General public	\$20,000	\$20,000
Old 505 Theatre, Newtown	Bringing the Venue 505 music program to Old 505 Theatre	<i>Old 505 Theatre</i> in partnership with <i>Newtown School of Arts</i> wants to increase its venue capacity in order to program the very best Acoustic Music program from its sister venue, <i>Venue 505</i> in Surry Hills, on top of the existing theatre program at 5 Eliza, Newtown.	General public	\$20,000	\$20,000
Butchers Brew Bar, Dulwich Hill	Program of Improvements to Enhance the Participation and Experience of Patrons and Performers	A program of improvements to enhance the participation, engagement and experience of patrons and performers at <i>Butchers Brew Bar</i> . This would include purchase of new and additional backline equipment and instruments, in conjunction with a targeted marketing, promotions and advertising campaign to increase community awareness, engagement and participation in events.	General public	\$20,000	\$10,000

**Funding Recommendations 2019**

**2019 Live Music Grants - Venue Capacity Building**

Venue Name	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
Pratten Park Community Sport and Bowling Club, Ashfield	Pratten Park Community Music Hub	Purchase of staging and sound equipment to enable <i>Pratten Park Bowling Club</i> to provide a fully functioning music venue for community use.	General public, Refugees and asylum seekers, Other: Musicians & Audiences will be a broad range through all of these options.	\$19,964	\$10,000
The Bridge Hotel, Rozelle	The Bridge - Continually bringing you the best in live music, from Australia and the world	<i>The Bridge</i> project is threefold. The venue is in need of additional new sound and lighting equipment to both stages, sound attenuation works and Fire Safety upgrades for the entertainment areas which will enable the hotel to keep supplying the LGA and the city with ongoing world class live entertainment.	General public, Older people (over 55 years old)	\$20,000	\$10,000
The Newsagency, Annandale	Installing a New PA System for The Newsagency	Purchasing a new PA system to improve the overall experience for artists, audiences and staff members who participate in live music events at <i>The Newsagency</i> .	General public, Women	\$20,000	\$10,000

**2019 Live Music Grants - Venue Capacity Building**

Venue Name	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
Addison Road Community Centre, Marrickville	NoiseY Saturdays - young musicians take the stage at Addi Road	<i>Addison Road Community Centre</i> will become a venue that provides opportunities for musicians under the age of 18 to perform in a safe, supportive and creative space outside traditional late-night, licensed venues. We will stage four events over one year as well as providing promotional and professional-development support for performers.	Children and families, General public	\$15,385	\$0
Leichhardt Bowling and Recreation Club, Leichhardt	Leichhardt Bowling Club Live Music Project	The Club is seeking funding to achieve three goals 1) acquire equipment to provide live music 2) have acoustic works done to establish exactly "how loud" we can go 3) building works to maximise performance area for full community participation.	General public, Youth	\$20,000	\$0
Lentil As Anything, Newtown	Live at Lentils - Sound System and Music Equipment for Popular Community Restaurant	<i>Lentil As Anything</i> in Newtown is a popular restaurant/social enterprise/community hub, offering a great opportunity for diverse musicians to perform. Built upon values of accessibility, multiculturalism, generosity, respect and trust, operating with a non-profit business model, we are uniquely positioned to enable diverse live musicians, and benefit from financial assistance.	General public, Youth	\$8,449	\$0

**Funding Recommendations 2019**



**2019 Live Music Grants - Venue Capacity Building**

Venue Name	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
Qirkz, Marrickville	Submission of the QIRKZ Development Application	To reopen legendary underground venue <i>QIRKZ</i> , as a fully legal and vibrant hub of musical activity. Given it's proximity to Camelot, this will become an entertainment precinct that will dramatically alter the Inner West musical and cultural landscape. This grant would allow for a completed Development Application to be submitted.	General public	\$20,000	\$0
The Oxford Tavern, Petersham	Oxford Tavern Live Music	<i>Oxford Tavern</i> are looking to expand our live music reach. Upgrading the sound proofing, equipment and stage areas for our live music events Friday and Saturday nights and once a month hosting live music for the Petersham Markets in which locals hold stalls for free at the hotel.	General public, Youth	\$20,000	\$0
				<b>\$223,798</b>	<b>\$100,000</b>

