

AGENDA



COUNCIL MEETING

TUESDAY 13 APRIL 2021

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

1	Acknowledgement of Country	
2	Apologies	
3	Notice of Webcasting	
4	Disclosures of Interest (Section 451 of the Local Government Act and Council's Code of Conduct)	
5	Moment of Quiet Contemplation	
6	Confirmation of Minutes	Page
	Minutes of 9 March 2021 Council Meeting	6
	Minutes of 30 March 2021 Extraordinary Council Meeting	21
7	Public Forum – Hearing from All Registered Speakers	
8	Condolence Motions	
	Nil at the time of printing.	
9	Mayoral Minutes	
	Nil at the time of printing.	
10	Reports with Strategic Implications	
	ITEM	Page
	C0421(1) Item 1 Inner West Zero Waste Strategy	26
11	Reports for Council Decision	
	ITEM	Page
	C0421(1) Item 2 Live music and entertainment conditions	54
	C0421(1) Item 3 King George Park and WestConnex:Community Engagement Outcomes on Future Local Area Improvements	58
	C0421(1) Item 4 Fishing Hazard Assessment-Council Foreshore Reserves	71
	C0421(1) Item 5 Consolidation of Sporting Ground Fees and Charges	81
	C0421(1) Item 6 Paringa Reserve Plan of Management	93
	C0421(1) Item 7 Maintenance Approval - Parramatta Road Urban Amenity Improvement Program Public Artwork	186
	C0421(1) Item 8 Council page in new local newspaper	192
	C0421(1) Item 9 Dawn Fraser Baths Winter Access	193
	C0421(1) Item 10 Aquatic Services Fees & Charges	195

C0421(1) Item 11	Electricity Procurement	206
C0421(1) Item 12	Post Exhibition Report - 120C Old Canterbury Road, Summer Hill - Variation to VPA	208
C0421(1) Item 13	Post Exhibition Report - 1-5 Chester Street Annandale - Voluntary Planning Agreement	247
C0421(1) Item 14	Petersham Service Centre Car Park - 124 Crystal Street Petersham - Land Encroachment Matter	295
C0421(1) Item 15	Draft Gender Equal Representation Policy	298
C0421(1) Item 16	Local Traffic Committee Meeting - March 2021	302
C0421(1) Item 17	Request for Reimbursement of Legal Expenses	354
C0421(1) Item 18	Investment Report As At 28 February 2021.	358

12 Reports for Noting

ITEM		Page
C0421(1) Item 19	55, 57 & 61-63 Smith Street, Summer Hill Development Application (DA/2020/1022)	382
C0421(1) Item 20	Update - Reuse and Recycling Hub at Summer Hill Depot	390
C0421(1) Item 21	Council's Insurance Claim Assessment	392

13 Notices of Motion

ITEM		Page
C0421(1) Item 22	Notice of Motion: Off Leash Dog Parks	399
C0421(1) Item 23	Notice of Motion: Informal Play Netball Rings	400
C0421(1) Item 24	Notice of Motion: Pedestrian and Cyclist Access to Ashfield Pool	402
C0421(1) Item 25	Notice of Motion: Childcare Fees	406
C0421(1) Item 26	Notice of Motion: Sports club leases	407
C0421(1) Item 27	Notice of Motion: Brothels	408
C0421(1) Item 28	Notice of Motion: Disabled parking at 60 Smith Street Summer Hill	409
C0421(1) Item 29	Notice of Motion: Internal Ombudsman Service	411
C0421(1) Item 30	Notice of Motion: Footpaths are a key local government asset that improve our lives	413
C0421(1) Item 31	Notice of Motion: Improved safety measures for access to Petersahm Public School	414
C0421(1) Item 32	Notice of Motion: Improved Drainage at Lewisham Station	416
C0421(1) Item 33	Notice of Motion: Increasing Solar Uptake in residential Strata Building	417
C0421(1) Item 34	Notice Of Motion: De-amalgamation	419
C0421(1) Item 35	Notice of Motion: Transparency in Council Expenditure	420
C0421(1) Item 36	Notice of Motion: 'Do The Right Thing' Campaign	422
C0421(1) Item 37	Notice of Motion: Mayor to Stand Down	424
C0421(1) Item 38	Notice of Motion: Emptying Bins in Parks	426
C0421(1) Item 39	Notice of Motion: Dawn Fraser Baths Refurbishment	427

14 Questions From Councillors

ITEM	Page
C0421(1) Item 40 Question on Notice: Street Tree Program	428
C0421(1) Item 41 Question on Notice: Tree Data	429

15 Reports with Confidential Information

Reports appearing in this section of the Business Paper are confidential in their entirety.

The confidential information has been circulated separately.

ITEM

C0421(1) Item 42	Licence of Leichhardt Oval to Sydney Football Club Pty Ltd
C0421(1) Item 43	Lease to Transport for NSW - Land In Reg Coady Reserve Dobroyd Parade Haberfield

Minutes of Ordinary Council Meeting held remotely and livestreamed on Council's website on 9 March 2021

Meeting commenced at 6.33pm

Present:

Darcy Byrne	Mayor
Victor Macri	Deputy Mayor
Marghanita Da Cruz	Councillor
Lucille McKenna OAM	Councillor
Colin Hesse	Councillor
Sam Iskandar	Councillor
Tom Kiat	Councillor
Pauline Lockie	Councillor
Julie Passas	Councillor (6.38pm)
Rochelle Porteous	Councillor (6.35pm)
John Stamolis	Councillor
Louise Steer	Councillor
Anna York	Councillor
Brian Barrett	Acting General Manager
Elizabeth Richardson	Chief Operating Officer, Director Development and Recreation
Cathy Edwards-Davis	Director Infrastructure
Caroline McLeod	Acting Director City Living
Katherine Paixao	Acting Manager Governance
Carmelina Giannini	Acting Governance Coordinator

APOLOGIES:

Motion: (Byrne/Hesse)

THAT apologies from Councillor Drury and Councillor Raciti be accepted.

Motion Carried

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

Against Motion: Nil

Councillor Porteous entered the meeting at 6.35pm

DISCLOSURES OF INTERESTS: Nil

CONFIRMATION OF MINUTES

Motion: (McKenna OAM/Hesse)

THAT the Minutes of the Council Meeting held on Tuesday, 9 February 2021, Extraordinary Council Meeting held on Tuesday, 23 February 2021 and Extraordinary Council Meeting held on Monday, 1 March 2021 be confirmed.

Motion Carried

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

Against Motion: Nil

Procedural Motion (Kiat/Byrne)

THAT 2 additional speakers be allowed to speak on Item 11.

Motion Carried

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

Against Motion: Nil

Councillor Julie Passas entered the meeting at 6.38pm

PUBLIC FORUM

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

C0321(2) Item 22 Mayoral Minute: Condolence Motion to the Family of Karl-Heinz Fusting

Motion: (Hesse/Macri)

THAT Council writes a letter of condolence to the family of Karl-Heinz Fusting, expressing our sadness at his passing and thanking them for his incredible contribution to Sydney's German community, and to the people of Tempe and Marrickville.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 23 Mayoral Minute: Condolence Motion to the Family of James Leggatt

Motion: (McKenna OAM/Byrne)

THAT Council writes a letter of condolence to the family of James Leggatt, expressing our sadness at his passing and thanking them for his incredible contribution to tennis and the Inner West community.

Motion Carried

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

Against Motion: Nil

Councillor Passas left the meeting at 7.53pm

C0321(2) Item 24 Mayoral Minute: Seeking Urgent Gazettal of Extended Trading Hours and Cultural Activities Planning Proposal

Motion: (Byrne/York)

THAT Council:

- 1. Notes the Council resolution of 27 October 2020 in relation to the Planning Proposal Pre-Exhibition Report - Extended Trading Hours and Cultural Activities;**
- 2. Writes to the Planning Minister requesting the urgent approval of the Extended Trading Hours and Cultural Activities planning proposal; and**
- 3. Promotes this advocacy through all Council communication channels.**

Motion Carried

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

Against Motion: Nil

Absent: Cr Passas

Councillor Passas returned to the meeting at 7.55pm

C0321(2) Item 25 Mayoral Minute: 55 Smith Street, Summer Hill

Motion: (Byrne/Kiat)

THAT Council:

- 1. Writes to the Chair of the Inner West Local Planning Panel, which will consider the development application for 55 Smith Street, Summer Hill, requesting that the Panel convene a meeting with Summer Hill residents regarding the proposal in order to hear their views, and further requests that the Panel hearing at which the application is to be considered be held in Summer Hill or Ashfield in order to allow residents to attend and their views be heard;**

2. Letterboxes all residents in Summer Hill to update them about the status of the development application for 55 Smith Street, explains the process through which the proposal will be considered by the State Government appointed Planning Panel and how residents can make individual submissions to the Panel and participate in the Panel's hearing; and
3. Receives a report at the April Ordinary meeting summarising all significant residential development proposals (25 dwellings or more) that are under assessment or have been approved in this term of Council.

Motion Carried

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

Against Motion: Nil

En bloc

Motion: (Byrne/Stamolis)

THAT Council move items 7, 8, 9, 12, 16 and 18 en bloc and adopt the recommendations contained within.

Motion Carried

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

Against Motion: Nil

**C0321(2) Item 7 Proposed Local Government Remuneration Tribunal
Submission 2021**

Motion: (Byrne/Stamolis)

THAT Council endorse and submit the proposed Local Government Remuneration Tribunal Submission in Attachment 2 by 19 March 2021.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 8 Inner West Community Energy Practitioner Network

Motion: (Byrne/Stamolis)

THAT Council:

1. Receives and notes the inaugural Inner West Community Energy Practitioner Network meeting outcomes; and
2. Provides support to community energy groups through the actions under "Council's role" in this report.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 9 Investment Report as at 31 January 2021.

Motion: (Byrne/Stamolis)

THAT the report be received and noted.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 12 Notice of Motion: Inclusion of Solar Panels in Council projects

Motion: (Byrne/Stamolis)

THAT Council ensure that the inclusion of rooftop solar panels is considered with every Council construction/renovation project to be funded within the project.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 16 Notice of Motion: WestConnex Lilyfield Road

Motion: (Byrne/Stamolis)

THAT Council progress work with TfNSW and the WestConnex project team to develop better traffic and pedestrian safety outcomes along Lilyfield Road.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 18 Notice of Motion: Cement Australia Throughput Increase Application

Motion: (Byrne/Stamolis)

THAT Council:

1. Notes that Cement Australia is applying to the Department of Planning, Industry and Environment to increase the upper limit of the amount of cementitious material that can be unloaded, stored and dispatched at its terminal on Glebe Island in any single year, from 600,000 tonnes to up to 1.2 million tonnes;
2. Writes to the Planning Minister explaining Council's concern that if the proposed allowable volume increase is accepted, the increase in truck movements from Glebe Island will have major traffic impacts in an area already heavily impacted by the construction of the WestConnex Rozelle Interchange; and
3. Writes to the Minister for Transport and Roads seeking the release of the traffic impact assessment for the proposal and the data identifying the estimated increase in traffic movements as well as the cumulative effect on Victoria Road, the City West Link and the ANZAC Bridge.

Motion Carried

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

Against Motion: Nil

The Mayor, Councillor Byrne left the meeting and vacated the chair at 8:28 pm and the Deputy Mayor, Councillor Macri assumed the chair

C0321(2) Item 1 Draft Car Share Policy - Public Exhibition

Motion: (Porteous/McKenna OAM)

THAT:

1. The draft Car Share Policy be placed on public exhibition for a period of 28 days with the following amendment; and
 - a) Remove 4.5; and
 - b) Add a new section on Accessibility to this policy which outlines the accessibility requirements for companies contracting with of council. For example the range of vehicles should include some vehicles which are suitable for use by people with disabilities and parking spaces for accessible vehicles should have appropriate access.
2. The results of the public exhibition are presented to Council along with a final Car Share Policy for adoption.

Motion Carried

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

Against Motion: Nil

Absent: Cr Byrne

C0321(2) Item 2 Dulwich Hill Parklands Plan of Management

Motion: (York/McKenna OAM)

THAT Council:

1. **Adopt the Dulwich Hill Parklands Plan of Management as it relates to Arlington Reserve and Laxton Reserve;**
2. **Endorse the Plan of Management as it relates to the Crown land section of the Plan, specifically Johnson Park and Hoskins Park and refer this to the Minister for Water, Housing and Property for adoption;**
3. **Notes the Parklands provide critical habitat for fauna and flora and that close engagement with local environmental groups during the planning of park improvements will assist in delivering sound environmental as well as community outcomes;**
4. **Amend the Plan of Management to include ‘Investigate options for noise abatement structures or plantings to address noise pollution concerns’ as a ‘High Priority’ action for Arlington Recreation Reserve; and**
5. **Receive an update on the development of the Arlington Reserve Operational Plan by the May Council Ordinary Meeting (or earlier)**

Motion Carried

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

Against Motion: Nil

Absent: Cr Byrne

The Mayor, Councillor Byrne returned to the Meeting at 8:49 pm. The Deputy Mayor, Councillor Macri vacated the chair and the Mayor, Councillor Byrne assumed the chair.

C0321(2) Item 3 Balmain Leagues Voluntary Planning Agreement Engagement Outcomes Report

Motion: (McKenna OAM/Macri)

THAT Council enter into the Voluntary Planning Agreement for Balmain Leagues Site 138-152 Victoria Road, Rozelle.

Motion Carried

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

Against Motion: Crs Hesse and Porteous

C0321(2) Item 4 Whites Creek Valley Park-Reclassification of Park Area as Off Leash**Motion: (Byrne/Da Cruz)****THAT consultation be undertaken with park users on the proposal in the report.****Motion Carried****For Motion:** Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, McKenna
OAM, Passas, Porteous, Stamolis, Steer and York**Against Motion:** Nil**C0321(2) Item 5 Local Traffic Committee Meeting - February 2021****Motion: (Steer/Byrne)****THAT the Minutes of the Local Traffic Committee Meeting held in February 2021 be received and the recommendations be adopted with the following amendments:**

- LTC0221 Item 7 Minor Traffic Facilities - That the Disabled Parking zone and mobility parking space be reinstated in front of 11 Bruce Street on the eastern side of Bruce Street Stanmore; and
- LTC 0221 Item 14 'No Left Turn' into Victoria Road from Moodie Street, Rozelle - That Council determines to temporarily continue the "No Left Turn" restriction into Victoria Road from Moodie Street with a Local Area Traffic Management (LATM) Study to be undertaken within 6 months so that a permanent change, pending the outcome of the LATM, can be considered.

Motion Carried**For Motion:** Crs Byrne, Da Cruz, Hesse, Iskandar, Kiat, Lockie, Macri, Porteous,
Stamolis, Steer and York**Against Motion:** Cr Passas

Councillor Porteous left the Meeting at 9:25 pm.

C0321(2) Item 6 National General Assembly of Local Government 2021**Motion: (Byrne/Lockie)****THAT Council:**

1. Nominate Councillors Byrne, Lockie, Da Cruz, Hesse, Steer and Iskandar to attend the National General Assembly of Local Government 2021; and
2. Submit to the conference the following motions:

a) JobSeeker Payment**THAT:**

- i. The Federal Government's revised rate of the jobseeker payment, of \$44.00 per day is inadequate and will result in millions of Australian citizens being unnecessarily trapped in poverty. After 25 years with no increase to the incomes of unemployed Australians an increase of just

\$3.57 per day above the previous rate of the Newstart payment is insufficient; and

- ii. Council write to all Mayors and Councillors throughout Australia requesting that their Councils adopt this resolution and request that it be tabled at the National Assembly of Local Government.

b) RacismNotWelcome

THAT this National General Assembly:

- i. Notes that the #RacismNotWelcome campaign was created by the Inner West Multicultural Network (IWMN) as a grassroots anti-racism campaign for local Councils and communities to create safe places;
- ii. Encourages all Councils to endorse the #RacismNotWelcome campaign; and
- iii. Writes to the Prime Minister and relevant Minister/s to:
 - a. Express grave concern at the rise of racism in Australia;
 - b. Request funding be made available to Councils to support the rollout of the #RacismNotWelcome campaign.

Motion Carried

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

Against Motion: Cr Passas

Amendment (Byrne/Hesse)

a) JobSeeker Payment

THAT:

- i. The Federal Government's revised rate of the jobseeker payment, of \$44.00 per day is inadequate and will result in millions of Australian citizens being unnecessarily trapped in poverty. After 25 years with no increase to the incomes of unemployed Australians an increase of just \$3.57 per day above the previous rate of the Newstart payment is insufficient; and
- ii. Council write to all Mayors and Councillors throughout Australia requesting that their Councils adopt this resolution and request that it be tabled at the National Assembly of Local Government.

Motion Carried

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

Against Motion: Cr Passas

Absent: Cr Porteous

As this amendment was carried, it was incorporated into the primary motion.

At 9.34pm, the Mayor, Councillor Byrne issued a warning to Councillor Passas for making assertions in debate and not desisting on making those assertions when requested to..

Amendment (Lockie/Byrne)

THAT Council submits to the conference the following motion:

#RacismNotWelcome campaign

That the National General Assembly:

- i. **Notes that the #RacismNotWelcome campaign was created by the Inner West Multicultural Network (IWMN) as a grassroots anti-racism campaign for local Councils and communities to create safe places;**
- ii. **Encourages all Councils to endorse the #RacismNotWelcome campaign; and**
- iii. **Writes to the Prime Minister and relevant Minister/s to:**
 - a. **Express grave concern at the rise of racism in Australia;**
 - b. **Request funding be made available to Councils to support the rollout of the #RacismNotWelcome campaign.**

Motion Carried

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

Against Motion: Cr Passas

Absent: Cr Porteous

As this amendment was carried, it was incorporated into the primary motion.

Councillor Porteous returned to the Meeting at 9:54 pm.

C0321(2) Item 10 Council's Insurance Claim Processing System

Motion: (Byrne/Passas)

THAT Council defer consideration of this item to the April Ordinary Meeting and that data on the assessment awarding of claims be included in the report. This report should also address the rationale for and the cost of outsourcing the management of the under deductible/excess claims for its Public Liability Professional Indemnity and Motor Vehicle insurance, and assessing whether these services should be brought back into Council's operations.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 11 Notice of Motion: Yabsley Ave, Ashfield - Proposed Pedestrian Access Point

Motion: (Kiat/Byrne)

THAT Council facilitate an onsite meeting in March 2021 at Yabsley Avenue with residents of Yabsley Ave and relevant officers from Inner West Council and City of Canterbury-Bankstown Council to consider resident concerns regarding the proposed pedestrian access point in DA-826/2020 and possible actions both Councils can take to address these concerns. To be reported back to Council in April 2021.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 13 Notice of Motion: Odour Control Unit in Wolli Valley

Motion: (Porteous/Hesse)

THAT Council:

- 1. Express its continuing support for the Wolli Creek Regional Park and the popular Two Valley Trail;**
- 2. Note that the Park is still incomplete more than 20 years after it was announced by the NSW Government and that it is again threatened by the action of a State agency;**
- 3. Writes to the Minister for Water, Property and Housing, urging her to personally and urgently review Sydney Water's proposed location for an Odour Control Unit at Unwin St, Earlwood, given its major impact on a valued regional resource and ask that it be relocated outside Wolli Creek Regional Park;**
- 4. Writes to the Minister for the Environment, to expedite land transfers to formalise the park boundaries and secure the future of Wolli Creek Regional Park; and**
- 5. Use its publicity channels to alert Inner West residents to the issue.**

Motion Carried

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

Against Motion: Nil

C0321(2) Item 14 Notice of Motion: GreenWay Steering Committee and GreenWay Officer

Motion: (Kiat/Lockie)

THAT Council:

- 1. Acknowledge the crucial community liaison role (separate from general community members and/or those with direct property interests) played by the Greenway Steering Committee and support its continuation, to be supported by the return of a GreenWay officer role; and**
- 2. Receive a report outlining options for the GreenWay Steering Committee and a dedicated GreenWay officer ahead of the 2021/22 budget, following consultation with key community stakeholders.**

Motion Carried

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

Against Motion: Cr Passas

C0321(2) Item 15 Notice of Motion: Traffic Assessment around Ashfield Pool

Motion: (Passas/Byrne)

THAT as a matter of urgency, given the major impact the new Ashfield Pool is having on traffic, parking and safety, that this be referred to the Local Traffic Committee and be reported to an Ordinary Council meeting in May 2021.

Motion Carried

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

Against Motion: Nil

C0321(2) Item 17 Notice of Motion: Print and Post infringement notice

Motion: (Byrne/Passas)

THAT Council:

- 1. Notes the Councillor Briefing Note proposing Regulatory Services implement a 6-month trial of Revenue NSW's Print and Post service;**
- 2. Notes the Council resolution of 13 October 2020 in relation to the use of technology in Parking Management and Enforcement;**
- 3. Receives a report on what community consultation, particularly with residents and affected business owners, was undertaken prior to making the decision to implement a 6-month trial of the Print and Post service: and**
- 4. Defers any implementation of a Print and Post trial until a report on the upcoming tender for the provision of parking technology comes to Council.**

Motion Carried

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

Against Motion: Nil

Confidential Session

Motion: (Byrne/Macri)

THAT Council enter into Confidential session.

Motion Carried

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

Against Motion: Nil

That in accordance with Section 10A(1) of the Local Government Act 1993, the following matters be considered in Closed Session of Council for the reasons provided:

C0321(2) Item 21 Lambert Park Lease Negotiations update (Section 10A(2)(c) of the Local Government Act 1993) that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

Motion: (Byrne/Lockie)

THAT Council move back into the Open Session of the Council Meeting.

Motion Carried

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

Against Motion: Nil

Extension of Time

Motion: (Byrne/Hesse)

THAT the meeting be extended until 11.20pm.

Motion Carried

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

Against Motion: Nil

Councillor Stamolis retired from the Meeting at 11:10 pm.

REPORTS WITH CONFIDENTIAL INFORMATION

C0321(2) Item 21 Lambert Park Lease Negotiations update

Motion: (Macri/Iskandar)

THAT:

1. Council officers progress option 1 (amended) to continue to negotiate a lease based on the principles of exclusive access in return for community access for schools during school hours;
2. Council suspends the operation of Clause 10(2) (c) and (d) of the Land & Property Policy for the purpose of finalizing a lease of Lambert Park to the Apia Club of 10 years plus a 5 year option;
3. Council confirms that a requirement of a new lease is a documented maintenance program agreed between the Apia Club & Council, where any maintenance obligations fall to the Club;
4. Council and Apia Club jointly apply to obtain grant funds to replace the existing synthetic pitch and if funds are not available Apia agrees to fund these works when the pitch fails to meet Football NSW standards. Noting that they will have access to the sinking fund which currently sits at \$270,000;
5. Apia Club be responsible for all other capital improvements which are largely designed to benefit the Club and community. The improvements that require consent be lodged for assessment with Council;
6. Council agrees that a breach of the lease terms will be reported to Council;
7. Council seeks a new lease to be negotiated by the 30 June 2021;
8. On the signing of the Lease the Club reimburse the council for the cost of the removal of the Grandstand roof. Note the Club has replaced the roof at their expense; and
9. The Apia Club provides \$26,000 p.a rent and contribute \$45,000 p.a into the sinking fund.

Motion Lost

For Motion: Crs Iskandar and Macri

Against Motion: Crs Byrne, Da Cruz, Hesse, Kiat, Lockie, McKenna OAM, Porteous, Steer and York

Foreshadowed Motion (McKenna OAM/Porteous)

THAT:

1. Council agrees to APIA continuing to lease the ground under current conditions while a lease renewal is being negotiated and outstanding issues are being addressed;
2. Council writes to the Club seeking confirmation about the revenue generated from the hiring and sub-leasing of the ground to allow for a fair and transparent

assessment of renewed leasing conditions;

3. Council receives a further report from Council officers on the development consent issues and health and safety issues identified in the report;
4. A report on the financial information received from the Club in point 2 and the response to development consent issues and health and safety issues as outlined in point 3 be brought to the May 2021 meeting of Council;
5. Council require that any new lease of Lambert Park ensures that the sporting field and the related facilities (toilets etc) are made available to third party community groups. There should be a minimum number of hours and times during the week (to be agreed) that the sporting field is designated for community use. Priority should be given to users located within the Inner West council area;
6. Council requires that the community use of Lambert Park has oversight of council staff, including the charging of any fees;
7. Rent from APIA for Lambert Park should be in line with any income generated from use of Lambert Park by APIA including sub-leasing to third parties;
8. Council include Action Points 3 – 7 from the Confidential report. Exclude Points 1 and 2; and
9. The new lease to be brought to a Council meeting to be approved before signing.

Motion Carried

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

Against Motion: Crs Iskandar and Macri

Meeting closed at 11.16pm.

PUBLIC SPEAKERS:

Item #	Speaker	Suburb
Item 1:	Harri Bancroft	Newtown
Item 4:	Lorna Grear	Annandale
Item 5:	Susan Trousdale	Rozelle
	John O'Brien	Stanmore
Item 10:	Colin Stokes	Camperdown
Item 11:	Muhilan Sriravindrarajah	Ashfield
	Paul Pagini	Ashfield
Item 13:	Peter Stevens	Bexley North
Item 15:	Chung Chan	Croydon
Item 16:	David Murrant	Lilyfield
Item 21:	Franco Parisi	Chiswick
	Ashleigh Palombi	Queenscliff
	Georgia Yeoman-Dale	Kirribilli

Unconfirmed minutes of the Ordinary Council meeting held on 9 March 2021.

Minutes of Extraordinary Council Meeting held on 30 March 2021 at Ashfield Service Centre

Meeting commenced at 6.32pm

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
Vittoria Raciti	Councillor
John Stamolis	Councillor
Louise Steer	Councillor
Anna York	Councillor
Brian Barrett	Acting General Manager
Mark Anderson	LGNSW Management Solutions
Scott Phillips	Chief Executive Officer LGNSW Management Solutions

APOLOGIES:

Motion: (Da Cruz/Kiat)

THAT apologies from Councillor Porteous be accepted.

Motion Carried

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

Against Motion: Nil

DISCLOSURES OF INTERESTS: Nil

Confidential Session

Motion: (Hesse/Drury)

THAT Council enter into Confidential session.

Motion Carried

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

Against Motion: Nil

Procedural Motion: (Passas)

THAT Councillor Byrne stand down as Mayor

The Mayor ruled this motion Out of Order as the meeting was already in Closed Session and Item 1 was being considered.

The Mayor issued a warning at 6.34pm to Cllr Passas for her repeated interjections.

ADJOURNMENT

6.34pm - The Mayor, Cllr Byrne adjourned the meeting for a short recess.

6.35pm– The Mayor, Cllr Byrne resumed the meeting.

The Mayor issued a second warning at 6:37pm to Cllr Passas for her repeated interjections.

ADJOURNMENT

6.37pm - The Mayor, Cllr Byrne adjourned the meeting for a short recess.

6.43pm– The Mayor, Cllr Byrne resumed the meeting.

Motion of Dissent: (Passas/Stamolis)

THAT dissent be moved in the Chairperson's ruling that the Councillor's procedural motion for Councillor Byrne to stand down as Mayor was out of order.

Motion Lost

For Motion: Crs Passas and Stamolis

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

The Mayor's ruling was upheld.

That in accordance with Section 10A(1) of the Local Government Act 1993, the following matters be considered in Closed Session of Council for the reasons provided:

C0321(2) Item 1 Recruitment of Permanent General Manager contains personnel matters concerning particular individuals (other than councillors) (Section 10A(2)(a) of the Local Government Act 1993)

The Mayor, Councillor Byrne left the meeting and vacated the chair at 7:43 pm and the Deputy Mayor, Councillor Macri assumed the Chair.

Councillor Passas left the meeting at 7.47pm

The Mayor, Councillor Byrne returned to the Meeting at 7:48 pm. The Deputy Mayor, Councillor Macri vacated the Chair and the Mayor, Councillor Byrne assumed the Chair.

Councillor Passas returned to the meeting at 7.48pm

The Mayor, Councillor Byrne left the meeting and vacated the chair at 7:56 pm and the Deputy Mayor, Councillor Macri assumed the Chair.

The Mayor, Councillor Byrne returned to the Meeting at 7:57 pm. The Deputy Mayor, Councillor Macri vacated the Chair and the Mayor, Councillor Byrne assumed the Chair.

Councillor Passas left the meeting at 8.22pm

Councillor Passas returned to the meeting at 8.24pm

REPORTS WITH CONFIDENTIAL INFORMATION

C0321(2) Item 1 Recruitment of Permanent General Manager

Motion: (Drury/Hesse)

THAT Council note the deliberations of the Selection Panel report prepared by the independent external facilitator, LGNSW Management Solutions, on behalf of the Selection Panel and Council offers Candidate A the position of General Manager and that in the event Candidate A does not accept the offer, Candidate B be offered the position.

Candidate A received 9 votes from Councillors Byrne, Da Cruz, Drury, Hesse, Iskandar, Kiat, McKenna OAM, Steer and York.

Candidate B received 5 votes from Councillors Lockie, Macri, Passas, Raciti and Stamolis.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Drury, Hesse, Iskandar, Kiat, McKenna OAM, Steer and York

Against Motion: Crs Lockie, Macri, Passas, Raciti and Stamolis

Councillors Lockie and York left the meeting at 8.52pm.

Councillors Lockie and York returned to the meeting at 8:53pm.

Councillor Lockie left the meeting at 8.56pm.

Councillor Lockie returned to the meeting at 8.57pm.

Councillor Passas retired from the meeting at 9.01pm.

Councillor Hesse left the meeting at 9.02pm.

Councillor Hesse returned to the meeting at 9.05pm.

Councillors Macri and Raciti retired from the meeting at 9.23pm.

Motion: (Kiat/Steer)

THAT Council:

1. Offer a contract of employment for the position of General Manager of the Inner West Council for a period of 5 years including a total annual remuneration package within the range identified in the Acting General Manager's confidential report and negotiations be undertaken by LG Management Solutions and the contract be signed by Councillors Kiat and Steer;
2. Note that the form of contract of employment is required to be the Standard Contract for the Employment of General Managers as approved by the Chief Executive of the Division of Local Government;
3. Note that LGNSW Management Solutions will assist in the development of a performance agreement for the new General Manager;
4. Note that the appointment is made in accordance with merit selection principles as required by s349 of the Local Government Act;
5. Note that the recruitment process has been carried out and completed in accordance with the Local Government Act and the Office of Local Government's guidelines for the appointment of General Managers;
6. Ensure all documentation produced and submitted through the process be maintained and properly recorded in accordance with statutory obligations and Freedom of Information principles; and
7. Appoint the Chief Operating Officer as acting General Manager between 9 April 2021 and the commencement of the new General Manager.

Motion Carried

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

Motion: (Kiat/Steer)

THAT Council move back into the Open Session of the Council Meeting.

Motion Carried

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

Against Motion: Nil

Absent: Crs Macri, Passas and Raciti

Meeting closed at 9.35 pm.

Item No: C0421(1) Item 1

Subject: INNER WEST ZERO WASTE STRATEGY

Prepared By: Helen Bradley - Manager Resource Recovery Planning

Authorised By: Brian Barrett - Acting General Manager

RECOMMENDATION

THAT Council support the Zero Waste Strategy being placed on public exhibition for community feedback.

DISCUSSION

The Inner West Zero Waste Strategy outlines how Council and the community are required to collectively take responsibility for waste and recycling and to work together to ensure resources can be valued as part of a circular economy. A circular economy requires resource-efficiency, avoiding waste creation throughout the product lifecycle and keeping resources in use for as long as possible.

This Zero Waste Strategy will align to the National Waste Policy – Less Waste, More Resources 2018, and the United Nations' Sustainable Development Goal 12 of responsible consumption and production and community expectation as well as aligning with Council's Integrated Planning and Reporting Framework.

The development of the strategy included community research through a survey and focus groups which tested knowledge, awareness, and behaviours around waste in our community. The key take-outs were the need for:

- improved waste and recycling information
- food waste avoidance, reuse, and recycling
- drop-off centres for hard to recycle, reuse and safe disposal of tricky items.

The Inner West Environmental Advisory Committee also provided feedback on the draft strategy with a focus on organics, reuse, repair, and access to drop off facilities.

This led to the development of five key priorities which within the strategy has associated targets and actions:

1. Avoid waste generation
2. Reduce organic waste
3. Recycle and buy recycled
4. Problem waste
5. Collaboration and advocacy

Implementation of the Zero Waste Strategy will be embedded in Council's Integrated Planning and Reporting (IPR) Framework with timelines to ensure that priorities are included in the long-term planning and short-term delivery of Council's projects and programs.

Service Alignment

All processing contracts and services have been aligned across IWC with the exception of recycling and clean-up.

The bulky household clean-up will be aligned from July 2021 allowing all residents to book collections as required (unrestricted frequency) with the introduction of the new online booking system.

Recycling is proposed to become a commingled 1-bin system (changing the Leichhardt 2-bin system with separated containers and paper), depending on advice from the NSW EPA through its draft 20-year waste strategy due for release shortly.

FINANCIAL IMPLICATIONS

The Zero Waste Strategy is supported by a ten-year financial model for domestic waste, a summary of which was presented at a Council briefing on 16 February 2021.

All actions are budgeted within the domestic waste management budget and operational plan.

ATTACHMENTS

1. [Zero Waste Strategy](#)

INNER WEST

Zero Waste Strategy

APR 20
21



Inner West Council acknowledges the Gadigal and Wangal peoples of the Eora nation, who are the traditional custodians of the lands in which the Inner West Local Government Area is situated.



Contents

Introduction	4
Strategic Context	6
Circular Economy	8
What is the Role of Government?	11
Impact of Waste on Climate	12
The Inner West Waste Stream	14
What Do We Target?	16
Community Research	17
Concern with the Amount of Waste Going to Landfill Across the LGA	18
Inner West Environmental Advisory Committee - Review	19
Zero Waste Priorities	20
Zero Waste Strategy Implementation	22

The Inner West Zero Waste Strategy outlines how Council and the community are required to collectively take responsibility for waste and recycling and to work together to ensure resources can be valued as part of a circular economy. A circular economy requires resource-efficiency, avoiding waste creation throughout the product lifecycle and keeping resources in use for as long as possible.

The most effective way of managing waste is to avoid creating it in the first place, which in turn will reduce impacts associated with production, consumption, transportation, processing and disposal. Council and the community need to ensure landfill is a last resort for resources.

This Zero Waste Strategy aligns to the National Waste Policy – Less Waste, More Resources 2018 – and the United Nations' Sustainable Development Goal 12 of responsible consumption and production and community expectation, as well as aligning with Council's Integrated Planning and Reporting Framework.

Under the NSW Local Government Act 1993, councils are required to develop a hierarchy of plans known as the Integrated Planning and Reporting (IPR) Framework. This framework assists councils in delivering their community's vision through long, medium and short-term plans. The purpose of the framework is to formalise strategic and resource planning across NSW Councils and ensure long-term planning is based on community engagement, leading to a more sustainable local government sector.

We may never reach
the zero in 'zero waste'
but that's no reason
to take zero action.

@zerowastechef

Strategic Context

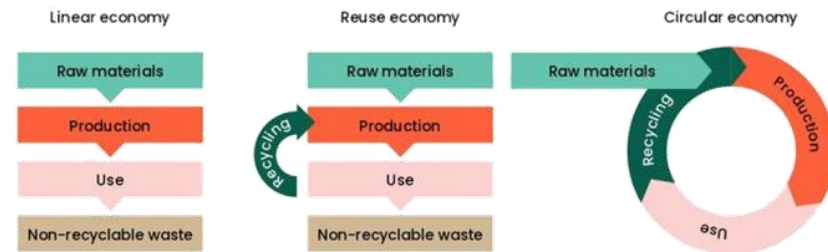
The table below identifies the key strategic drivers for Resource Recovery for IWC:

Inner West Council	Our Inner West 2036 – Community Strategic Plan (CSP)	<p>The CSP identifies the community's vision for the future, long-term goals, and strategies to get there and outlines how Council will measure progress towards that vision. The CSP identifies five strategic directions that support the goals of the community. The Zero Waste Strategy aligns closely with Strategic Direction 1 – an ecologically sustainable Inner West – and aims to achieve a zero waste community with an active share economy by 2036. Council will aim to achieve this by doing the following:</p> <ul style="list-style-type: none"> • Supporting people to avoid waste, and reuse, repair, recycle and share • Providing local reuse and recycling infrastructure • Diverting organic material from landfill • Advocating for comprehensive Extended Producer Responsibility+ <p>Target: Reduce waste per capita to landfill from 199kg pp</p>
	Climate and Renewables Strategy 2019	<p>Community Key Area 5: Zero waste and a thriving share economy</p> <ul style="list-style-type: none"> • Helping our community address unsustainable consumption e.g. through facilitating and encouraging the share economy. • Eliminating organic waste to landfill.
Regional	SSROC Regional Waste Avoidance & Resource Recovery Strategy 2014-21	<ul style="list-style-type: none"> • A Healthy Region – product stewardship and safe management of problem wastes. • Reducing Waste – reduce waste, especially food, encourage and enable reuse and tackle consumption. • Recovering Resources – maximising recovery and recycling through processing and engagement to reduce contamination. • Responsible Citizens – understanding and managing illegal dumping and improving infrastructure and behaviours around disposal and recycling.
State	NSW Waste Avoidance and Resource Recovery Strategy 2014-21	<ul style="list-style-type: none"> • Avoiding and reducing the amount of waste generated per person in NSW. • Increasing waste diverted from landfill to 75%. • Managing problem wastes better, establishing 86 drop-off facilities and services across NSW. • Reducing litter, with 40% fewer items (compared to 2012) by 2017. • Combating illegal dumping, with 30% fewer incidents (compared to 2011) by 2017.

Federal	National Waste Policy – Less Waste, More Resources 2018 & Action Plan 2019	<ul style="list-style-type: none"> • Avoid waste. Prioritise waste avoidance, encourage efficient use, reuse and repair. Design products so waste is minimised, they are made to last and we can more easily recover materials. • Improve resource recovery. Improve collection systems, processes and quality of recycled material. • Increase use of recycled material and build demand and markets for recycled products. • Better manage material flows to benefit human health, the environment and the economy. • Improve information to support innovation, guide investment and enable informed consumer decisions.
	Product Stewardship Act 2011 (Televisions and Computers) Regulations 2011	<ul style="list-style-type: none"> • Reduce the amount of television and computer waste (particularly hazardous waste materials) disposed to landfill and increase recovery of resources from end-of-life television and computer products.
	National Food Waste Strategy 2017	<ul style="list-style-type: none"> • Halve Australia's food waste by 2030.
UN	United Nations Sustainable Development Goal 12, by 2030	<ul style="list-style-type: none"> • Achieve the sustainable management and efficient use of natural resources. • Halve per capita global food waste. • Substantially reduce waste generation through prevention, reduction, recycling and reuse.

Circular Economy

Current economic models devalue materials as waste, rather than valuing them as a resource. To avoid waste and maximise resource recovery we need to move away from a linear consumption model of take-make-waste to a circular model where waste is valued as a resource.



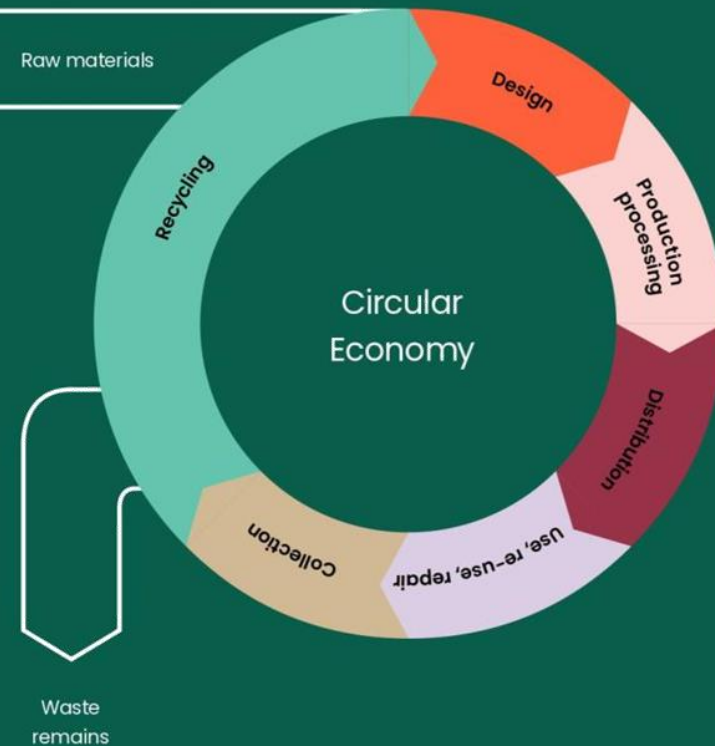
Source: <https://www.government.nl/topics/circular-economy/from-a-linear-to-a-circular-economy>

This requires resource-efficiency, avoiding waste creation throughout the product lifecycle and maximising the lifespan of products through improved design. The most effective way of managing waste is to avoid it in the first place, which in turn will reduce impacts associated with production, consumption, transportation, processing and disposal. Waste is not an end-product to review in isolation and we must consider unintended outcomes of decisions impacting waste and resource recovery.

A circular economy values reuse, repair and recycling and devalues disposal and landfill. Our current approach of take-make-waste has economic drivers that value disposal. The Ellen Macarthur Foundation describes the rethinking as, "Transitioning to a circular economy does not only amount to adjustments aimed at reducing the negative impacts of the linear economy. Rather, it represents a systemic shift that builds long-term resilience, generates business and economic opportunities, and provides environmental and societal benefits."¹

¹<https://www.ellenmacarthurfoundation.org/circular-economy/concept>

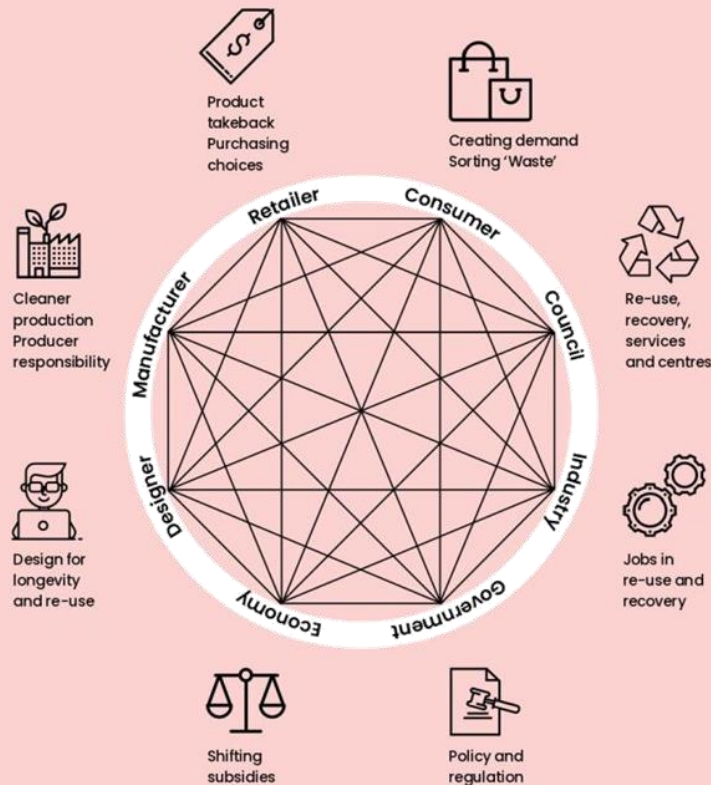
A circular economy values reuse, repair and recycling and devalues disposal and landfill.



Source: <https://srp-circular-economy.eu>

Government, industry and the community all have a role to play in influencing decisions associated with materials to avoid them becoming waste.

Rethinking waste as a resource involves the whole community:



What is the Role of Government?

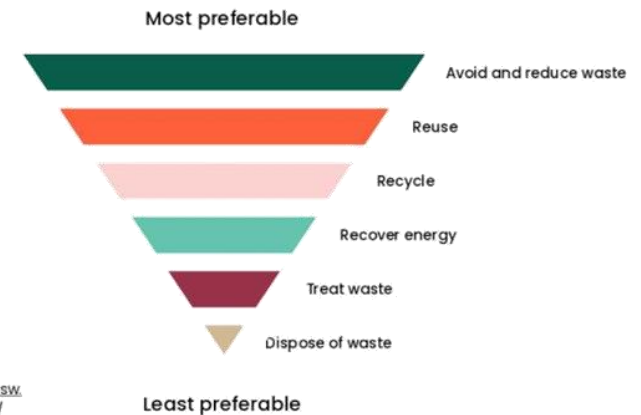
Resource Recovery is a significant part of Council's budget and Australia's economy. Local Governments manage materials at the point of disposal through kerbside collections and services, once a decision has been made to label materials as 'waste'.

The current approach is that of a recycling economy which values processing and disposal over avoidance, reuse and repair.

Councils spend most of their resource recovery budgets at the bottom of the waste hierarchy through disposal of waste.

An increased focus on the top half of the hierarchy will reduce waste generation and the amount of materials requiring collection and processing. It will also build capacity in the local reuse and repair sector, increasing social and sustainability benefits to our community and local economy.

All levels of government can increase market demand for recycled products through procurement, this being a critical step following recent recycling market disruptions (e.g. China Sword) and policy changes (COAG packaging targets).



Source: <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/waste-strategy/the-waste-hierarchy>

Impact of Waste on Climate

Inner West's Climate and Renewables Strategy 2019 identified that 9% of greenhouse gas emissions from the residential sector can be attributed to waste collection and disposal in landfill, where in anaerobic conditions waste generates the potent greenhouse gas methane.

Emissions result from the collection and transportation of waste. When the emissions of goods and services consumed by Inner West residents are included in emissions calculations, Sydney University calculates that 76% of an Inner West household's carbon emissions are caused by consumption. Reducing consumption,

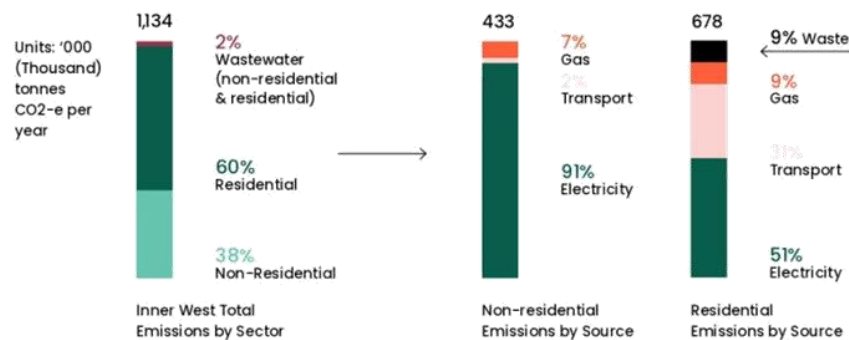
waste avoidance and resource recovery are key actions in becoming a zero emissions community.

Priority actions in the Climate and Renewables Strategy include:

- Helping our community address unsustainable consumption e.g. through facilitating and encouraging the share economy
- Eliminating organic waste to landfill – wasted food impacts the environment through resource use in production, manufacturing, packaging, transportation, preparation and disposal, contributing significantly to emissions.

Source: IWC Climate and Renewables Strategy 2019

Emissions in the Inner West by sector (L), and resource type (R).



We can extend the useful life of items through reuse and repair, avoiding additional consumption

The Inner West Waste Stream

We know that in our baseline year (2015/2016 amalgamation) Inner West had an overall diversion of residential waste from landfill of 36%. Like most Sydney-Metro councils (and NSW), this falls drastically short of the state target of 75% waste diversion from landfill.

Much of this relates to infrastructure needs for the Sydney-Metro area with limited access to food organics transfer and

processing facilities for urban councils.

The diagram on the right outlines the weight of materials collected by Council and how they were processed or disposed of.



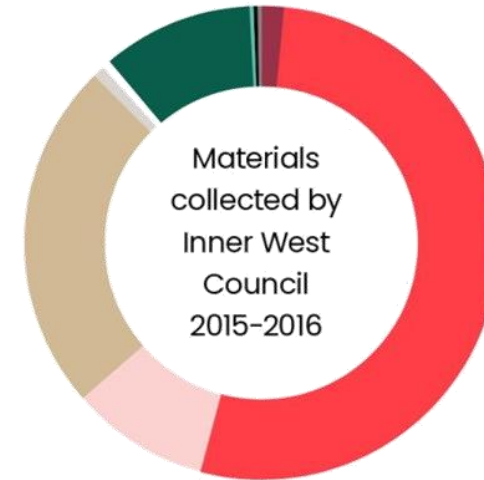
45,138 tonnes of waste goes into landfill each year

15%

6,598 tonnes of waste comes from household clean ups & dumps

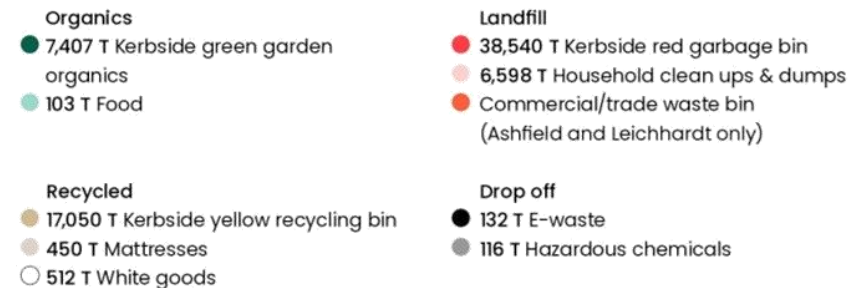
85%

38,540 tonnes of waste comes from the kerbside red garbage bin and commercial/trade waste



= 70,913.8 tonnes per year

Approximately 378kg of waste per person per year



What Do We target?

Opportunities to avoid and recover more resources were identified through analysis of the kerbside garbage bin through audits:

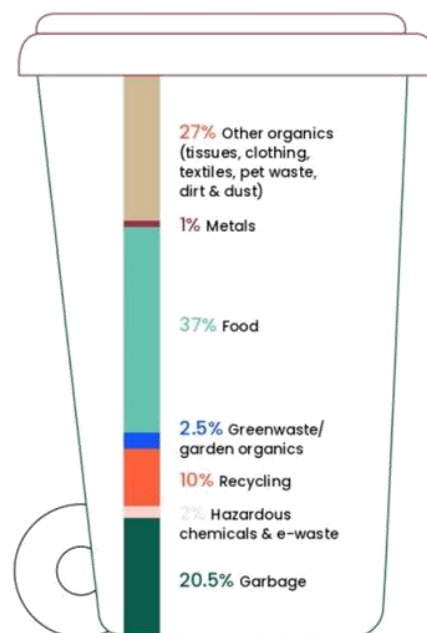
- 37% is food waste which can be targeted through food waste avoidance, home and local composting and kerbside food organics collection services.

- 27% 'other organics' could be reduced through community avoidance, reuse, recycling and composting.
- 15.5% could be avoided through better use of existing kerbside recycling, garden organics, metals & whitegoods and the chemical and e-waste drop offs.

79.5%
can be recovered

There is potential to recover this right now with changes to behaviour and the way we manage materials

20.5%
is actual garbage



Community Research

During 2019, Inner West Council undertook a community survey and series of focus groups to test community knowledge, attitudes and behaviour towards resource recovery and receptivity to rethinking waste as a resource.

Over six hundred residents participated in the telephone survey and over thirty residents in the focus groups, which probed further into information emerging from the survey responses. Participants were randomly sampled and representative of the Inner West community by gender, age, language spoken at home, household size, dwelling type, ownership and geographical location.

What did we learn?

Our community was most concerned about the amount of waste our community produced; those with the greatest level of concern were the most knowledgeable about waste.

Food waste was a concern for most of our community, with many not sure how they could reduce food waste or compost at home.



The community identified key opportunities:

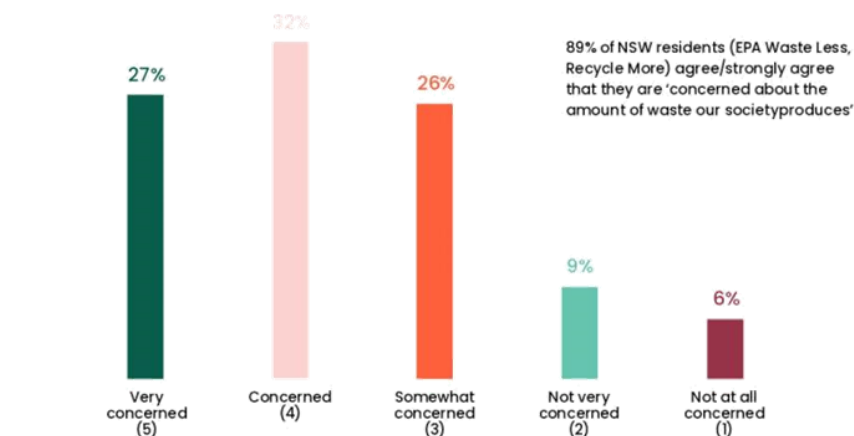
- Improved and targeted waste and recycling information (to improve recycling and use services)
- Food waste avoidance, reuse and recycling initiatives (38% already composted at home)
- Community Recycling/Drop off Centres for hard to recycle items, reuse and safe disposal.

Concern with the Amount of Waste Going to Landfill Across the LGA

	Overall	Male	Female	18–24	25–34	35–49	50–64	65+	Ratepayer	Non-ratepayer
Mean	3.66	3.43	3.88▲	3.39	3.58	3.78	3.80	3.54	3.71	3.57
Base	590	284	306	62	147	180	119	82	387	203

	Speak a language other than English	Do not speak a language other than English	Single dwelling	Multi-unit dwelling	Number of people living in the home				Leichhardt Service Area	Marrickville Service Area	Ashfield Service Area
Mean	3.43▼	3.77	3.73	3.61	3.44	3.61	3.87	3.65	3.76	3.79▲	3.38▼
Base	187	403	240	351	75	196	132	187	119	299	172

Q1a. How concerned, if at all, are you about the amount of household waste from across the Inner West Council area that goes to landfill?



Scale: 1 = not at all concerned, 5 = very concerned. ▲▼ = A significantly higher/lower level of concern (by group)

Inner West Environmental Advisory Committee – Review

The Draft IWC Zero Waste Strategy and service transition plan were presented to Inner West's Community Environmental Advisory Committee in March 2020 for peer review.

The committee's feedback recommended greater emphasis on:

- Circular economy principles
- Stronger targets/shorter timeframes
- Organics (services and home composting)
- Reuse and repair opportunities, including clean-up
- Access to problem waste drop-offs
- Advocacy for product stewardship

The feedback was incorporated into this Draft Strategy:

Select ...

Explore

Live

Environment Advisory Committee

Purpose

The purpose of the Environment Advisory Committee is to:

- Provide input on the development and review of Council policy on local and regional strategic environment issues and projects
- Provide input on long-term strategic policies and action plans on the environment including climate change, energy efficiency, waste reduction, sustainable development, biodiversity
- Consider matters that impact on a sustainable environment and provide input to Council on strategic issues

Zero Waste Priorities

In transitioning to a zero-waste community and circular economy, the Inner West must focus on the following priorities:

Priorities	Targets	Actions	Timeframes
Avoid Waste Generation Prioritise waste avoidance (consumption), encourage efficient use, reuse and repair through opportunities and influencing individual behaviour.	<i>Reduce waste landfilled per capita by 50% by 2036</i>	1. Maximise waste avoidance (consumption).	Ongoing 2021-2036
		2. Support and improve reuse, repair, sharing and recycling opportunities and access to services and facilities.	Ongoing 2021-2036
		3. Avoid generation of waste from Council operations and events, including single-use plastics.	2021-2025
Reduce Organic Waste Reduce the weight of organics presented for collection and processing and manage organic streams efficiently to avoid resource loss.	<i>Reduce food and garden organic waste disposed in landfill by 50% by 2030</i>	4. Minimise food organics presented through food waste avoidance initiatives.	2021-2036
		5. Support home composting to reuse food as a resource and minimise impacts of collection and processing.	2021-2025 then ongoing
		6. Maximise garden organics and food waste recovery through kerbside organics services.	2021-2025
		7. Maximise reuse and recovery of food and garden organics within Council operations and facilities.	Ongoing 2022-2036
Recycle and Buy Recycled Prioritise recycling and procurement of materials with recycled content to support demand for recycling processing.	<i>Divert 50% of recyclables from the garbage bin by 2036</i>	8. Improve recycling collection systems and education to maximise recovery and reduce contamination.	2023-2027
		9. Use Council's purchasing power to help create a market for recycled products, increasing recycled content, and identify strategic procurement opportunities.	Ongoing 2021-2036
		10. Maximise the quality and quantity of recycling from Council operations and facilities.	Ongoing 2021-2036

Priorities	Targets	Actions	Timeframes
Problem Wastes	<i>Increase recycling of televisions and computers by 80% by 2036</i>	11. Provide infrastructure and encourage safe management and recycling of problem wastes (chemicals).	2021-2023 then ongoing
Problem wastes are usually toxic or hazardous and safe management is essential for our health and environment.	<i>Reduce the amount of hazardous waste presented in the garbage to 50% by 2036</i>	12. Ban televisions and computers from landfill (Recycling via product stewardship scheme).	2025 onwards
	<i>Reduce illegal dumping by 50% by 2030</i>	13. Reduce illegal dumping and encourage reuse and use of clean-up services.	Ongoing 2021-2036
Collaboration and Advocacy	<i>To provide access to mandatory product stewardship schemes through kerbside services or drop-offs for residential wastes for our community by 2030.</i>	14. Build community trust around resource recovery through transparency around materials flows and what happens to waste and recycling collected through Council services.	Ongoing 2021-2036
Resource Recovery inputs and outputs go beyond the inner west boundary and control, requiring a collective approach to effective solutions.	<i>To provide information for our community on Inner West Waste flows for each material stream within three months of a new contract.</i>	15. Collaborate to improve resource recovery by sharing knowledge, working together with all levels of government, local councils and other stakeholders on a shared journey towards a circular economy.	Ongoing 2021-2036
		16. Maximise opportunities and access to product stewardship schemes for the Inner West community and advocate for increased producer responsibility to cover other product types with limited or costly solutions for recycling or safe management.	Ongoing 2021-2036

*Targets against 2015/16 baseline

Zero Waste Strategy Implementation

Implementation of the Zero Waste Strategy will be embedded in Council's Integrated Planning and Reporting (IPR) Framework and timelines to ensure that priorities are included in the long-term planning and short-term delivery of Council's projects and programs. Longer term outcomes will be in the high-level Delivery Program, which is a four-year document that aligns with the term of the elected Council. Each year Zero Waste Priorities will be detailed in Council's one-year Operational Plan and these will be reported to Council and the community through the Quarterly Reporting process. In addition to these actions, Council will also create efficient and effective measures and targets that will be used to demonstrate Council's progress against service delivery and will ascertain whether Council is moving towards or away from the community's priorities as outlined in the Community Strategic Plan – Our Inner West 2036.



The most effective way of managing waste is to avoid creating it in the first place, which in turn will reduce impacts associated with production, consumption, transportation, processing and disposal. Council and the community need to ensure landfill is a last resort for resources.

INNER WEST

innerwest.nsw.gov.au

Item No: C0421(1) Item 2

Subject: LIVE MUSIC AND ENTERTAINMENT CONDITIONS

Prepared By: Jarrad Sheather - Strategic Planner

Authorised By: Harjeet Atwal - Senior Manager Planning

RECOMMENDATION

THAT Council:

1. **Facilitate removal of live music and entertainment conditions only from development consents via Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* in all business and industrial zones and waive application fees applicable under Council's Fees and Charges Policy (subject to point 2 below);**
2. **Incorporate the fee waiver in the proposed 2021/2022 Fees and Charges Policy and be exhibited in accordance with the Local Government Act; and**
3. **Retain existing procedures for the assessment of applications to amend entertainment conditions on sites located in zones residential, recreational and other non-business and industrial zones.**

DISCUSSION

On 11 December 2020 changes were made to NSW liquor laws and the *Environmental Planning and Assessment Act 1979* (the Act) to support live music and performance, arts and cultural events at licensed venues. These changes remove conditions relating to live entertainment from liquor licenses and outline different options to remove live entertainment conditions from existing development consents for licensed venues. What constitutes live entertainment conditions is listed in the *Liquor Act 2007* (**Attachment 1**). Live entertainment conditions do not include conditions relating to noise.

Under the recent changes, Council is able to remove live entertainment conditions from all existing development consents under certain conditions (**Attachment 2**) including publishing a notice on council's website declaring that all conditions of the development consents that are live entertainment conditions do not apply. Council can choose whether to apply this declaration to:

1. the entire local government area (LGA), or
2. a suburb in the LGA, or
3. a specified use of land in the LGA or a suburb.

Council officers considered the implications of removing conditions in this manner which included consultation with various internal sections of Council and also various other Sydney-based councils via the Nighttime Economic Committee of Councils. Subsequent to this consultation, the approach is considered inappropriate in Inner West due to the large number of historic uses such as pubs in residential areas as it infers a high level of risk to neighbourhood amenity.

It also poses compliance issues for Council as Liquor and Gaming NSW have advised that the onus sits with Council to investigate and take action against any breaches to neighbourhood amenity such as noise arising from venues where live entertainment conditions are removed. This is extremely difficult for Council as many venues have older consents that do not have any noise conditions or outdated noise conditions. This will require Council's Compliance

Officers to rely on the *Protection of the Environment Operations Act 1997* (POEO Act 1997) to deal with noise complaints. This Act only identifies “offensive noise” as warranting compliance action, a term which is ambiguous, difficult to determine and maintain consistency across the LGA.

Support for the local night-time economy, live music and cultural sectors is important to Council and the fulfillment of the Inner West Community Strategic Plan. In response to the legislation changes, an alternative means of removing live entertainment conditions is recommended.

Venues located within business or industrial zones that wish to remove live entertainment conditions only, could do so via the lodgment of a modification (minor) application to Council under Section 4.55(1A) of the Act. This enables Council to impose alternative conditions to ameliorate impacts, such as acoustic conditions that are in line with current standards and impose requirements for Plans of Management. To facilitate this application process, it is recommended the fees be waived for modification (minor) applications under Section 4.55(1A) of the Act.

Licensed premises located within residential and other zones would need to apply to vary their conditions in the usual way via the lodgment of a modification application to Council under Section 4.55(2) of the Act to enable possible impacts to be adequately assessed.

FINANCIAL IMPLICATIONS

modification applications under Section 4.55(1A) of the Act venues located within business or industrial zones that wish to remove live entertainment conditions only, it is recommended the relevant fees be waived under Council’s Fees and Charges Policy. This is considered to have a minimal impact on the overall revenue stream for the Development Assessment Team as these applications are minor and require minimal resources for completion.

ATTACHMENTS

1. [Liquor Act 2007 - Schedule 1 - Clause 70](#)
2. [Environmental Planning and Assessment Act 1979- Schedule 8](#)

Liquor Act 2007 No 90

Schedule 1 Savings and transitional provisions

Part 16 Provisions consequent on enactment of [Liquor Amendment \(Night-time Economy\) Act 2020](#)

70 Certain live entertainment conditions cease to have effect

- (1) This clause applies to any of the following conditions (a live entertainment condition) of a licence that are in force immediately before the commencement—
 - (a) a condition that restricts the genre of music that may be played or performed on the licensed premises,
 - (b) a condition that restricts the number of musicians or live entertainment acts that may perform on the licensed premises,
 - (c) a condition that restricts what type of instruments may be played on the licensed premises,
 - (d) a condition that restricts the performance of original music,
 - (e) a condition that restricts a stage for live performers from facing a particular direction,
 - (f) a condition that restricts decorations, including, for example, mirror balls, or lighting used by musicians,
 - (g) a condition that prohibits live music, live entertainment or the amplification of a musical instrument at all times or across the entire licensed premises,
 - (h) a condition that prohibits or restricts the presence or use of a dance floor or another area ordinarily used for dancing.

Environmental Planning and Assessment Act 1979

Schedule 8 Special provisions

Part 1 Playing and performing music

1 Modifications involving playing and performing music

- (1) A council for a local government area may, by notice published on the council's website, modify development consents for licensed premises by declaring that all conditions of the development consents that are live entertainment conditions do not apply—
 - (a) in the local government area, or
 - (b) in a suburb in the local government area, or
 - (c) to a specified use of land in the local government area or a suburb.
- (2) Before publishing a notice under subclause (1), the council must—
 - (a) publish on the council's website, and in other ways the council considers appropriate, a notice that—
 - (i) states the council proposes to modify the development consent, and
 - (ii) gives details of the conditions that will be affected by the modification, and
 - (iii) invites submissions from the community about the proposed modification within the period, not less than 14 days after the day the notice is published, stated in the notice, and
 - (b) consider any submissions received in accordance with the notice and the impact of the proposed modification on the community.
- (3) The notice is taken to have effect on the day the notice is published, or a later date specified by the notice.
- (4) A condition to which the notice relates ceases to have effect from the time the notice takes effect.
- (5) Section 4.55 does not apply to a modification under this clause.
- (6) In this clause—

live entertainment condition—

 - (a) means a condition mentioned in the *Liquor Act 2007*, Schedule 1, clause 70(1)(a)–(h), but
 - (b) does not include a condition relating to noise.

Item No: C0421(1) Item 3

Subject: KING GEORGE PARK AND WESTCONNEX:COMMUNITY ENGAGEMENT
OUTCOMES ON FUTURE LOCAL AREA IMPROVMENTS

Prepared By: Aaron Callaghan - Parks and Recreation Planning Manager

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT:

1. Council note the key priorities which the local community and sporting ground users have highlighted for infrastructure improvements in the King George Park precinct area of Rozelle.
2. Prior to committing funding for the priority upgrades, Council receive a further report on the likely cost implications of:
 - a) undertaking a rationalisation and rebuild of the King George Park Car Park to improve park user safety;
 - b) Estimated costings with regards to a future upgrade of Constellation Playground; and
 - c) Footpath and roading assessments within the surrounding residential streets to ascertain the estimated costings of roading and footpath infrastructure improvements which are required in response to community concerns.

DISCUSSION

At its meeting on 27 October 2020, Council carried a motion regarding King George Park and WestConnex with respect to noting the \$2.875 million Council is to receive from WestConnex for the compulsory acquisition of 2,285sqm of land at King George Park. As part of this motion, Council also resolved to consult local residents and local sporting organisations (which utilise the reserve) on key priorities for local improvements with preference given to parks or reserves in areas significantly affected by WestConnex Stage 3B.

In terms of WestConnex Stage 3B, King George Park has been significantly impacted as has the car park within the park and the surrounding residential streets and residential amenity. In addition the community has also lost Buruwan Park in Lilyfield due to the construction of the West Connex Stage 3B motorway.

Community Engagement

Council has undertaken two separate community engagement sessions in relation to key priorities for local improvements. This being immediate residential community engagement and secondly sporting user engagement with Balmain Little Athletics, Leichhardt Saints and Leichhardt Juniors Rugby League Club who enjoy seasonal sporting usage of King George Park.

Residential Community Engagement

Community engagement with local residents was commenced on the 19th November via a SurveyMonkey organised by the Mayor's office. This survey closed 7th December 2020. Residents in the following streets were invited to submit suggestions and comments: Byrne St, Manning St, Clubb St, Toelle St, Callan St, Springside St, McCleer St and Moodie St were asked to respond to an online survey on Survey Monkey. A total of 22 people responded with ideas and suggestions. The full survey results are attached in **Attachment 1**. In summary the key improvements proposed were:

- Footpath and Roding improvements in the surrounding residential streets
- Traffic improvements in local streets
- A full upgrade to Constellation Playground

Sporting User Engagement

Council officers met with key representatives of the three sporting clubs which utilise and enjoy access to King George Park on Thursday 4 February 2021. A full copy of the minutes of this meeting can be viewed in **Attachment 2**. Sporting clubs highlighted that their key priority was for the sporting ground refurbishment. These works are already currently budgeted for and planned for September 2022 (*the timing of this work program is supported by local sporting clubs*). Works include sports training lighting upgrades and a full rebuild of the sports surface. The second highest priority was that of safety and rationalisation of the King George Car Park. Safety issues are significant given the high amount of junior sports which is played at the park as well as informal recreational use from members of the public. Car parking improvements would include a full rationalisation, design and build of a new purpose-built car park to service the park and the immediate neighborhood.

It is recommended that Council receive a further report on the likely cost implications of undertaking a rationalisation and rebuild of the King George Park Car Park to improve park user safety and also estimated costings with regards to a future upgrade of Constellation Playground . In addition to the King George Park car park and playground upgrade proposals, a footpath and roading assessment should also be undertaken within the surrounding residential streets to ascertain what roading and footpath infrastructure improvements are required in response to community concerns.

FINANCIAL IMPLICATIONS

\$2.875 million to spend on local neighborhood improvements in the King George Park precinct area of Rozelle.

ATTACHMENTS

1. [↓](#) Residential Engagement Outcomes
2. [↓](#) Sporting Ground Stakeholder Engagemenet Outcomes



Engagement outcomes report *King George Park resident survey*

Contents

Summary	3
Background	3
Engagement Methods	3
Promotion	3
Engagement outcomes	3
<i>Who did we hear from?</i>	3
<i>What did they say?</i>	4

Summary

This engagement was undertaken with residents living in streets adjacent to King George Park who are significantly impacted by the construction of WestConnex stage 3B.

The engagement opened on 19 November and closed 7 December 2020. Residents living in Byrne St, Manning St, Clubb St, Toelle St, Callan St, Springside St, McCleer St and Moodie St were asked to respond to an online survey on Survey Monkey. They were asked to list their priorities for improvements in the local area. A total of 22 people responded with ideas and suggestions.

Background

At its meeting on 27 October 2020 Council carried a motion regarding King George Park and WestConnex. The decision was that Council:

1. Notes the \$2.875 million Council received for the compulsory acquisition of 2,285sqm of land at King George Park);
2. Receive a report back on how the \$1.343 million can be dedicated to improving the recreational facilities at King George Park or our other Crown reserves, with preference to be given to parks or reserves in areas significantly affected by WestConnex Stage 3B;
3. Notes the list of priorities of sporting organisations that use King George Park for the sporting ground;
4. Sends a letter from the Mayor to residents of Byrne St, Manning St, Clubb St, Toelle St, Callan St, Springside St, McCleer St and Moodie St asking for their priorities for improvements of public amenities in the area, which will be reported to Council at an Ordinary meeting; and
5. Consults with Balmain Little Athletics, Leichhardt Saints and Leichhardt Juniors Rugby League Club on their priorities and, following this consultation, tabled at an Ordinary meeting.

This engagement was a response to an action item number four as outlined above.

Residents living in Byrne, Manning, Clubb, Toelle, Callan, Springside, McCleer and Moodie Streets received a letter from the Mayor outlining the information about the NSW Government's compulsory acquisition of 2,285 sqm of land at Kind George Park for WestConnex M4-M5 Link project and the compensation received. Residents were encouraged to provide feedback via Survey Monkey on how the \$1.3million in compensation could be spent to improve the area.

Engagement Methods

- Online through Survey Monkey at: surveymonkey.com

Promotion

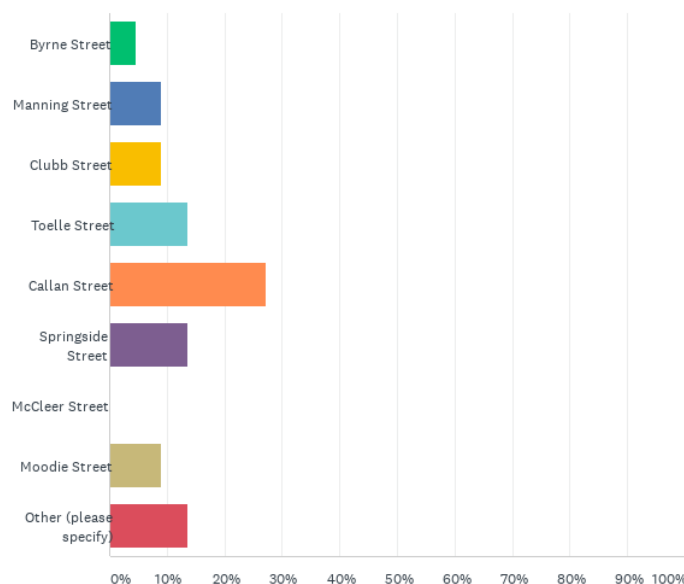
- The engagement was promoted with a Mayoral letter distributed in the specified streets.

Engagement outcomes

Who did we hear from?

Respondents were asked to select the street they live in.

Q2 Please select the street you live in.



The top number of responders lived in:

- Callan Street
- Springside Street
- Toelle Streets
- Responders who selected 'other' option listed Park, Margaret and Cambridge Streets as their residence.

What did they say?

Online via surveymonkey.com

Residents were asked single open comment question.

What are your priorities for improvements in the local area including Byrne St, Manning St, Clubb St, Toelle St, Callan St, Springside St, McCleer St and Moodie St which have been significantly affected by the construction of WestConnex Stage 3B?

From the 22 comments eight themes emerged.

Number of comments	Theme	Details and specific suggestions
9	Re-surfacing the streets and footpaths	The residents are concerned with the repeated digging up of the streets and re patching works creating dangerous road surfaces. Paint markings on footpaths and uneven surfaces creating safety issues.
9	Traffic management and enforcement of traffic rules	<p>Callan Street clear and large signage to indicate shared zone and speed limits with specific children about signage.</p> <p>Better speed reducing treatments and increased threshold treatment in Callan Street</p> <p>Better road markings</p> <p>Closure of Moodie Street</p> <p>Pedestrian crossing at Terry Street and Victoria Road</p> <p>Installing speed humps in Toelle Street when it re-opens</p> <p>Residents are being penalised parking in resident parking zone without permits during weekend sporting events as their street parking is occupied by visitors.</p>
9	Improvements to the playgrounds, facilities and amenities within the park	<p>Tables for table tennis, barbeque & seating areas closer to the water with shading, change netball poll to multi use pole.</p> <p>Additional toilets for children, adequate storage facilities for all sports, replace the containers with a permanent facility for all park users locals and visitors.</p> <p>Restoration off all signs</p> <p>Constellation playground upgrade, including shade sails and new water play area and nature playground, more swings, smaller slides, trampoline, bike repair station</p> <p>Tennis or astro facility, community herb garden, street art, clearing the mini beach from oyster shells/sharp rocks so kids can use it.</p>

		<p>Smoothing out the passage way behind the power station and installing subtle lighting.</p> <p>Renovating the two or three house like structures in Callan park to be useful to people - charity ran</p> <p>coffee shop or Springside Brewing pit stop!</p> <p>More bins around park facilities</p>
6	Streets landscaping and streetlights	<p>Convert unused footpath that runs along the wall to Callan Park into a native garden nature strip, replace small garden beds on top of Manning Street with more interesting collection of native plans</p> <p>New landscaping for the garden beds at the Manning Street housing estate.</p> <p>Installation of streetlights in Clubb Street,</p> <p>Decent streets landscaping of all streets</p> <p>More nature strips with small shrubs Cambridge to Moodie and along Moodie Street</p>
6	Other	<p>Residents shared their experiences of dust and noise pollution, parking issues due to WestConnex workers and other inconvenience to their lives.</p> <p>These issues are exasperating existing health issue like asthma and allergies and impacting their mental health</p> <p>Soundproofing of older apartments.</p> <p>Resident feedback on the new pocket park in Clubb Street.</p> <p>Lobby RMS to introduce 2x2 lanes and bike lane on Victoria Road.</p> <p>Council should not add to the multitudes of issues caused by WestConnex.</p>
5	Car park upgrade	<p>Fixing the car park at King George Park including the storm water issues, lighting and construct a barrier between the car park and the park.</p>

3	Removal of boats and trailers	Boats, trailers, old vans and cars parked permanently in the park on the grass.
3	Regular cleaning and maintenance	Footpaths, bubblers in the park, empty bins regularly, cut grass on centre island

King George Park Stakeholder meeting

Date: 3pm Thursday 4 February

Location: King George clubhouse and site walkaround

Reason for meeting: as directed by Mayoral Minute Point 5 Item 16 from 27 October 2020 Council meeting

C1020(2) Item 16 Mayoral Minute: King George Park and WestConnex

Motion: (Byrne)

THAT Council:

1. Notes the \$2.875 million Council received for the compulsory acquisition of 2,285sqm of land at King George Park);
2. Receive a report back on how the \$1.343 million can be dedicated to improving the recreational facilities at King George Park or our other Crown reserves, with preference to be given to parks or reserves in areas significantly affected by WestConnex Stage 3B;
3. Notes the list of priorities of sporting organisations that use King George Park for the sporting ground;
4. Sends a letter from the Mayor to residents of Byrne St, Manning St, Clubb St, Toelle St, Callan St, Springside St, McCleer St and Moodie St asking for their priorities for improvements of public amenities in the area, which will be reported to Council at an Ordinary meeting; and
5. Consults with Balmain Little Athletics, Leichhardt Saints and Leichhardt Juniors Rugby League Club on their priorities and, following this consultation, tabled at an Ordinary meeting.

Motion Carried

For Motion:

Crs Byrne, Da Cruz, Drury, Iskandar, Lockie, Macri, McKenna OAM, Raciti, Stamolis and Steer

Against Motion:

Crs Hesse, Kiat and Passas

Summary of meeting discussion

#1 Priority for all clubs

Upgrade of turf ground. This includes:

- Quality turf
- Drainage
- Irrigation
- Leveling (currently athletics field track 4-6 are on a slope on the Bay end).

All clubs understand that:

- Council has budgeted for this and was intended to be done last year but due to priority projects of Tempe Reserve and Henson Park was delayed a year.
- It will be done over the summer season which will mean that BLAC loses the ground for that season
- BLAC's 50th year is this coming summer season 2021-22 and have requested that the ground upgrade occurs in the summer of 2022-23
- All stakeholders support this.

Note: Any additional improvements to the sports field and lighting, that would not be funded by Council's budget, is welcome to be considered with the West Connex funding. Requested to be consulted on what is within Council's budget at the appropriate time.

#2 Car park improvements

All agreed that car park could do improvements and rationalisation to address safety and use. This would include:

- ☐ Marked out spaces
- ☐ Time limits
- ☐ Removal or limitation of trailers, boats, and caravans
- ☐ Addressing the drainage
- ☐ Line markings of safe pedestrian walkways
- ☐ Clearance of overgrown grass that hides stones
- ☐ Signage and direction indicators
- ☐ Safety lighting.

All noted that improvements would be on a sliding scale depending on what works were to be done. This needed investigation to ensure improvements were made without overspend. Parking would increasingly become an issue if Callan Park removed parking.

Note: for LSFC and BLAC this was a strong priority. LJFC agreed the car park could be improved.

#3 Storage

All agreed that improvements could be made to storage. However, all managed with existing storage facilities. BLAC would benefit from easier access if location shifted to a permanent storage facility. LJRLFC would like more space.

The idea of having a storage facility into the side of the hill was supported. They understand Council cannot make this decision and would have to consult utilities and government. In previous discussions it was not possible, but Council agreed they would try again.

#4 Individual requests

Priority	Leichhardt Saints FC	Balmain Little Athletics	Leichhardt Juniors RLFC
1	Field upgrade	Field upgrade	Field upgrade
2	Car park	Car park	Changerooms (see details below)
3	Storage	Storage	Storage
4	Electric scoreboard	Electric scoreboard	Electric scoreboard
5	Biggest needs are at Balmain Road and SSC for storage, canteen & toilets	Long Jump Pits <ul style="list-style-type: none"> <input type="checkbox"/> Lengthening synthetic on second long runway to match the other <input type="checkbox"/> Safe crossing on Bay Run adjacent to long jump pit. Kids crossing to and from pits are at risk of cyclists. The Bay Walk is very busy and cyclist coming from Leichhardt direction turn corner into decline and are at speed. Accidents have occurred. BLAC has tried to manage it with adult volunteers but clear signage needed. <input type="checkbox"/> Lip on sand pit to reduce sand loss. 	Changerooms

LJRLFC Changerooms

Priority #1, after field improvements. Changerooms are of high priority to LJRLFC due to the nature of the code and player needs.

Players of all ages are strapped and checked physically by physiotherapist and other medical professionals. The need access to privacy, change facilities and showers. This is a standard provision at rugby league grounds. It is important to both male and female players.

Type of changerooms can be discussed from minimums to have basic covers. For example, could be treatment room, change room with single shower, depends what the space can

provide. Consultation and provision of minimum standards from peak Rugby League has been provided by Stacey Pittendergh.

Follow up for Mandy/Carla

- ☐ Check the LUX of the lights and if any improvements can be made with existing fittings
- ☐ Electrician to check power capacity in canteen once hirers have organized their appliances be tagged and tested
- ☐ Branches over discuss cages
- ☐ Encroaching bush regeneration boundary and loose logs on hill side that have dislodge (possible bush regeneration responsibility)
- ☐ Glass repair of clubroom door
- ☐ Security & damage in & around amenity block
- ☐ Grant opportunities to deal with smaller requests (i.e., Club house fit out, long jump extension.

Actions by the Clubs

- ☐ Have all appliances in canteen tagged and tested.

Item No: C0421(1) Item 4

Subject: FISHING HAZARD ASSESSMENT-COUNCIL FORESHORE RESERVES

Prepared By: Aaron Callaghan - Parks and Recreation Planning Manager

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT Council note the recent actions that Council staff have enacted to address fishing hazards within Council foreshore reserves, including the installation of new fishing tackle bins, educational signage and increased foreshore maintenance and inspections.

DISCUSSION

conduct an assessment of locations where fishing occurs on the Balmain Peninsula to address physical and health risks to persons and pets from fish hooks and other associated material left in these areas; and to report back to April 2021 Council meeting on how best this problem might be resolved.