**Funding Recommendations 2019**

**2019 Live Music Grants - Musician Development**

Solo Musician	Band/Group	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
Miss Leah Flanagan		Creation of Promotional Material + Rebrand of Websites and Online Resources	Collaborate with artist/designer Jessica Johnson aka <i>Nungala Creative</i> to create album art and build or rebrand all artist websites to support the release of next album. Includes hiring photographer/stylist <i>She Is Aphrodite</i> for all main promotional images in relation to the album promotion campaign and associated artworks.	Aboriginal and Torres Strait Islander communities	\$5,000	\$5,000
Mr Evan Guyatt		Blue Mallee Debut Music Recording Project	Self-taught left-handed guitarist and singer songwriter, with music in the blood and poetry in the soul. Been performing for over 10 years but in 2019 have taken a leap of faith as a solo artist and ready to release a debut album.	General public, Other: Anyone in the LGA who appreciates original music	\$5,000	\$5,000
	Shady Nasty	Shady Nasty Debut Album and Videography	<i>Shady Nasty</i> band experiments with alternative forms of hip-hop and punk. It's genre-defying sonics and visuals seek to mirror, celebrate and enhance the Inner West's diverse and compelling culture for all walks of life, specifically young adults interested in fresh music and ideas.	General public, Youth	\$5,000	\$5,000

**Funding Recommendations 2019**

**2019 Live Music Grants - Musician Development**

Solo Musician	Band/Group	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
Mr Vincent Labra		recording of new works and associated live performance	Recording of new original musical works with the collaboration of an array of multicultural and diverse local musicians. The project will culminate in a local performance of these new works to the public as part of a cultural event.	General public, Refugees and asylum seekers	\$5,000	\$5,000
	Haiku Hands	Haiku Hands Debut Album Completion and Release	<i>Haiku Hands</i> are recording and completing their debut album. After successful tours of Australia, North America, Europe and the UK over the last two years, <i>Haiku Hands</i> are excited to finish and present their record to the music industry and growing fanbase locally, nationally and internationally.	General public, Youth	\$5,000	\$5,000
	The Dandelion	The Dandelion's new album production and album release campaign	Natalie de Silver of <i>The Dandelion</i> is ready to develop skills as a producer by recording and producing a new album of fresh material with orchestral elements. The album will be launched at an event with the aim of growing existing Inner West audiences and showcasing Inner West talent.	General public, Other: Inner West Music lovers	\$5,000	\$5,000

**Funding Recommendations 2019**



**2019 Live Music Grants - Musician Development**

Solo Musician	Band/Group	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
	Monsieur Camembert	21st Anniversary 2CD Restrospective, including brand new tracks, & featuring brand new single!!	To celebrate their 21st anniversary, Triple ARIA-Award winning <i>Monsieur Camembert</i> wishes to release a 24 track double CD retrospective, featuring a bevy of exciting unreleased material. This includes recording the band's first ever single - an original song called <i>Hasta Lavista</i> , which will feature a guest Latin horn section.	General public, Older people (over 55 years old)	\$4,996	\$4,996
	CumbiaMuffin	Cumbia Muffin EP recording	The project consists of recording an EP of 7 songs from <i>CumbiaMuffin</i> , a 15-piece band created in the Inner West at <i>Studios 301</i> .	General public	\$4,880	\$4,880
	SEASONS	Debut EP recording and launch	<i>SEASONS</i> was formed in 2019 by singer Sarah Frank and multi-instrumentalist Hugh Tidy. Original songs are about community and finding a sense of identity in the Inner West. The project aims to record debut EP to share music with a wider community.	General public	\$4,448	\$4,448

**Funding Recommendations 2019**

**2019 Live Music Grants - Musician Development**

Solo Musician	Band/Group	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
	THE NAGGING DOUBTS	Record and Launch new teenage inner west band at inner west studio & venue	A teenage Inner West Indie band will use grant funds to professionally record six songs for a debut EP to be launched at an Inner West live music venue. The recording will be done at an Inner West studio and the CD will be manufactured by an Inner West business.	General public, Youth	\$4,430	\$4,430
Ms Dani El-Rassi		Debut EP Mastering, Launch Show and EP Tour	The project to is to record and master a Debut EP and Launch Show. Then to begin full band EP East Coast Tour (Melbourne, Sydney, Newcastle, Brisbane).	Lesbian, gay, bisexual, transgender, intersex, queer communities, Women	\$1,300	\$1,300
	Earshift Music Label	Earshift Music Festival	The second <i>Earshift Music Festival</i> - an industry showcase event at <i>Lazybones Lounge</i> on October 10, celebrating ten years and over 30 releases. The festival will host five Inner West based bands, two interstate bands (Brisbane / Melbourne), professionally recorded for promotion, released online and publicised with two interstate major-festival directors attending.	General public, Lesbian, gay, bisexual, transgender, intersex, queer communities, Women, Youth	\$5,000	\$0