Council officers have reviewed high profile foreshore parks within the Balmain Peninsula as well as met with local residents and park users to discuss the issue of fishing hazards along the foreshore. Council has highlighted to local residents and park users the steps it is taking to address this issue. This report summaries the main issues associated with fishing in foreshore parks and highlights the challenges which Council is tasked with in managing recreational fishing.

Fishing- Balmain Peninsula

Fishing is a popular recreational activity along Council's foreshore reserves and fishing itself is historically and culturally important to many people of different cultures and backgrounds. Fishing by first indigenous Australians, including fish and shellfish gathering was very important, not just as a local and nutritional food source, but also for spiritual reasons.

Current day fishing in Council's foreshore reserves largely takes place in the evening hours.

Recreational fishing can be grouped into two distinct groups which by its very nature is motivation based in terms of 'catch' and 'non catch'. Catch related motivations include the need to provide a food source. Non-catch fishing motivations include the need for relaxation, being at one with nature, socialisation and escape from the everyday pressures and routines of life such as work and education.

Council's foreshore parks provide a diverse range of recreational experiences and our parks are also used for many different type of recreational uses including, play, walking, access to the foreshore for boating and kayaking, companion animal exercise and important celebration events including weddings and children's birthday parties.

Current Concerns

Local residents and park users have highlighted to Council that despite the presence of litter bins there are issues in a number of foreshore parks with discarded fishing lines and fish hooks. These have been highlighted as an ongoing park management issue, especially in the foreshore parks of Illoura Reserve, Peacock Point, Thornton Park and Simmons Point Reserve. As part of the investigations on this issue, Council staff organised and met with four local residents and park users on the 24th February 2021. The key park management issues raised by residents are outlined in Table 1.0 below.

A number of issues raised by local residents were taken on notice (*at the meeting*) as further advice (*including evening and early morning ranger patrols*) required input from other sections of Council. This further advice is also included in Table 1.0.

Table 1.0 Key Park User and Residential Issues

Management Issue	Council Officer Comment
<p>Risks to companion animals has been highlighted by Park Users as significant.</p> <p>A number of dog owners have informed Council that they been exposed to vet bills of over \$3,000 in treatment fees associated with removing and treating pets which have ingested hooks. On top this the emotional impact and stress on owners is also an issue. Refer to photos supplied by Residents and Park users in Attachment B</p>	<p>Council has undertaken an audit of areas where fishing is popular and is installing new branded tangle line bins in parks along with new educational signage to educate fishers.</p>
<p>Discarded nappies, litter, food waste, balloons, glitter, party poppers and confetti are also impacting upon the marine environment and the park generally.</p> <p>Smoking should also be banned in parks.</p>	<p>Councils parks are regularly cleaned and maintained and where possible and accessible bins are provided for the provision of park user waste.</p> <p>A comprehensive environmental policy is required by Council on environmental impact activities including balloons, party poppers and confetti. These could be included as vetting management issues through Council's Park booking approval process. Formal Council endorsement on a policy direction in this regard would be required.</p> <p>A Smoke Free Policy in parks across the Inner West Council are would also be required.</p>
<p>Ranger patrols or dedicated Park Rangers are required especially in the evening and early hours of the morning when fishing is present along the foreshore.</p>	<p>In the short term, Council Rangers can be assigned to undertake either programmed or random patrols across parks within the Balmain foreshore area, without significant impact to the existing operations, via the use of some shift changes and/or overtime expenditure.</p> <p>Workplace Health and Safety concerns will need to be addressed prior. Rangers for example need to be in pairs when investigating such areas and work should be</p>

	<p>limited to daytime or early evening patrols only.</p> <p>The risk to staff potentially confronting people who may be carrying knives (as most fishers do) is also a matter for consideration. These considerations would need to be assessed and addressed prior to the commencement of any patrols.</p> <p>Over the longer term, if continuous patrolling is required then there may be implications to staffing levels or increased financial impacts, dependant on the frequency and timing of patrols.</p>
More tangle bins are needed along the foreshore	Council has recently installed 12 new tangle bins in its foreshore parks (new bins highlighted in Attachment A)
Can Council establish designated areas established for fishing away from the dog off leash areas and enforce these.	<p>Dedicated areas for fishing could be established but enforcing these would be extremely difficult, if not impossible.</p> <p>Off leash areas within parks are not exclusive to dogs or their owners. These areas are shared areas for wide range of park users.</p>
The new signage is not supported-should be multilingual with many different languages and lit at night for fishers.	<p>Council's new fishing signage was carefully developed to ensure that the signage developed is clear, visually appropriate and understood.</p> <p>Cluttering up foreshore reserves with ordinance signage would detract from the open space qualities of the open space as well as impact on other park users including wedding parties which enjoy the visual qualities of the foreshore parks.</p> <p>Council cannot light all of its signage in parks this would be financially cost prohibitive.</p> <p>Signage is strategically placed for viewing at key park entrances and where possible located close to lighting. (new signage highlighted in Attachment A)</p>
Increase in park cleaning is required-can cleaning along the foreshore with a special emphasis on hooks and lines be undertaken each morning.	Council has increased its cleaning of foreshore shore parks based on recent requests. Council regularly inspects the foreshore zone and cleans foreshore parks daily. When events (such as weddings) are scheduled special cleaning and additional maintenance is also undertaken.

Current Status

Council has been responsive to concerns expressed by residents and park users in relation to fishing hazards within Balmain Foreshore Parks. New tangle bins have been prominently installed, along with new foreshore signage. Additional cleaning and inspections of foreshore areas has also been commissioned and scheduled.

Banning Fishing or segregating it to specific locations in foreshore parks is not recommended. While compliance and enforcement would be challenging to achieve, it needs to be recognised that the activity of fishing is an important recreational activity that that is a national pastime and an important cultural activity. An activity which is part of life for Australians of all ages and from all socio-economic backgrounds.

FINANCIAL IMPLICATIONS

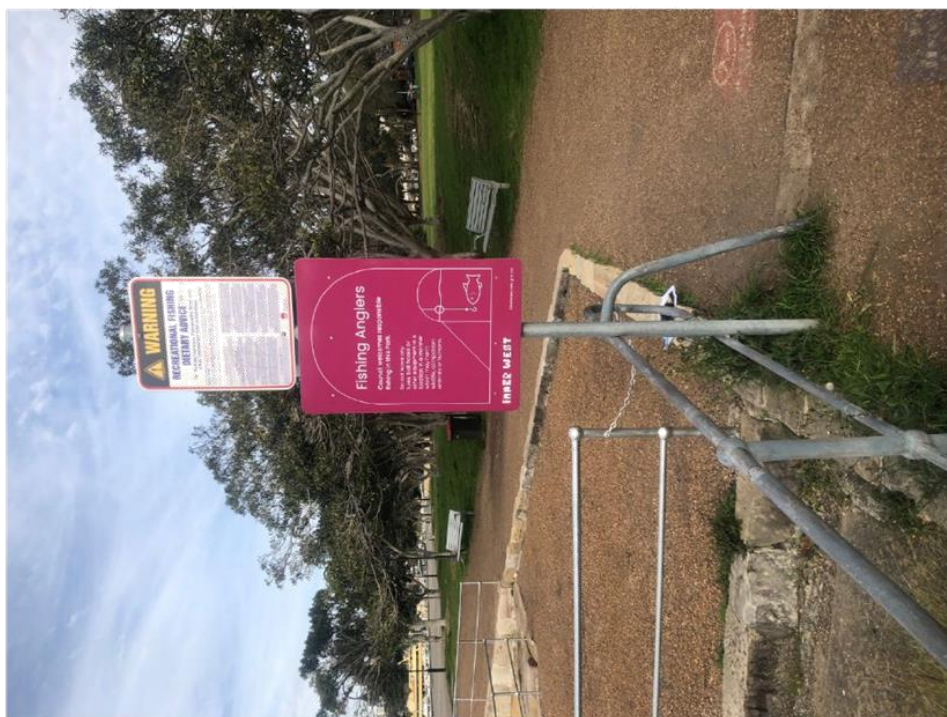
Nil

ATTACHMENTS

1. [↓](#) Photographs of signage/bins/litter

Attachment A -Examples of Newly Installed Branded Tangle Line Bins and Educational Signage Improvements





Attachment B Photos Supplied by Residents and Park Users





Item 4

Attachment 1





Item 4

Attachment 1

Item No: C0421(1) Item 5

Subject: CONSOLIDATION OF SPORTING GROUND FEES AND CHARGES

Prepared By: Aaron Callaghan - Parks and Recreation Planning Manager

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT Council:

1. **Endorse the consolidation of fees and charges for Sporting Ground hire as proposed in this report which are based on transparency, equity and fairness in sporting ground fees and charges;**
2. **Consider formal adoption of the Sporting Ground fees and charges model highlighted in this report as part of the 2021/22 budget considerations; and**
3. **Note the key stakeholder engagement which has been undertaken with peak sporting associations and local sporting clubs along with the formal support which has been received.**

DISCUSSION

Since amalgamation in 2016 Council has been administering its Sporting Ground fees and charges on the three former Council rates.

At the Council meeting on the 25 June 2019 consideration was given to the Inner West budget for 2019/2020, including the proposed fees and charges. Council resolved the following (in part):

6. Defer the new fees and charges for sporting grounds pending consultation with the relevant peak sporting associations and that those associations be requested to formally submit a position to officers on who fees can best be harmonised, with the matter to be reported back to an August Council meeting. The existing fees system with standard CPI increase remain in place in the interim.

Sporting ground fees and charges differ widely across the local government area and this has created significant administration challenges for Council officers in administering allocation fees and charges. Significantly however the fundamental issue is the financial inequity to sporting clubs in what they are charged for using the same hours of use on sporting fields in the former local government areas.

For example, a soccer club that uses one field for the season three nights a week for training, and both days on the weekend for games, is charged depending on where the field is located as follows:

- Club A in former Ashfield LGA pays \$24,546
- Club B in former Leichhardt LGA pays \$8,800
- Club C in former Marrickville LGA pays \$14,057

This approach is inequitable even though the sporting field is the same size, with the same hours so usage. The difference between Club A and Club C is \$10,489. The proposed new fees and charges model consolidates the fees and charges and creates an equitable playing field for all community-based sporting clubs and associations.

Council officers are proposing consolidated fees and charges for 2020/2021 that will harmonise sporting ground fees and charges across the Inner West and deliver financial equity to hirers. Consultation with sporting bodies and parent sporting associations has been carried out as part of this process.

The proposed fees and charges have been endorsed by the majority of inner west sporting clubs.

Current Cost Recovery

Councils sporting grounds are subsidised by Council with expenditure on sporting grounds over \$1.6 million per annum on turf maintenance, line marking and seasonal change over (excludes Leichhardt Oval, Henson, Arlington, turf wickets, on-costs, maintenance park buildings/ facilities, capital expenditure and depreciation). Income from sporting grounds \$515,000 per annum.

Summary of Current Fees and Charges Models

All current models recognise the community benefit that is provided from sporting ground use by community-based sporting clubs. In this respect it needs to be highlighted that pricing models (*both current and proposed*) are aimed at a partial recovery only.

Table 1.0: Current models compared

Ashfield Model		
Season weekend charge per field		
Day	Full field	Mini field
Saturdays	\$ 2,351	\$ 1,181
Sundays	\$ 2,448	\$ 1,224
Weekday training		
	No lights	Lights
Hourly	\$ 55.90	\$ 74.80

Leichhardt Model		
Weekly hrs	No lights	Lights
<10	\$ 187	
11-20	\$ 615	
21-40	\$ 983	
<40	\$ 1,473	\$ 661
41-60	\$ 1,832	\$ 1,809
61-80	\$ 1,832	\$ 2,454
81-100	\$ 2,454	\$ 3,064
101 - 150	\$ 3,064	\$ 4,290
151- 200	\$ 3,683	\$ 5,514
201 - 349	\$ 4,290	\$ 6,131
350+	\$8,800*	\$8,800*
* cap reached		
Leichhardt Model		
Summer		
Hourly	\$25	

Marrickville Model		
Season weekend charge per field		
Weekend	Full field	Mini field
Sat or Sun	\$ 2,448	\$ 1,181
Weekday training		
With or without lights		
Hourly	\$34.70	

Leichhardt Fees and Charges Model

The Leichhardt Model has been in place since at least 2012. Winter seasonal ground hire charged is in bands of hours. A fee cap of \$8,800 is applied once seasonal training exceeds 350 hours. Annual CPI increases have been applied to the band of hours fees but not the cap. Had CPI been applied to the cap, it would now be \$10,369. (See table 1.1)

Under any new model the annual CPI will cap be applied. In addition, threshold of 350 hours per ground is recommend increasing to 500 hours. Since the model was implemented ground usage increased substantially due to increased participation levels This in turn incurs

additional cost to Council for ground maintenance. Summer seasonal hire is at an hourly rate, with capped fees once 350 hours is reached.

Ashfield Fees and Charges Model

Under the former Ashfield model seasonal ground hire is based on day of use. Saturdays and Sundays have differing seasonal rates. Weekdays are charged by the hour with higher costs with lights. Lighting costs also fluctuate whereby a discount is applied where it can be demonstrated that 70% of participants are locally based. All fees incur annual CPI increases.

Marrickville Fees and Charges Model

The Marrickville model is similar to Ashfield's. A weekend day seasonal rate applies with a single hourly rate for all types of weekday use.

Table 1.1 Leichhardt model cap if CPI was applied

The cap of \$8,800 in the Leichhardt model is triggered once 350 hours per field is reached. The cap has been in place since at least 2012. However, annual CPI adjustments have not applied. The effect has meant that sporting clubs that reached the cap have been paying less per field each year in real terms. The table shows the annual increase, and actual discount received, per field against CPI. Clubs with field hire below the cap received annual CPI increases on their fees and charges.

Leichhardt cap if annual CPI was applied			
Year	CPI increase	Capped fee	Annual Discount
2012	1.76%	\$ 8,800.00	\$ -
2013	2.45%	\$ 8,954.88	\$ 154.88
2014	2.49%	\$ 9,174.27	\$ 374.27
2015	1.51%	\$ 9,402.71	\$ 602.71
2016	1.28%	\$ 9,544.69	\$ 744.69
2017	1.95%	\$ 9,666.87	\$ 866.87
2018	1.91%	\$ 9,855.37	\$ 1,055.37
2019	1.61%	\$ 10,043.61	\$ 1,243.61
2020	1.60%	\$ 10,205.31	\$ 1,405.31
2021		\$ 10,368.60	\$ 1,568.60

Proposed Consolidated Fees and Charges Model

Council officers are proposing that a consolidated fees and charges model is adopted which aims to maximise ground use, remove fee inequity, simplifying administration and provide financial certainty for seasonal users. Under the proposed model, to qualify for seasonal rates a hirer must have a minimum of 15 bookings per season per field.

Turf fields: Football, Rugby League, Rugby Union, AFL, Ultimate Frisbee

The proposed model includes these key features for each sports field hired:

- Set an hourly rate with a 25% loading for flood light use
- No difference between weekday or weekend use
- Adopts a cap limit per field (*as per the former Leichhardt Council*)

- Sets the cap threshold at 500 hours per field to better reflect actual usage
- Establishes a cap rate at \$10,000 with annual CPI increases to apply
- Establishes a loading of \$1,000 for each additional 100 hours used over the cap
- Fees are inclusive of GST

Table 1.2 Recommended Fees and Charges for turf fields

	No lights	With flood lights
Hourly Rate	\$22.00	\$27.50

Table 1.3 Cap Criteria

	Hours Reached	Fee
Cap	500 hours	\$10,000
Loading	@ additional 100 hours	\$1,000

Current Model vs Proposed Model

Council officers have tested the proposed fees and charges model by utilising traditional seasonal hours of use for each sports club. The model in Table 1.4 highlights the clear disparities in fees and charges with the current model and the equity and consistency which is achieved with the implementation of the proposed fees and charges model.

Table 1.4 Current Fees and Charges Model Versus Proposed Model

LGA	Current models				Proposed NEW model	
	Training	Games	Total	Fees	Total	Difference
Ashfield	264	320	584	\$ 24,546	\$ 10,000	-14,546
Leichhardt	264	320	584	\$ 8,800	\$ 10,000	1,200
Marrickville	264	320	584	\$ 14,057	\$ 10,000	-4,057

Example usage one sports field for season:

- 4 training hours, 3 nights a week, under lights, for 22 weeks (264 hours)
- 8 game hours each Saturday and Sunday for 20 weeks (320 hours)

Support for model

The following seasonal sporting hirers have endorsed the consolidated fees and charges model:

Sport	Club
AFL	AFL NSW/ACT
	Balmain Tigers AFC
	Leichhardt Cygnets Junior AFL
	Newtown Breakaways Womens AFL
Athletics	Balmain Little Athletics Centre
Baseball	Sydney Winter Baseball League
	Sydney Women's Baseball League
	West Boomers Baseball Club
Cricket	Cricket NSW
	Ashfield Cricket Club
	Balmain South Sydney Cricket Club
	Canterbury & Western Suburbs Cricket Assoc
	Inner West Harbour Cricket Association
	Iron Cove Tigers Cricket Club
	Leichhardt Wanderers Cricket Club
	Marrickville Cricket Club
	Randwick Petersham Cricket Club
	Summer Hill Cricket Club
	Sydney Cricket Club
	Sydney Morning Cricket Association
	Sydney University Cricket Club
	Universities Women's Cricket Club
Football	Canterbury District Soccer Football Assoc
	Ashfield Pirates FC
	Burwood Football Club
	Flying Bats Football Club
	Leichhardt Saints FC
	Leichhardt Tigers Junior Soccer Club
	Marrickville Football Club
Rugby League	Balmain & District Junior Rugby League
	Balmain Tigers RLFC
	Leichhardt Juniors RLFC
	Leichhardt Wanderers RLFC
	Marrickville RSL Kings & Queens RLFC
	Newtown Jets RLFC
	Newtown Junior Jets JRLFC
	South Sydney District Junior Rugby League
Rugby Union	Balmain Junior Rugby
	Balmain Rugby
	Petersham Junior Rugby
	Petersham Rugby
Ultimate Frisbee	Inner West Ultimate Frisbee

Comparison with Neighbouring Councils

Table 1.5 below highlights the comparison with other local Council's for football (largest sporting partner in terms of sporting participants in the Inner West)
This comparison is based on the following key assumptions:

- 4 weeknight training hours under lights, 3 times a week for 22 weeks
- 8 game hours, 2 weekend days for 20 weeks

Table 1.5 Council Comparison -Football (Soccer)

Council Comparison				
LGA	Training hrs	Game hrs	Total	Fees
North Sydney	264	320	584	\$29,472
Bayside	264	320	584	\$11,110
Strathfield	264	320	584	\$10,220*
Inner West	264	320	584	\$10,000
Canada Bay	264	240**	504	\$9,912
Burwood Council	264	240**	504	\$ 7,080
Canterbury Bankstown	264	320	584	\$6,001

Note:

- * Strathfield Council also at a cost recovery utility charge for floodlighting per field
- ** Canada Bay and Burwood set max 6 hours on weekend game days or additional loading is charged

Table 1.5 highlights that training and games fees based on hours of use for football (soccer) in the Inner West Council LGA are comparable to neighboring Local Government areas. The Inner West model is however uniquely tailored to local needs. It is important to recognise that the Inner West LGA has an acute shortage of sporting grounds and significant deficiencies in training grounds. This is amplified with the increasing demand for access to training space by local clubs due to an increasing population and active community. The model proposed has been designed specifically to accommodate for locally based community sporting needs. Local Government areas such as Canada Bay and Canterbury/Bankstown do not have the same demands placed on open space access and significantly these LGA areas can accommodate for a wider demand of local sporting needs given their supply of open space.

Summer Sports-Summer Cricket

The proposed model includes these key features for each sports field hired:

- Half day and full day rates for synthetic wickets to reflect how games are scheduled
- Hourly rate available for shorter bookings
- Mini-wickets 50% fee
- Cricket nets booked per net per hour
- Turf wickets increase daily seasonal rate to \$450

- Fees are inclusive of GST

Table 2.0 Recommended Fees and Charges for cricket

Usage	Rate
Synthetic	
Full day	\$120
Half day	\$66
Min	\$25
Hourly	\$25
Nets per hour	\$7
Turf	
Day	\$450

Community Sporting Club Engagement and Support for Model

Council officers have undertaken extensive engagement with community-based sporting clubs and association in relation to the proposed model. This has included face to face presentations with both Association and club-based community sporting clubs. Letters of support are attached to this report as **Attachment 1**.

The following seasonal hirers have endorsed the model

- Cricket NSW
- Balmain South Sydney Cricket Club
- Leichhardt Wanderers Cricket Club
- Marrickville Cricket Club
- Summer Hill Cricket Club
- Randwick Petersham Cricket Club
- Sydney Cricket Club
- Canterbury & Western Suburbs Cricket Association
- Inner West Harbour Cricket Association
- Sydney Morning Cricket Association
- Sixers Cricket League
- Ashfield Cricket Club

Athletics

Recommendation. No change. The seasonal hourly rate of \$25 per hour will continue to apply to hire of Council's athletics field.

Financial Implications on Sporting Clubs.

The proposed new fees and charges model has been tested against actual usage of all seasonal hirers. In the first year of introduction Council's overall income from sporting fees and charges is expected to reduce by a maximum of 10%.

Table 2.1 Seasonal Hirers Current vs Proposed Model

Football Clubs

Club	Ground	Former LGA	Total hours	Current fees	New model	Change
APIA & Leichhardt Tigers Juniors FC	Algie Park	Ashfield	466	\$ 13,751	\$ 10,000	(\$11,045)
	Ashfield Park		274	\$ 13,279	\$ 6,958	
	Balmain Road	Leichhardt	141	\$ 4,124	\$ 3,878	
	Leichhardt #3		152	\$ 4,124	\$ 4,180	
	Petersham Park	Marrickville	137	\$ 4,549	\$ 3,768	
	Total		1170	\$ 39,828	\$ 28,783	
Ashfield Pirates	Ashfield Park	Ashfield	188	\$ 2,354	\$ 4,136	(\$4,576)
	Hammond Park		375	\$ 15,631	\$ 9,273	
	Total		563	\$ 17,985	\$ 13,409	
Balmain DFC	Birchgrove 1	Leichhardt	253	\$ 8,800	\$ 6,465	\$11,374
	Birchgrove 2		253	\$ 8,800	\$ 6,465	
	Cohen Park		615	\$ 8,800	\$ 11,000	
	Easton Park		857	\$ 8,800	\$ 13,000	
	Glover Street 1		402	\$ 8,800	\$ 9,422	
	Glover Street 2		402	\$ 8,800	\$ 9,422	
	Waterfront Drive 1		838	\$ 8,800	\$ 13,000	
	Waterfront Drive 2		838	\$ 8,800	\$ 13,000	
	Total		4458	\$ 70,400	\$ 81,774	
Burwood FC	Centenary Park 1	Ashfield	554	\$ 23,687	\$ 10,000	(\$27,374)
	Centenary Park 2		554	\$ 23,687	\$ 10,000	
	Total		1108	\$ 47,374	\$ 20,000	
Leichhardt Saints FC	Balmain Road	Leichhardt	466	\$ 8,800	\$ 10,000	\$5,600
	King George Park		441	\$ 8,800	\$ 10,000	
	SSC Leichhardt		724	\$ 8,800	\$ 12,000	
	Total		1631	\$ 26,400	\$ 32,000	
Marrickville FC	Mackey 1	Marrickville	500	\$ 10,707	\$ 10,000	\$603
	Mackey 2		500	\$ 10,707	\$ 10,000	
	Mackey 3		500	\$ 10,707	\$ 10,000	
	Steel Park 1		557	\$ 9,092	\$ 10,000	
	Steel Park 2		557	\$ 9,092	\$ 10,000	
	Steel Park 3		557	\$ 9,092	\$ 10,000	
	Total		3171	\$ 59,397	\$ 60,000	

Rugby League

Winter 2021 Rugby League

Club	Ground	Former LGA	Training hrs	Game hrs	TOTAL hrs	2021 fees	New model	Change
Balmian & District Junior Rugby League	Birchgrove 1	Leichhardt		176	176	\$ 3,683	\$ 3,872	\$189
	Birchgrove 2			176	176	\$ 3,683	\$ 3,872	\$189
				352	\$ 7,366	\$ 7,744	\$378	
Balmian Tigers RLFC	Leichhardt #2	Leichhardt	59		59	\$ 4,290	\$ 1,623	(\$2,667)
Leichhardt Juniors RLFC	King George	Leichhardt	147	63	210	\$ 6,121	\$ 5,429	(\$693)
Leichhardt Wanderers RLFC	Blackmore	Leichhardt	248	274	522	\$ 8,800	\$ 10,000	\$1,200
South Sydney JRL	Marrickville	Marrickville	256	105	361	\$ 11,331	\$ 9,350	(\$1,981)
TOTAL Rugby League						\$ 19,572	\$ 17,412	(\$2,160)
							Income loss	-11%

Rugby Union

Winter 2021 Rugby Union								
Club	Ground	Former LGA	Training hrs	Game hrs	TOTAL hrs	2021 fees	New model	Change
Balmain Juniors Rugby	Leichhardt #2	Leichhardt	90	70	160	\$ 4,896	\$ 4,015	(\$881)
Balmain Rugby	Leichhardt #2	Leichhardt	88	64	152	\$ 4,896	\$ 3,828	(\$1,068)
Petersham Juniors Rugby	Camperdown	Marrickville	97	136	233	\$ 5,814	\$ 5,660	(\$155)
Petersham Rugby	Camperdown	Marrickville	110	200	310	\$ 6,265	\$ 7,425	\$1,160
TOTAL Rugby Union						\$ 21,871	\$ 20,928	(\$943)
							Income loss	-4%
Combined Rugby TOTAL						\$ 41,442	\$ 38,340	(\$3,103)
							Income loss	-7%

AFL

Club	Ground	Former LGA	Total hours	Current fees	New model	Change
Leichhardt Cygnets	Glover Street	Leichhardt	96	\$ 2,052	\$ 2,310	\$258
	Leichhardt #3		20	\$ 591	\$ 440	(\$151)
Leichhardt Cygnets total			116	\$ 2,643	\$ 2,750	\$107
Balmain AFC	Glover Street	Leichhardt	93	\$ 2,359	\$ 2,475	\$116
	Birchgrove Oval		15	\$ 592	\$ 330	(\$262)
Balmain AFC total			108	\$ 2,951	\$ 2,805	(\$146)
Newtown Breakaways	Mahoney	Marrickville	66	\$ 2,300	\$ 1,815	(\$485)

FINANCIAL IMPLICATIONS

Based on an assessment of historical hours of use Council will experience a net decline in income for the 2021/22 financial year of approximately 10% of previous revenue streams associated with sporting ground seasonal fees and charges.

ATTACHMENTS

1. [Letters of Support](#)

Canterbury & District Soccer Football Association Inc.

Our Ref: CEO2021-045

22 March 2021



Ms Carla Stacey
Office of Sport Coordinator
Inner West Council
PO Box 14
PETERSHAM NSW 2049

By email: carla.stacey@innerwest.nsw.gov.au

Dear Carla

Re: Harmonisation of Field Hire Fees

The Association refers to the recent consultations regarding field hire fees to commence in the financial period 2021/22 and the presentation made last Wednesday evening to our member clubs.

I can advise the Association Board endorsed unanimously the proposal for fee harmonisation.

The position of the CDSFA is also supported by Ashfield Pirates FC, Burwood FC, Leichhardt Saints FC, APIA Leichhardt Tigers JSC and Marrickville FC.

The Association acknowledges the body of work and research that was required to develop the proposal which will now go before the Inner West Councillors for a final decision.

Yours sincerely

Ian Holmes
Chief Executive Officer

Cc: Aaron Callaghan - Parks & Recreation Planning Manager



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24 March 2021

Inner West Council Single Fee Proposed Model

Dear Aaron,

AFL NSW/ACT and our three clubs located in the Inner West Council local government area support the single fee model for the hire of turf sports fields and nets as presented at the March 2021 briefings by members of the Parks Planning team.

We recommend that it is implemented and in place for the 2021-22 financial year.

This is supported by AFL NSW/ACT and the following football clubs:

- Balmain Tigers AFC
- Leichhardt Cygnets JAFC
- Newtown Breakaways FC

Regards,

Matthew Baigent
AFL NSW/ACT
Facilities & Grants Coordinator

Cc:
Carla Stacey – IWC Office of Sport Coordinator
John Little – Balmain Tigers AFC President
Leon Berkelmans – Leichhardt Cygnets JAFC Operations
Peter Tregilgas – Newtown Breakaways FC President



23rd March 2021

To The Parks Planning Team, Inner West Council

RE: Single Fee Model for Sporting Ground Hire - CRICKET

Cricket NSW and the clubs and associations playing in the Inner West Council local government area support the single fee model for the hire of cricket grounds and nets as presented at the March 2021 briefings by members of the Parks Planning team.

This is supported by Cricket NSW and the following cricket organisations:

- Balmain South Sydney Cricket Club
- Canterbury & Western Suburbs Cricket Association
- Inner West Harbour Cricket Association
- Leichhardt Wanderers Cricket Club
- Marrickville Cricket Club
- Randwick Petersham Cricket Club
- Summer Hill Cricket Club
- Sydney Cricket Club
- Sydney Morning Cricket Association
- Sydney University Cricket Club
- Universities Women's Cricket Club

We recommend that it is implemented and in place for the 2021-2022 financial year.

Your Sincerely

Fiona Penny
Area Manager – Sydney North
Community Cricket

New South Wales Cricket Association

6 Herb Elliott Avenue, Sydney Olympic Park / PO Box 268 Sydney Markets NSW 2129

T +61 2 8302 0000 / W cricketnsw.com.au



MAJOR PARTNER

Item No: C0421(1) Item 6

Subject: PARINGA RESERVE PLAN OF MANAGEMENT

Prepared By: Aaron Callaghan - Parks and Recreation Planning Manager

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT as pursuant to Section 40 of the Local Government Act 1993, Council adopt the Plan of Management for Paringa Reserve (Attachment 1).

DISCUSSION

Council has developed a Plan of Management and Master Plan for Paringa Reserve, Balmain (**Attachment 1**).

The Plan of Management (**Attachment 1**) outlines the legislative requirements and the long term management (including leases/licenses) and master plan for the park, along with key objectives and recommendations which will guide the strategic management of Paringa Reserve over the next 10 years. Paringa Reserve is in the majority is community parkland. Lot 1 DP 850832 and the Elliott Street Wharf Cafe located in the front section of the vacant restaurant and DP 36161 is Paringa Reserve are both Council owned.

Community Engagement Outcomes

Council originally commenced community engagement on the preparation of a draft Plan of Management in 2020.

Community engagement was carried out via the engagement platform Your Say Inner West (YSIW). Online engagement was carried out from the 4th November 2020 to the 3rd December 2020. The project page received 415 visits. Of those visitors, 26 left feedback. The questions prompted visitors to express what their relationship with Paringa Reserve was, as well as their frequency of visits and demographic. The questions also asked for opinion and level of support for concept options and the masterplan in general. A full summary of the engagement outcomes including individual submission analysis is attached in the Community Engagement Summary report at the rear of the Plan of Management (**Attachment 1**).

The exhibition period was widely advertised with community feedback invited on both the draft masters for the park areas and the key management opportunities moving forward.

Summary of Key Community Engagement Issues

Issue/Concern	Officer Comment
<i>Welfare of Birdlife:</i> Public concerns were expressed in relation to ongoing management of coastal birdlife in Sydney Harbour and use of the grass areas of the parkland by birdlife.	Council supports the continuation of the park as a foreshore location which birdlife frequent. To this extent council will continue to monitor and manage Paringa Reserve to ensure that recreational uses are not in conflict with ecology needs and that that future planting will be planned to provide habitat and refuge for wildlife. Council encourages local residents to notify organisations including WIRES (wildlife rescue) where

	injured wildlife are found within the reserve.
<i>Park Management and Maintenance:</i> Public concerns were expressed in relation to ongoing maintenance of the park by Council and any increased use impacts into the management of coastal birdlife in Sydney Harbour and use.	Council will continue to service and inspect the park weekly to ensure litter and general park management maintenance standards are maintained. Where issues arise in relation to increased reports of litter in the park, Council will review its frequency of inspections. Where new facilities are in put in place to encourage and support passive recreational enjoyment of the park , additional litter receptables will be evaluated and where required incorporated into the landscape design to support such use.
<i>Community Consultation:</i> A resident/park user raised a concern in relation to community engagement and the perceived need for wider community engagement and community consultation.	Council has adhered to its adopted Community Engagement Framework in the development of this plan of management and master plan. Council's Community engagement Plan guides how Council will engage the community to ensure that a broad range of perspectives are sought and the community has a strong voice in Council's decision-making. The adopted framework recognises that engagement is a planned practice which should be tailored to circumstances, taking into account factors such as complexity, risk, significance, sensitivity, timing or opportunity.
<i>Possible Contamination of Land:</i> A resident/park user raised a concern in relation to future development of the park and any contamination issues which may be present.	In assessing any future development proposal or implementation of master planning concepts which could indirectly result in potential sources of contamination, Council will ensure that technical and management controls are in place to prevent contamination. In undertaking such works Council will also impose appropriate conditions of consent (such as a requirement for monitoring and environmental management plans) to ensure that such controls are applied.
<i>Light and Noise Pollution:</i> A local resident highlighted concerns about future lighting within the park and issues associated with lighting pollution	To ensure park user safety, Council will only light areas of the park where path connections are provided and in areas which are frequently utilised and enjoyed by the public as key access points and thoroughfares. Council will not encourage or permit the use of amplified music or sound equipment in Paringa Reserve.
<i>Rodent Management:</i> A local resident highlighted concerns about rodent management in the park and development.	Council will continue to maintain Paringa Reserve to a high standard. Where issues arise with rodent's and feral pests in the reserve these will be addressed proactively by Council in line with adopted pest management practices.

Key Master Plan Proposals

A proposed ten-year master plan has been developed for Paringa Reserve and can be viewed on Page 42 of the Plan of Management. Key features of the Plan of Management include:

- Establishment of clearly defined entry/ gateway into Paringa Reserve to identify it as a shared public outdoor place.
- Upgrade the path at key pinch-points and implement a consistent lighting plan to facilitate use before and after daylight hours.
- Provide safe and connected pedestrian routes and improved wheelchair access within the park and around key assets.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.
- Demolition of the former Pelligrini's Restaurant building. Retain Piles for interpretation strategy.
- Provide a new temporary cafe structure and outdoor seating area to replace the existing restaurant and terrace.
- Maintain existing open green spaces for flexible recreation and general community use. Retain the 'natural' grass surface which is utilised by the community for general recreation.
- Repair, maintain or replace existing furniture and associated amenities as required.
- Establishment of clear on and off leash areas within the park.

FINANCIAL IMPLICATIONS

Long term capital improvement projects associated with the Park Master Plan will be reported to Council as developed.

The works associated with the demolition of the former Pellegrinis restaurant and establishment of the café and WC are funded in the draft FY21/22 budget.

ATTACHMENTS

1. [Download](#) Paringa Reserve Plan of Management



Draft Plan of Management + Masterplan

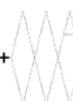
PARINGA RESERVE

Revision C

February 2021



Welsh+
Major



1

Item 6

Attachment 1

FURTHER INFORMATION

Welsh & Major Architects
mail@welshmajor.com

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www.innerwest.nsw.gov.au

Front cover image: Parínga Reserve, photo by Welsh + Major

Contents

	Document Control	4
	Introduction + Executive Summary	5
1.0	Context Overview	7
	Review of Corporate Objectives + Existing Policy	
2.0	Categorisation + Ownership	17
	Land to which this Plan Applies	19
	Council Land Categorisation	21
3.0	Leases + Licences	23
4.0	Statutory Conditions + Legislation	27
	Condition of Land + Structure	29
5.0	Master Plan Strategies	31
6.0	Draft Master Plan	43
7.0	Objectives + Performance Targets	45
	Appendix	
A	Site Analysis	
B	A3 Master Plan	
C	Community Engagement Outcomes Report	
D	Kiosk and Toilet Facilities DA drawings	

Document Control

DATE:	REVISION NO:	REVISION DETAILS:	APPROVED:
16/07/20	-	Draft Issue for Client Review	DW
17/09/20	A	Draft Issue for Client Review	DW
29/09/20	B	Final Issue	DW
26/02/21	C	Community Engagement and Kiosk/ Toilet DA included	DW

Introduction + Executive Summary

Inner West Council has produced a Plan of Management priority list identifying priority open spaces within the local government area.

In 2020, Welsh + Major Architects were engaged by Inner West Council to develop a Plan of Management and accompanying Masterplan for Paringa Reserve. This document contains both the Plan of Management and Masterplan for Paringa Reserve and the Elliott Street Wharf, which are located on the foreshore of Parramatta River and wrap around Somerville Point to the south-west of Elkington Park and White Horse Point.

Plan of Management

The Plan of Management [POM] is a guiding framework which directs the future vision, planning, management and use of the park. It will be used to inform the development of the park over the next ten years.

Review of this Plan

The Paringa Reserve Plan of Management is to be reviewed in ten years to ensure it aligns with Council's operational plans and objectives.

Masterplan

The Masterplan is a design report outlining the actions required for improvement, intended to guide the physical upgrade of the site over the next ten years. It does this by suggesting how the strategies set out in the Plan of Management can be translated into site specific gestures for application to the park.

How to Use This Document

Development of the POM and Masterplan involved some overlap of research and analysis. As such the POM and Master Plan were undertaken simultaneously, and are presented together within the same document.

The site has been considered and designed as a whole. Developing the Plan of Management and Masterplan involved the following processes:

- Policy review identifying the opportunities and constraints presented by national and local government initiatives.
- Demographic review identifying the local community profile.
- Review of site ownership and legal categorisation.
- Identification of applicable statutory conditions and legislation.
- Undertaking detailed site analysis
- Analysis of the outcomes of the Context Review and Site Analysis to develop Key Objectives and Strategies for management and action.
- Application of the physical strategies onto the Draft Master Plan.

Key Features of the Master Plan:

- Establish a clearly defined entry/ gateway into Paringa Reserve to identify it as a shared public outdoor place.
- Upgrade the path at key pinch-points and implement a consistent lighting plan to facilitate use before and after daylight hours
- Provide safe and connected pedestrian routes and improved wheelchair access within the park and around key assets.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.
- Demolition of the former Pelligrini's Restaurant building and terrace retaining piles as part of historical interpretation strategy. Provide a new temporary cafe structure and outdoor seating area to replace the existing restaurant and terrace. Maintain existing open green spaces for flexible recreation and general community use. Retain the 'natural' grass surface which is utilised by the community for general recreation.
- Repair, maintain or replace existing furniture and associated amenities as required.
- Establish clear on-leash and off-leash dog areas.



I.0 Context Overview



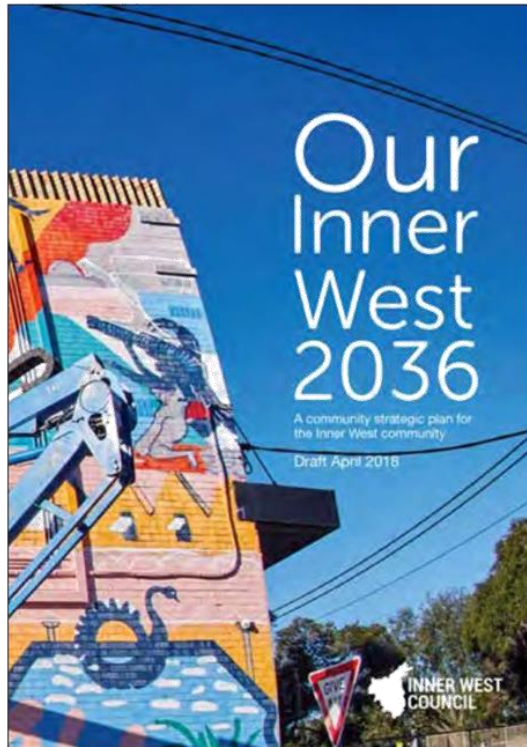
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7

1.0 Context Overview



1.0 Context Overview

REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Our Inner West 2036

A Community Strategic Plan for the Inner West Community

Inner West Council, draft endorsed by Council 06/2018.

This plan identifies the community's vision for the future, outlines long term goals, strategies to get there and how to measure progress towards that vision. It guides all of Council's plans, policies and budgets.

The strategic directions set out are:

- 1 - An ecologically Sustainable Inner West
- 2 - Unique, liveable, networked neighbourhood
- 3 - Creative communities and a strong economy
- 4 - Caring, happy, healthy communities
- 5 - Progressive local leadership

Among the stated aims, those which apply directly to the regeneration of public parkland are to increase community satisfaction with: green infrastructure, the total area of habitat for wildlife managed under bush-care programs, protection of the natural environment, safety of public spaces, cycleways, maintaining footpaths, aquatic and recreation centres, availability of sporting grounds and facilities and walk-able open space. It also aligns with State and District Plans.