**Funding Recommendations 2019**

**2019 Live Music Grants - Musician Development**

Solo Musician	Band/Group	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
Mr Hunter Icton		hunter 505's a single a month	<i>hunter 505</i> is releasing a new single each month throughout the 2019 calendar year.	General public, Youth	\$3,830	\$0
	Big Village Records	Rapaport EP Launch & Big Village Records Showcase	<i>Big Village Records</i> presents a night of live music performances to launch a new EP by MC/producer/guitarist Rapaport, and showcase a diverse range of emerging hip-hop and soul artists signed to or associated with Big Village Records. The event will feature live performances by Rapaport, Dobby, Mirrah, Jannah Beth and more.	General public, Youth	\$5,000	\$0
	Gypsies Of Pangea	Gypsies Of Pangea - How Are We Travelling	<i>Gypsies of Pangea</i> are an Inner West band based in Newtown. <i>How Are We Travelling</i> will be the long-anticipated debut album requiring funding to record, produce and promote it.	General public	\$5,000	\$0
	The Heaps Good Oi Show	The Heaps Good Oi Show	<i>The Heaps Good Oi Show</i> is a creative music collective geared towards public performance. The group encourages exploration of sounds in a public space.	General public	\$5,000	\$0

**Funding Recommendations 2019**



**2019 Live Music Grants - Musician Development**

<b>Solo Musician</b>	<b>Band/Group</b>	<b>Project Title</b>	<b>Brief Project Description</b>	<b>Target groups</b>	<b>Total \$ Requested</b>	<b>Total \$ Recommended</b>
Mr Nicholas Wishart		MoSound development and presentation	<i>MoSound</i> is a new musical / performance collaboration between Nick Wishart and performer Effie Lin. It uses motion reactive instruments created by Nick Wishart. A period of development will lead to a live performance / showcase with appropriate media documentation that will be used to further promote MoSound.	General public	\$4,000	\$0
	Inner West Community Choir	Inner West Community Choir	The <i>Community Choir</i> aims to engage members of the local community in an organised singing group. The project will target homeless, aged / elderly, disadvantaged and marginalised community groups.	Older people (over 55 years old), People who are homeless (including residents of boarding houses)	\$5,000	\$0

**2019 Live Music Grants - Musician Development**

Solo Musician	Band/Group	Project Title	Brief Project Description	Target groups	Total \$ Requested	Total \$ Recommended
	Side Projects	Side Projects - 'Learning Difficulties' in TAFE, Music Recording and Performance Project	<i>Side Projects</i> are veteran performers Kirsten Whalley and Shannon O'Connor. The project aims to produce a recording for Digital Download to share music with the public. It includes writing 8-10 songs addressing 'Learning Difficulties' in TAFE; performing a series of Acoustic gigs in Marrickville; and launch with a full band.	General public, People with a disability	\$5,000	\$0
	Funk Engine	Funk Engine Album 3	<i>Funk Engine's</i> third album completion, launch and promotion within the Inner West. The project also includes album merchandise designed by artists of the inner west in order to involve the wider artistic community.	General public, Youth	\$4,000	\$0
	Soul Messengers	Soul Messengers Album #4	<i>Soul Messengers</i> are seeking funds to record and promote their fourth album of original songs. The songs have been completed and demo-ed at SAE Institute and the group is now looking to professionally record, promote through press, social media and touring.	General public	\$5,000	\$0

**Funding Recommendations 2019**

**2019 Live Music Grants - Musician Development**

<b>Solo Musician</b>	<b>Band/Group</b>	<b>Project Title</b>	<b>Brief Project Description</b>	<b>Target groups</b>	<b>Total \$ Requested</b>	<b>Total \$ Recommended</b>
Ms Christine Kirkwood		Songs For Bleeding Hearts	This record is a collection of original songs of wonder, mystery, and melancholy with an intimate quirky folk feel. An Inner West woman's take on love, loss, and listlessness. A project with a queer perspective that sheds light on the intricacy of mental health, fragility and human relationships.	General public, Lesbian, gay, bisexual, transgender, intersex, queer communities	\$5,000	\$0
	Neighbours	Video Clip Production to promote forthcoming single launch	<i>Neighbours</i> are producing a music video for their forthcoming single <i>Steady</i> . It will be shot entirely in Sydney's Inner West. <i>Steady</i> 's themes are about feeling like a different person each day, while their surrounds stay the same. Iconic areas of the Inner West will serve as the consistent backdrop.	General public, Youth	\$3,600	\$0
	Julia Why?	Hysteria! album production and promotion	Seeking funding to mix, master and produce physical copies of a second album to sell at the launch event, future gigs and local businesses. This 10-track ethereal punk album is a reflection on the world's pain and beauty, written in the lead up and recovery from a mental breakdown.	General public, Lesbian, gay, bisexual, transgender, intersex, queer communities, People with a disability, Women, Youth	\$5,000	\$0
					<b>\$110,484</b>	<b>\$50,054</b>

**Funding Recommendations 2019**



**Item No: C0819(1) Item 7**

**Subject: NOTICE OF MOTION: TILLMAN PARK UNWINS BRIDGE ROAD PEDESTRIAN CROSSING**

**From: Councillor Anna York**

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**MOTION:**

**THAT the pedestrian crossing at Unwins Bridge Road near Tillman Park be referred for an urgent safety review by Council staff, and that the Mayor make representations to RMS on potential safety measures that can be made to improve the safety of the crossing.**

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**Background**

The pedestrian crossing near Tillman Park on Unwin's Bridge Road has been the site of several serious pedestrian accidents and many 'near misses', including a fatal accident in 2016.

At that time, a review of the crossing was undertaken involving Council staff, Police and RMS representatives. This review concluded that other than some minor signage maintenance, the crossing was compliant with relevant standards, with sufficient sight distance, delineating and traffic calming features. Traffic studies since 2016 have reportedly shown speeds on approach are generally at or below 40km/hr, and that 'driver error' is the attributable reason for the accidents.

However, serious accidents continue to occur at the crossing, including serious injuries to pedestrians.

As the crossing is positioned directly adjacent to Tillman Park, and the neighbouring Early Learning Centre, it is a necessary and well-used point of access for pedestrians, who are often crossing with young children.

The number of reported serious accidents and 'near misses' – including another accident on 25 July - suggests that more can be done to ensure the safety of this crossing. A further review is urgently needed to identify potential improvements that can be made. Residents in the local area are clear that they prefer for the crossing not to be removed, given its necessity as an access point to the childcare centre and park, but that they continue to hold serious concerns for pedestrian safety.

**Officer's Comments:**

**Comment from Group Manager Footpaths, Roads, Traffic and Stormwater:**

Following previous reviews of this site it is considered that improvement to pedestrian safety requires the crossing to be signalised along with potential footpath widening. The crossing has good sight distance and generally low speed environment. Staff made representations to RMS seeking an upgrade of crossing to include signals and submitted for Black Spot grant funding in 2018 without success. It has again been submitted for funding consideration.

**ATTACHMENTS**

Nil.

**Item No:** C0819(1) Item 8  
**Subject:** NOTICE OF MOTION: HERITAGE CONSERVATION AREAS: LILYFIELD  
**From:** Councillor John Stamolis

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**MOTION:**

**THAT Council:**

- 1. Report back on current progress in regard to possibilities for expanding or creating heritage conservation areas in Lilyfield; and**
  - 2. Organise a local meeting of residents to discuss possibilities for expanding or creating heritage conservation areas in Lilyfield.**
- 

**Background**

Correspondence from local residents of Lilyfield requesting the expansion of the current heritage area or the creation of new ones. There has been longstanding resident support for the protection of heritage in a number of streets in Lilyfield which are not currently in a heritage conservation area or just outside of it. In fact this resident support is consistent with heritage studies conducted by Leichhardt Council. The extract below is from a 2004 Leichhardt Council Heritage Report:

*Campbell's Estate and Fredbert Street*

*It is recommended that the existing boundaries of this small conservation area be extended to include all of Campbell's five-acre parcel, from Mary Street through to, and including, both sides of Glover Street. This area was subdivided over a short period of time in the 1920s and provides a very consistent streetscape of that period. It is also recommended that Fredbert Street, a separate but adjacent subdivision, be included in this conservation area. It represents a slightly earlier development period, but with the same basic characteristics, and it can be managed with the Campbell Estate. At present only the trees in Fredbert Street are protected as landscape on the Leichhardt heritage plan.*

*Austenham Estate*

*It is recommended that this conservation area cover the whole of the Austenham Estate, from the back of the properties facing Steward Street to Balmain Road, and including the houses along both sides of Lilyfield Road east of Emmerick Street. All these streets exhibit the same characteristics and the same degree of intactness as the existing conservation area around Raynor and Eric Streets, and all are part of the Austenham subdivisions of 1901–1905. It is recommended that the long run of terraces along Balmain Road between Carrington and Helena Streets be managed as a single heritage item.*

This matter has been referred to Council. As such, this notice of motion seeks a report on progress as well as well as a process for which consultation with residents can occur.