Recreation Needs Study - A healthier Inner West

Cred Consulting for Inner West Council, published 10/ 2018

Analysis of the current and projected recreation needs of the Inner West community, with a view to both maintaining and improving social and mental health as the population of the Inner West Council (IWC) area continues on its projected path of growth and change.

The study identified that the IWC area lacked sufficient public open space for the growing population. It outlines a strategic 'action' framework and explores how this framework could be applied.

1.0 Context Overview

OUR INNER WEST 2036 - COMMUNITY STRATEGIC PLAN

Outcomes	Strategies	Outcomes	Strategies
1.1 The people and infrastructure of Inner West contribute positively to the environment and tackling climate change	<ol style="list-style-type: none"> 1. Provide the support needed for people to live sustainably 2. Reduce urban heat and manage its impact 3. Create spaces for growing food 4. Develop planning controls to provide ecosystem services* 5. Provide green infrastructure that supports increased ecosystem services* 	2.1 Development is designed for sustainability and makes life better	<ol style="list-style-type: none"> 1. Pursue integrated planning and urban design across public and private spaces to suit community needs 2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues 3. Improve the quality, and investigate better access and use of existing community assets 4. Develop planning controls that protect and support a sustainable environment and contribute to a zero emissions and zero waste community
1.2 Biodiversity is rich, with connected habitats for flora and fauna	<ol style="list-style-type: none"> 1. Support people to connect with nature in Inner West 2. Create new biodiversity corridors and an urban forest across Inner West 3. Maintain and protect existing bushland sites for species richness and diversity 	2.2 The unique character and heritage of neighbourhoods is retained and enhanced	<ol style="list-style-type: none"> 1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages 2. Manage change with respect for place, community history and heritage
1.3 The community is water sensitive, with clean, swimmable waterways	<ol style="list-style-type: none"> 1. Collaborate to make plans, designs and decisions that are water-sensitive 2. Supply water from within Inner West catchments 	2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings	<ol style="list-style-type: none"> 1. Plan and deliver public spaces that fulfil and support diverse community needs and life 2. Ensure private spaces and developments contribute positively to their surrounding public spaces 3. Advocate for and develop planning controls that retain and protect existing public and open spaces
1.4 Inner West is a zero emissions community that generates and owns clean energy	<ol style="list-style-type: none"> 1. Support local adoption of clean renewable energy 2. Develop a transport network that runs on clean renewable energy 	2.4 Everyone has a roof over their head and a suitable place to call home	<ol style="list-style-type: none"> 1. Ensure the expansion of social, community and affordable housing, distributed across Inner West, facilitated through proactive policies 2. Encourage diversity of housing type, tenure and price in new developments 3. Assist people who are homeless or sleeping rough
1.5 Inner West is a zero waste community with an active share economy	<ol style="list-style-type: none"> 1. Support people to avoid waste, and reuse, repair recycle and share 2. Provide local reuse and recycling infrastructure 3. Divert organic material from landfill 4. Advocate for comprehensive Extended Producer Responsibility+ 	2.5 Public transport is reliable, accessible, connected and enjoyable	<ol style="list-style-type: none"> 1. Advocate for improved public transport services to, through and around Inner West 2. Advocate for, and provide, transport infrastructure that aligns to population growth
		2.6 People are walking, cycling and moving around Inner West with ease	<ol style="list-style-type: none"> 1. Deliver integrated networks and infrastructure for transport and active travel 2. Pursue innovation in planning and providing new transport options 3. Ensure transport infrastructure is safe, connected and well-maintained

1.0 Context Overview

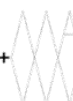
REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Outcomes	Strategies
3.1 Creativity and culture are valued and celebrated	<ol style="list-style-type: none"> 1. Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts 2. Create opportunities for all members of the community to participate in arts and cultural activities
3.2 Inner West is the home of creative industries and services	<ol style="list-style-type: none"> 1. Position Inner West as a place of excellence for creative industries and services and support them to thrive 2. Facilitate links to programs and services to help businesses grow, innovate and improve their competitiveness 3. Encourage the establishment of new enterprises in Inner West 4. Facilitate the availability of affordable spaces for creative industries and services
3.3 The local economy is thriving	<ol style="list-style-type: none"> 1. Support business and industry to be socially and environmentally responsible 2. Strengthen economic viability and connections beyond Inner West 3. Promote Inner West as a great place to live, work, visit and invest in
3.4 Employment is diverse and accessible	<ol style="list-style-type: none"> 1. Support local job creation by protecting industrial and employment lands 2. Encourage social enterprises and businesses to grow local employment
3.5 Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained	<ol style="list-style-type: none"> 1. Promote unique, lively, safe and accessible urban hubs and main streets – day and night 2. Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment 3. Pursue a high standard of planning, urban design and development that supports urban centres 4. Promote the diversity and quality of retail offerings and local products

Outcomes	Strategies
4.1 Everyone feels welcome and connected to the community	<ol style="list-style-type: none"> 1. Foster inclusive communities where everyone can participate in community life 2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity 3. Empower and support vulnerable and disadvantaged community members to participate in community life 4. Increase and promote awareness of the community's history and heritage
4.2 The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West	<ol style="list-style-type: none"> 1. Celebrate Aboriginal and Torres Strait Islander cultures and history 2. Promote Aboriginal and Torres Strait Islander arts and businesses 3. Acknowledge and support the rights of the Aboriginal community to self determination 4. Actively engage Aboriginal people in the development of programs, policies and strategies
4.3 The community is healthy and people have a sense of wellbeing	<ol style="list-style-type: none"> 1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities 2. Provide opportunities for people to participate in recreational activities they enjoy
4.4 People have access to the services and facilities they need at all stages of life	<ol style="list-style-type: none"> 1. Plan and provide services and infrastructure for a changing and ageing population 2. Ensure the community has access to a wide range of learning spaces, resources and activities 3. Support children's education and care services to ensure a strong foundation for lifelong learning

Outcomes	Strategies
5.1 People are well informed and actively engaged in local decision making and problem-solving	<ol style="list-style-type: none"> 1. Support local democracy through transparent communication and inclusive participatory community engagement
5.2 Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes	<ol style="list-style-type: none"> 1. Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities 2. Support local capacity for advocacy 3. Collaborate with partners to deliver positive outcomes for the community, economy and environment
5.3 Government makes responsible decisions to manage finite resources in the best interest of current and future communities	<ol style="list-style-type: none"> 1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations 2. Ensure responsible, sustainable, ethical and open local government 3. Deliver innovation, excellence, efficiency and effectiveness and probity in Council processes and services

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11

1.0 Context Overview

RECREATIONAL NEEDS STUDY

Key Findings:

A number of findings about recreation within the Inner West are highlighted by the report. These include the benefits of recreation and its changing perception and role within society generally. These have assisted in providing a foundation for the strategies and objectives of this Plan of Management and Master Plan. A summary of the key findings includes;

- Participation in recreation brings significant health and social benefits to individuals, including mental health benefits and improved development outcomes for children and young people.
- Recreation provides benefits at the community level, supporting community cohesion and community development, and public health benefits.
- Nationally, the most popular recreation activities include walking, fitness, swimming, cycling and running, and this is reflected by local participation trends in the Inner West.
- The major change in participation in recreation is a trend to more flexible and non-organised participation.
- Children have declining access to unsupervised participation in recreation activities, with Planet Ark estimating that only 35% of Australian children play outside every day, compared to 72% a generation ago.
- People who identify as having a disability have lower levels of participation in recreation and are less likely to take part as a spectator.

I.0 Context Overview

REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

NEED	OPPORTUNITIES
Increased quality of open space to optimise use, address demand and meet higher and more diverse needs. Informal, flexible and social recreation opportunities.	<ul style="list-style-type: none"> Multi-use, flexible open space that is designed to support sharing and reduce conflict between users. New outdoor equipment area.
Water bubblers and bins in parks.	<ul style="list-style-type: none"> At least one water bubbler and a designated waste area.
Lighting and design of parks to increase feelings of safety.	<ul style="list-style-type: none"> Low Lighting to pathways and new terrace.
Signage and wayfinding for pedestrian paths.	<ul style="list-style-type: none"> Review foreshore path. Continuing or connecting to South Paringa. New connection to Lockhart Avenue.
Increased access to recreation opportunities for older people.	<ul style="list-style-type: none"> Footpath improvements.
Inclusive recreation opportunities for people with disability.	<ul style="list-style-type: none"> Prioritise accessibility in the upgrades of recreation facilities and parks, for example in new cafe, pathway and access.
Ongoing provision and maintenance of existing dog off leash areas; Managing and preventing conflicts between users of parks, particularly children and dogs.	<ul style="list-style-type: none"> Clarity in signage to enable regulation and enforcement.
Provide eating and drinking opportunities for visitors + locals.	<ul style="list-style-type: none"> New use of area where vacant restaurant and terrace is now located to open views and create a further connection between Elliott Wharf, South Paringa and Paringa Reserve.

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13

1.0 Context Overview



14

Item 6

Attachment 1

I.0 Context Overview

REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Dog Exercise Areas Within Paringa Reserve

The use of Paringa Reserve for dog walking is encouraged and recognised by Council as creating a positive sense of community if conducted in a responsible manner:

Areas for on and off leash dog exercise are indicated by the map adjacent. These areas should be clearly sign posted within the park and be integrated into a cohesive signage strategy to notify dog walkers of their responsibilities.

Dog On-Leash Areas

- Dogs are generally permitted to be on-leash in the entrance of the reserve.

Dog Off-Leash Areas

- Off-leash dog exercise is permitted where the park turns on Paringa Reserve which is a larger area.

Dogs Prohibited

- Dogs are prohibited on the now abandoned terrace of Pelligrini's Restaurant area of Paringa Reserve lot.



2.0 Categorisation + Ownership



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17

2.0 Categorisation + Ownership



18

Item 6

Attachment 1

2.0 Categorisation + Ownership

LAND TO WHICH THIS PLAN APPLIES

Community land - Local Government Act Requirements

Public land as defined under the *Local Government Act 1993*, must be classified as either community or operational land.

'Operational' land comprises land that serves a commercial or operational function (e.g. offices, works depot, car park, sewage pump station, etc.), or land that is being retained for commercial or strategic reasons. The range of controls that apply to Community land do not apply to the use and management of Operational land.

'Community' land is generally public park land set aside for community use. Development and use of this land is subject to strict controls set out in the Act such as Community land cannot be sold, or leased or licensed for more than 30 years. In addition to these controls, the Act requires Councils to have plans of management for all Community lands.

A plan of management places each piece of Community Land into one or more of five categories which impact on how they can be used. These are: Natural area; Sports ground; Park; Area of cultural significance; or General community use. Community Land is still subject to zoning controls and a plan of management operates as an additional control over that piece of land.

Crown Land Management Act 2016

Following a comprehensive review of legislative provisions and the management of Crown land the Crown Land Management Act 2016 (CLM Act) commenced on 1 July 2018 and the Crown Lands Act 1989 was repealed. The objectives of the CLM Act are:

- To provide for the ownership, use and management of the Crown land of New South Wales, and
- To provide clarity concerning the law applicable to Crown land, and
- To require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land, and
- To provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of New South Wales, and
- To facilitate the use of Crown land by the Aboriginal people of New South Wales because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land, and
- To provide for the management of Crown land having regard to the principles of Crown land management.

The CLM act gives council the authority to manage Crown Land in the same way that it manages Public land, as defined under the *Local Government Act 1993*. The legislation requires council to firstly classify Crown land managed by Council as Community Land or Operational Land, and to then to nominate a single category for the land. The Plan of Management then provides the mechanism to place the Crown Land into multiple categories which are better suited to the current and future use of the land.

Lot/DP	Name & Location	Current Management & Agreement Recommendations	Ownership	Area (approximate)	Notes
Lot E DP 36161	Paringa Reserve	Inner West Council	Inner West Council	2972 m2	Encumbrances (1) Excludes minerals (2) Easement for
Lot 26 DP 850832	Elliott Street Wharf	Inner West Council is Lessee.	RMS (Crown devolved to Council)	133 m2	
Lot 1 DP 850832	Elliott Street Wharf Cafe	Vacant	Inner West Council	213 m2	

2.0 Categorisation + Ownership



20

Item 6

Attachment 1

2.0 Categorisation + Ownership

COUNCIL LAND CATEGORISATION

Community land - Local Government Act Requirements

The majority of the land analysed falls into parkland under Council Land. Lot 1 DP 850832 Elliott Street Wharf Cafe located in the front section of the vacant restaurant and DP 36161 Paringa Reserve are both council owned.

The third lot in the analysed site is RMS owned. This wharf was served by a ferry service until 2013, but now it is only used by private vessels. Paringa Reserve minus its west coastal edge is classified as Community land. Community land is generally public park. Development and use of this land is subject to strict controls set out in the Act such as Community land cannot be sold, or leased or licensed for more than 30 years. In addition to these controls, the Act requires council to have plans of management for all Community lands.

A plan of management places Community Land into categories which impact how they can be used. Community Land is still subject to zoning controls and a plan of management operates as an additional control over that piece of land.

The Community land within the site analysed falls into the categories listed in the table below.

Management Principles

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Category (Crown land)	Core objectives
PARK	The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastime and activities, and (b) to provide for passive recreational activities or pastime and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
GENERAL COMMUNITY USE	The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public— (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).



3.0 Leases + Licences

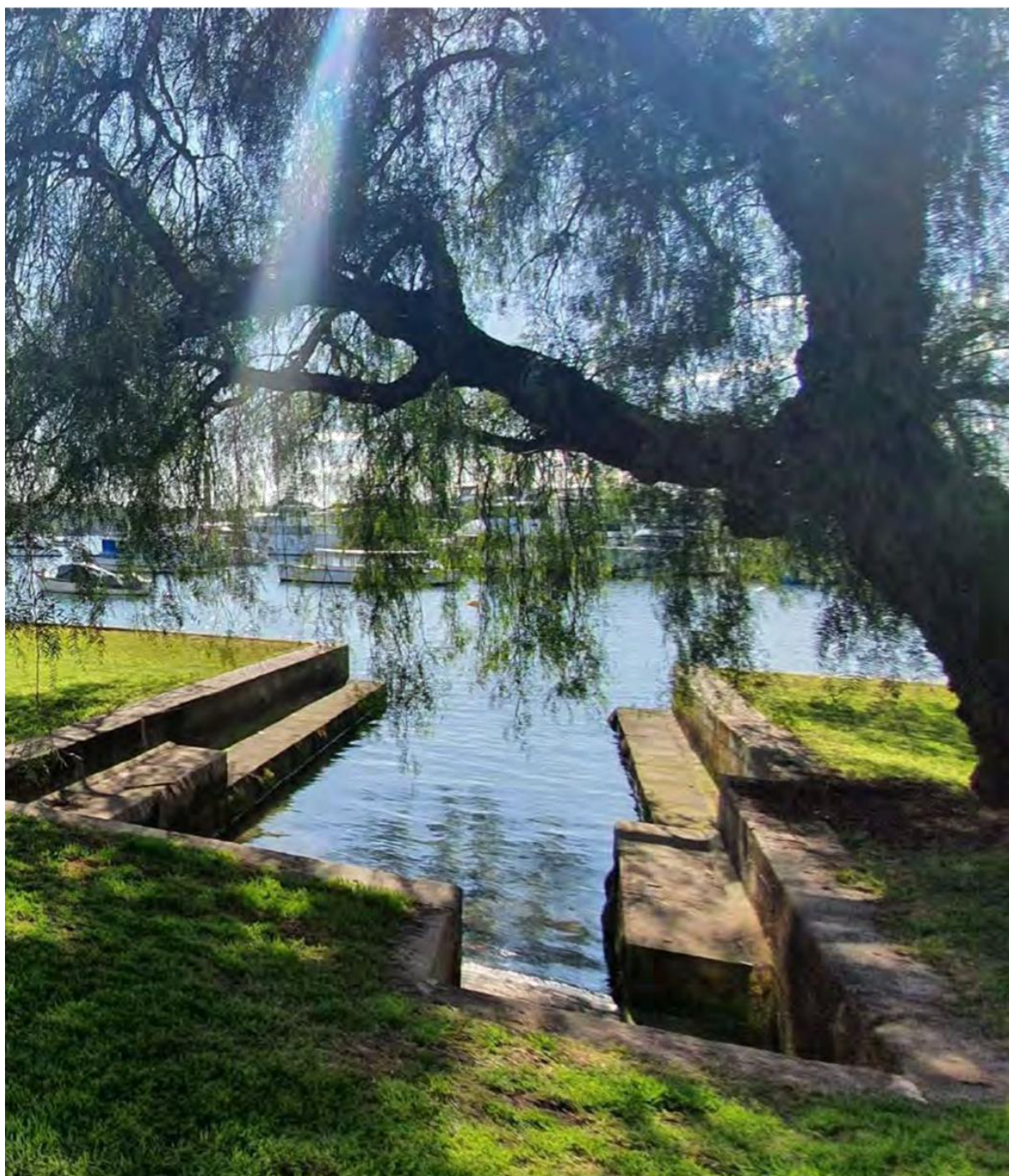


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23

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3.0 Leases + Licences

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3.0 Leases + Licences

CURRENT LEASES + LICENCES

Leases + Licensing

The Local Government Act allows Council to grant leases, licences or other estates over all or part of Community Land.

Leases and licences are a method of formalising the use of land and facilities. Leases or licences can be held by groups such as community groups, sporting clubs and schools, and by commercial organisations or individuals providing facilities and/ or services.

Where exclusive control of all or part of an area or facility is proposed or desirable, a lease is appropriate. There are other factors which may influence the granting of a lease. These include the level or scale of investment, the necessity for security measures and the relationship between the activity on the land and the activity of the controller of the land.

The activities undertaken by a leaseholder should be compatible with any zoning or Council requirements and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interest of the Council, protect the public and ensure proper management and maintenance.

Where short term, intermittent or non-exclusive occupation or control of all or part of an area or facility is proposed, a licence may be used. Providing there are no conflicts of interest, several licences may apply concurrently.

In considering whether to grant any lease or licence, Council should take into account the consistency of the proposal with the values and management strategies of this Plan of Management, particularly with regard to the following:

The Lessee/Licensee is responsible for ensuring the area is maintained to a standard which is acceptable to Council.

There is a need to define the times the land or facility will be available for use by the Lessee/Licensee, the impact of the lease/licence on the public/private space use of the Parks, the impact on maintaining the Parks as one cohesive open space.

The Plan of Management for Paringa Reserve and Elliott Street Wharf allows for the provision of leases and licences in accordance with the Local Government Act 1993, Crown Lands Management Act 2016, Crown Lands Management Regulations 2018 and any subsequent legislation. Future leases and licences will be allowable for uses consistent with this Plan of Management or Inner West Council Local Environment Plan (pending adoption) and any other applicable legislation.

Any leases, licences, easements and other estates on crown land (a use agreement) on Crown land may impact native title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the Native Title Act 1993 and in accordance with Part 8 of the Crown Land Management Act 2016 unless native title is extinguished. For Crown land which is not excluded land this will require written advice of one of Council's native title managers that it complies with any applicable provisions of the native title legislation. This plan does not authorise the issuing of use agreements on Crown land for Aquaculture, Marinas or Moorings.

Current Leases + Licences

Location	Purpose	Term
Paringa Reserve	Community Park	
Elliott Street Wharf	Leased for private use	Unknown
Elliott Street Wharf Cafe	Vacant	N/A

Future Leases + Licences

Location	Proposed Leasing and Licensing Agreements
Paringa Reserve	Cafe - food and beverage service.
Elliott Street Wharf	n/a
Elliott Street Wharf Cafe	Cafe - food and beverage service.



4.0 Statutory Conditions + Legislation



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27

4.0 Statutory Conditions + Legislation



4.0 Statutory Conditions + Legislation

STATUTORY CONDITIONS + LEGISLATION

Paringa Reserve : REI 'Public recreation'

State Environmental Planning Policy - Coastal Management 2018 + Coastal Management Act 2016

This legislation provides a framework and objectives for managing coastal issues in NSW. It focuses on ecologically sustainable management, development and use of the coast for the social, cultural and economic well-being of people.

Other Relevant Legislation

- Foreshore Building Line LEP 2013
- Native title Act 1993 (cwlth)
- Companion Animals Act.
- Disability Discrimination Act.
- Environmental Planning and Assessment Act 1979.
- National Construction Code 2019.
- National Parks and Wildlife Act 1974
- State Environmental Planning Policy (infrastructure) 2007
- Work, Health and Safety Act.
- Biodiversity Conservation Act 2016
- Vegetation SEPP

CONDITION OF LAND + STRUCTURE

	Use of land or structure (on adoption of the PoM)	Condition of the land or structure (on adoption of the PoM)	Future Condition (targeted following adoption of the PoM)
01	Private Ferry (Adjacent lot)	Good	n/a
02	Restaurant	Poor	Remove
03	Timber Benches	Poor	Upgrade
04	Pathway	Poor	Upgrade

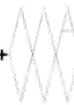


5.0 Master Plan Strategies



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31

5.0 Master Plan Strategies

OVERVIEW

The key objectives outline a broad vision for the future of Paringa Reserve. They have been derived from the opportunities and constraints outlined in the Site Analysis.

Key strategies offer practical measures for how these objectives can be implemented within Paringa Reserve.



ACCESS

Key Objectives:

1. Provide welcoming and easy to navigate entry points.
2. Improve existing connection throughout the park.
3. Create a simple signage and wayfinding strategy for navigating the park and its assets.

Key Strategies to achieve this in Master Plan:

- Establish gateways that define entry to Paringa Reserve as a shared public green space.
- Widen entrance for a visual connection to South Paringa.
- Provide updated safe and connected path within the park.
- Consolidate wayfinding regulatory and information signage into a consistent, clear and concise format.
- New access from East End.



INCLUSIVENESS

Key Objectives:

1. Provide new public accessible amenities.
2. Ensure that the park and its assets are accessible for all visitors.

Key Strategies to achieve this in Master Plan:

- Provision of a new cafe that caters for a range of age groups.
- Provide additional park furniture and rest stops.
- Improve wheelchair access throughout the park and within key assets.
- Provide clear signage for on-leash and off-leash dog areas.



SENSE OF PLACE

Key Objectives:

1. Highlight the unique aspect of the site and build upon them to establish a clear identity for the site and its assets.
2. Create opportunities to educate visitors about the culture and history.
3. Preserve and protect trees and successful spaces, and create new fine-grain spaces.

Key Strategies to achieve this in Master Plan:

- Develop the identity of intermediary spaces.
- Create an integrated waste management solution throughout the site. Install bins and water fountains, which do not attract pest and vermin.
- Protect existing trees and vegetation.
- Maintenance of amenities, and ongoing site condition.

5.0 Master Plan Strategies



COMMUNITY

Key Objectives:

1. Protect areas that are highly valued by the community.
2. Provide high quality amenities, furniture and facilities.
3. Continue maintenance of existing park assets.

Key Strategies to achieve this in Master Plan:

- Maintain existing open green spaces for flexible recreation and general community use.
- Repair, maintain or replace existing furniture and amenities as required.



SUSTAINABILITY

Key Objectives:

1. Protect and restore local ecology and prioritise the environment in decision-making.
2. Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.
3. Retain and enhance green spaces.

Key Strategies to achieve this in Master Plan:

- Design new facilities from sustainable principles facilities with sustainable measures.
- Increase local native understorey and ground cover planting within the reserve including along the foreshore.
- Plant medium and large native canopy trees to enhance the landscape amenity of the park and to increase shade cover.
- Include natural heritage information as part of any interpretive signage plan.
- Look for opportunities to incorporate water sensitive design into landscaping for sustainable water management.



SAFETY

Key Objectives:

1. Upgrade lighting associated key assets.
2. Pedestrians safety.

Key Strategies to achieve this in Master Plan:

- Implement a consistent lighting plan.
- Implement safe paths for pedestrians, management of access to the reserve.
- Accessible parking on street.
- Applying main principles of CPTED.



SPORTS + RECREATION

Key Objectives:

1. Provide high quality facilities that encourage active and healthy communities.
2. Acknowledge spaces for leisure activities and benefit the community for recreation outside.

Key Strategies to achieve this in Master Plan:

- Provide a new outdoor exercise equipment.
- Retain natural grass surface which is utilised by the community for general recreation and off-leash and on-leash dog area.

5.0 Master Plan Strategies



ACCESS

Paringa Reserve is a Place for People

Access to Paringa Reserve must be focused around safe equitable pedestrian use. It should allow people to move about safely and effectively to, in and around the entire reserve. This could be improved by establishing a defined pedestrian link between Paringa Reserve and Paringa South as a pedestrianised zone which only allows vehicles to utilise the driveway for maintenance and service delivery.

A new pedestrian link to Lockhardt Avenue for a public walkway from Paringa Reserve. This would link via that right of way, Phoebe Street and Tilba Avenue to White Street and Elkington Park.

Areas intended for service vehicle access should be separated with removable bollards and pedestrianise so ensure they are safe places at all times.

Car parking along Elliott Street is well utilised. Consideration should be given to having accessible parking close to the Reserve entry. Many, (perhaps most) visitors arrive by foot from neighbouring areas. Previously visitors may have arrived by ferry when a public service ran to this area. This may change in the future and should be considered.

A cohesive signage strategy should be implemented for the park and its assets, which would assist in establishing the identity of the site. Generic road signs should be avoided. The signage strategy would include:

Establishing the identity of the site at the Reserve entry is important. Signage needs to indicate where on/ off dog leash areas are, include interpretative information about the location and its' history, and where the outdoor gym facilities are located, along with time frames of use.

Informal Connections

There are a few informal pedestrian gate connections within Paringa Reserve to the adjacent public housing. It is recommended that these gates are retained to encourage access to outdoor spaces.



INCLUSIVENESS

Accessible Facilities

A new temporary or light structured food kiosk is recommended to replace the former restaurant building. It should have a level, accessible outdoor paved area for seating. The new facility would be located near the entrance of Paringa Reserve. This will allow visibility from Elliott St, as well as easy access from the wharf, Paringa Reserve itself and neighbouring areas.

Pet and People friendly

Off-leash, on-leash and prohibited areas for dogs are already established within the reserve. This should be clearly identified within the site through a coherent signage strategy that is to be integrated into the overall signage strategy for the site.

It is important that a sharing spirit towards public space is encouraged and there are places provided for both dog owners and park users who may not want to interact with off-leash dogs. Dog litter bag dispensers should be provided at key locations, and bubblers in some locations could have integrated dog bowls.

Rest Areas

Places to sit should be provided in suitably located areas throughout Paringa Reserve to allow for visitors to stop, rest, meet and enjoy the view. Places identified in the Master Plan for additional furniture or seating include:

- Simple, robust bench seating oriented towards the bay.
- Curved seating under and around existing and new trees for shade.

5.0 Master Plan Strategies

SENSE OF PLACE



Built area

The Master Plan proposes the demolition of the disused Pellegrini's restaurant building with a new temporary or lightweight food kiosk. It should have an adjacent outdoor paved area for seating.

This site of the existing disused building has been built upon and demolished on a number of occasions since 1891, with different shapes and sized buildings of varying capacity. The Masterplan proposes its replacement with a temporary lightweight removable structure that will be a utility for the community and give back a sense of place to the park and general locale that some of the former buildings once offered.

Identity

The Master Plan proposes to build upon elements already present within Paringa Reserve, and to sensitively re-establish former uses that existed upon the site which will re-establish Paringa Reserve identity, sense of place and position within the local community.

This strategy intends to maintain open space to the majority of the reserve, retaining and enhancing a waterfront garden setting and preserving the existing sense of place currently enjoyed by the local community.

SUSTAINABILITY



Sustainable Facilities

New projects within the park must be designed and built to meet sustainable principles. This would include considerations of a facilities life-cycle, embodied energy and ongoing sustainability. Upgrading existing facilities to improve sustainability.

Water Management

Improved water management will allow council to provide a better playing surface and grounds.

Biofilter planting, and where appropriate, rain gardens and bioswales are integral to the water management strategy. These help to filter storm water; reduce the extent of hard surfaces and provide attractive landscaped areas.

Review of existing and proposed storm water systems should be undertaken by a specialist consultant prior to implementation.

Biodiversity + wildlife

Strategies to support biodiversity and wildlife need to be carefully considered and appropriate within the context and off-leash dog activity. The Masterplan proposes retaining grassed areas, along with new biofilter planting, meadow planting and trees to provide food and habitat.

Trees and Understorey Planting

New trees should be planted where space allows in order to provide additional shade. A range of species are recommended in order to improve biodiversity within the park and build upon the character. Plant species have been selected to correspond to the current use of areas where they are proposed, as well as the history of the park and the area.

Understorey planting is recommended for areas which are less utilised, to improve the range of habitats available for local fauna and to encourage greater biodiversity. Understorey planting has also been selected to soften barriers.

Elements to attract local insects, birds and animals are also recommended being included, including possum boxes, bird boxes and bee hotels.



5.0 Master Plan Strategies



COMMUNITY

Open Green Space

It is important to protect existing open green spaces within the Reserve, which are highly valued by the community, and avoid the assumption that unprogrammed or undefined spaces are less utilised because they lack a defined purpose. Open green spaces are flexible and fulfil a range of needs, ranging from picnics, gatherings, casual sports, warm-up and quiet relaxation.

Paringa Reserve consists primarily of open grass area. It is recommended that these areas are retained primarily as open lawn, with any proposed new amenities/ planting being sensitively located to augment these spaces with areas of shade and seating without unduly compromising their existing qualities.

New Amenities

It is recommended that the existing seating and concrete path be removed and replaced with a mix of seating opportunities for groups and individuals at various locations within the Reserve.



SAFETY

Safer Interaction

Priority should be given to the safe interaction between people on foot.

Access objectives, including measures such as:

A focus on pedestrian safety both within and at the entry to the park, and managed, limited vehicle access to the reserve (see Access section above). Easy accessible parking on street.

Safer Pathways

A Safe path of travel should be provided for all users to navigate the Reserve. This is especially important for older park visitors who are at most risk of a fall and those who identify as having a disability. Improving the safety of pathways could include measures such as: Short term repair to areas of footpath which are uneven and may present a trip hazard as they arise, with a view to full replacement in the medium term.

It should be noted that a park can benefit from having a range of different path surfaces and conditions and that not all pathways need to be formalised to meet a particular standard.

5.0 Master Plan Strategies

SPORTS + RECREATION



Flexibility

Paringa Reserve is a flexible open space that fulfils a range of needs, ranging from picnics, gatherings, casual sports, and quiet relaxation. It is primarily a space for unstructured outdoor recreation.

The unstructured nature of the Reserve could be improved and augmented with the provision of a small outdoor equipment/ exercise area, which is proposed toward the eastern end of the reserve.

5.0 Master Plan Strategies

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5.0 Master Plan Strategies

STRATEGY PRECEDENTS



Example of a seating element for a rest spot adjacent Lilyfield St Bridge¹



Example of the existing open green spaces and off leash dog zone at Paringa Reserve.²



Bird boxes, Solvallsparien, Sweden.⁴



Example of secluded seating within a sensory garden³



Outdoor gym, Prince Alfred Park, Sydney.⁵



Integrated signage and wayfinding⁶



Integrated signage and wayfinding⁷



Dog off-leash areas⁸

¹Activity Landscape, MASU Planning. Photo © Kirstine Autzen

²Photo © Welsh + Major

³Magneten Sensory Garden by MASU planning. Photo © Kirstine Autzen.

⁴Priyanka Park by Aspect Studios. Photo © SweetLime.

⁵Sydney 1788 Shoreline. Photo © Somewhere2.

⁶Landscaping Project. Photo © Alex Gasconini

⁷Rochesterallée Banks of the Seine by In Situ. Photo © IN SITU

⁸Priyanka Park by Aspect Studios. Photo © SweetLime.

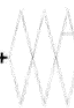


6.0 Draft Master Plan



Photo by Welsh + Major.

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41

Item 6

Attachment 1

6.0 Draft Master Plan



Item 6

Attachment 1

6.0 Draft Master Plan

PARINGA RESERVE

01. Revitalise abandoned restaurant and terrace. This could include:
 - Removal of the existing structure, this will create a visual connection with Paringa South and open the street to the bay view.
 - Developing a co-ordinated approach to an identity for the space.
 - Provide a new food and drinks (café) station for visitors and locals.
02. Increase the width of the entrance of Paringa Reserve to establish a consistent link between the South Paringa and Paringa Reserve.
03. Updated pedestrian path and provide clear and consistent way finding, removing all old and poorly maintained signage:
 - Entrance Park Information
 - Dog On-Leash + Off Leash Areas
 - Near Old Dock including natural heritage information (Interpretive information)
 - Outdoor gym equipment.
04. New solid path connected with permeable paths between them and to the café.
05. Protect existing trees.
06. Additional trees to improve canopy coverage.
07. Do not permit vehicles on a regular basis. Option to permit restricted vehicle access with removable bollards. Increasing connection with water and both reserves.
08. Establishing a cohesive landscaping and furniture strategy creating spaces for peaceful recreation, relaxation, picnics and smaller gatherings within the garden. View seating towards the bay and curved seating under trees to provide shade.
09. Provide at least one water bubbler.
10. Provide outdoor gym equipment.
11. Fix timber fence where needed at East end.
12. Protect pockets of native bushland. Provide measures to create safe habitats and refuges for smaller birds and native wildlife from predators.
13. New camouflaged bin area for easy maintenance at the entrance/ exit of the Reserve. Option to have the same style, colours as café.
14. New adjacent on street accessible parking next to park entrance.
15. Possibility of new pedestrian link (path/ stairs) to Lockhardt Avenue joining the dead end for a public walkway from Paringa Reserve to Lockhart / Phoebe Street. Linking Paringa Reserve to Phoebe Street and Tilba Avenue to White Street and Elkington Park. (negotiated agreement with NSW Housing.)
16. Incorporate local native flora into parts of the existing foreshore edges and wall to provide habitat for native fauna and link the site to its environmental heritage.
17. Contribute to water sensitive design into landscaping for sustainable water management when appropriate.
18. Maintain and protect existing open green natural grass area.

TREE SPECIES

Angophora floribunda
Angophora costata (Sydney Red Gum)
Banksia integrifolia
Eucalyptus botryoides

PLANTS RIVERS EDGE

Ficinia nodosa
Goodenia ovata
Juncus kraussii
Lobelia alata
Lamandra longifolia
Scaevola calendulacea
Suaeda australis
Tetragonia tetragonioides
Viola hederacea



Angophora floribunda



Angophora costata (Sydney Red Gum)



Banksia integrifolia



Eucalyptus botryoides



Ficinia nodosa



Goodenia ovata



Juncus kraussii



Lobelia alata



Lamandra longifolia



Scaevola calendulacea



Suaeda australis



Tetragonia tetragonioides



Viola hederacea

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7.0 Objectives + Performance Targets



Photography by Welsh + Major.

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45

7.0 Objectives + Performance Targets

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7.0 Objectives + Performance Targets

OBJECTIVES + RECOMMENDATIONS

Overview

This section connects the Master Plan Objectives + Strategies to the Master Plan proposal.

The following pages prioritise the proposed Master Plan actions with a view to their phased implementation over a ten year period - until the Plan of Management is reviewed.

For consistency and ease of reference, the actions have been grouped according to the categories used to set out the Master Plan Objectives + Strategies:

- Access
- Inclusiveness
- Community
- Sense of Place
- Sustainability
- Safety
- Sport + Recreation

The framework defined in the table below is applied to each objective. This includes the level of priority and suggested measure for assessing the recommendation for success. This forms the basis for determining the future directions and management actions required to implement the recommendations.

Management Issues	Broad issues listed here, derived from Inner West Council Community Strategic Plan and site analysis.
Objectives and Performance Targets	List objectives and targets consistent with local government act.
Means of Achievement of Objectives	A list of practical steps that will be taken to achieve the objectives.
Manner of Assessment of Performance	Practical measure of assessment of the recommendation.
Priority	Advised time-scale for implementing for the recommendation.
• High	Short term: 1 to 3 years
• Medium	Medium term: 4 to 6 years
• Low	Long term: 7 to 10 years
• Ongoing	Continually considered during implementation of works and maintenance strategies.

Core Objectives

There are core objectives for the management of community land which are legislated by the *local government act 1993*. These core objectives are defined by the category which applies to the land. Two categorisations apply to the land within analysed: *Park and General Community Use*. The categories and their core objectives are listed within the table below. The relevant core objectives will be referenced throughout the implementation plan through use of a reference label to avoid repetition.

Land	Reference Label	Core Objectives which apply to the land under LG Act.
Park	Core Objective: Park	<p>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</p> <p>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</p> <p>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>
General Community Use	Core Objective: General Community Use	<p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</p>

7.0 Objectives + Performance Targets



ACCESS

Key Objectives:

1. Provide welcoming and easy to navigate entry points.
2. Improve existing connections throughout the park.
3. Create a simple signage and wayfinding strategy for navigating the park and its assets.

Key Strategies to achieve this in Master Plan:

- Establish gateways that define entry to Paringa Reserve as a shared public green space.
- Widen entrance for a visual connection to South Paringa.
- Provide updated safe and connected path within the park.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.
- New access from East End.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Entry/ Exit Points	<p>Access to Paringa Reserve must be focused around safe equitable pedestrian use. It should allow people to move about safely and effectively to, in and around the entire reserve.</p> <p>This could be improved by establishing a defined pedestrian link between Paringa Reserve and Paringa South as a pedestrianized zone which only allows vehicles to utilise the driveway for maintenance and service delivery when necessary.</p> <p>A new pedestrian link to Lockhardt Avenue.</p>	<p>Increase the width of the entrance of Paringa Reserve to establish a consistent link between the South Paringa and Paringa Reserve.</p> <p>New solid path connected with permeable paths between them and to the cafe.</p> <p>Do not permit vehicles on a regular basis. Option to permit restricted vehicle access with removable bollards. Increasing connection with water edge and both reserves.</p> <p>Possibility of new pedestrian link (path/ stairs) to Lockhardt Avenue joining the dead end for a public walkway from Paringa Reserve to Lockhart / Phoebe Street. Linking Paringa Reserve to Phoebe Street and Tilba Avenue to White Street and Elkington Park. (negotiated agreement with NSW Housing)</p>	Assess success through observation and visitor survey	High
	<p>A cohesive signage strategy should be implemented for the park and its assets, which would assist in establishing the identity of the site. Generic road signs should be avoided.</p>	<p>Updated pedestrian path and provide clear and consistent way finding, removing all old and poorly maintained signage. To provide clear signage for:</p> <ul style="list-style-type: none"> -Entrance: Park Information -Dog On-Leash + Off Leash Areas -Near Old Dock inc. natural heritage information (Interpretive information) -Outdoor gym equipment. -Natural heritage information (interpretive information). 	Assess success through observation and visitor survey	High
Informal Connections	<p>There are a few informal pedestrian gate connections within Paringa Reserve to the adjacent public housing. It is recommended that these gates are retained to encourage access to outdoor spaces.</p>	<p>Maintaining gates + access between Paringa Reserve and Somerville Point. Make good when appropriate.</p>	Assess success through observation and visitor survey	Med

7.0 Objectives + Performance Targets

INCLUSIVENESS

Key Objectives:

1. Provide new public accessible amenities.
2. Ensure that the park and its assets are accessible for all visitors.

Key Strategies to achieve this in Master Plan:

- Provision of a new cafe that caters for a range of age groups.
- Provide additional park furniture and rest stops.
- Improve wheelchair access throughout the park and within key assets.
- Provide clear signage for on-leash and off-leash dog areas.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Accessible Facilities	A new temporary or light structured food kiosk is recommended to replace the former restaurant building. It should have a level, accessible outdoor paved area for seating. The new facility would be located near the entrance of Paringa Reserve. This will allow visibility from Elliott St, as well as easy access from the wharf, Paringa Reserve itself and neighbouring areas.	Revitalise abandoned restaurant and terrace. Provide a new food and drinks station (café) for visitors and locals with paved outdoor seating area. This could include: Removal of existing structure, this will create a casual connection with Paringa South and open the street to the bay view. Updated pedestrian path that is well connected to new amenities. New adjacent on street accessible parking next to park entrance	Assess success through observation and visitor survey	High
Rest Areas	Places to sit should be provided in suitably located areas throughout Paringa Reserve to allow for visitors to stop, rest, meet and enjoy the view.	Additional trees to improve canopy coverage to provide more shade. Curved seating under and around existing and new trees for shade. Simple, robust bench seating oriented towards the bay.	Assess success through observation and visitor survey	High
Pet and People friendly	Off-leash, on-leash and prohibited areas for dogs are already established within the reserve. This should be clearly identified within the site through a coherent signage strategy that is to be integrated into the overall signage strategy for the site.	Retain on-leash and off leash areas in the park. Provide clear signage of designated areas and times.	Assess success through observation and visitor survey	Med

7.0 Objectives + Performance Targets



SENSE OF PLACE

Key Objectives:

1. Highlight the unique aspect of the site and build upon them to establish a clear identity for the site and its assets.
2. Create opportunities to educate visitors about the culture and history.
3. Preserve and protect trees and successful spaces, and create new fine-grain spaces.