**Comments from Residents**

**Resident comments 1 (extract)**

The eastern side of Mary Street features a series of largely intact 1920s double-fronted California Bungalows exactly of the same ilk as those preserved in the Campbell Ave Heritage Conservation Area directly behind it. They are charming, beautiful houses from the internationally-recognized Arts & Crafts movement. They even feature the same unique internal raised ornate ceilings by the same craftsman builder exactly as those in Campbell Ave. Mary St has been identified in Council heritage reports as heritage significant and was officially proposed and advanced as a Conservation Area by

the former Leichhardt Council along with Fredbert St Lilyfield – we are distressed that Council has not locked down this protection of these fabulous houses and their distinctive, evocative character formally down, and now seek an urgent order to do so.

The urgency relates to the proposed demolition of no 27 Mary St to be replaced by a totally unsympathetic house of shocking bulk and scale with no thought to the streetscape or what the community adore about their area. The whole street will progressively erode and the whole character of the Inner west will also disappear if developments like this are allowed to proceed.

It is even more distressing to note that such a development is permissible under a CDC BUT council can mitigate its deleterious effects by bedding down the conservation areas that it has itself identified historically. It is also worth noting that the NSW Planning Dept is now creating more space to privilege local character in the new development criteria of DCPs and LEPs – it would seem to me a good time to urgently bed down protections of our charming and recognizable local streetscapes – starting with the urgency of Mary St.

Resident comments 2 (extract)

There are many reasons to protect architectural heritage in Leichhardt and the inner west. We need to preserve the architectural heritage of one of the early settled suburbs in Sydney (and therefore Australia). My family are 21 year residents of 30 Mary St. Leichhardt. I have lived in Leichhardt from 1975 and always looked out for the opportunity that would give me more than the workers cottage which was my first house in Hill St. In all respects Mary St ticks every box, and 30 Mary St does that particularly. I consider this street to be a unique piece of early Leichhardt development and architecture. No 30 is colonial, those either side are a little later but in keeping with the original dwelling at No 30.

The eastern side of the street is comprised of the Californian bungalows which I understood were protected by a Heritage Conservation order. Apparently that is not the case and only their back street neighbours in Campbell Ave enjoy that protection.

I was surprised to hear of the demolition of 27 Mary St Lilyfield, there appears to have been no forewarning of this to the neighbouring residents. I sincerely hope that this is not something that will happen to other locations in Lilyfield. I believe that the residential architectural heritage of this area is something worth preserving, and support the incorporation of Fredbert St, and others, into the Heritage Conservation Area. I have seen the changes that have occurred in other parts of Sydney, particularly the profusion of multi-storey apartments in the Gladesville and Ryde areas, and I do not want those sort of developments blighting the nature of the area that I live in. It is not a style of progress that I endorse.

Resident comments 4 (extract)

I have recently been informed that the residence at 27 Mary St Lilyfield will be completely torn down and a new structure developed. I've looked at the plans for the new structure, it is completely out of character with the other area homes. I understand that this development gained approval as a CDC. The CDC process is inappropriate for neighbourhoods with a cohesive heritage and architecture. The area of Lilyfield - Mary, Campbell, Church, Glover, Fredbert and Perry is nearly 100% California Bungalow, a distinct and recognized architectural style with heritage value. The inner west, and in particular, the neighbourhood of Lilyfield, has been a rich showcase for such. Campbell Ave is protected as a conservation area, but it exists in the setting of the adjacent homes. Currently parts of Lilyfield are part so heritage neighbourhoods, so I am very shocked that such a development as 27 Mary has been allowed. If CDCs such as 27 Mary are allowed on these streets, the single short block of Campbell Ave will become strangely out of place. Over time, the new styles will change and the area will become architecturally worthless. This is not a legacy that IWC should be proud of.



**Officer's Comments:****Comment from Group Manager Strategic Planning:**

A review of Heritage Conservation Areas (HCAs) forms part of Council's work to draft a new Inner West Local Environmental Plan (LEP). This review is considering the status of existing HCAs and any potential additional areas. Potential extensions in Lilyfield have already been identified for investigation as part of the review, which will include the areas referred to in the Notice of Motion. The results of the review will be subject to public exhibition which is targeted for mid-2020. Following this Council will consider the recommendations, with the outcome to be included in the new LEP.

**Item 8****ATTACHMENTS**

Nil.

Item No: C0819(1) Item 9  
Subject: NOTICE OF MOTION: MOTIONS FOR LOCAL GOVERNMENT NSW CONFERENCE  
From: Councillor Colin Hesse

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**MOTION:**

**THAT Council submit the following motions to the 2019 Local Government NSW Conference:**

**THAT:**

- 1. BASIX be maintained as a minimum standard for assessment in the construction or renovation of buildings, but that each local government area be able to amend the BASIX formula to lift the environmental performance of new buildings or renovations of existing structures where the cost of renovations exceeds \$100,000;**
  - 2. The NSW Government not allow Councils to re-zone land for which the cost of local infrastructure does receive the full cost of that infrastructure from developer contributions;**
  - 3. Local Government NSW call upon the NSW Government to phase out the use of private certifiers over the next three years and return certification to local government to eliminate the conflict of interest inherent in private certification of development;**
  - 4. Local Government NSW works with the NSW and Federal Government to immediately develop an Australian based recycling industry to ensure the safe re-use or disposal of recycled materials in NSW and Australia; and**
  - 5. Local Government NSW seeks to support core local businesses in shopping strips such as greengrocers, butchers, bakeries, chemists and the like to ensure the viability of independent small retailers and of main street.**
- 

**Background**

The context and background for the motions are shown below;

**Motion 1:** That BASIX be maintained as a minimum standard for assessment in the construction or renovation of buildings, but that each local government area be able to amend the BASIX formula to lift the environmental performance of new buildings or renovations of existing structures where the cost of renovations exceeds \$100,000.

**Discussion:** The introduction of the BASIX tool lifted environmental standards in construction across NSW when introduced in 2004, however as it operates as a maximum required standard it reduced the standards that some local government areas had established. In light of the deepening climate change crisis local government is best placed, following consultation with its community, to extend BASIX compliance so as to help meet the challenges of this crisis, and to help make homes and businesses more energy efficient and livable.

**Motion 2:** That the NSW Government not allow Councils to re-zone land for which the cost of local infrastructure does receive the full cost of that infrastructure from developer contributions.

**Discussion:** There are significant costs associated with increased residential development to core infrastructure, and it can be the case that the flow on costs of re-zoning are not met by developer contributions, thus accruing a direct financial cost to Council and residents, and the lost opportunity to spend money on other important services. The NSW Government should not allow Councils to approve re-zonings that will have a direct cost to Council.

**Motion 3:** That Local Government NSW call upon the NSW Government to phase out the use of private certifiers over the next three years and return certification to local government to eliminate the conflict of interest inherent in private certification of development.

**Discussion:** Communities across NSW are affected by the failure of the private certification of building and development. There is an unavoidable conflict of interest in for profit companies paying for the private certification of their projects. The current private system has failed the people of NSW, and has reduced the confidence of communities in the planning and governance of development.

**Motion 4:** That Local Government NSW works with the NSW and Federal Government to immediately develop an Australian based recycling industry to ensure the safe re-use or disposal of recycled materials in NSW and Australia.

**Discussion:** The ongoing crisis in recycling that was signaled by the refusal of the Chinese Government to accept raw recycled material from Australia highlighted the absence of an onshore recycling sector in Australia. As a community Australians are deeply committed to recycling, a commitment which is vital for our environmental security and a commitment that must be respected by all levels of government. Australian based recycling industry would ensure the safe re-use of recycled materials, ensure that those materials unable to be recycled can be safely disposed of, build community confidence in our recycling system and create Australian jobs.

**Motion 5:** That Local Government NSW seeks to support core local businesses in shopping strips such as greengrocers, butchers, bakeries, chemists and the like to ensure the viability of independent small retailers and of main street shopping centres. Issues that may be discussed could include rebates for cheaper rentals to property owners or similar.

**Discussion:** Strip shopping centres play a vital role in the community life in suburbs and towns across NSW. They are the places that people meet, they can often be accessed by walking or riding a bicycle, and importantly have traditionally been the place where independent retailers have been able to establish businesses in the communities they live in. The impact of major car based shopping centres and the growing impact of housing has made the squeezed returns and increased rents, reducing consumer choice and undermining innovation that can be supported by diverse and vibrant shopping strips.