Key Strategies to achieve this in Master Plan:

- Develop the identity of intermediary spaces.
- Create an integrated waste management solution throughout the site. Install bins and water fountains, which do not attract pests and vermin.
- Protect existing trees and vegetation.
- Maintenance of amenities, and on going site condition.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Built Area	Replacement with a temporary lightweight removable structure that will be a utility for the community and give back a sense of place to the park and general locale that some of the former buildings once offered.	New solid path connected with permeable paths between them and to the cafe to create fine-grain spaces. Provide at least one water bubbler. New camouflaged bin area for easy maintenance at the entrance/ exit of the Reserve. Option to have the same style, colours as café..	Assess success through observation and visitor survey	High
Identity	Preserve and protect successful spaces, and create new fine-grain spaces.	This strategy intends to maintain open space to the majority of the reserve, retaining and enhancing a waterfront garden setting and preserving the existing sense of place currently enjoyed by the local community.	Assess success through observation and visitor survey	Med/ Ongoing

7.0 Objectives + Performance Targets

COMMUNITY

Key Objectives:

1. Protect areas that are highly valued by the community.
2. Provide high quality amenities, furniture and facilities.
3. Continue maintenance of existing park assets.

Key Strategies to achieve this in Master Plan:

- Maintain existing open green spaces for flexible recreation and general community use.
- Repair, maintain or replace existing furniture and amenities as required.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Open Green Space	It is important to protect existing open green spaces within the Reserve, which are highly valued by the community, and avoid the assumption that unprogrammed or undefined spaces are less utilised because they lack a defined purpose. Open green spaces are flexible and fulfil a range of needs, ranging from picnics, gatherings, casual sports, warm-up and quiet relaxation.	Paringa Reserve consists primarily of open grass area. It is recommended that these areas are retained primarily as open lawn, with any proposed new amenities/ planting being sensitively located to augment these spaces with areas of shade and seating without unduly compromising their existing qualities.	Assess success through observation and visitor survey	Ongoing
New Amenities	It is recommended that the existing seating and concrete path be removed and replaced with a mix of seating opportunities for groups and individuals at various locations within the Reserve.	Establishing a cohesive landscaping and furniture strategy creating spaces for peaceful recreation, relaxation, picnics and smaller gatherings within the garden. View seating towards the bay and curved seating under trees to provide shade. Revitalise abandoned restaurant and terrace. New Cafe Area at entrance of Paringa Reserve.	Assess success through observation and visitor survey	High

7.0 Objectives + Performance Targets



SUSTAINABILITY

Key Objectives:

1. Protect and restore local ecologies and prioritise the environment in decision making.
2. Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.
3. Retain and enhance green spaces.

Key Strategies to achieve this in Master Plan:

- Design new facilities from sustainable principles facilities with sustainable measures.
- Increase local native understorey and ground cover planting within the reserve including along the foreshore.
- Plant medium and large native canopy trees to enhance the landscape amenity of the park and to increase shade cover.
- Include natural heritage information as part of any interpretive signage plan.
- Look for opportunities to incorporate water sensitive design into landscaping for sustainable water management.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Sustainable Facilities	New projects within the park must be designed and built to meet sustainable principles. This would include considerations of a facilities life-cycle, embodied energy and on-going sustainability. Upgrading existing facilities to improve sustainability.	Aim for a carbon neutral design solution and easy maintenance for the new amenities building.	Assess success through observation and visitor survey	High/Ongoing
Water Management	Biofilter planting, and where appropriate, raingardens and bioswales are integral to the water management strategy.	Contribute to water sensitive design into landscaping for sustainable water management when appropriate to waterfront edge.	Assess success through observation and visitor survey	Med
Biodiversity + wildlife	Protect and restore local ecologies and prioritise the environment in decision making. Provide connections between isolated habitats to strengthen biodiversity. Balance the impact of recreation on sensitive habitats while providing opportunities for visitors to engage with nature.	Maintain and continue bush regeneration and biodiversity works along the escarpment. Protect dense pockets of native bushland by limiting access. Provide measures to create safe habitats and refuges for smaller birds and native wildlife from predators.	Visual survey by ecologist / council Urban Ecology unit.	Med/Ongoing
Trees and Understorey Planting	New trees should be planted where space allows in order to provide additional shade. Recommended species are in order to improve biodiversity. Understorey planting is recommended for areas which are less utilised. Elements to attract local insects, birds and animals are also recommended.	Protect existing trees. Additional trees to improve canopy coverage. Introduce shade-tolerant understorey planting to assist in creating safe habitats for local fauna. Plant low level understorey planting along the foreshore between the existing trees to create a fauna link.	Assess success through observation and visitor survey	Med

7.0 Objectives + Performance Targets

SAFETY



Key Objectives:

1. Upgrade lighting associated key assets.
2. Pedestrians safety.

Key Strategies to achieve this in Master Plan:

- Implement a consistent lighting plan.
- Implement safe paths for pedestrians, management of access to the reserve.
- Accessible parking on street.
- Applying main principles of CPTED.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Safer Interactions	<p>Priority should be given to the safe interaction between people on foot.</p> <p>CPTED—natural surveillance, access control, territorial reinforcement and space management.</p>	<p>New adjacent on street accessible parking to park entrance.</p> <p>Do not permit vehicles on a regular basis. Option to permit restricted vehicle access with removable bollards.</p> <p>New pedestrian link (path/ stairs) to Lockhardt Avenue joining the dead end for a public walkway from Paringa Reserve to Lockhart / Phoebe Street.</p>	Assess success through observation and visitor survey	High
Safer Pathways	<p>A Safe path of travel should be provided for all users to navigate the Reserve. This is especially important for older park visitors who are at most risk of a fall and those who identify as having a disability.</p>	<p>Fix timber fence where needed at East end.</p> <p>Update pedestrian path and provide clear and consistent way finding.</p>	Assess success through observation and visitor survey	High



7.0 Objectives + Performance Targets

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7.0 Objectives + Performance Targets

SPORTS + RECREATION



Key Objectives:

1. Provide high quality facilities that encourage active and healthy communities.
2. Acknowledge spaces for leisure activities and benefit the community for recreation outside.

Key Strategies to achieve this in Master Plan:

- Provide a new outdoor exercise equipment.
- Retain natural grass surface which is utilised by the community for general recreation and off-leash and on-leash dog area.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Flexibility	Encourage active and healthy communities and acknowledge leisure activities and current successful uses of the reserve.	Provide new outdoor exercise equipment. Retain natural grass surface which is utilised by the community for general recreation and off-leash and on-leash dog area.	Assess success through observation and visitor survey	Med



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Appendix A

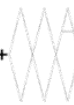
Site Analysis



Photo taken by Welsh + Major.



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Appendix A



2

Item 6

Attachment 1

Site Analysis

HISTORICAL ANALYSIS



1900 Balmain Looking to Drummoyne. Source: State Library of NSW (Sommerville I)

FIG TREE POINT. Proposed Resumption for Park.

The Balmain Council is considering the resumption of Fig Tree Point for recreation purposes.



The point is on the long shore between Cockatoo Island and the sea. It was formerly the home and garden of the late Dr. Elliott, who grew many beautiful trees in the grounds. Some of them are still there. Fig Tree Point for several years has been a park to everybody but name.

Fig Tree Recreation Purposes Plan - SMH 04/04.1935 - Source: State Library of NSW



Balmain 1st Edition Map 1st Edition 5.11.37. Source: State Library Archives

First Nations History

Prior to European colonisation, the Balmain area was inhabited by the Wangal band of the Dharug (Eora) language group. The territory of the Wangal people extends along the southern shore of the Parramatta River to Parramatta. Suburbs close to the city such as Glebe are also the home of the Gadigal and Wangal ancestors. The surrounding bushland was rich in plant, bird and animal life with fish and rock oysters available from Blackwattle Bay. There were identified 16 midden sites with four being readily accessible to the public. A shell middens very close to the site can be seen at Whitehorse Point in Elkington Park and on the foreshore at Callan Point, Rozelle. Records show the first name of this peninsula as "Ross's Garden".

It is possible that prior to 1899 the area was known by the Wangal name 'Coorooowal', which was listed as the Aboriginal name for a place called 'Fig Tree Point' (Thornton 1899:210) believed to be what is now known as Sommerville Point, Balmain.

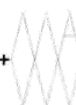
Sommerville Point

It is understood that the area was called Figtree Point because of its predominance of fig trees, however it was subsequently re-named by Balmain Council after Mr A.W. Sommerville, Town Clerk for 50 years. The land was "resumed" by Balmain Council in the mid- 1930's 'for recreation purposes'. Housing Commission homes were built in 1948. When the Housing Commission buildings were constructed, access to the foreshore was maintained for the public, and has remained so ever since.

Elliott Street Wharf

In 1885 the Elliott Street Wharf was built and sublet to the Balmain Steamship and Ferry Company. In July 1887 Balmain Council commissioned a report on the need or suitable waiting rooms and built in 1891. By 1913, the waiting room at Elliott Street was in a poor state of repair and the Council decided to remove it. 1952, the council decided to erect a kiosk at the Elliott Street wharf. The kiosk included an existing waiting-shed and a new structure. This was then demolished and rebuilt into a café and restaurant. The kiosk appears to have resulted from the extension of the waiting room structure to the west as far as the seawall. No plans or surveys have yet been sourced to confirm the extent of the works. This kiosk operated it seems until early 80's. In 1992 Pellegrini sought approval to undertake renovations to the kiosk, which they had subleased from Leichhardt Council since 1986. Alterations were made to the shed and the works included considerable additions encroaching the adjoining Paringa Reserve, owned by Council, but not leased to the Pellegrini. Council appears to have taken no action in respect of the illegal building works. Pellegrini continued to hold the lease until they elected to vacate in 2015. This was the only waterfront restaurant on the Peninsula. The earliest built elements still present are from sometime between 1913 and 1952. The site is of significant local importance due to its relationship with Cockatoo Island and our waterfront past.

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3

Appendix A



Inner West Council area and suburbs. Recreation Needs study - A Healthier Inner West.

Site Analysis

DEMOGRAPHICS

Overview

This section outlines the current community profile of Leichhardt using data from the 2016 ABS Census from Profile i.d.

Population Growth

In 2016, the estimated resident population of the Inner West was 192,030 people. The population increased by 11,729 people or 6.5% between 2011 and 2016. The growth rate of Greater Sydney during this period was 9.8%.

Balmain was one of the highest growth suburbs by number with an additional 1,019 people between 2011 and 2016 (10.5%). Further growth is anticipated, with an additional 49,049 people living in the IWC by 2036.

Open Space Provision

The InnerWest has 323.4ha of open space which equates to 9.2% of the total land area or 16.8m² per person. Of this, Council owns 256ha, which equates to 7.3% of total land area, or 13.3m² per person.

The provision of Council owned open space in Balmain is low, with 10.8m² per person in 2016, with a forecast to decrease to 10.4m² per person by 2026.

Appendix A

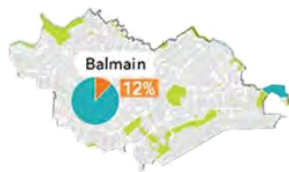


KEY

Icons show suburbs with a proportion above the LGA average or high number of:

- Babies and children (0 - 12yrs) (over 12.9% or over 1,000 people)
- Young people (12 - 24yrs) (over 13.1% or over 1,000 people)
- Older people (65yrs +) (over 12.2% or over 1,000 people)
- People with disability (over 4.5% or over 500 people)

Recreation Needs study - A Healthier Inner West.



KEY

- % speaking English at home
- % speaking a language other than English at home

> 1.5 % Aboriginal and Torres Strait Islander population

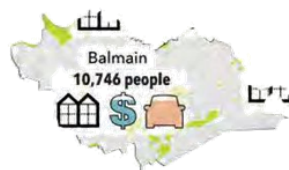
Languages spoken by more than 2% of the population:

- Arabic
- Cantonese
- Greek
- Italian
- Macedonian
- Mandarin
- Nepali

- Portuguese
- Spanish
- Tagalog
- Vietnamese

*In Leichhardt, while the proportion of people speaking a language other than English at home is relatively low, the number of speakers is very high: >2,000

Recreation Needs study - A Healthier Inner West.



KEY

Median weekly household income:

- \$1,500 - \$1,749
- \$1,750 - \$1,999
- \$2,000 - \$2,499
- \$2,500 - \$2,999
- > \$3,000

% of households with cars:

- Under 75%
- 75% - 80%
- 80% - 85%
- 85% - 90%
- Over 90%

Dominant dwelling type:

- Low density
- Medium density

High density

Recreation Needs study - A Healthier Inner West.

Site Analysis

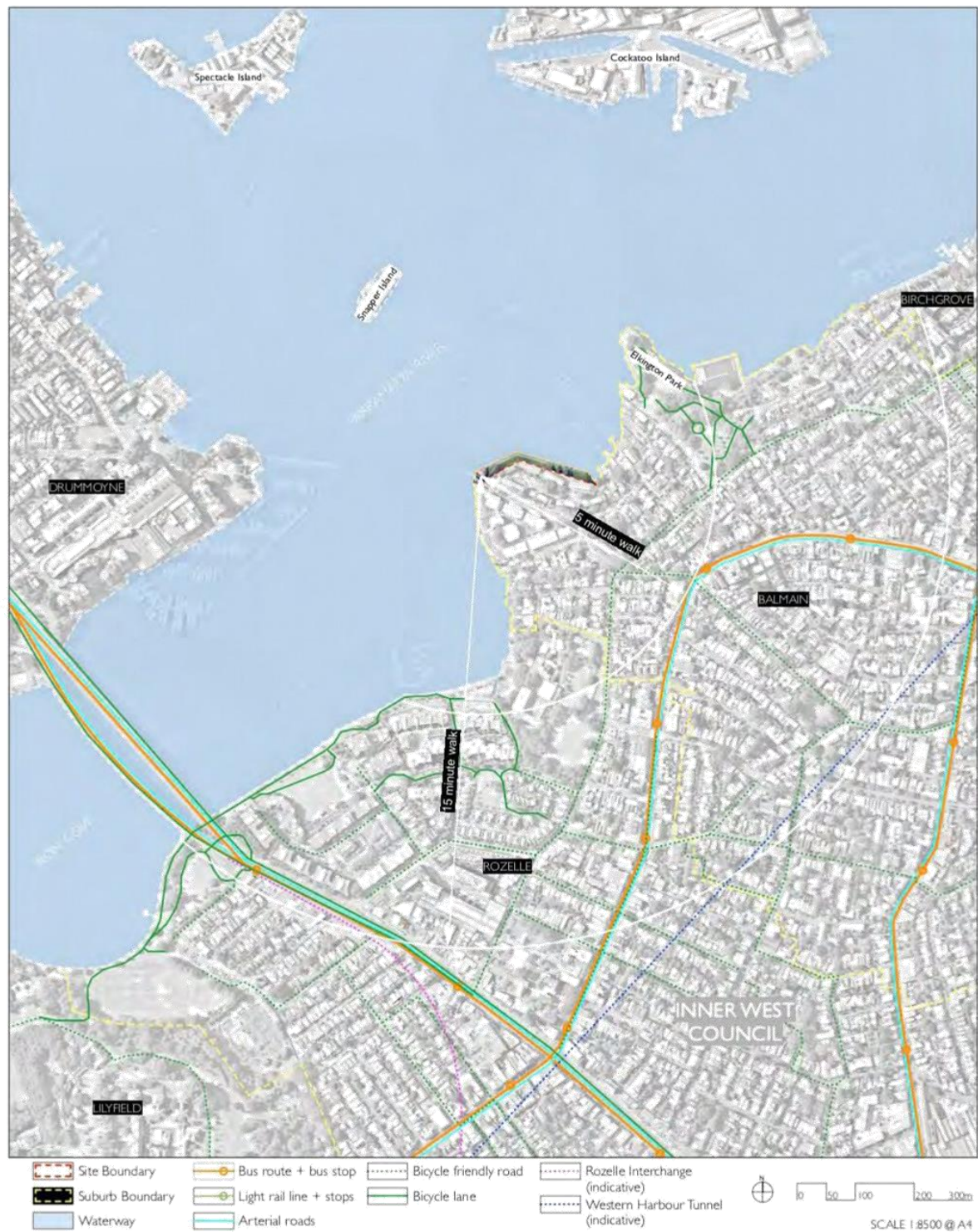
DEMOGRAPHICS

Balmain has a diverse representation of age groups with high proportions of babies, children, young and older people. Spaces that are inclusive of all age groups, accessible and flexible should be prioritised to cater for current and future population needs.

The proportion of people speaking a language other than English at home is low with only (12%).

Balmain is characterised by medium density housing which is typical for the LGA. Income levels are above average, and car ownership is high between 85% - 90%. The majority of households have cars. Improved connectivity would encourage Balmain residents to use active or public transport.

Appendix A



Site Analysis

NEIGHBOURHOOD CONTEXT

Major Roads

The two major arterial roads of the area include Victoria Road to the south-west that connect with Darling Street which is the main road that connects Balmain. These roads provide a connection between Sydney's CBD and western suburbs.

Public Transport

Public transport links in proximity to the site include;

- Bus Route 442 runs from the Queen Victoria Building in the CBD to Balmain East wharf.
- Bus Route 445 run from Campsie to Balmain East via Dulwich Hill and Leichhardt.
- Bus Route 433 runs from George Street in the CBD to Gladstone Park Balmain via Glebe.
- Bus Routes 441 and 442 providing services between Balmain and the city.

While there are a few of public transport options, they are generally not considered to be close enough to Paringa Reserve to encourage accessing the park via public transport. It is a 400m walk from the nearest bus stop to the entrance of the park. Besides that there is no light rail or train close by.

One point of access was Elliott Wharf but it has become a Private Station. Elliott Street Wharf is a secondary pier, situated on the Parramatta River on the Iron Cove, which used to serve the suburb of Balmain. It is located on the west side and is also commonly referred to as Balmain West Ferry Wharf.

The pier was served by a ferry service until 2013, but now it is only used by private vessels decreasing the amount of traffic via public transportation.

An integrated transport strategy for Inner West was carried out in June 2019. The report acknowledges... *"the bus network is very confusing and has low legibility. Many people don't understand how different bus routes interconnect and this can act as a deterrent to bus patronage. The high number of bus routes means that buses are allocated across many routes at low frequency, rather than less routes at higher frequencies."*

In this same study the residents of Balmain as a method of transportation they use mainly vehicle, bus and walking as preferred method of transportation.

Cycle Routes

It is anticipated that cycling within the area will continue to grow as a mode of active transport and recreation, with Inner West Council and the NSW State Government considering improvements to the current cycle network.

On-road

Currently, the majority of Council's cycle paths within the area are on roads with mixed or heavy traffic. Cycle paths are generally indicated by road markings, either through the delineation of a cycle lane or markings indicating that cyclists are present on the road. The network is highly fragmented and poorly connected in parts. As a result it's

likely that some cyclists would feel discouraged from riding due to safety concerns.

Off-road

Near the site the only off-road routes is in Elkington Park and to the south a route between Balmain Cove Park, Bridgewater Park and the Bay Run, the Hawthorne Canal Greenway and Iron Cove.

Appendix A



10

Item 6

Attachment 1

Site Analysis

EXISTING CONDITIONS

Overview

The site extends along the northern waterfront to Parramatta River. Containing a wharf, a vacant restaurant and Paringa Reserve, Paringa Reserve is flat and open and bare with clear visibility to Snapper Island and surroundings. Its characterised by its close connection to the water. It is bordered by Sommersville Point, the water and Elliott Street. It doesn't have a large number of park visitors creating a quieter and relaxed area used for leisure exclusively.

Activity

The site is well utilised by the community from the adjacent lot of Sommersville Point and surroundings. Young children and families are seen walking as the residents enjoy the view. Walkers wander along the Reserve. The area is also popular with dog walkers given there is a good off leash area.

Furniture

There is some existing timber bench seating which is oriented towards the bay.
No water fountains or bins.

Lighting

There is one low post light at the entrance of the reserve and there appears to be little lighting around facilities such as the Ferry Wharf and existing abandoned restaurant.

The lighting lacks consistency and there are areas where lighting is in-existent along pathways. There is no provision for lighting along the foreshore.

Street lighting on the adjacent residential streets provide some lighting to the street and entrance.

There is limited signage within the reserve in which has been added over time to suit needs. As a result the signage lacks cohesion and a uniform style. They are also deteriorated.

Signage is provided by two means; standalone signage and signage incorporated into electricity posts or other:

The standalone signage has a number of purposes, including:

Providing information regarding the prohibited activities within the park.

Notifying users of a particular aspect of the reserve (dog on leash and off leash areas).

Speed limits for boats and ferries when arriving to the wharf.

Built Structures

At the entrance of the reserve there is "Pellegrini's" restaurant, which is currently vacant with its including its terrace.

The Elliott Wharf still in use but only for private use and to the East of the Reserve there is an old dock that is not been updated or in use.

Foreshore Edge

A foreshore wall forms the retaining edge, which contains the park. The foreshore seawall was deteriorated due to age and marine conditions with an outward lean. It was repaired in 2015 with a rock rubble sea wall in front of the leaning sea wall to stabilise the wall.

The water level is fairly low along the shoreline showing the rock

rubble unless the tide rises.

Tree Cover + Planting

There is generally an average amount of tree cover providing shade along the Reserve in specific areas, particularly a large tree to the rear over the old dock and other individual large trees, which are dispersed amongst the open grassed areas.

On the East side of the Reserve there is a densely sloped vegetation and a large tree provides the boundary between the Reserve and the residential area. On the southern boundary there are some small trees that work as buffers between the Reserve and Sommersville Point. This also occurs at the East end near the entrance. You can observe also some low planting that creates a natural boundary between the Park area and the terrace area within the same lot.

Fauna Linkages

Pockets of trees along the foreshore may be utilised by some wildlife, but are generally exposed and poorly connected. You can often see birds and pelicans.

Ground Cover & Surfaces

The zone is characterised by a large grassed area along the foreshore, with a small concrete path that ends half way.

Key View Lines

There are significant and unbroken views out towards the bay, including key views to Snapper Island, White Horse Point in Elkington Park and Birkenhead Point.

Foreshore Building Line

The whole site falls within the foreshore building line, which limits development along the foreshore.

Boundary Condition + Fences

Paringa Reserve to the North is bounded by the waterfront. To the East by a timber fence in bad condition and a big tree. To the south of the lot there is a low metal fence that separates the Reserve from Sommersville Point, it also has gates that connect them to provide access. There is a portion of the boundary that is not aligned with the gate, meaning it belongs to the lot of Sommersville Point but its part of Paringa Reserve. To the West there are no fences but two bollards at the entrance of the Reserve. The terrace of the former restaurant is part of Paringa Reserve lot surrounded by metal fences to the north towards the water and to the east with some vegetation. The lot that contains the former restaurant and wharf don't have any fences and only some bollards that determine the vehicular access. The third lot doesn't contain any fences. Boundaries or set by the water, the road and the existing structure.

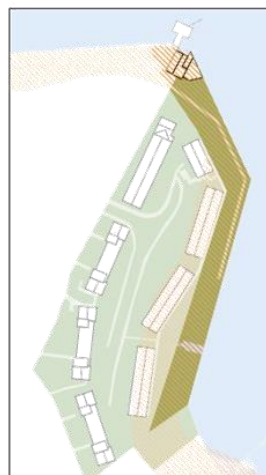
Access & Existing Pathways

Access is directly and only by land from Elliott Street. There is only a single pedestrian concrete pathway over the grassed. There are a one observation along the existing pathway. The pathway abruptly finishes two thirds of the way into Paringa Reserve in which is confusing why this happens.





Existing Structures + Facilities



Foreshore building line



Fence + enclosure



Access points + existing pathways



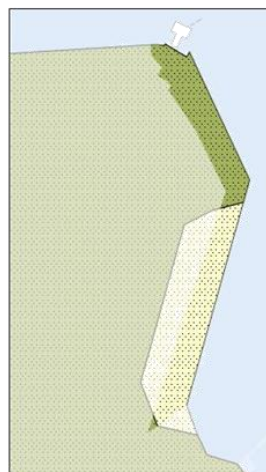
Vehicular access roads + car parks



Tree cover



Gradient



Acid Sulphate Soils

- | | |
|-------------------------------|---------------------------|
| Zone Boundary | Formal path connections |
| Fore shore building line | Informal path connections |
| Existing building | Public vehicle access |
| Water | Service vehicle access |
| Planting | High Fence |
| Grassed Areas | Medium Fence |
| Public parking | Low Fence / Bollard |
| Private parking | Services & Infrastructure |
| Pedestrian Path | Gradient |
| Asphalt Driveway | Furniture: Benches |
| Acid Sulphate Soils - Class 2 | Signage |
| Acid Sulphate Soils - Class 5 | Lighting |



Site Analysis

EXISTING CONDITIONS

Neighbour pathways:

Three pathways run in between the buildings that connect to the boundary of Sommerville Point to gates along the metal fence to access Paringa Reserve. South Paringa entrance is across Elliott Street from the site connections to the Wharf, Paringa Reserve and "Pellegrini's". South Paringa is a tranquil path that has consistent seating, lighting and signage in place in difference to Paringa Reserve.

Vehicular Access Points, Roads and Car Parking

There is a driveway that is accessed via Elliott Street, which is the smaller lot of the site. This was a previous DA approved for these works. There is also vehicular access to Elliott Wharf.

Services

There is an electricity cable that goes from the restaurant to an electricity pole.



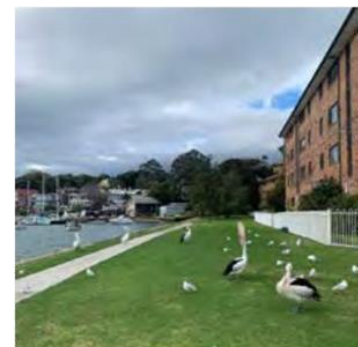
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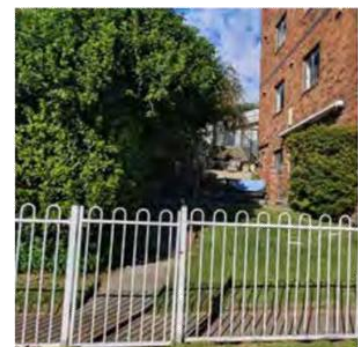
04



06



07



10

11

12

01. Example of existing signage / 02. Pellegrini's Restaurant / 03. Driveway / 04. Entrance to South Paringa /
05. Water speed limit signage / 06. Elliott Street Wharf / 07. Sea wall / 08. Sandstone sea wall, Pellegrini's
Restaurant front and terrace. / 09. Seagulls + Birds / 10. Historic dock / 11. Typical seating and end of path. /
12. Fence to Sommerville Point and gate.

Site Analysis

CONSTRAINTS & OPPORTUNITIES

Based on the Analysis set out over the previous pages, the following opportunities present themselves within the site:

- Provide additional furniture along some areas of the foreshore, and water bubblers.
- Improve way-finding and signage to address the consistency of way-finding, signage and lighting.
- Incorporate local native flora into parts of the existing foreshore edges and wall to provide habitat for native fauna and link the site to its environmental heritage.
- Re-vitalise abandoned restaurant "Pellegrini's" and its terrace. For the community and visitors.
- Engage with local First Nations peoples to develop a strategy for incorporating references to the Wangal history of the site.
- Establish a consistent strategy for the appearance and location of historical information and signage. As neighbour waterfront.
- Improve the consistency of lighting so that it can be used in early mornings and during the evenings, and balancing this with the needs of local wildlife.
- Open view towards bay where location of "Pellegrini's" is located.
- Connect with neighbouring Reserve. (Paringa South).
- Connect with Lockhart Avenue.

Appendix B

Community Engagement



Photo taken by Welsh + Major.



Welsh+
Major



INNER WEST



Engagement outcomes report *Paringa Reserve*

Page 1 of 10

Item 6

Attachment 1

Contents

Summary.....	3
Background	3
Engagement Methods.....	3
Promotion	4
Engagement outcomes	4
Officer comments	

Summary

Council engaged the Inner West community for input in the preparation of a 10-year plan for Paringa Reserve, which is to include a Plan of Management and Master Plan. Community engagement was carried out via the engagement platform Your Say Inner West (YSIW).

Online engagement was carried out from the 4th of November 2020 to the 03rd of December 2020. The project page received 415 visits. Of those visitors, 26 left feedback. The questions prompted visitors to express what their relationship with Paringa Reserve was, as well as their frequency of visits and demographic. The questions also asked for opinion and level of support for concept options and the masterplan in general.

Background

Plans of management must be prepared for all types of parks on community land. Community engagement is a critical step in the preparation of a Plan of Management, forming one of the first stages of the process. Community feedback is then taken into consideration alongside stakeholders and expert advice to form a draft plan of management and master plan, which is presented for further community input prior to the final document being decided upon by Council.

Inner West Council established a parks planning priority list, which nominates which open spaces in greatest need of new or updated Plans of Management. Paringa Reserve has been nominated as high priority within the Inner West council area.

The purpose of engagement was to establish any key issues that the community may have in relation the proposals identified in the draft masterplan, as well as highlighting aspects of the park which are highly valued. Contributors were encouraged to include ideas, comments and suggestions to assist in prioritising the focus of key strategies and outcomes for the future.

Engagement Methods

The methods of engagement were:

- Online on yoursay.innerwest.nsw.gov.au through survey
- Written feedback

As part of council's response plan to coronavirus COVID-19, no on-site drop-in sessions were able to be held.

Promotion

The public exhibition period was promoted by Inner West Council using a number of means, including:

- Social media
- 'Your Say Inner West' monthly update
- Council website

Engagement outcomes

Outcomes of community engagement received through the online survey and written feedback forms have been collated within this report. Feedback to questions has been arranged so that comments which were more common are presented first.

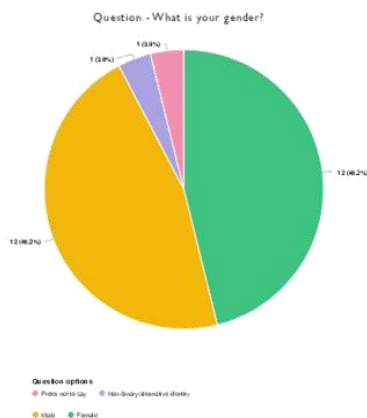
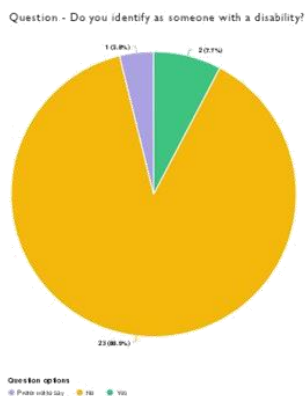
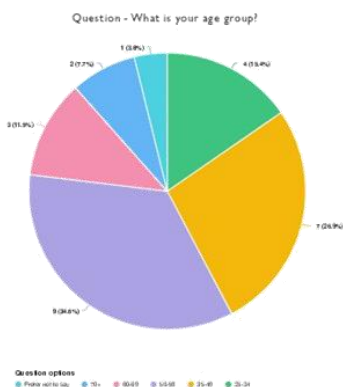
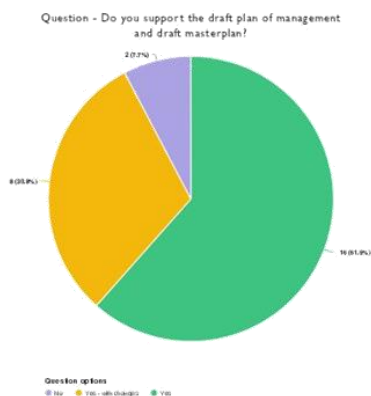
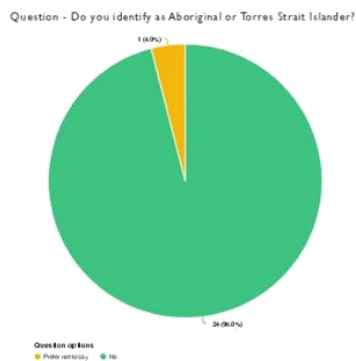
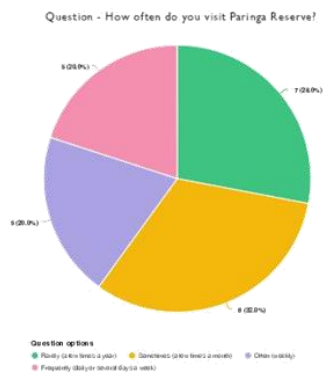
Online Survey

The online survey was predominantly multiple choice style questions, however respondents were also given the opportunity to submit questions. Quantitative responses to the multiple-choice questions are displayed visually as pie charts on the following pages. One question was received and has been included in the commentary on written feedback on page 6 of this document.

Respondent Demographics

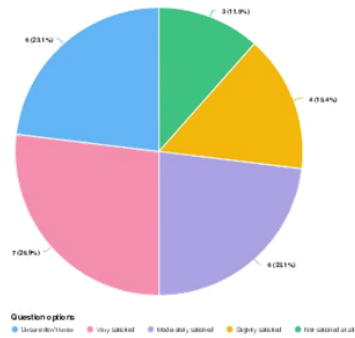
The demographics of respondents were collected through the online survey and is represented in graph form within this report. The most significant age group of respondents was between 50-59 (34.6% of respondents) followed by 35-49 (26.9% of respondents). A single respondent identified that they lived near the reserve, whilst 20% of respondents said that they visited the reserve frequently.

ONLINE SURVEY

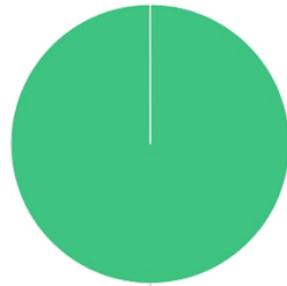


ONLINE SURVEY

Question - How satisfied are you with the concept design?

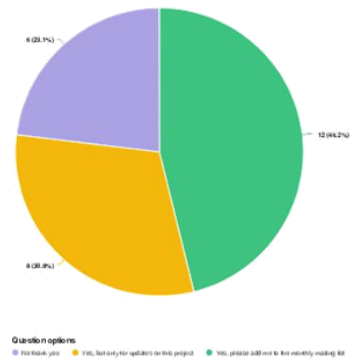


Question – What is your relationship to Paringa Reserve



Question options

Question - Would you like to receive updates from Inner West Council?



Question options

ONLINE SURVEY



Written Feedback

Input was also received by council in the form of written feedback posted to council to ensure that there were opportunities to provide feedback beyond the online portal. This feedback has been themed and collated with the online feedback

There was written support for the following proposals:

- Removal of the existing dilapidated buildings;
- Additional planting.

Concerns that were raised in the written submissions included:

- Welfare of birdlife;
- Litter;
- A perceived lack of community consultation;
- Possible contamination of land;
- Light and Noise pollution;
- Concerns regarding rodents;
- Security and safety;
- Privacy to neighbouring homes;
- Ongoing park maintenance;
- Crown Land transition to Community Land;
- Mental health concerns;
- Parking pressures.



Officer comments in response to public exhibition
Council officers reviewed the public submissions which were received as part of the exhibition of the draft plan of management. Responses to specific issues are as follows:

Welfare of Birdlife

Council supports the continuation of the park as a foreshore location which birdlife frequent. To this extent council will continue to monitor and manage Paringa Reserve to ensure that recreational uses are not in conflict with ecology needs and that that future planting will be planned to provide habitat and refuge for wildlife. Council encourages local residents to notify organisations including WIRES (wildlife rescue) where injured wildlife are found within the reserve.

Park management and Maintenance

Council will continue to service and inspect the park weekly to ensure litter and general park management maintenance standards are maintained. Where issues arise in relation to increased reports of litter in the park, Council will review its frequency of inspections.

Where new facilities are in put in place to encourage and support passive recreational enjoyment of the park , additional litter receptables will be evaluated and where required incorporated into the landscape design to support such use.

Community Consultation

Council has adhered to its adopted Community Engagement Framework in the development of this plan of management and master plan. Council's Community engagement Plan guides how Council will engage the community to ensure that a broad range of perspectives are sought and the community has a strong voice in Council's decision-making. The adopted framework recognises that engagement is a planned practice which should be tailored to particular circumstances, taking into account factors such as complexity, risk, significance, sensitivity, timing or opportunity.

Possible Contamination of Land

In assessing any future development proposal or implementation of master planning concepts which could indirectly result in potential

sources of contamination, Council will ensure that technical and management controls are in place to prevent contamination. In undertaking such works Council will also impose appropriate conditions of consent (such as a requirement for

monitoring and environmental management plans) to ensure that such controls are applied.

Light and Noise Pollution

To ensure park user safety, Council will only light areas of the park where path connections are provided and in areas which are frequently utilised and enjoyed by the public as key access points and thoroughfares. Council will not encourage or permit the use of amplified music or sound equipment in Paringa Reserve.

Rodent Management

Council will continue to maintain Paringa Reserve to a high standard. Where issues arise with rodent's and feral pests in the reserve these will be addressed proactively by Council in line with adopted pest management practices.

Security and safety

Residents are encouraged to report any issues associated with security and safe use of the park to Council.

Where new development of the park is proposed, Council will include in its development assessment a safety audit of the proposal and also ensure that any works undertaken comply with safety by design principals.

Privacy to Neighbouring Homes and Mental Health Concerns

Council recognises that Paringa Reserve shares a common boundary with adjacent residential homes and units. The park is however a community resource and as such use of the park is encouraged by Council.

Residents who are concerned about privacy issues associated with the park are encouraged to approach Council for advice on landscaping and other means in which privacy can be maintained and improved.

Crown Land transition to Community Land

In the management of its open space areas Council must adhere to the legislative requirement of the Crown lands Act 2016 and the provisions of the Local Government Act 1993 as they relate to community land management.

Parking Pressures

Council realises the need for review of key parking areas within the area. Ensuring that there is a good balance of parking space for park users, residents, businesses, shoppers, commuters and others is a key aim of Council.

Council will continue to monitor car parking in and around Paringa Reserve to ensure that parking spaces are maximised and where possible improve and manage changing parking needs over time.