## **ATTACHMENTS**

Nil.



**Item No: C0819(1) Item 10**

**Subject: NOTICE OF MOTION: STAFF COMMENDATION FOR HOMELESSNESS PROGRAM**

**From: The Mayor, Councillor Darcy Byrne**

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**MOTION:**

**THAT Council commend officers for their extraordinary work in coordinating Council's homelessness outreach program, and their winning of the Community Partnerships and Collaboration Excellence award from the Local Government Excellence Awards.**

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**Background**

Council Officers deserve commendation for their excellent work on Council's Homelessness Outreach program, which has led to Inner West Council winning a Community Partnerships and Collaboration Excellence award from the Local Government Excellence Awards. The Awards celebrate outstanding achievements and promote innovation and continuous improvement in local government. Homelessness is a significant and growing issue in the community and takes many forms including sleeping rough, couch surfing and staying in unstable or overcrowded accommodation.

Homelessness can be caused by a shortage of stable and affordable housing, family violence, long-term unemployment, family breakdown, mental illness and drug and alcohol abuse. The outreach program is a collaboration between Council and agencies including Department of Family and Community Services, Sydney Local Health District, Newtown Neighbourhood Centre, Missionbeat, Wesley Mission, Youth Off The Streets, NEAMI Way to Home, Launchpad and The Exodus Foundation. Initiatives of the outreach program include:

- Multi-agency outreach teams who walk the streets and parks of the Inner West, mostly in Ashfield and Newtown, and have helped dozens of people to move into their own home.
- An annual Homelessness Street Count. Coordinated since 2016, the number of rough sleepers has risen from 23 in 2016 to 30 in 2019, while an estimated 66 people were staying in temporary and crisis accommodation in the Inner West.
- The Newtopian Outreachers Project, part-funded by Council, which consists of 20 trained 'Newtopians' who providing housing and service-related information to rough sleepers
- Two videos ([www.innerwest.nsw.gov.au/live/community-well-being/homelessness](http://www.innerwest.nsw.gov.au/live/community-well-being/homelessness)) that increase community awareness about homelessness, and encourage residents to contact Missionbeat if they observe anyone sleeping rough who requires assistance

On behalf of Council we congratulate Council staff for winning this award and for the great work they are doing in combatting homelessness in the Inner West.

**ATTACHMENTS**

Nil.

**Item No:** C0819(1) Item 11  
**Subject:** NOTICE OF MOTION: SOAP BOX SESSION PRIOR TO COUNCIL MEETINGS  
**From:** Councillor Julie Passas

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**MOTION:**

**THAT Council to introduce a 30 minute session prior to Council meetings during which members of the public can speak.**

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**Background**

This Motion calls on Council to introduce a “soap box” session prior to Council meetings (30 minutes would suffice). Residents would contact Council to speak on any subject pertaining to Council issues. They should also be permitted to ask questions of Councillors in a respectful manner.

Clear guidelines would be put in place so that this would not be abused nor used for political purposes.

I am approached daily by residents who would take this opportunity to voice their views to Council.

**ATTACHMENTS**

Nil.

Item No: C0819(1) Item 12

Subject: **NOTICE OF MOTION: STAFF POSITIONS**

From: **Councillor Julie Passas**

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**MOTION:**

**THAT Council:**

- 1. Receives a report to gauge whether the positions of Office of Sport Coordinator, Multicultural officer and Pride Centre Community Projects Officer are of any value to ratepayers; and**
  - 2. Receives a report on the terms and conditions of the WestConnex Community Liaison Officer and Place Manager Greenway.**
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**Background**

Council is spending thousands of ratepayer's funds for an Office of Sport Coordinator, Multicultural Officer and Pride Centre Community Projects Officer. This motion seeks the justification for these positions as there has been no reports or information to either residents or councillors that these positions are achieving results for the community.

Councillors have an obligation to be prudent with ratepayers' money and we must be assured that our policies and decisions are being continuously scrutinised and we are delivering positive outcomes and if not they should be abandoned.

**Comment from Group Manager Strategic Planning:**

Councillors can be provided with a report on the terms and conditions and update of the WestConnex Community Liaison Officer and Place Manager Greenway, however conditions of employment of staff should not be made public in a Council report.

**ATTACHMENTS**

Nil.