Proposed Container Cafe & Public Toilet Facility Development

Elliott St, Balmain NSW 2041

DA DRAWINGS

DA DRAWINGS
Current Revisions At Time Of Cover Page Issue

DA drawing list			
Sheet Number	Current Revision	Sheet Name	Current Revision Date
DA 0.1		Floor Plans	
DA 0.2		DO Notes	
DA.000		Cover Page	
DA.001		Site Context Analysis Plan	
DA.003		Dormition Plan	
DA.005		Ground Floor Plan	
DA.090		Roof Plan	
DA.200		Sections	
DA.300		Site Elevations	
DA.900		Perspectives	
DA.075		Overall Site Plan	
Revision 001			



1 Cover page 3d

Concept Sketch

NOT For Construction

PRELIMINARY ISSUE

Container Cafe Elliot St Rozelle

 **NORDON · JAGO**
ARCHITECTS

LEVEL 4, 115-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2150 T 02 9316 8400 F 02 9316 8480
STEPHEN J. NORDON Registration No. NSW - 4704 GRAHAM P. JAGO Registration No. NSW - 4826

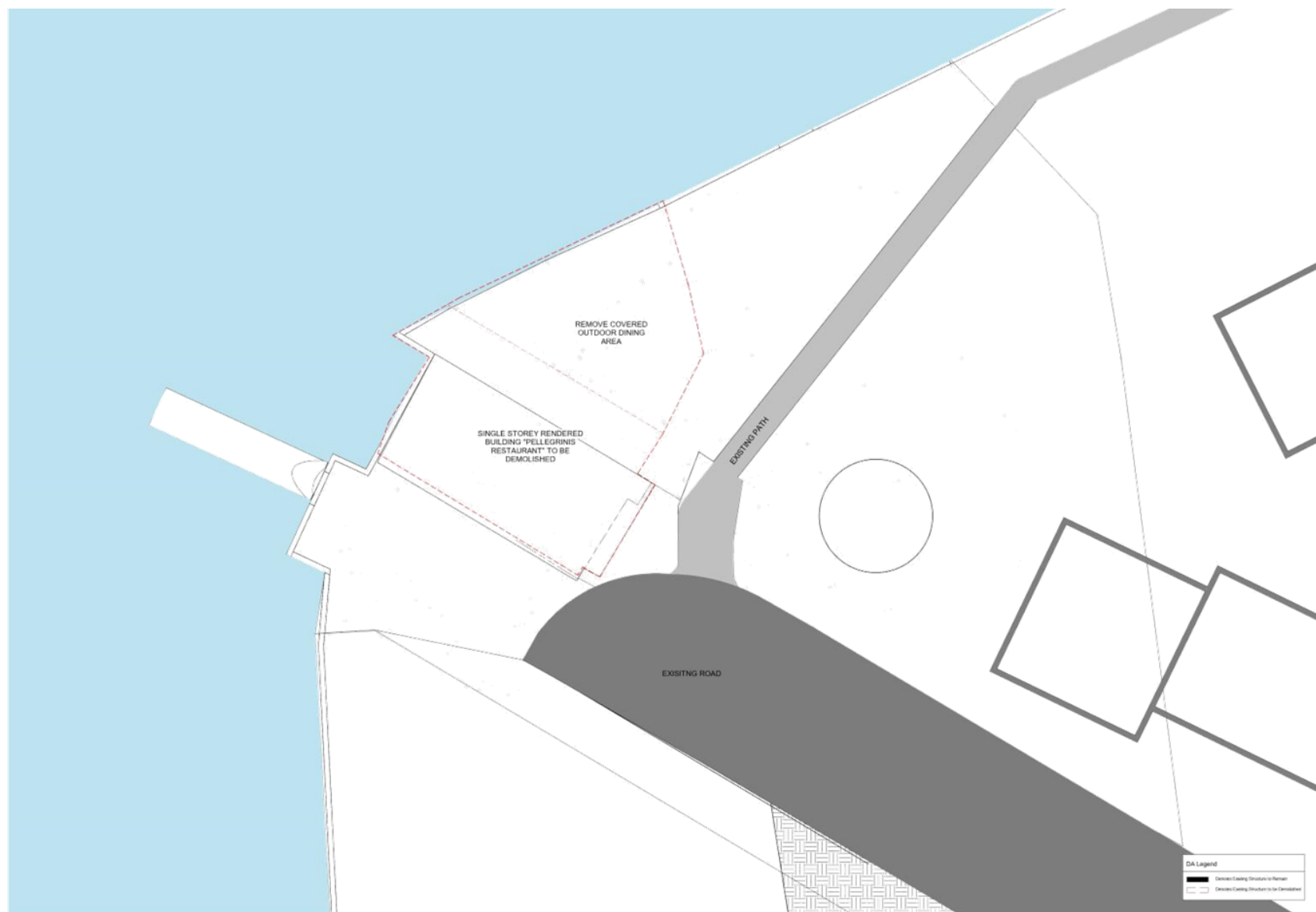
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Rev	Description	Date



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DWG NO.	DA.001



Rev.	Description	Date



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		DATE	20/07/20
		SCALE	A1: 1: 100
		DWG No.	DA.060



Rev	Description	Date



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DWG NO.	DA.070



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STEPHEN J. NORDON Registration No. NSW - 4704 GRAHAM P. JAGO Registration No. NSW - 4326

Concept Sketch

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PRELIMINARY ISSUE

DRAFT ISSUE 04092020

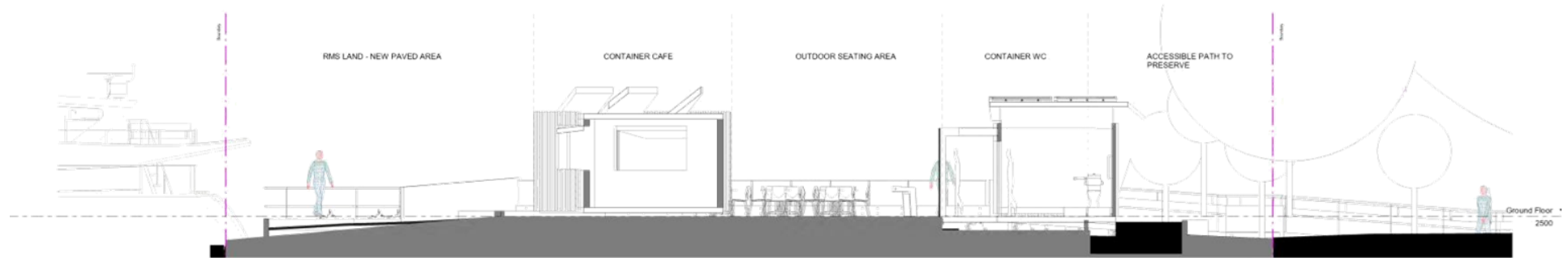


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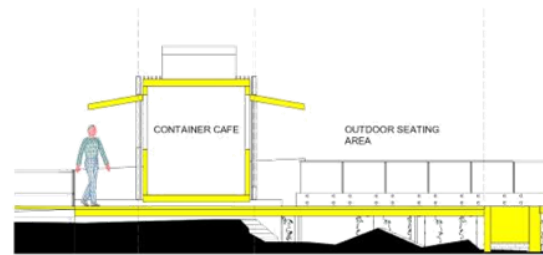
Ground Floor Plan

Container Cafe Elliot St Rozelle

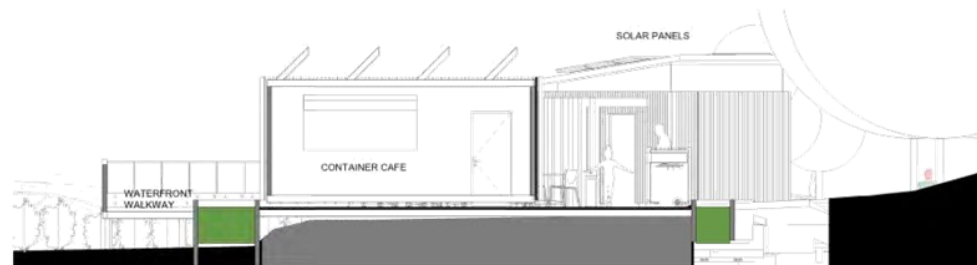
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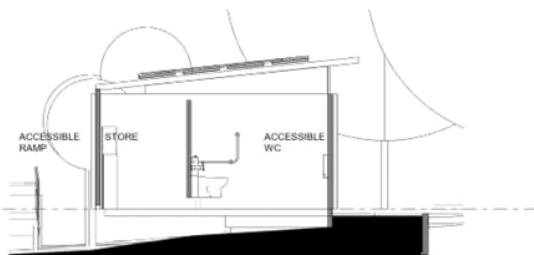
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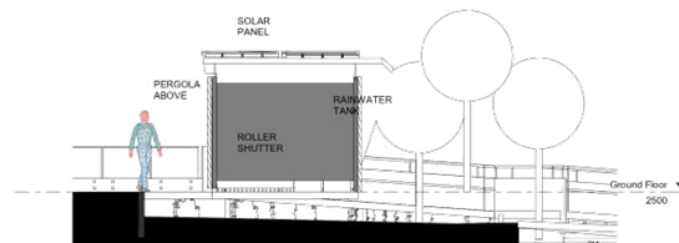
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STEPHEN J. NORDON Registration No. NSW - 4701 GRAHAM P. JAGO Registration No. NSW - 4026

Concept Sketch

Rev	Description	Date

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PRELIMINARY ISSUE

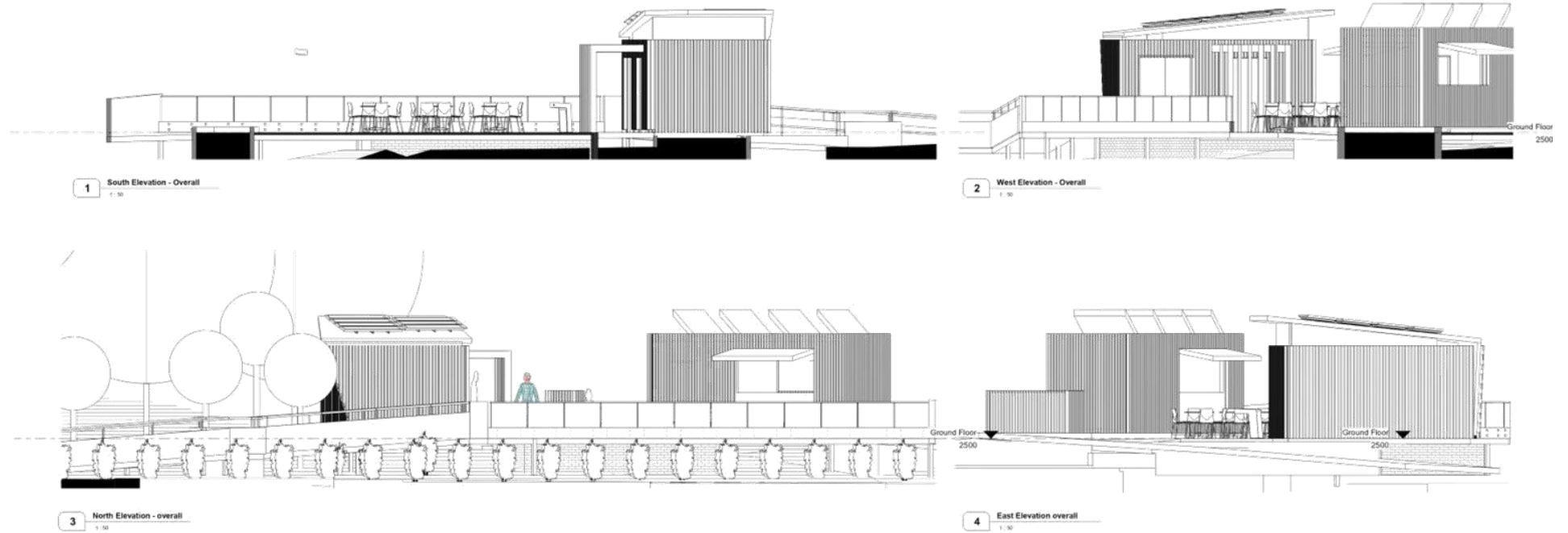


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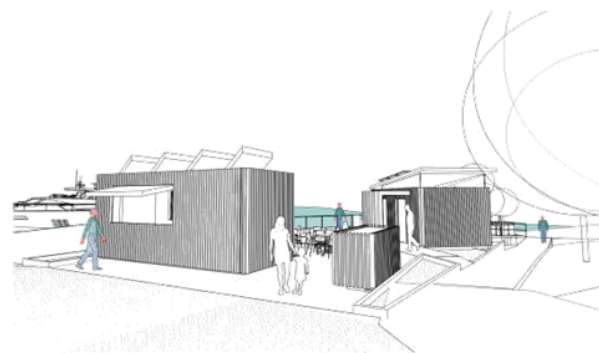
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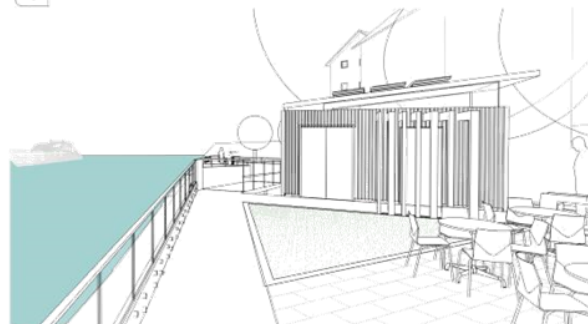
Rev	Description	Date



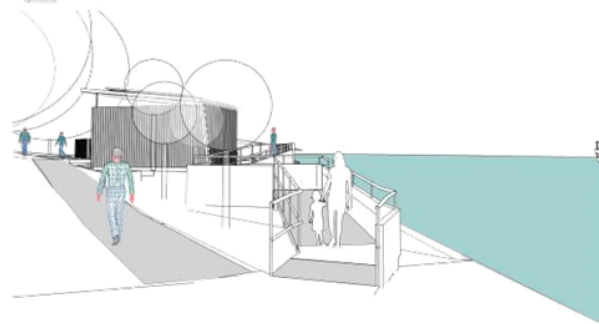
TITLE	Site Elevations	DATE	2017.05
		SCALE	A1/B 1:50
		DWG NO.	DA.300



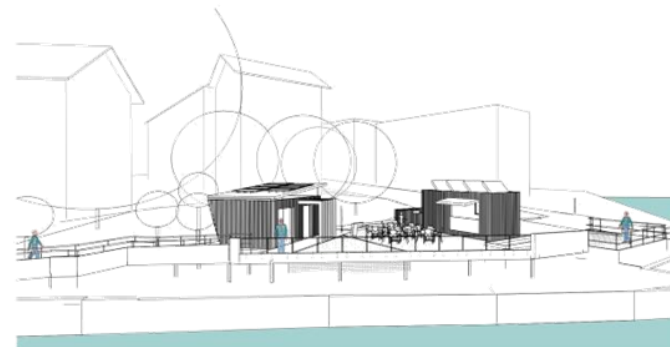
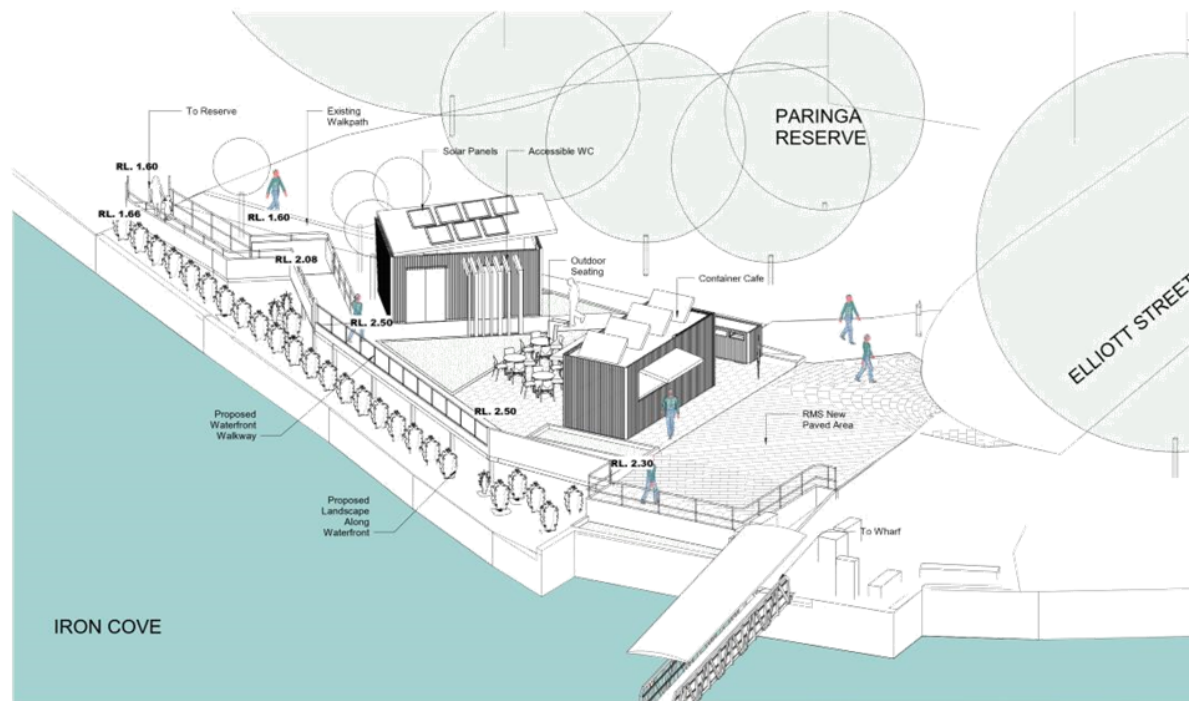
1 View From Outdoor Seating



2 View Along Waterfront Walkway



3 View NE Entry - From Reserve



4 View From Wharf



LEVEL 4, 11/117 DEVONSHIRE STREET, SURRY HILLS, NSW 2200 T: 02 9316 9400 F: 02 9316 9400
STEPHEN J. NORDON Registration No. NSW - 4704 GRAHAM P. JAGO Registration No. NSW - 4526

Concept Sketch

Rev.	Description	Date

NOT For Construction
PRELIMINARY ISSUE

DRAFT ISSUE 04092020

Container Cafe Elliot St Rozelle

TITLE	Perspective	JOB NO.	04092020
DATE	2017.05	SCALE	A1/B
DRAWING	DA.901		

Item No: C0421(1) Item 7

Subject: MAINTENANCE APPROVAL - PARRAMATTA ROAD URBAN AMENITY
IMPROVEMENT PROGRAM PUBLIC ARTWORK

Prepared By: Bronwyn Tuohy - Public Art and Placemaking Leader

Authorised By: Caroline McLeod - Acting Director City Living

RECOMMENDATION

THAT Council:

1. Approve an annual budget variation of \$11,000 commencing financial year 2022/23 for the ongoing annual maintenance of the *Chiaroscuro* – a significant gateway artwork selected for installation above Norton Street, Leichhardt; and
2. Officers commence work on a Public Art Policy and Plan for maintaining State funded public art projects, legacy projects and potential decommissions when work becomes outdated or damaged.

DISCUSSION

In October 2019 Council adopted the Master Plan that identified three sites for public art as part of the the Parramatta Road Urban Amenity Improvement Program (PRUAIP). This project, including the public art, is funded by the Department of Planning Infrastructure & Environment (DPI&E). The allocated budget for the public art is \$920,000 and three commissions have been approved for funding by State Government. This partnership will deliver high value public art for the benefit of Inner West residents.

Following a Council run Expression of Interest process, three artworks/artists have been selected and approved by DPI&E. These are:

- 1) *Moto Baccio*, an Italian vespa inspired circular seat by Karl Meyer at Renwick Street, Leichhardt. (Commissioned for \$175,000)
- 2) *Petersham Escarpment*, a ceramic “escarpment” mural by Simon Reece to bring natural features to the new Petersham Street Plaza in Petersham. (Commissioned for \$240,000)
- 3) *Chiaroscuro*, a significant suspended lightwork - which will act as a gateway artwork by Adam Cruikshank and Alessandra Rossi suspended over Norton Street. (yet to be commissioned for an estimated budget of \$250K)

See Attachment One: Paramatta Road Selected Public Art for further information and images regarding the concepts and sites.

Please note - the remaining funds from the \$920,000 are used for engineering, installation, compliance and design fees.

The State Government funding must be spent on capital works and cannot be used for the maintenance of these assets. It is Council's responsibility to cover ongoing maintenance costs which is currently unfunded.

Public Art Policy and Strategy

With forthcoming large-scale projects such as the PRUIP, Greenway Missing Links and other public domain projects that include public art, it is recommended officers commence work on a Public Art Policy and Plan. The Policy and Plan would address the maintenance for Council, State or developer funded public art projects, existing artworks and the decommissioning process for works that are outdated or damaged.

The commissioning of a Public Art Plan would identify a process for Council to

- identify and prioritise new public art sites and partnerships
- identify funding opportunities for new public artworks
- create a public art priority maintenance list with timelines and budgets (based on maintenance schedules created by artists for their commissioned work) and
- outline processes and criteria for decommission work if required.

FINANCIAL IMPLICATIONS

The three artworks have been funded by the State Government to the value of \$920,000. However ongoing maintenance costs will be the responsibility of Council.

The other two commissioned artworks will be maintained as part of the general expenditure fund for the maintenance of facilities/properties and street landscape, as under the Infrastructure Services Division.

It is estimated that the gateway artwork, *Chiaroscuro*, will cost \$11,000 per year in panel and light replacement, maintenance and cleaning. This is currently unfunded, as there is currently no allocated funding for the ongoing maintenance or potential decommissioning of Inner West Council public artworks. An annual budget adjustment of \$11,000 commencing FY 2022/23 is requested. The above figure is the average annual cost to maintain *Chiaroscuro* over a twenty year period.

ATTACHMENTS

1. [↓](#) Parramatta Road Selected Public Art Concepts and Sites

APPENDIX 1

Summary of Inner West Council Selected Art Proposals

The three public art sites are:

1. *Chiaroscuro (Light and Dark)* - Norton Street, Leichhardt T-Junction, Norton St and Parramatta Road.
2. *Giardino Verde (Green Garden)*, Petersham Street, Petersham
3. *Piazzetta (Little Plaza)*, Renwick Street, Leichhardt



SITE 1

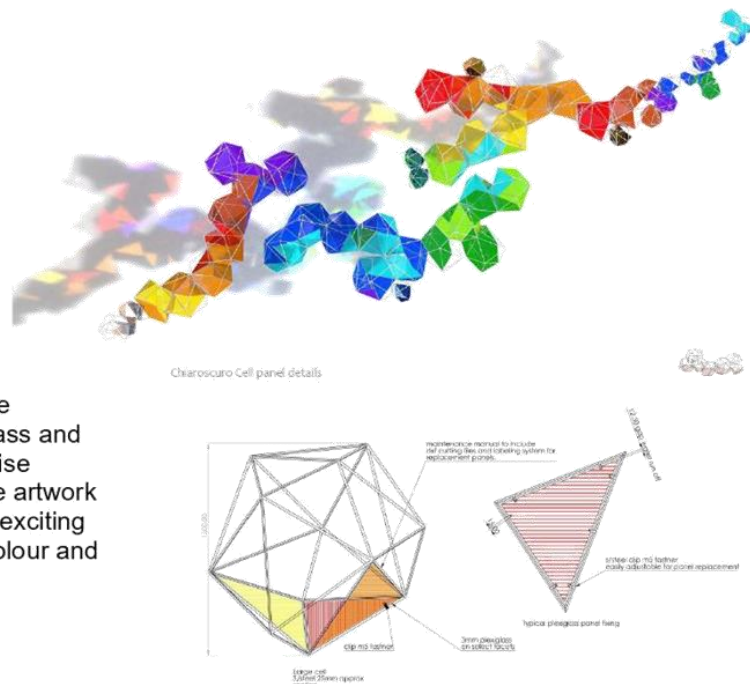
Chiaroscuro (Light and Dark) - Norton Street, Leichhardt T-Junction, Norton St and Parramatta Road.

Artist: Alessandra Rossi and Adam Cruikshank



Artists' Statement

Chiaroscuro is a dynamic assemblage of multifaceted cell structures which will travel down the street, forming a canopy of colour over Norton Street. Each cell structure contains a reflective coloured panel that interacts with its environment. The references to stained glass and geometric forms symbolise interconnectedness. The artwork also incorporates a fun, exciting and lighting feature of colour and movement.



SITE 2

Giardino Verde (Green Garden), Petersham Street, Petersham

Artist: Simon Reece

Artist's Statement

The work is reflective of escarpments and rock faces of the Blue Mountains and the sandstone bedrock that grounds Sydney. A rich earthy low relief mural will interface with greenscaping, creating an antidote to the hardscaping prevalent along Parramatta Road. Community consultation for all three sites revealed a strong desire for the Parramatta Road environment to be greened, and "soft-scaped."



SITE 3

Piazzetta (Little Plaza), Renwick Street, Leichhardt

Artist: Karl Meyer



Artist's Statement

The core philosophy behind the proposed artwork is the creation of an iconic form that is deeply grounded in place, culture and expresses the local community. The artwork makes visible the site-specific layer of 'Little Italy' in a contemporary manner, appealing to diverse audiences, while visually capturing and expressing encounter, mobility, love and freedom.

This work sits seamlessly with Council's successful application to the Geographic Names Board to have a new precinct in central Leichhardt renamed *Little Italy*.



Item No: C0421(1) Item 8

Subject: COUNCIL PAGE IN NEW LOCAL NEWSPAPER

Prepared By: Prue Foreman - Communications and Engagement Manager

Authorised By: Caroline McLeod - Acting Director City Living

RECOMMENDATION

THAT Council endorse the inclusion of a weekly Inner West Council news page in the new local newspaper - *Inner West Review*.

DISCUSSION

Council had a permanent booking in the former Inner West Courier as one of our key communication channels to the community. The print version of the Inner West Courier ceased in April 2020.

A new local newspaper is commencing, the *Inner West Review* owned by independent publisher, Australian Community Media.

With a print run of 66,500, the publication presents a significant opportunity to reach the Inner West community, especially those who are not online. A total of 62,000 papers will be delivered directly to Inner West households and the remainder as bulk drops, for example to libraries, shopping centres, retirement villages and real estate agents. It will not be delivered to households that display a 'no junk mail' sticker.

The *Inner West Review* will commence publication in May 2021. It is proposed to include a weekly page of Inner West Council news, complementing Council's suite of existing print and digital communication channels.

FINANCIAL IMPLICATIONS

The proposed Council news page can be funded within existing budget.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 9

Subject: DAWN FRASER BATHS WINTER ACCESS

Prepared By: Simon Duck - Senior Manager Aquatic Services

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT Council:

1. Notes the key user and community engagement outcomes on potential winter activations at Dawn Fraser Baths; and
2. Extends the winter access period at Dawn Fraser Baths to the 30 September 2021 with the following opening times:
 - Monday 8am-11am
 - Wednesday 8am-11am
 - Friday 10am – 1pm
 - Saturday 10am – 1pm
 - Sunday 10am – 1pm

DISCUSSION

The Dawn Fraser Baths (DFB) is now nearing completion of the refurbishment and upgrade program to restore the facility to a standard that meets the current and future needs of the community.

Given the pending re-opening of the DFB, at its meeting of the 9th February 2021 Council resolved to undertake consultation with key users of the Baths in order to determine a range of recreation programs, community events, social and heritage activities that could be offered by Council or facilitated by community organisations at Dawn Fraser Baths throughout the autumn and winter of 2021. This program was to be developed in consultation with all users of the Baths including community sports club.

Community Engagement-Winter Access

Extensive community engagement was conducted to identify which programs the community would like to participate in and collect ideas for future consideration. The Aquatics team engaged with various user groups which consisted of current staff, members and users across the aquatics' facilities, hirers, clubs, and associations. They were asked to provide input and suggestions as to which offerings are of interest, and supply ideas for future programming considerations at DFB.

The engagement was conducted 21 February - 2 March 2021 and 249 submissions were received.

A proposed program of winter activations is being developed in response to the community input. Key themes include:

- Health and Wellbeing: Yoga, Pilates, and Mindfulness programs
- Children's access and activities
- Open Days and events
- Public access for swimming including winter swimming

Ideas for further investigation include activities relating to Art and Culture, as well as Film showings or other non-aquatics or program-based activities.

The following opening times are proposed to allow for the programs as outlined above.

Operating Hours- Modified Timetable

Day	Proposed hours
Monday	8am-11am
Tuesday	Closed
Wednesday	8am-11am
Thursday	Closed
Friday	10am – 1pm
Saturday	10am – 1pm
Sunday	10am – 1pm

Bookings and hiring hours are to be confirmed based on case-by-case requests.

Timeframe

The period from opening to the 30 September 2021 is the suggested time period for 'winter access' with normal operations resuming from October 2021. It should be noted that at this time, demand for winter access to the baths is unclear, although is potentially limited given the air and water temperature at this time of year. Staff will monitor and review attendance levels this winter, so as to inform any longer-term decision-making.

FINANCIAL IMPLICATIONS

The project costs to operate DFB in the off season up until 30 September in \$29,000 inclusive of projections for lifeguards and program staff labour, and is able to funded through savings in the Aquatic Services budget.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 10

Subject: AQUATIC SERVICES FEES & CHARGES

Prepared By: Simon Duck - Senior Manager Aquatic Services

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

THAT:

1. Council notes that:
 - a) Customer engagement and industry benchmarking process has been undertaken and that fees structures for Inner West Aquatics Facilities are recognised as good value for industry leading facilities and services.
 - b) That the Aquatics Facilities provide a range of 'free entry' and 'come and try/open' days at each facility to encourage participation across the wider LGA at each facility.
 - c) Financial support provided for the operation AKAC during the COVID19 pandemic
 - d) The current 'lifestyle membership' is available at both AAC and LPAC.
2. Council develop a program to provide Learn to Swim and access to Health and Fitness services in the form of blocks of swimming lessons and entry passes for fitness programs for low income families and individuals;
3. Commencing in FY22/23, that LTS fees and charges be gradually harmonised over several years and also ensure that concession prices for LTS exist at all IWC Aquatics facilities;
4. Commencing in FY 22/23, all fee categories are gradually harmonised to ensure parity across all programs and services; and
5. Council endorse the single 'Lifestyle Membership' fee of \$55.00 per fortnight across all aquatic facilities including the AKAC, subject to exhibition as part of the FY21/22 Annual Budget.

DISCUSSION

At its meeting of the 10th November 2020, Council resolved a number of matters in relation to the fees and charges at Council's Aquatic Centres.

Each of these resolutions is addressed in turn below:

1. *Survey and report back to Council the fee structure on all pools operated by Council in our Local Government Area with the view for Council to decide entry and user costs and that the previously provided free one-off family pass for Ashfield residents continue. This pass was sent out with rate notices. Also, Council has an obligation to ensure that learn to swim facilities are available for people on low incomes and support benefits, for that purpose entry fee should be waived for these attending learn to swim classes;*

In relation to the fees and charges for the Inner West Council Aquatics facilities, a review and benchmarking exercise has been undertaken to provide some background information and to establish an approach for ongoing determination of the fees and charges for the IWC Aquatics facilities. This is provided in Attachment 1.

This has determined that the current fees and charges in place for the various Inner West Council Aquatics Facilities can be generally be confirmed as being very good value for industry leading facilities. Whilst there are some anomalies between price points, Council generally offer services at the good value or mid-point end of the industry benchmark. In a recent survey of customers at Inner West Aquatics Customers, 1454 respondents rated the service value and standard of facilities for the IWC Facilities as being 8 out of 10. This is an excellent result given the wide variety of programs and services on offer and confirms benchmarking data finding that the facilities are currently priced at a good value range when compared to other like facilities.

Rates Notice- Family Pass for Ashfield residents

The former free family pass that was sent out to Ashfield residents is a program not replicated in other former Council areas. On this basis, it is recommended that consideration is given to a wider approach where free entry is provided to encourage participation in recreation through a range of activities including Seniors week, Youth week and through various free entry open days or come and try events held across multiple facilities each year.

Learn to Swim for low income families.

In relation to Learn to Swim (LTS) program, there are a range of concessions rates as well as first and subsequent child rates for the LTS across the various facilities. Whilst there are some variances in the LTS pricing, prices should be harmonised over coming years to ensure that prices and options are the same across all IWC Aquatics Facilities. It should be further considered that where low income families are at a high risk of non-participation in learning to swim, that the Aquatics team in conjunction with the Community Services Team or other appropriate Council process develop an assessment procedure whereby blocks of Learn to Swim lessons can be provided to those high risk families.

2. Receive a report on fee structures for Learn to Swim participants, including advice on how accessibility could be increased by waiving entry fees for participants;

It can be summarised that the IWC currently provides good value LTS prices across the various Aquatics Facilities when benchmarked against the broader industry. Whilst concession LTS prices are not widely available for LTS across the broader industry, the IWC provides these options at both the AAC and AKAC noting that they are not currently available at LPAC. It is further recommended that the harmonisation of fees and charges over coming years will provide an opportunity to introduce concession LTS prices at the LPAC to reflect what is currently in place at AKAC and AAC.

3. Conduct community consultation on the accessibility of our pools in terms of affordability, with the aim of reaching a progressive fee structure that ensures no one is excluded from our aquatic centres (including gyms and other facilities) based on their inability to pay.

It can be established that the fees and charges that exist within the various Aquatics Facilities of IWC represent very good value for the industry leading standards of programs and services that exist. Whilst this exercise has highlighted some variations between price points that exist for the different programs and services within the IWC, for the most part, there is a wide range of concession, pensioner, child and student rates which provide access to the various programs and services. It is recommended that the approach in coming years is to progressively harmonise the various offerings to ensure that the same concession rates and general price modelling exist across all programs and service areas.

4. Commit to extending as soon as possible the 'Lifestyle Membership' to all pools, without increasing the current cost of this membership, noting that the pools whose operations are outsourced to Belgravia have not yet been included;

The lifestyle membership is currently in place and being offered at both LPAC and the AAC. It cannot however be implemented at the AKAC given the current price point is already slightly more expensive at AKAC for a gym membership. On this basis, it is recommended that a single standard membership price of \$55 per fortnight be applied for Lifestyle membership from 1 July 2021 which will allow all facilities to participate in this program.

5. Receive a report on the total cost of subsidies and waivers provided to Belgravia as a result of Council's 8 September 2020 resolution to vary the service contract

The AKAC was closed for operation as a result of the Covid-19 disruption and the subsequent NSW Government requirements on 23rd March 2020. During this time, all programs and services provided by the site were not in operation and no income was received at the site. The closure of AKAC continued until mid-June where some limited services were able to be returned to operation. All centre programs and services were then returned to operation from July 1st, 2020 onwards however there remained significant ongoing controls and limitations placed on these services by the NSW Government. These affected all of Councils Aquatics facilities.

As a result of the circumstances created by Covid-19 disruption and the requirement to continue to provide Aquatic services to the community surrounding AKAC, it is confirmed that

- Council provided limited support to Belgravia Leisure for the period March 23rd, 2020 to June 14th, 2020 as outlined in Confidential Attachment 2.
- Council temporarily amended the service contract in place with Belgravia Leisure and the 'service fee' payments as outlined in the financial attachment.
- The service contract in place with Belgravia Leisure is returned to full status from 1 January 2021.

6. Report back on costs for seniors, concession card holders and pensioners at the various aquatic centres;

A variety of rates for seniors, students and concession card holders exist across IWC facilities. When IWC facilities are benchmarked across the broader industry, these price points generally represent very good value for various programs and services. Whilst there are some anomalies between IWC prices, it is recommended that these be harmonised on the coming years.

7. Receive a report outlining options for promoting Ashfield Aquatic Centre in the community through targeted promotions e.g. 'seniors swim free week', or other free entry days aligned with special days or events; and

It is recommended that the various Aquatics facilities are integrated and aligned with each other regarding activities events, open days and other programs designed to increase physical activity and wellbeing in the community. To this end it is proposed that there is one free open day each year for all of Councils Aquatic Centres- free entry from 10am-2pm to promote Wellness, Recreation and participation in Aquatics, Health and Fitness activities. Further to the above, Seniors week, Youth week, come and try passes, refer a friend and other initiatives be undertaken where participation in recreation is encouraged through free access for those registered and engaging in the various programs and initiatives.

Summary

After undertaking the benchmarking process, it can be confirmed that the Council's Aquatics Facilities generally provide excellent programs and services in industry leading facilities whilst delivering these at very good value. User feedback confirms high levels of satisfaction for the various programs and services which is a testament to the Aquatics Team and frontline staff who deliver services across a wide range of areas. It is however clear that whilst the current fees and charges provide a good range of services and price points at all facilities, a process of harmonisation will be required to ensure parity across the various centres for these

services. To this end, it is suggested that the financial year 2022/23 is used as the starting point given the return of the AKAC and FDAC to Council operation and the commencement of the strategic direction for Council to operate all of its own Aquatics facilities from 1 July 2022 onwards.

ATTACHMENTS

1. [↓](#) Customer Survey & Industry Benchmarking
2. Summary of Financial Support to Belgravia Leisure - *Confidential*

Attachment No.1 – Customer Survey & Industry Benchmarking

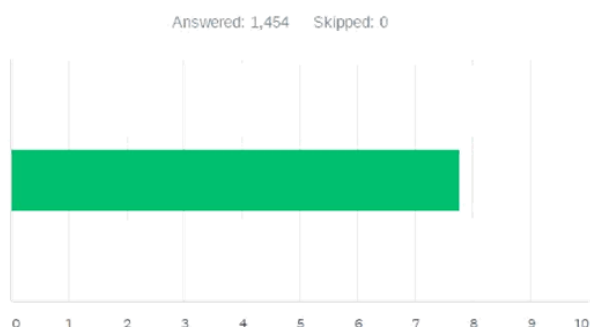
Current status

The current fees and charges are a mix of the various fees and charges in place over many years that had their basis in the former 3 Councils. In this case, AKAC and FDAC were under the Marrickville Council, LPAC and DFB were under the Leichhardt Council and the AAC was under the Ashfield Council. The fees and charges reflected the various program offerings at these facilities and are similar in many respects however, it is evident that as the fees and charges evolved over time, there are differences across the board in both prices and pricing structures that should be reviewed in order to ensure there is a common approach to the fees and charges for Aquatics facilities in the IWC. The discussion seeks to review the current fees and charges and provide a way forward to determine the best approach to harmonising and reviewing these fees and charges over the coming period.

CUSTOMER SURVEY

A recent customer survey in relation to perceived value for the IWC Aquatics facilities received significant response rate with 1454 responses being received.

Q5 On a scale of 1-10, please give us an overview of the quality of our services, value and facilities (with 10 being the highest score)



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	8	11,283	1,454
Total Respondents: 1,454			

Score: 8 out of 10.

Based on the above response from a large sample of respondents, the rating of 8 out of 10 indicates very high levels of overall satisfaction with the customer perceptions of value for money, quality of services and standard of facilities. When combined with additional benchmarking information, it can be determined the overall pricing and quality of facilities and services within the IWC facilities can be considered as industry leading.

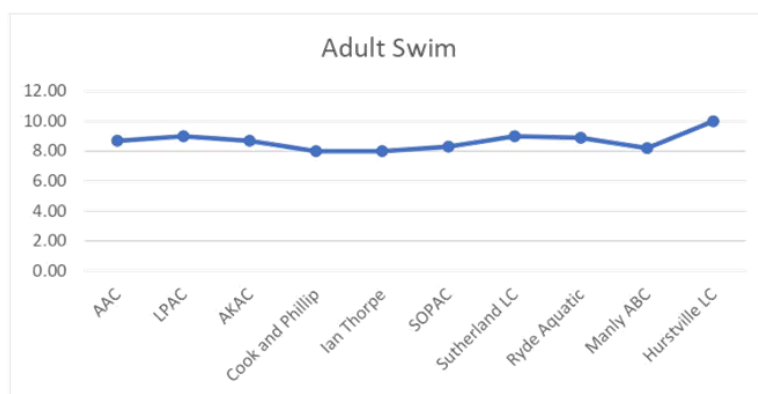
INDUSTRY BENCHMARKING

As a starting point to determine the current status of the fees and charges with the various Aquatics Facilities for the IWC, an analysis of like facilities was conducted to review and benchmark the current prices. Analytics included key benchmarking to determine trends and base line data of key programs and services available for both Aquatics and Health and Fitness related activities. Facilities that were reviewed include all AKAC, LPAC and AAC for the IWC as well as Hurstville Aquatic Centre, Cook and Phillip Aquatics Centre, Ian Thorpe Aquatic Centre, Ryde Aquatic Leisure Centre, Sutherland Leisure Centre, Sydney Olympic Park and Manly Andrew Boy Charlton Aquatic Centre.

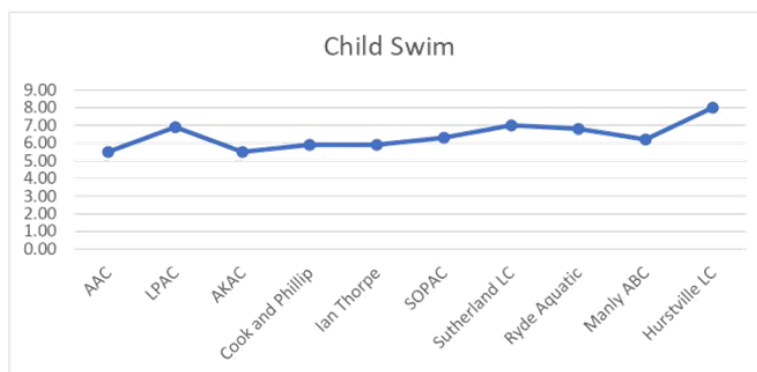
As a general comment, it should be noted that the quality of the facilities within the IWC are often superior to those available in other locations particularly in the area of health and fitness facilities and services.

The below tables give an overview and commentary of key service areas and benchmarked prices across various service and program areas.

(a) Casual Swim Prices

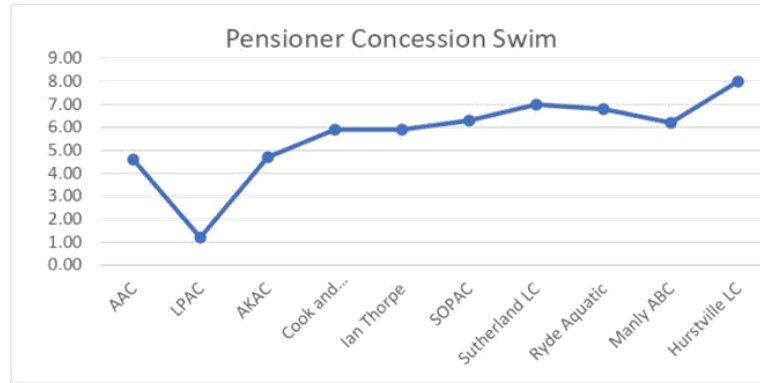


- All of the IWC casual aquatics entry prices are within the mid-point of the market for this category.
- Recommend harmonisation of the IWC fees over time however no correction required.



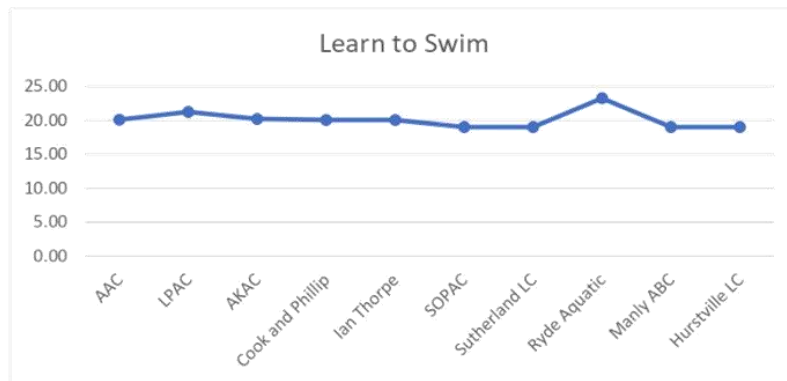
- The AAC and AKAC facilities in particular represent excellent value for Child Entry

- LPAC is slightly higher than other IWC facilities however is still within industry range.