**Item No:** C0819(1) Item 13  
**Subject:** NOTICE OF MOTION: COUNCIL'S NEWSLETTERS AND FLYERS  
**From:** Councillor Julie Passas

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**MOTION:**

**THAT Councillors' input and suggestions be sought and included in all Council newsletters and that draft copies be made available to Councillors prior to printing and distribution.**

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**Background**

Hardcopy delivered Council newsletters and flyers are the most effective way of informing residents of what their Council is doing and where their rates are being spent, however 90 per cent of their content is of no interest to the majority of residents.

Updates of Council projects, changed traffic conditions, vermin control, good neighbor practices ie. keeping pets, noise, garbage disposal, dumped rubbish, whitegoods and services offered such as pruning and preventing trees from overhanging public footpaths.

As a Councillor who is approached daily by residents it is clear Councillors are more aware of what information residents require than the authors of the newsletters.

**Officer's Comments:**

**Comment from Acting Group Manager Communications, Engagement and Events:**

Council's quarterly resident newsletter provides information about a broad range of programs, projects, initiatives, services and activities provided by Council, and addresses the requirement under the Local Government Act to 'recognise diverse local community needs and interests.' Content is operational, a view affirmed by Council in response to a previous NoM (C0219(3) Item 9).

**ATTACHMENTS**

Nil.

Item No: C0819(1) Item 14

**Subject: NOTICE OF MOTION: PARKING CHILDREN PLAY AREA, HABERFIELD**

**From: Councillor Julie Passas**

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**MOTION:**

**THAT Council investigate the provision of 2 Hour restricted parking in the parking spaces immediately in front of the children play area near the Haberfield Light Rail stop.**

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**Background**

The popularity of the Light Rail has exceeded expectations and parking in the designated areas of Hawthorn Parade in the vicinity of the Haberfield Light Rail stop has resulted in residents not being able to access the parking spots adjacent to the equal access children play area.

**ATTACHMENTS**

Nil.

**Item No: C0819(1) Item 15**  
**Subject: NOTICE OF MOTION: CONGRATULATIONS TO LUCY'S FLORIST**  
**From: Councillor Julie Passas**

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**MOTION:**

**THAT a letter be sent to Lucy's Florist on the well deserved award and Council publicly congratulate this business on the Council page in the Inner West Courier and on Council's website.**

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**Background**

This motion seeks Council endorsement to send a letter of congratulations to one of our Inner West small businesses. Lucy's Florist on Lackey Street, Summer Hill has been recognised as the winner of Australia's Small Business Champion Awards 2019. To achieve this recognition in all of Australia is a testament to Lucy's hard work, commitment and customer service.

**ATTACHMENTS**

Nil.



Item No: C0819(1) Item 16

**Subject: NOTICE OF MOTION: COUNCIL'S RESPONSIBILITY TO RESIDENT'S AMENITY**

**From: Councillor Julie Passas**

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**MOTION:**

**THAT:**

- 1. Council direct the Chief Executive Officer to arrange for the removal of political posters on power poles on a daily basis; and**
  - 2. A report be brought back to Council with the view that Council offers our local businesses and services advertising space on Council garbage bins and other appropriate spaces with an acceptable fee which would be a win win for all concerned.**
- 

**Background**

Council is spending hundreds and thousands of money on tree planting and garden beds however it is a waste of time given that our local government area is saturated on every available surface with unsightly political posters. One only has to travel around the municipality to see that Council garbage bins, light poles etc. has increased to such a degree that is unacceptable.

**Officer's Comments:**

**Comment from Deputy General Manager Assets and Environment:**

Council's Streetscapes team remove bills posted on poles in mainstreet (commercial) areas of the LGA Monday – Friday, and on weekends as required. Despite Council's actions, new posters are continuously erected. An expansion of this service in to other (residential) areas or increasing the frequency to twice-daily would requiring significant additional funding.

A report can be brought back to Council on options for an expansion of dedicated advertising/bill-posting area in town centre locations.

**ATTACHMENTS**

Nil.

**Item No:** C0819(1) Item 17  
**Subject:** NOTICE OF MOTION: FREE WIFI  
**From:** Councillor John Stamolis

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**MOTION:**

**THAT Council:**

- 1. Report back on its free Wifi program including any recent changes and proposed expansion of this program; and**
  - 2. Provide some basic usage statistics for those areas which currently have a free Council Wifi service.**
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**ATTACHMENTS**

Nil.