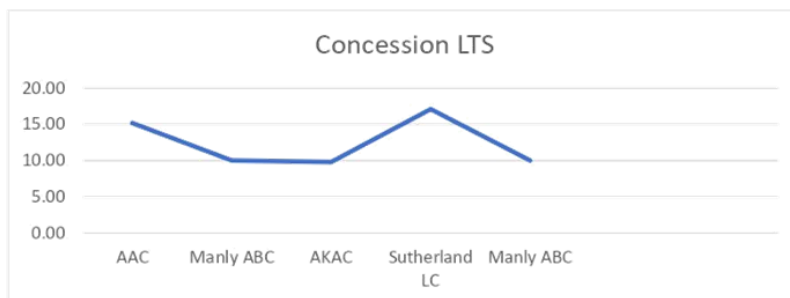


- It can be demonstrated that the pensioner concession swim for IWC facilities represents excellent value when benchmarked across various facilities.
- The LOW point being LPAC where there is a \$1 pensioner access still in existence as a result of the former Leichhardt Council pricing.

(b) Learn to Swim Prices



- IWC facilities offer learn to swim in line with industry prices as all prices are close to the median rate for this service.
- LPAC is slightly higher than other IWC prices which can be harmonised over time.



- Concession prices for LTS are offered at both AAC and AKAC and represent low or midpoint value in comparison to other facilities.
- It is noteworthy that concession LTS is not offered across all facilities across Sydney and that IWC currently provide this at multiple facilities.
- Concession prices are not offered at LPAC and this should be considered in the future.

It can be noted the prices for LTS in the Inner West are generally in the mid-point for facilities benchmarked and represent good value the standard of facilities and services provided.

When concession rates for LTS are considered, it can be further noted that there are concession prices available at AAC and AKAC, however these are not in place at LPAC. Concession rates for LTS are not widely available across the broader industry given labour costs and other direct costs however the IWC currently provide good values in both standard LTS and concession based LTS.

It is recommended that through the harmonisation of fees and charges, concession prices are introduced at LPAC to further support this sector of the LGA

It is also further recommended that a program or protocol for those at a high risk of non-participation in learning to swim is developed whereby families and individuals that become known to the Council through the community services team, be supported through the allocation of blocks of LTS lessons. These individuals would be enrolled within the current program subject to availability and would be assessed prior to lessons and provided with the appropriate tuition for their level of swimming.

(c) Multi-Pass Entry Prices

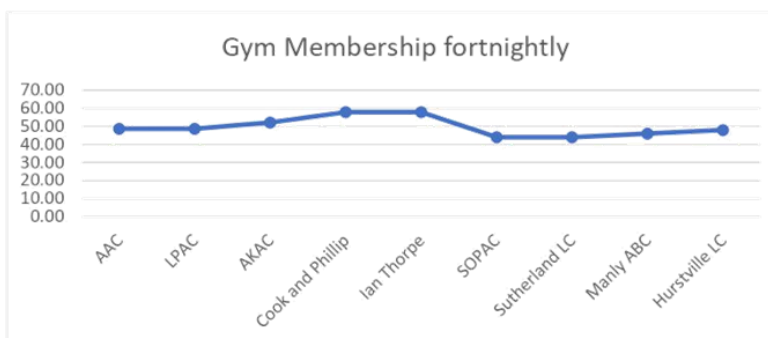


- Multi pass options are offered at all IWC facilities and represent good value in comparison to the industry. Prices are in the median range of benchmarked facilities.

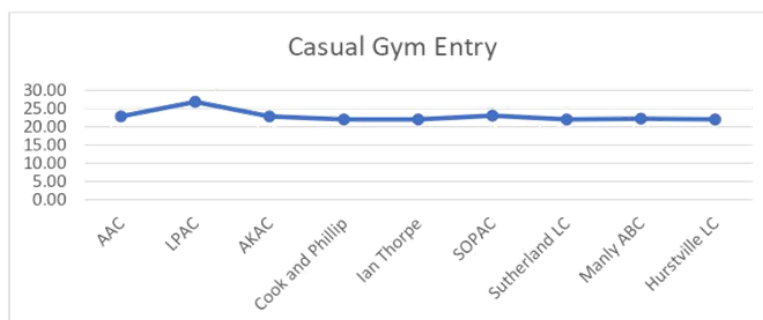


- Child multi visit passes at AAC and LPAC represent excellent value
- The LPAC price point is slightly higher however is still within median range for this price point.
- Opportunity for this price is to harmonise LPAC in coming years with AAC and AKAC.

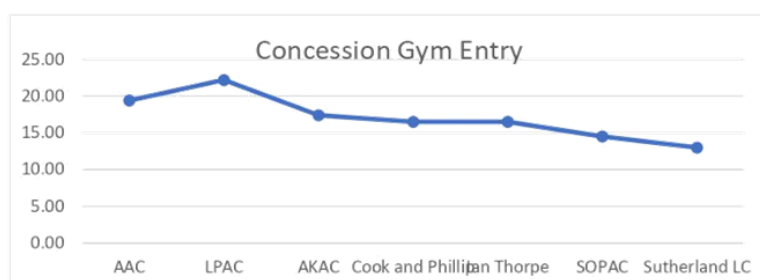
(d) **Gym Membership**



- Prices for gym membership can be shown as being at the midpoint of benchmarked facilities.
- This is particularly encouraging as the health and fitness amenities available for the IWC are industry leading and surpass many other facilities in terms of quality, size and range of programs and services.



- Casual gym entry prices can be seen above as very flat across all facilities.
- There is a slight spike in the LPAC cost however this can be harmonised over the coming few years.
- Note- The H&F services provided by the IWC are generally at a higher level than what is provided at other facilities.



- The cost of a concession gym entry can be seen across IWC facilities as being slightly higher than median at other Sydney facilities.
- There is a spike LPAC that should be corrected over coming years.

Former Family entry pass for the Ashfield Aquatics Centre

The former Ashfield Council provided a one-off family pass each year to residents of the Ashfield LGA. This former practise has not been initiated at the AAC since re-opening. In relation to this past practise, there are direct costs and financial implications relating to the issuing of family passes in this manner. Whilst there is no remaining data held as a record of how many families took advantage of this pass, commentary has been made by staff that each year a minimum of 1000 passes would have been redeemed each year. Current prices for the family pass is \$19.10. It highly likely that the take up of such as pass would double in the current circumstance with the renovated AAC and the direct costs to IWC would be in the vicinity of 2000 passes with an estimated total of \$38,000 per annum. A further consideration is whether this should be also applied to LPAC, FDAC, AKAC and DFB. In the case of a broad application of such an item, direct costs to Council would be in the vicinity of \$150,000 per annum. The AKAC and FDAC sites also create an additional area of complication as they are currently under outsourced management. Any losses incurred by the operators may require consideration for reimbursement by Council to the operator.

Further to the above, historically there has been complications with the former practise at AAC where some members of the community collected the passes from friends and neighbours.

This created the problem whereby some residents were able to use these vouchers over the course of a year. This worked to some extent against the original intent of the program for broad based attendance and favoured regular users of the AAC who were able to collect passes rather than a wide section of the community.

It is recommended that the free family pass is therefore not reinstated at AAC or introduced at other Aquatics Facilities given the costs associated with the exercise. It is recommended however that alternative avenues be provided which would include a 'free open day' once per year at each centre which would encourage community participation on a large scale with no opportunity for collecting and stockpiling passes by specific individuals. This could be done in conjunction with Seniors Week, Youth week and a range of other come and try programs to encourage residents to attend the facilities.

Learn to Swim Entry for financially disadvantaged

The Learn to Swim program within the facilities for the IWC is a central part of the financial contribution that is generated by the Aquatics Centres each year. Significantly, there is also a high level of labour cost associated with delivering and supervising the program which requires appropriate management and consideration of all prices charged. On this basis and with regards to those on low incomes, there should be a range of pensioner and concession prices as well as second and subsequent child prices to ensure equitable access can be provided to those on low incomes or with large families attending the program. For the most part, these are already in place for the Aquatics Facilities with the exception of concession prices at LPAC. It is recommended that concession prices are introduced at LPAC as part of fees harmonisation over coming years.

In the case of those persons who are a 'high risk of non- participation' in learning to swim due to significant financial distress, a option may be to issue '100 learn to swim 10 week terms' which can be spread around the various facilities based on needs of specific individuals. It is also recommended staff develop an appropriate process to identify those high-risk individuals.

Item No: C0421(1) Item 11

Subject: ELECTRICITY PROCUREMENT

Prepared By: Jon Stiebel - Urban Sustainability Manager

Authorised By: Brian Barrett - Acting General Manager

RECOMMENDATION

That Council:

1. Delegate the General Manager the authority to:
 - a) Enter into a procurement process (request for tender) for electricity supply to Council operations;
 - b) Approve tender recommendation and sign any documentation required to that effect; and
 - c) Renew IWC's electricity supply contract under the Power Purchase Agreement (PPA) and/or enter into a new electricity supply contract.
2. Note that the GM will apply these delegations in general alignment with the principles outlined in this report.

DISCUSSION

At its 24 April 2018 meeting, Council resolved to participate in the SSROC electricity Power Purchase Agreement (PPA) with an initial 25% renewable energy component. Council's current contract for electricity expires June 2022 and work has started for the first renewal of the PPA and for the next electricity contract. A Project Control Group (PCG) has been established:

- Acting General Manager
- Chief Operating Officer
- Senior Lawyer Contracts
- Procurement Services Manager
- Urban Sustainability Manager

Inner West Council has a target for 100% renewable electricity by 2025. Review of options for achieving this are currently underway. Council is exploring options alongside the current PPA to increase our renewable electricity and secure the next electricity contract.

While the renewable power supply under the current contract is better priced than the grid peak and shoulder rates, the next tranche of renewables may or may not be priced above 2021 grid power. Offerings have progressed since the first PPA where the renewable percentage was fixed for three years. There could be new options available that allow an increase in renewables within the contract term to align with target dates and financial requirements.

Electricity procurement groups require GM delegation, and this is due to:

1. Tight timeframes for contracting in the electricity market, noting that electricity suppliers typically allow one week between an offer and contract signing.

2. The likelihood that Council will be part of a buying group involving multiple Councils who will all be asked to delegate to the GM to allow timely contract signing (the previous electricity procurement was with 18 Councils).

The following GM delegations are requested:

1. Enter into a procurement process for electricity supply to Council operations (request for tender) and sign required documentation associated with this participation.
2. Approve the electricity procurement tender recommendation and sign any documentation required to that effect.
3. Renew IWC's electricity supply contract under the PPA and/or enter into a new electricity supply contract.

The GM will exercise these delegations generally in alignment with the following principles:

1. Climate emergency: Council has resolved to become 100% renewable and carbon neutral by 2025 and has declared a Climate Emergency that highlights the need to accelerate action and place climate at the center of decision making (refer Climate and Renewables Strategy adopted December 2019). The GM will therefore aim to increase the proportion of renewables as far as possible in this contract, preferably to 100%.
2. Financial feasibility: The ability to increase the proportion of renewables will depend on the offerings available from suppliers, and the associated cost. The GM will increase renewables to 100% if considered financially feasible (for example, electricity rates are within approximately 20% of existing electricity contract rates). The GM will notify Councillors as soon as any cost information becomes available that can be shared and whether options exist to scale up over time.

The following project timing is likely based on discussion with the relevant procurement groups but is subject to change.

Step	Estimated Timing	Activity
1	Current	Procurement options, market sounding
2	April/May	Join procurement group, GM delegation confirmed
3	As early as June - August 2021	Procurement activity undertaken
4	September 2021	Procurement activity concluded
5	October - December	Electricity contract signed by IWC

FINANCIAL IMPLICATIONS

The project is in an early stage and financial implications are currently not known. Council's budget for electricity is around \$3 million/annum. Accurate electricity budget forecasting is currently difficult due to recent and planned aquatic centre redevelopments, COVID, work from home and the Long-Term Accommodation Strategy. This report sets out the principles to reach Council's renewable energy targets within a financially responsible decision-making framework.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 12

Subject: POST EXHIBITION REPORT - 120C OLD CANTERBURY ROAD, SUMMER HILL - VARIATION TO VPA

Prepared By: Bojan Sodic - Strategic Investments Manager

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT Council enter into the Deed of Variation of Voluntary Planning Agreement for 120C Old Canterbury Road, Summer Hill as provided in Attachment 1 to this report.

Background

In March 2019, Council entered into a Voluntary Planning Agreement (VPA) with the Yard 120C Pty Ltd with respect to the development at 120C Old Canterbury Road, Summer Hill.

As part of their current development application, The Yard 120C is seeks a variation to the Floor Space Ratio (FSR) development standard under Clause 4.4 of the ALEP 2013 to 3.0:1 and a total of 5,890m². This variation to FSR is directly attributed to the lower two levels of the development, which under the planning proposal were designated to cater for above ground car parking. Since the time of the planning proposal the application has been amended (based on new flooding advice) and now incorporates basement car parking. The provision of basement car parking has enabled the creation of additional residential accommodation/retails spaces within levels 1 and 2, previously to be solely utilised for above ground parking.

Current VPA against the amended VPA

The current VPA was negotiate and executed on a Maximum permissible FSR and Area: 2.75:1 or 5,365m²

Please see below table comparing the current VPA against the amended development

Standard	Amended Development	Difference
Floor Space Ratio Include in Current VPA Maximum permissible: 2.75:1 or 5,365m ²	3.0:1 or 5,890m ²	504m ² or +9.3%

Therefore, Council has increased the value of the VPA current to reflect the increase development size. The amended VPA has been increased by over 10.5% from the current VPA which is significantly more than the increase in development FSR and Area.

Current VPA value is \$4,475,750 and a 9.3% increase would be = **\$416,244**

Please see below the details of the two VPAs.

The current VPA included the following items

- *Construct a park of approximately 300m² located within the Land and to provide rights of way for public access through the park to the Greenway corridor and the Lewisham Light Rail station from Old Canterbury Road and McGill Street; - Value \$1.93million*
- *Provide 2 studio units which will be allocated to Affordable Housing units. The ownership of the units will be transferred to Inner West Council at the completion of the project; Value \$1.3million*
- *Community Office Space located within retail Ground Floor – 5 Year Rental Agreement \$1 Peppercorn rent per year – 35sqm office area; and – Value \$200,000*
- *Provide Council a payment of \$1,045,000 million to be used for public works in the community and surrounding area (Inner West Council will provide a summary of how this payment will be allocated at later date) – Value \$1,045,000*
- *Total Value - \$4,475,750*

The Yard 120C and Council are seeking a variation to this agreement regarding the following items:

- *The studio Apartments have been upgraded to 1-bedroom apartments with an increase in internal size from 35m² to circa 50m² – 15m² increase @ \$75,000 each unit – Total increase \$150,000*
- *Free rental period of the Community space increased from 5 Years to 7 Years. Two-year increase @ \$40,000/year -Total increase \$80,000*
- *Included community lift added in Greenway pedestrian link – Total increase \$100,000*
- *Widened access pathway to Old Canterbury Rd has extended the Greenway access link with extensive landscaping beds – Total Increase \$150,000*
- *Total increase in Value - **\$480,000***

Engagement Methods

The Voluntary Planning Agreement was publicly exhibited for 28 days from 26th February 2021 to 26th March 2021.

The engagement was undertaken online via Your Say Inner West and promoted through Council's website and social media

A total of five (5) submissions were received on Council's YSIW. Out of the total submissions regarding the voluntary planning agreement, 2 were not in support, 3 submissions were in support of the Voluntary Planning Agreement.

Engagement outcomes

A total of 5 survey responses were received and a total of 2 submissions opposed to the VPA.

The following section summarises the individual survey responses received.

1. The VPA should address traffic issues

"The VPA should address the traffic and road chaos that the increase in density has caused on the intersection of Old Canterbury road and Toothill street"

Comment: This was only an amendment to the current approved VPA and didn't deal with traffic issues

2. The Development Application being approved

“consistent pattern of developer behavior getting a DA passed and then vary it. the key question is would the changing of apartment size with no parking be allowed in first submission or is this another example of finding a way round the rules”

Comment: The VPA process was totally separate from the Planning process and it did not affect any approval of the development

ATTACHMENTS

1. [120C Old Canterbury Road Summer Hill - VPA - Deed of Variation](#)

Deed of Variation – Variation of Planning Agreement

Inner West Council

And

The Yard 120C Pty Ltd

JOHNSON WINTER & SLATTERY

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Deed of Variation - Variation of Voluntary Planning Agreement

JOHNSON WINTER & SLATTERY

Contents

1	Definitions and interpretation	2
1.1	Definitions	2
1.2	Definitions in the Deed of Variation	2
1.3	Interpretation	2
2	Amendments	3
3	Confirmation and acknowledgement	3
4	General	3
4.1	Governing law	3
	Schedule	4
	Appendix 1 – Explanatory Note	11
	Execution	14

Deed of Variation – Variation of Planning Agreement

Date

Parties

- 1 Inner West Council** (ABN 52 659 768 527) (**Council**)
Address: Administrative Centre, 2 Fisher Street, Petersham, NSW 2049
Email: bojan.sodic@innerwest.nsw.gov.au
Contact: Bojan Sodic
- 2 The Yard 120C Pty Ltd** (ACN 610 050 541) (**Developer**)
Address: 2 Tebbutt Street, Leichardt, NSW 2040
Email: jamie@Theyard120c.com
Contact: Jamie Howieson

Recitals

- A** The Developer and the Council are Parties to the VPA in respect of the Land.
- B** Since entering into the VPA, the Developer has lodged the Development Application with Council in respect of the Land.
- C** The Developer and the Council agree to vary the VPA in accordance with the Deed.

The parties agree, in consideration of, among other things, the mutual promises contained in this deed as follows:

Operative part

1 Definitions and interpretation

1.1 Definitions

The following definitions apply in this deed, unless the context requires otherwise.

Commencement Date means the date that this deed is executed by the parties.

Regulation means the *Environmental Planning and Assessment Regulation 2000* (NSW).

Schedule means the schedule to this Deed.

VPA means the Planning Agreement executed on or about 5 August 2019 by the Parties.

1.2 Definitions in the Deed of Variation

Words and phrases defined in the VPA have the same meaning when used in this deed, unless a contrary intention appears.

1.3 Interpretation

Clause 1.2 of the VPA applies to the interpretation of this deed.

2 Amendments

- (a) With effect on and from the Commencement Date, and in accordance with clause 25C(3) of the Regulation the VPA is amended as set out in the Schedule.
- (b) This deed is not a planning agreement within the meaning of section 7.4 of the *Environmental Planning & Assessment Act 1979* (NSW).

3 Confirmation and acknowledgement

- (a) With effect on and from the Commencement Date, the parties are bound by the VPA as amended by this deed.
- (b) Except as specifically amended by this deed, all terms and conditions of the VPA remain in full force and effect.
- (c) If there is a conflict between the VPA and this deed, the terms of this deed prevail.
- (d) Nothing in this deed:
 - (i) prejudices or adversely affects any right, power, authority, discretion or remedy which arose under or in connection with the VPA before the date of this deed; or
 - (ii) discharges, releases or otherwise affects any liability or obligation which arose under or in connection with the VPA before the date of this deed.
- (e) The Appendix contains the Explanatory Note relating to this Deed required by clause 25E of the Regulation.
- (f) The Parties agree that the Explanatory Note is not to be used in construing this Deed.

4 General

4.1 Governing law

New South Wales law governs this VPA. The parties submit to the exclusive jurisdiction of the courts of New South Wales.

Schedule

(clause 2)

The amendments to the relevant clauses or schedules of the VPA appear below.

- (a) Amend clause 1.1 as follows:

Delete the current definition of Easement Site and replace with the following definition:

Easement Site means the land over which an agreement for access will be granted to Council in accordance with clause 6 of this Agreement and shown indicatively in pink highlight as the 'publicly accessible pathway' in Annexure A.

- (b) Amend clause 6.2(a) as follows:

Delete the existing paragraph (xi) ("The construction of a stair and public pathway connecting the Pocket Park to the Greenway") and replace with "(xi) The construction of a publicly accessible lift that is DDA compliant and pathway to be maintained and repaired by the Developer and subsequently the owners corporation "

- (c) Amend clause 7.1(b)(iv) of the VPA as follows:

Change "five years" to "seven years".

- (d) Replace Schedule 1, Schedule 2 and Annexures A–C of the VPA with Schedule 1, Schedule 2 and Annexures A - C as attached to this Deed below.

Schedule 1 – Reference Schedule

Item 1	Developer's Details	Name: The Yard 120C Pty Ltd ACN: 610 050 541 Address: 2 Tebbutt Street, Leichardt, NSW 2040
Item 2	Council's Representative	Group Manager, Property
Item 3	Land	Lot 1 in Deposited Plan 817359 and Lot 100 in Deposited Plan 875660, known as 120C Old Canterbury Road, Summer Hill NSW including any future amalgamation of those lots.
Item 4	Development	A mixed use development comprising mainly of residential housing, with some retail space and car spaces as shown in the Fox Johnson Design Plans contained at Annexure C.
Item 5	Pocket Park	A park, associated publicly accessible pathway and a publicly accessible lift that is DDA compliant of a total of approximately 552.8m2, located within the Land and shown conceptually on the plan at Annexure A.
Item 6	Monetary Contribution	An amount equivalent to the amount that would be payable under a condition of development consent imposed in accordance with ss.7.11 and 7.13 of the Act having regard to the Contributions Plan, such amount to be calculated on the date that the Monetary Contribution is paid.
Item 7	Planning Proposal	Amendment of the <i>Ashfield Local Environmental Plan 2013</i> as follows: <ul style="list-style-type: none"> - Rezone the western allotment (Lot 1 DP 817359) from SP2 Infrastructure to B4 mixed Use; - Apply a maximum height of RL41.1 across the entire Site; and - Apply a FSR of 2.751 across the entire Site.
Item 8	Affordable Housing Units	2 x mid-range one bedroom apartments approximately 50m2 each (no car spaces), where mid-range is a unit that is located above the second floor but below the top floor within the Approved Development.
Item 9	Notices	<p>Council</p> <p>Name: Inner West Council</p> <p>Address: Administrative Centre 2 Fisher Street PETERSHAM NSW 2049</p> <p>Attention: Bojan Sodic</p> <p>Telephone: 02 9392 5839</p> <p>Email: bojan.sodic@innerwest.nsw.gov.au</p> <p>Developer</p> <p>Name: The Yard 120C Pty Ltd</p> <p>Address: 2 Tebbutt Street LEICHARDT NSW 2040</p>

Attention: Jamie Howieson
Telephone: (02) 9569 6988
Facsimile: (02) 9569 6984
Email: jamie@theyard120c.com

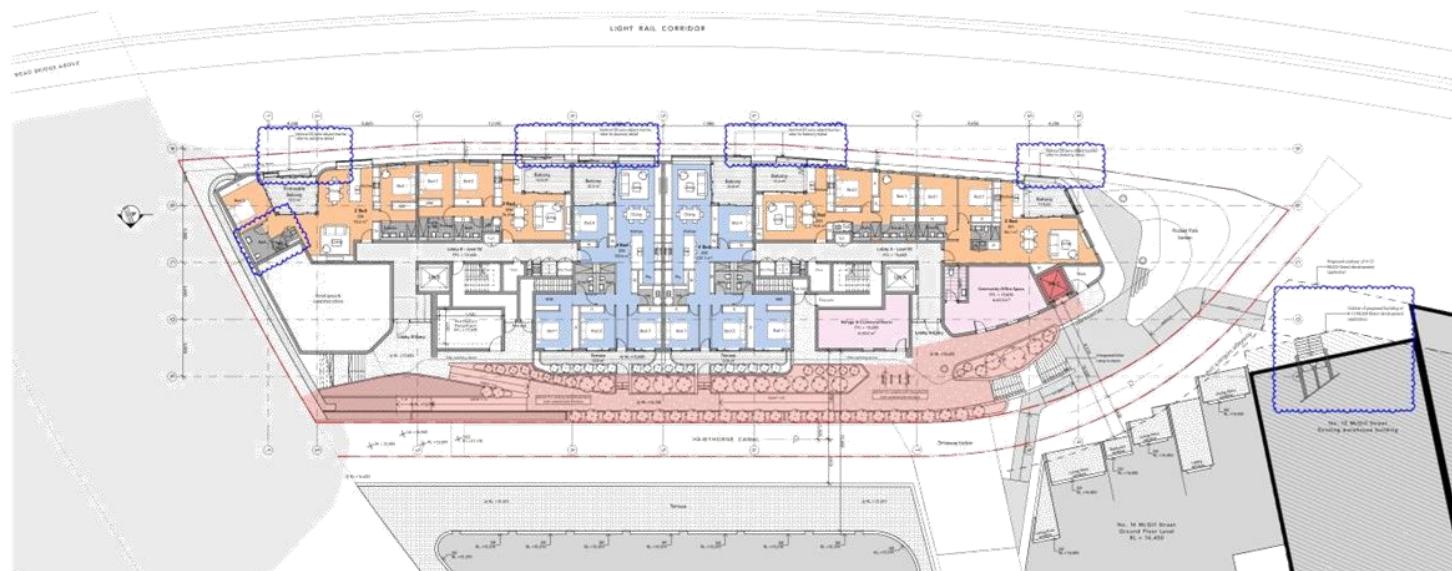
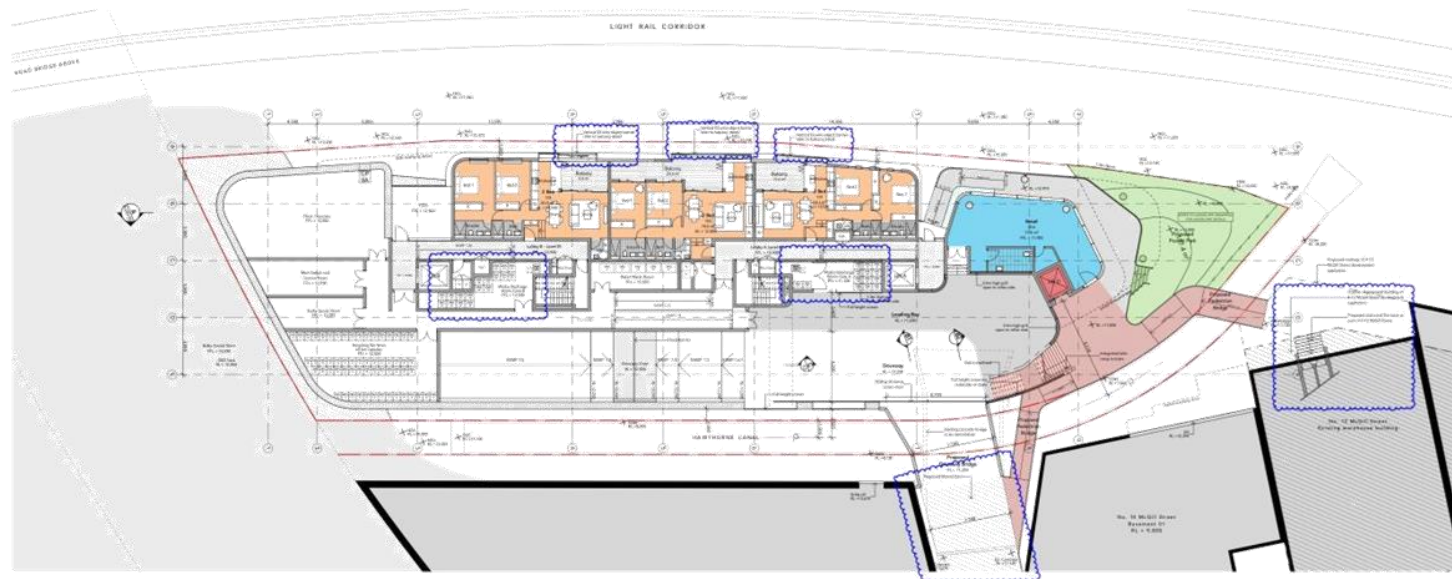
Schedule 2 – Developer's Contributions Summary

Description of Developer's Contribution	Estimated cost/ value	Timing
1. Construction of approximate 552.8m2 'Pocket Park', including access pathway to Old Canterbury Road and extension of the Greenway access link with extensive landscaping beds, and community lift that is DDA compliant in Greenway pedestrian link.	Estimated maximum construction cost (including park, pathway and lift) - \$1,880,750	Pocket Park (including pathway and lift) to be completed in accordance with this agreement.
2. Transfer of two Affordable Housing Units located on the Site to Council.	Total approximately \$1,450,000 (being 2 x 'mid-range' 50m2 one bedroom units without car spaces)	Following the registration of the strata plan for the stage of the Approved Development that includes the Affordable Housing Units and an in accordance with the process contained in clause 8 of this agreement.
3. Lease of 35 m2 of community office space to Council for a period of 7 years for \$1/year for the term of the lease.	Approximately \$280,000 (35m2 at estimated rental saving of \$40,000 per year for term of lease)	Lease to be entered into with Council within 14 days of the registration of the strata plan for the Approved Development which includes the retail space.
4. Monetary Contribution to be used by Council for or applied towards a public purpose including but not limited to those purposes described in the Contributions Plan.	An amount equivalent to the amount that would be payable under a condition of development consent imposed in accordance with s.7.11 of the Act having regard to the Contributions Plan, such amount to be calculated on the date that the Monetary Contribution is paid.	Monetary Contribution to be paid to Council prior to the issuing to the issue of any Occupation Certificate for the final stage of the Approved Development.

Annexure A – Pocket Park

Item 12

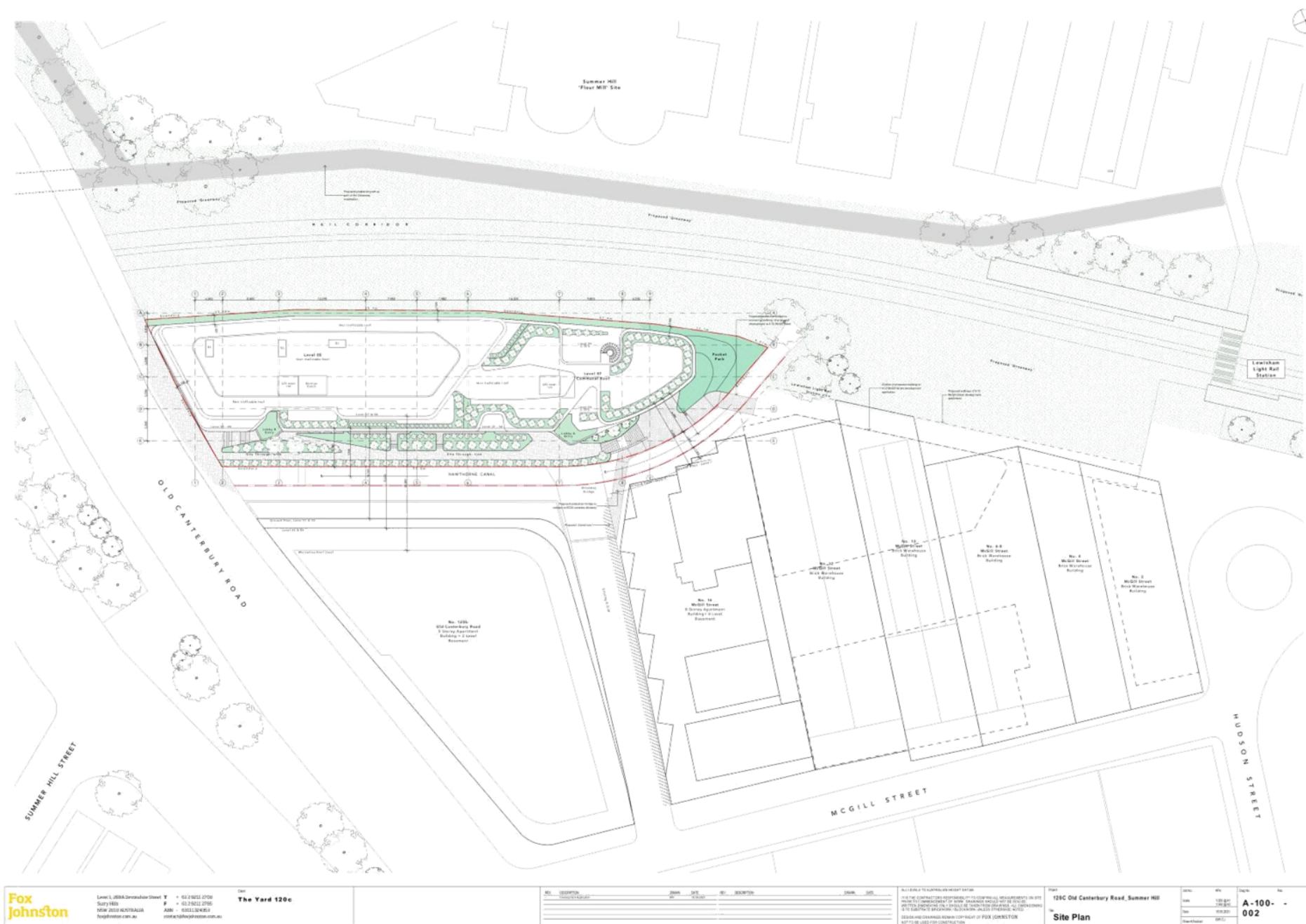
Attachment 1



LEGEND

- Publicly accessible lift
- Publicly accessible pathway
Total Area : 435.4m²
- Publicly accessible pocket park
Area : 117.4m²

Annexure B – Site Plan

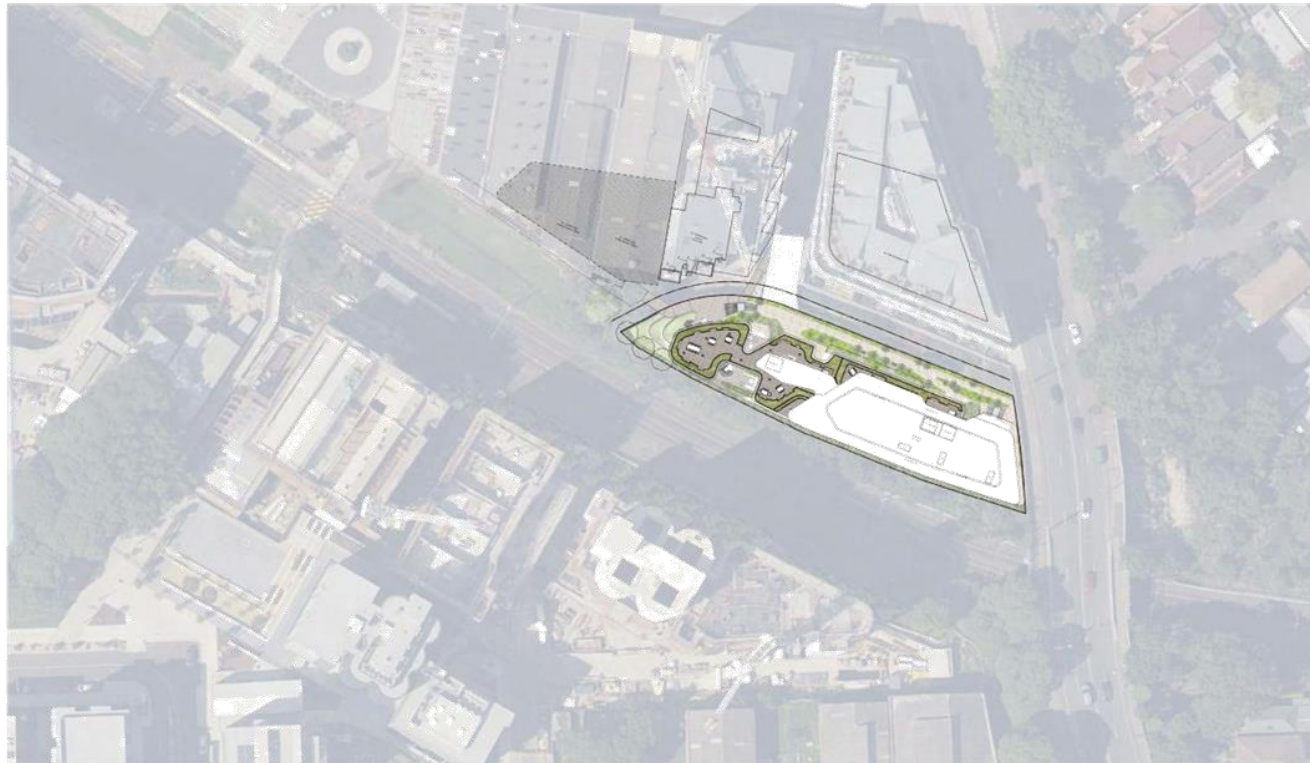


Annexure C – Fox Johnson Design Plans and McGregor Coxall Landscaping Plans









120C Old Canterbury Road Landscape Architecture

February 2021

DRAWING INDEX

LD-SK-00	Cover Page
LD-SK-01	Pocket Park (L3+L4)
LD-SK-02	Site through-link (L3)
LD-SK-03	Communal spaces (L3+L4+L5)
LD-SK-04	Roof garden (L7)
LD-SK-05	Ecological design principles
LD-SK-06	Plant schedule
LD-SK-07	Planting plan L3
LD-SK-08	Planting plan L2
LD-SK-09	Planting plan L3,L4,L5
LD-SK-10	Planting plan L7
LD-SK-11	Character images
LD-SK-12	Character images
LD-SK-13	Sections
LD-SK-14	Sections
LD-SK-15	Sections



LANDSCAPE ARCHITECTURE
URBANISM
ENVIRONMENT
BIOCLIMATE RESEARCH

SYDNEY
MELBOURNE
SHENZHEN
BRISTOL

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Client
The Yard 120C
Project Team
Fox Johnston

Project Name
120C Old Canterbury Rd
Project No.
0770SYD
Address
120C Old Canterbury Rd

Phase
Concept Design
Sheet Title
Cover Page
Sheet No.
LD-SK-00

Rev
F



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Client
The Yard 120C

Key Consultants
Fox Johnston

Project Name
120C Old Canterbury Rd

Project No.
0770SYD

Address
120C Old Canterbury Rd

Key Plan

Issue Log			
D	For DA	JV	13/5/20
E	For DA	JV	18/9/20
F	For DA	JV	10/2/21
Rev	Revision Description	By / Checked	Date

Scale
1:150 @ A1

0 2 4 6 8 10 m

All dimensions are in millimetres unless otherwise noted.
Do not scale from this drawing.

Phase
Concept Design

Sheet Title
Pocket Park (L0+L1)

Sheet No.
LD-SK-01

Rev
F



Program

- 01 Stairs to L1
- 02 Raised concrete planter with Australian native fern garden
- 03 Bench seating integrated in planter wall
- 04 Sandstone pavers
- 05 1:20 walkway to Old Canterbury Road
- 06 Screen / fence with climbers



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Client
The Yard 120C

Key Consultants
Fox Johnston

Project Name
120C Old Canterbury Rd

Project No.
0770SYD

Address
120C Old Canterbury Rd

Key Plan

Issue Log

D	For DA	JV	13/5/20
E	For DA	JV	18/9/20
F	For DA	JV	10/2/21

Rev	Revision Description	By / Checked	Date
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Scale
1: 150 @ A1

0 2 4 6 8 10 m

All dimensions are in millimetres unless otherwise noted.
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Phase
Concept Design

Sheet Title
Site through-link (L2)

Sheet No.
LD-SK-02

Rev
F



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Client
The Yard 120C
Key Consultants
Fox Johnston

Project Name
120C Old Canterbury Rd
Project No.
0770SYD
Address
120C Old Canterbury Rd

Key Plan

Issue Log			
D	For DA	JV	13/5/20
E	For DA	JV	18/9/20
F	For DA	JV	10/2/21
Rev	Revision Description	By / Checked	Date

Scale
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All dimensions are in millimetres unless otherwise noted.
Do not scale from this drawing.

Phase
Concept Design
Sheet Title
Communal spaces (L3+L4+L6)
Sheet No.
LD-SK-03
Rev
F



Program

- 01 Planters
- 02 Seating
- 03 Tables & chairs
- 04 BBQ
- 05 Flexible space
- 06 Private balconies
- 07 Timber dock
- 08 Planted fence



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Client
The Yard 120C
Key Consultants
Fox Johnston

Project Name
120C Old Canterbury Rd
Project No.
0770SYD
Address
120C Old Canterbury Rd

Key Plan

Issue Log			
D	For DA	JV	13/5/20
E	For DA	JV	18/9/20
F	For DA	JV	13/2/21
Rev	Revision Description	By / Checked	Date

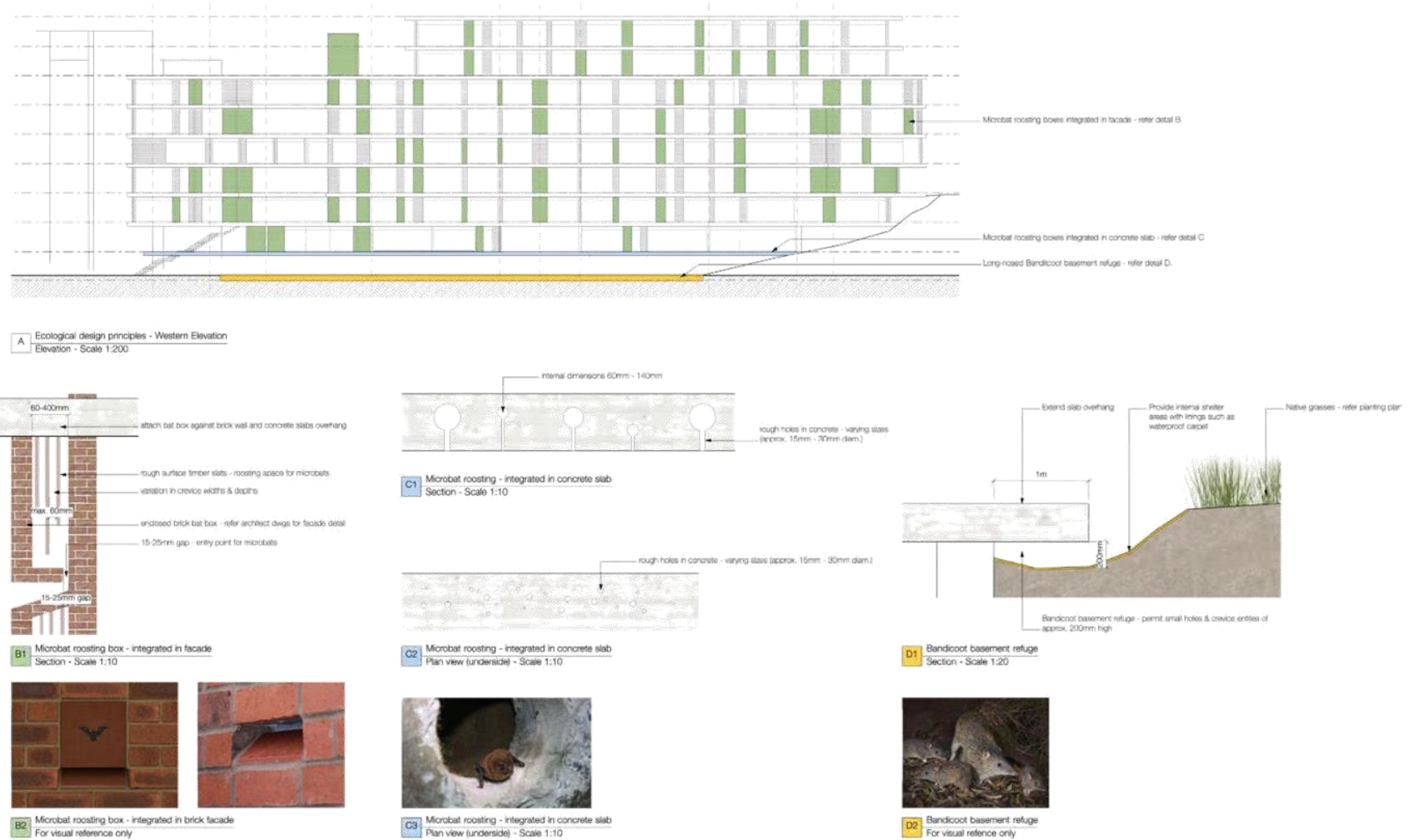
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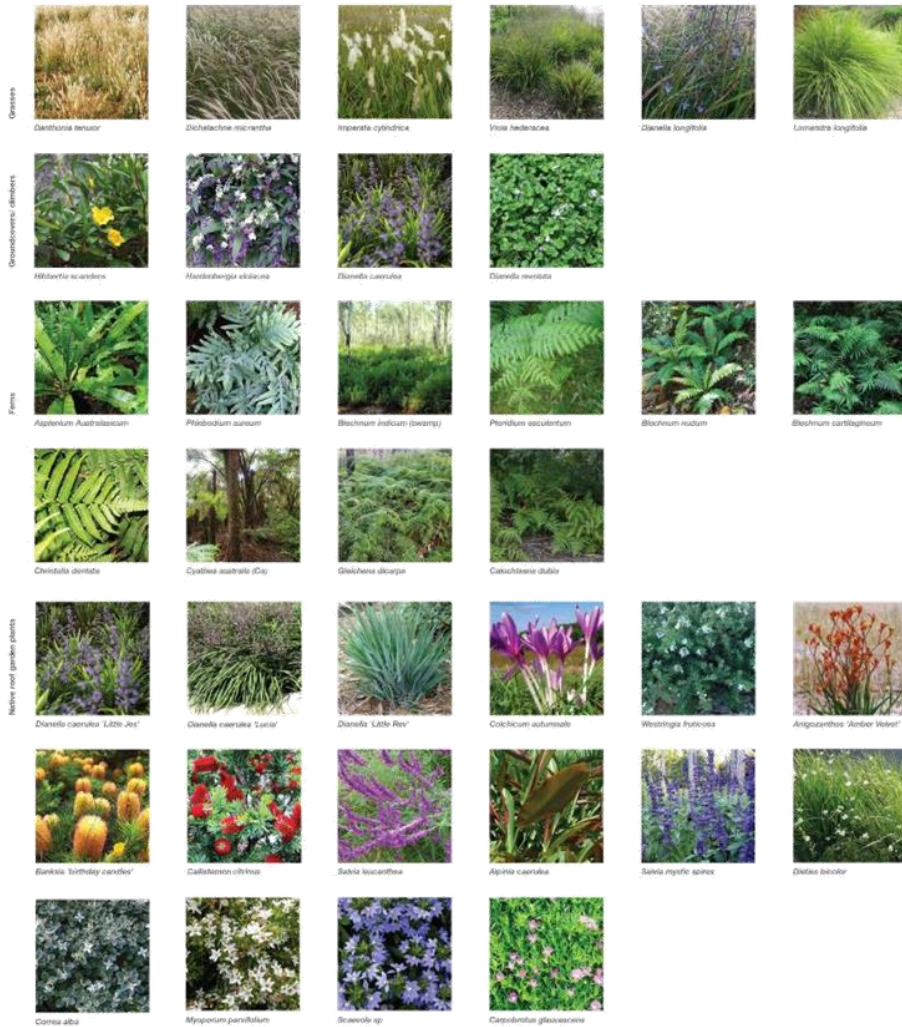
Phase
Concept Design
Sheet Title
Roof garden (L7)
Sheet No.
LD-SK-04

Rev
F

Whole western aspect Greenway interface encourages local threatened biodiversity refuge habitat (Long-nosed Bandicoot & Large Bent-winged Bat).



Native grassland, fern gardens and native roofgarden plants



Plant species have been selected that will attract native fauna (insects, birds, microbats etc.). One of the target species is the Large Bent-Wing Bat, which feeds on moths. Therefore, plant species are selected that will attract moths, including:

- Bottlebrushes (*Callistemon* spp.)
- *Melaleuca* (*Melaleuca* spp.)
- *Grevillea* (*Grevillea* cv.)
- Grasses.

Untreated organic mulch soil substrate will be used in the planted areas for the following reasons:

- suitable for insects (incl. moths) to lay their eggs in
- maintains moisture within the soil
- prevents colonisation by weeds

Trees



Melaleuca leucadendron

PLANTING SCHEDULE L0	
3	<i>Asplenium australasicum</i>
141	<i>Blechnum indicum</i>
141	<i>Blechnum nudum</i>
141	<i>Calochlaena dubia</i>
100	<i>Danthonia tenuior</i>
33	<i>Dianella longifolia</i>
100	<i>Dichelachne micrantha</i>
141	<i>Gleichenia dicarpa</i>
133	<i>Hardenbergia violacea</i>
133	<i>Hibbertia scandens</i>
33	<i>Imperata cylindrica</i>
33	<i>Lomandra longifolia</i>
3	<i>Melaleuca leucadendron</i>
100	<i>Viola hederacea</i>

PLANTING SCHEDULE L2	
9	<i>Asplenium australasicum</i>
163	<i>Blechnum indicum</i>
147	<i>Blechnum nudum</i>
160	<i>Calochlaena dubia</i>
3	<i>Christella dentata</i>
17	<i>Cyathea australis</i>
16	<i>Dianella caerulea</i>
144	<i>Dianella revoluta 'Little Rev'</i>
160	<i>Gleichenia dicarpa</i>
16	<i>Hardenbergia violacea</i>
16	<i>Hibbertia scandens</i>
3	<i>Phlebodium aureum</i>

PLANTING SCHEDULE L3,4,6	
1	<i>Asplenium australasicum</i>
16	<i>Blechnum cartilagineum</i>
2	<i>Blechnum indicum</i>
14	<i>Blechnum nudum</i>
12	<i>Calochlaena dubia</i>
2	<i>Christella dentata</i>
8	<i>Cyathea australis</i>
34	<i>Dianella caerulea</i>
34	<i>Dianella revoluta</i>
12	<i>Gleichenia dicarpa</i>
64	<i>Hardenbergia violacea</i>
34	<i>Hibbertia scandens</i>
2	<i>Pteridium esculentum</i>

PLANTING SCHEDULE L7	
15	<i>Alpinia caerulea</i>
35	<i>Anigozanthos</i>
17	<i>Banksia spinulosa 'birthday candles'</i>
28	<i>Callistemon citrinus</i>
13	<i>Carpodanthus glaucescens</i>
32	<i>Colchicum autumnale</i>
31	<i>Correa alba</i>
14	<i>Dianella caerulea</i>
36	<i>Dianella caerulea 'Little Jes'</i>
12	<i>Dianella revoluta 'Little Rev'</i>
25	<i>Dietes bicolor (Moraea bicolour)</i>
14	<i>Myoporum parvifolium</i>
1	<i>Pittosporum undulatum</i>
49	<i>Salvia leucanthea</i>
19	<i>Salvia mystic spires</i>
53	<i>Scaevola sp.</i>
31	<i>Westringia fruticosa</i>



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Client
The Yard 120C
Key Consultants
Fox Johnston

Project Name
120C Old Canterbury Rd
Project No.
0770SYD
Address
120C Old Canterbury Rd

Key Plan

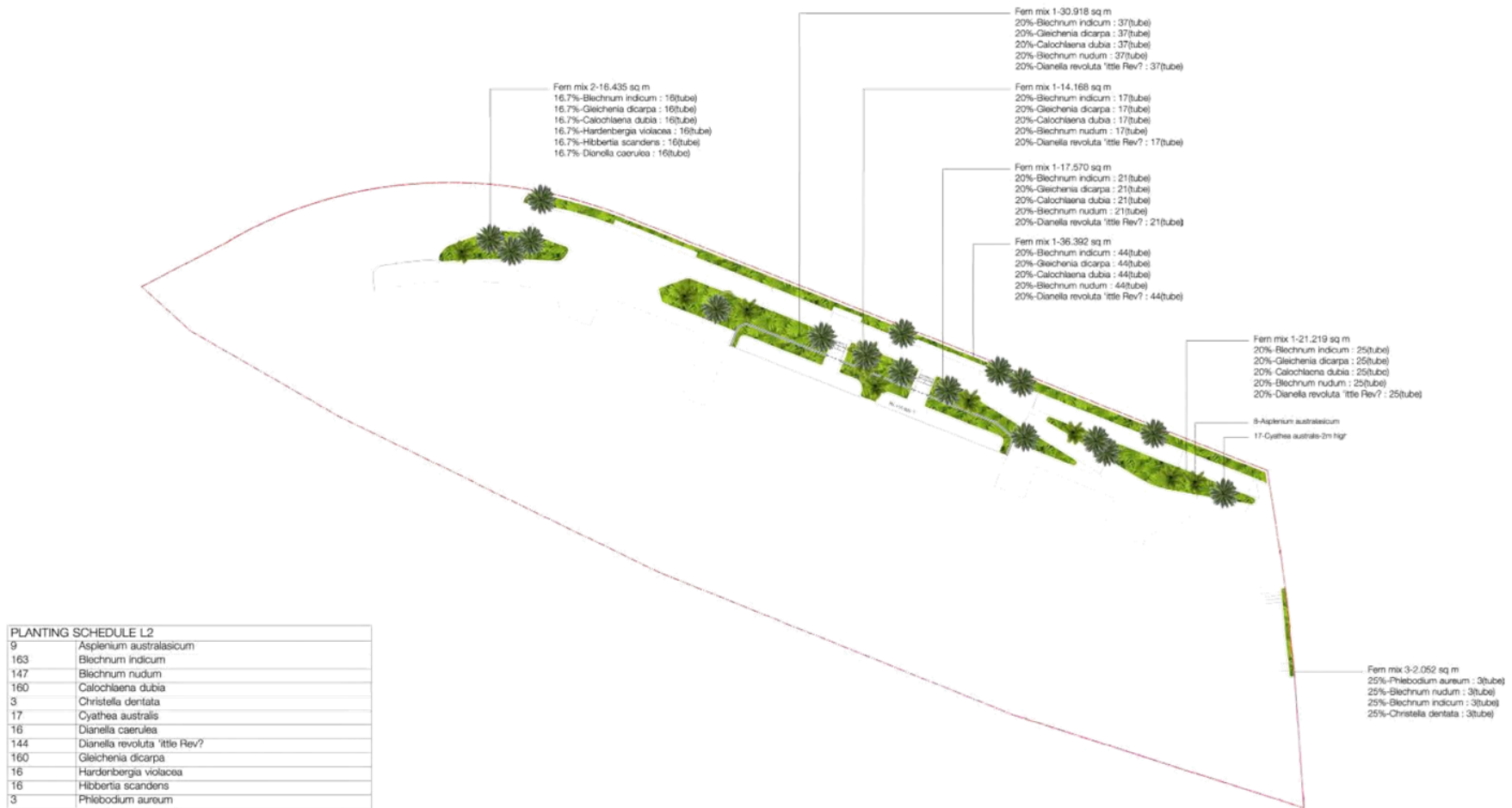
Issue Log			
D	For DA	JV	13/5/20
E	For DA	JV	18/9/20
F	For DA	JV	10/2/21
Rev	Revision Description	By / Checked	Date

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Do not scale from this drawing.

Phase
Concept Design
Sheet Title
Plant schedule
Sheet No.
LD-SK-06

Rev
F





PLANTING SCHEDULE L2	
9	Asplenium australasicum
163	Blechnum indicum
147	Blechnum nudum
160	Calochlaena dubia
3	Christella dentata
17	Cyathea australis
16	Dianella caerulea
144	Dianella revoluta 'little Rev?'
160	Gleichenia dicarpa
16	Hardenbergia violacea
16	Hibbertia scandens
3	Phlebodium aureum



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Issue Log			
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E	For DA	JV	18/9/20
F	For DA	JV	10/2/21

Rev	Revision Description	By / Checked	Date
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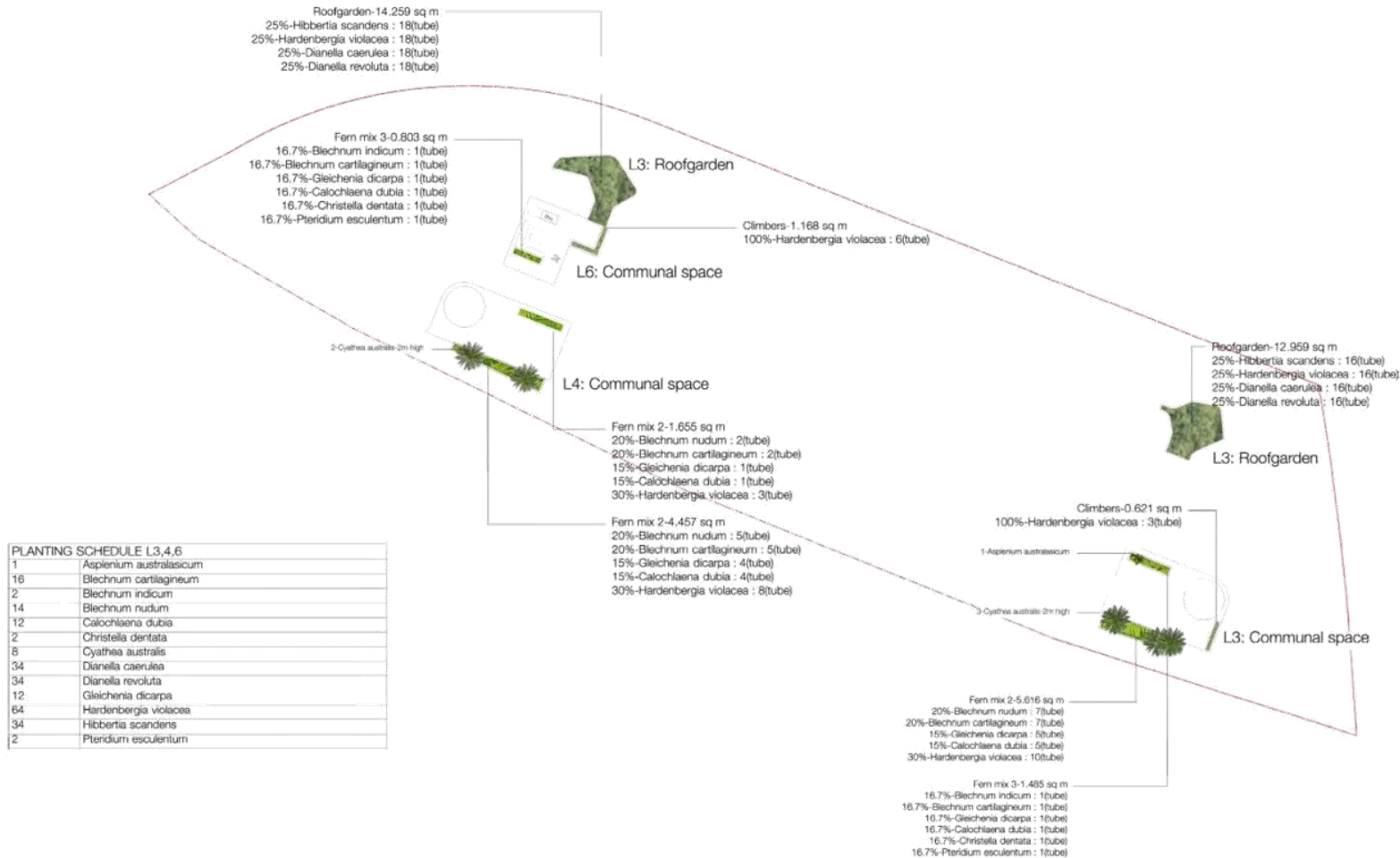
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Phase
Concept Design

Sheet Title
Planting plan L2

Sheet No.
LD-SK-08

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Project No.
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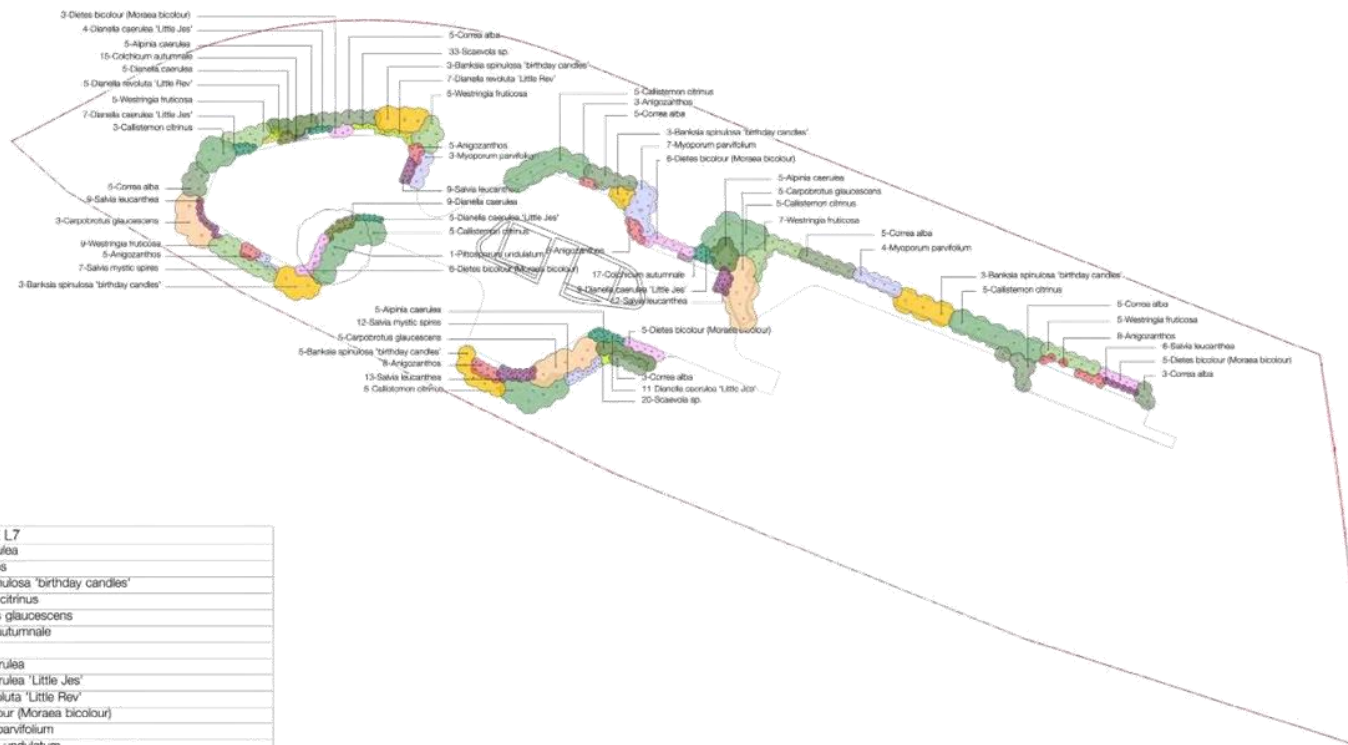
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Phase
Concept Design

Sheet Title
Planting plan L3,L4,L6

Sheet No.
LD-SK-09

Rev
F



PLANTING SCHEDULE L7	
15	<i>Apirnia caerulea</i>
35	<i>Anigozanthos</i>
17	<i>Banksia spinulosa</i> 'birthday candles'
28	<i>Callistemon citrinus</i>
13	<i>Carpobrotus glaucescens</i>
32	<i>Colchicum autumnale</i>
31	<i>Correa alba</i>
14	<i>Dianella caerulea</i>
36	<i>Dianella caerulea</i> 'Little Jins'
12	<i>Dianella revoluta</i> 'Little Plev'
25	<i>Dietes bicolor</i> (<i>Moraea bicolor</i>)
14	<i>Mycoporum parvifolium</i>
1	<i>Pittosporum undulatum</i>
49	<i>Salvia leucanthea</i>
19	<i>Salvia mystic</i> spires
53	<i>Scaevola</i> sp.
31	<i>Westringia fruticosa</i>



Café terrace



Terraced seating with grass forms outdoor theatre



Fern garden in concrete planters, timber seating & sandstone pavers



Stairs to pedestrian link (L2)



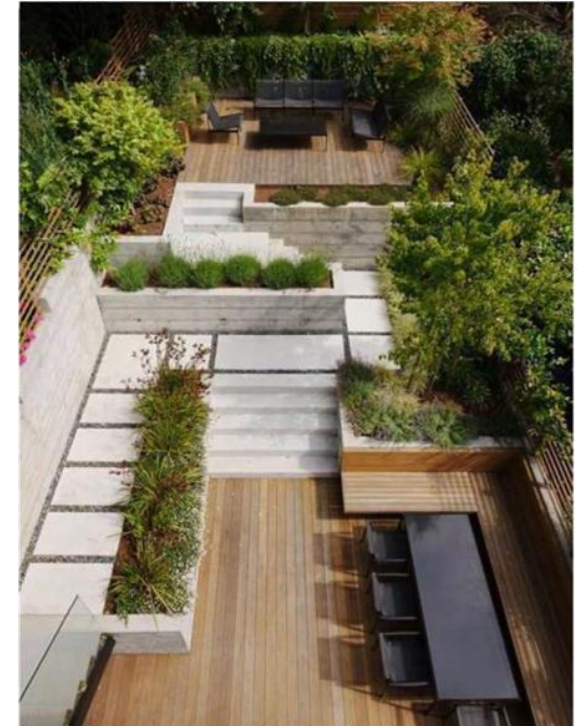
Timber decking & pedestrian bridge over canal



Integrated seating in s/s edge



Concrete benches communal spaces



Character image communal spaces & roof garden



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Key Consultants
Fox Johnston

Project Name
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Project No.
0770SYD
Address
120C Old Canterbury Rd

Key Plan

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Rev	Revision Description	By / Checked	Date	

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Phase
Concept Design
Sheet Title
Character images
Sheet No.
LD-SK-11

Rev
F



Example of a bat box integrated in a brick facade



Example of a bat box integrated in a timber facade



Example of roosting boxes integrated in architectural facade of building



Insect hotels in garden spaces (L0, L2, L7)



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120C Old Canterbury Rd
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Address
120C Old Canterbury Rd

Key Plan

Issue Log				
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F	For DA	JV	10/2/21	
Rev	Revision Description	By / Checked	Date	

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Phase
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Address
120C Old Canterbury Rd

Key Plan

Issue Log				
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E	For DA	JV	18/9/20	
F	For DA	JV	10/2/21	
Rev	Revision Description	By / Checked	Date	

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Sections
Sheet No.
LD-SK-13

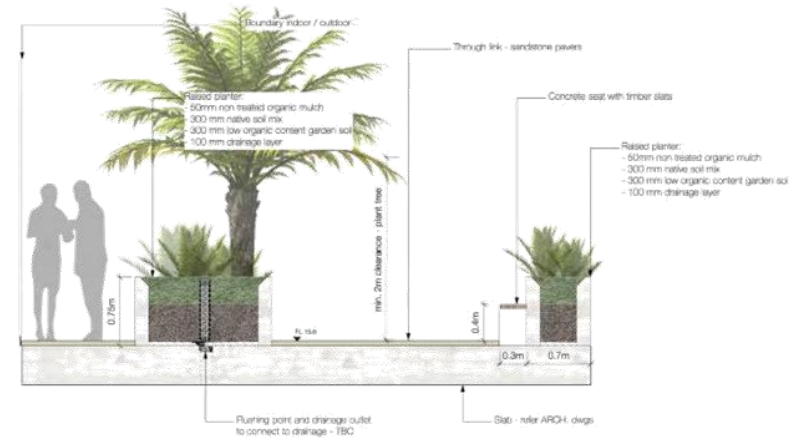
Rev
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C Site through link (L2)
Elevation - Scale 1:100



D Site through link (L2)
Section - Scale 1:25



E Seating integrated in planter (L2)
Section - Scale 1:25



E Communal space roof (L7)
Section - Scale 1:25



PALISSADE TABLE - L170 X W90 X H75
CM
\$1,550



PALISSADE LOUNGE SOFA
\$1,100



F Outdoor furniture type
For visual reference only

Appendix 1 – Explanatory Note

Explanatory Note

Inner West Council ABN 52 659 768 527

and

The Yard 120C Pty Ltd

Environmental Planning and Assessment Regulation 2000

Summary

(Clause 25E)

1 Parties to the Deed

The Parties to this Deed of Variation of a Planning Agreement (**Deed**) are the Inner West Council ABN 52 659 768 527 (**Council**) and The Yard 120C Pty Ltd ACN 610 050 541 (**Developer**).

2 Description of the Subject Land

This Deed applies to:

- Lot 1 DP 817359; and
- Lot 100 DP 875660;

known as 120C Old Canterbury Road, Summer Hill (**Land**), as defined in the Planning Agreement entered into between the Parties on or about 5 August 2019 (**Planning Agreement**).

3 Description of the Proposed Development

The Deed relates to the carrying out of the Development, as defined in the Planning Agreement.

4 Background of the Deed

The Parties entered into the Planning Agreement on or about 5 August 2019.

The Developer has since lodged a Development Application (as defined in the Planning Agreement) with respect to the Land, being development application DA/2020/0815 for the construction of an 8-storey mixed-use development comprising ground level retail, 57 residential units, three levels of basement car parking and a pocket park.

Pursuant to clause 17 of the Planning Agreement the Parties, by way of the Deed, wish to amend the Planning Agreement to:

- (a) Align the delivery of various items of work to be contributed by the Developer to Council identified at Annexures A – C of the Planning Agreement with the Developer's architectural plans forming part of the Development Application;
- (b) Update the Reference Schedule contained in Schedule 1 to reflect the Development Application; and
- (c) Update the Developer's Contribution Summary contained in Schedule 2 to provide increased public benefits and reflect the Development Application as lodged with Council.

5 Summary of Objectives, Nature and Effect of the Deed

The objective of the Deed is to amend the Planning Agreement.

The Planning Agreement requires the Developer to:

- Construct a 'pocket park' of approximately 300m² located within the Land and to provide rights of way for public access through the park;
- Provide Council with 35m² of community office space located within the Ground Floor retail space of the Proposed Development for a period of five years at a rate of \$1 per year for the term of the lease;
- Transfer to Council for no consideration the legal title for two affordable housing units, both being mid-range studio apartments which are each approximately 35m²; and
- Pay Council a monetary contribution of an amount equivalent to the amount that would be payable under a condition of development consent imposed in accordance with ss.7.11 and 7.13 of the Act having regard to the Contributions Plan, such amount to be calculated on the date that the Monetary Contribution is paid., with such amount to be paid prior to the issue of any Occupation Certificate for the final stage of the development.

The objective of the Deed is to update the contributions to be provided by the Developer pursuant to the Planning Agreement to reflect the plans as submitted with the Development Application and to provide for improvements in the public benefits being provided by the Developer to Council as follows:

- Upgrades to the pocket park to include a publicly accessible pathway and lift, providing improved connectivity for the community to open space and infrastructure and therefore greater public benefits;
- An increase in the term of the lease of the community open space to Council for an additional two years, for a total period of seven years at a rate of \$1 per year; and
- An improvement in the affordable housing units being transferred to Council from studio apartments to one bedroom apartments.

6 Assessment of the Merits of the Draft Deed

6.1 The Planning Purpose of the Deed

The planning purpose served by the Deed is the provision of affordable housing and infrastructure and the orderly and economic development of land.

Both the Developer and the Council believe that the Deed provides a reasonable means of achieving those public purposes, in accordance with s7.4(2) of the Act.

The amendments to the Planning Agreement given effect by way of the Deed:

- (a) Promote the orderly and economic delivery of the Development;
- (b) Provide improved affordable housing for a public purpose;
- (c) Provide improved public amenities and infrastructure;
- (d) Ensures the Planning Agreement, as amended, is reflective of current community needs for services and facilities.

6.2 *How the Deed Promotes the Public Interest*

The Deed promotes the public interest by requiring the Developer to make an appropriate contribution towards the provision of infrastructure, facilities and services to satisfy the needs that arise from the proposed Development of the Land.

6.3 *How the Deed Promotes the Objects of the Act*

The Deed promotes the objects of the Act by:

- (a) Promoting the delivery and maintenance of quality affordable housing;
- (b) Promoting the orderly and economic use and development of land; and
- (c) Requiring the Developer to contribute to infrastructure, facilities and services required to meet the demand generated by the Proposed Development.

6.4 *How does the Deed promote one or more of the elements of the council's charter under section 8 of the Local Government Act 1993?*

Implementation of the Deed will promote the following elements of Council's charter:

" to provide... , after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively"*

" to bear in mind that it is the custodian and trustee of public assets and to effectively plan for, account for and manage the assets for which it is responsible"*

6.5 *How does the Deed conform with the planning authority's capital works program (if any)?*

There are no specific capital works identified within Council's programs that equate with the Development Contributions.

6.6 *Requirements relating to Construction, Occupation and Subdivision Certificates*

The Planning Agreement provides that the park is to be completed and the monetary contribution is to be provided to Council, prior to the issue of any Occupation Certificate for the final stage of the Approved Development. The Deed does not seek to amend these requirements.

Execution

EXECUTED as a deed

Dated

Executed by the Council by its authorised officer in the presence of:

Authorised Officer signature

Witness signature

Name and Position of Authorised Officer
(BLOCK LETTERS)

Name of Witness
(BLOCK LETTERS)

Executed by the Developer in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

Director signature

Director/Secretary signature

Director full name
(BLOCK LETTERS)

Director/Secretary full name
(BLOCK LETTERS)

Item No: C0421(1) Item 13

Subject: POST EXHIBITION REPORT - 1-5 CHESTER STREET ANNANDALE - VOLUNTARY PLANNING AGREEMENT

Prepared By: Bojan Sodic - Strategic Investments Manager

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT Council enter into the Voluntary Planning Agreement for 1-5 Chester Street, Annandale as provided in Attachment 1 to this report.

DISCUSSION

The subject site is located at the end of Chester Street and is situated approximately 250 metres from Pyrmont Bridge Road. The immediate surrounding development comprises industrial buildings of varying style and conditions. The site has the following characteristics:

- Irregular trapezoid shaped allotment being, 1307sqm;
- The site is accessible from Chester Street frontage;
- The site is zoned IN2 Light Industrial in LLEP 2013 and has a maximum permissible FSR of 1:1 with no height control; and
- The site is used by a car repair business in a partly one-two storey industrial building to the east of the Johnston's Creek canal.

The Planning proposal seeks to amend the Leichhardt Local Environmental Plan (LLEP) 2013 for the site to:

- Rezone most of the site from IN2 Light Industrial to B7 Business park zoning. The rest of the site will be a pedestrian and cycling path along Johnston's Creek to be dedicated to Council and rezoned to RE1 Public recreation;
- Increase the FSR of the site up to 2:1 with a minimum non-residential floorspace of FSR 0.75:1 to provide business, light industrial and office premises for the technology, bio-medical, arts, production and design sectors;
- Allow boarding-house use for student accommodation;
- Introduce a 17m height limit for a development of no more than five-storeys; and
- Provide an environmentally sustainable 4-Star Green Star rated building.

This proposal is broadly consistent with principles for revision of the proponent's May 2019 proposal endorsed by the Inner West Local Planning Panel (IWLPP) at its meeting on 23 July 2019 and was subsequently supported by the IWLPP at its 30 March 2020 meeting. The Planning Proposal is currently with Council for consideration.

Engagement Methods

The Voluntary Planning Agreement was publicly exhibited for 28 days from 3rd March 2021 to 31st March 2021.

The engagement was undertaken online via Your Say Inner West and promoted through Council's website and social media

One (1) submission was received on Council's YSIW which did not support the Voluntary Planning Agreement.

Engagement outcomes

The following section summarises the individual response received.

1. The VPA should address traffic issues

"Council does not have a completed plan or funding to take the path to Parramatta Road or Cahill St. As such construction of this short section may be redundant. The agreement should not be made until s assured the full path is feasible in terms of funds and route. By comparison, the path route on the western side of the stormwater channel is not complete after more than 20 years, with only about a quarter of the route held by council. The current proposal is pointless and of no real benefit if a useable section of path is not achieved soon.

The site of the path (and building) may well be contaminated. This should be expressly addressed (not merely covered by the catchall need for all approvals) due to possible cost and proximity to the waterway.

The relationship to flood levels is not stated.

The plans and proposal do not address the probable heritage wall (remains of the stables that were on the site) at the southeast corner of the land. This should be assessed in advance so any requirements are explicit.

Access to the northern end of the path appears to be across the recently constructed basketball practice area. Is this to be retained, removed or relocated – if so to were? The ramifications generally for Douglas Grant Park should be explicitly stated.

What does this mean for the longstanding path proposed on the western side of the stormwater channel? If it is not to proceed the zoning for it should be removed."

Comment: An Internal VPA assessment was undertaken and involved several key internal stakeholders. Parramatta Road Corridor Urban Transformation Strategy identifies Johnston's Creek as a pedestrian and cycle corridor to connect Parramatta Road with Rozelle Bay. This site is a key link in the creation of a pedestrian and cycle path throughout the LGA as part of the strategy.

ATTACHMENTS

1. [1-5 Chester Street - VPA](#)



Planning Agreement

Inner West Council

and

Corvas Pty Ltd atf Corvas Unit Trust
ACN 606 079 243

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CONTENTS

CLAUSE	PAGE
1. INTERPRETATION	1
1.1 Definitions	1
1.2 Rules for interpreting this document.....	6
2. APPLICATION OF THE ACT AND THE REGULATION	7
2.1 Application of this document	7
2.2 Public Benefits to be made by Developer	7
2.3 Application of sections 7.11, 7.12 and 7.24 of the Act	8
2.4 Council rights	8
2.5 Explanatory note	8
3. OPERATION OF THIS PLANNING AGREEMENT	8
3.1 Commencement	8
4. WARRANTIES	9
4.1 Mutual warranties	9
4.2 Developer warranties	9
5. PUBLIC BENEFITS	10
5.1 Developer to provide Public Benefits	10
6. COMPLETION	10
6.1 Date of Completion	10
6.2 Developer completion notice	10
6.3 Inspection by Council	10
6.4 Non-completion of Public Benefits	11
7. INDEMNITY	12
8. DEFECTS LIABILITY.....	12
8.1 Security for Defects Liability Period	12
8.2 Defect in the Public Benefits.....	12
9. REGISTRATION AND CAVEAT	13
9.1 Registration of this document.....	13
9.2 [optional clause if developer resists registration of planning agreement being a condition precedent to commencement of this document Caveat.....	13
9.3 Release of this document.....	14
10. ENFORCEMENT	14
10.1 Developer to provide Guarantee	14
10.2 Adjustment of Guarantee Amount.....	14
10.3 Right of Council to claim on Guarantee	14
10.4 Expenditure by Council.....	15
10.5 Top-up and return of Guarantee	15
10.6 Compulsory acquisition.....	16
11. DISPUTE RESOLUTION	16
11.1 Application.....	16
11.2 Negotiation	16
11.3 Not use information	17
11.4 Condition precedent to litigation	17

Error! Unknown document property name.

11.5	Summary or urgent relief.....	17
12.	TAXES AND GST	18
12.1	Responsibility for Taxes	18
12.2	GST free supply	18
12.3	Supply subject to GST	18
13.	DEALINGS.....	19
13.1	Dealing by Council	19
13.2	Dealing by the Developer.....	19
13.3	Extinguishment or creation of interests on Transfer Land	20
14.	TERMINATION	20
15.	CONFIDENTIALITY AND DISCLOSURES	21
15.1	Use and disclosure of Confidential Information	21
15.2	Disclosures to personnel and advisers	21
15.3	Disclosures required by law	21
15.4	Receiving party's return or destruction of documents	22
15.5	Security and control.....	22
15.6	Media releases	22
16.	NOTICES	22
17.	GENERAL	23
17.1	Governing law	23
17.2	Access to information.....	Error! Bookmark not defined.
17.3	Liability for expenses.....	23
17.4	Relationship of parties	23
17.5	Giving effect to this document.....	23
17.6	Time for doing acts	23
17.7	Severance.....	24
17.8	Preservation of existing rights	24
17.9	No merger	24
17.10	Waiver of rights.....	24
17.11	Operation of this document	24
17.12	Operation of indemnities.....	25
17.13	Inconsistency with other documents.....	25
17.14	No fetter.....	25
17.15	Counterparts	25
1.	PUBLIC BENEFITS - OVERVIEW.....	30
2.	PAYMENT OF MONETARY CONTRIBUTION.....	31
2.1	Payment.....	31
2.2	Indexation	31
2.3	No trust.....	31
2.4	[Monetary contribution only planning agreements] Expenditure by Council	Error! Bookmark not defined.
3.	TRANSFER LAND.....	31
3.1	Dedication of land – decision	31
3.2	Obligations on dedication.....	32
3.3	Obligations on transfer	32
4.	FINAL DESIGN OF THE DEVELOPER'S WORKS	33
4.1	Scope of Developer's Works	33
4.2	Final design of Developer's Works	33
4.3	Preparation of and changes to construction design drawings	34

Error! Unknown document property name.

5.	CONSTRUCTION OF DEVELOPER'S WORKS.....	35
5.1	Insurance	35
5.2	Approvals and consents.....	35
5.3	Construction work.....	36
5.4	Inspections by Council.....	36
6.	STANDARDS.....	36
Schedules		
1	Agreement Details	26
2	Requirements under the Act and Regulation (clause 2)	28
3	Public Benefits (clause 5).....	30

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THIS PLANNING AGREEMENT is made on

BETWEEN:

- (1) **Inner West Council** ABN 19 488 017 987 of Leichhardt Service Centre, 7-15 Wetherill Street, LEICHHARDT NSW 2000 (Council);
- (2) **Peter John Fitzhenry** c/- Stevens Vuaran Lawyers, Suite 2, Level 8, 92 Pitt Street, Sydney NSW 2000 (the **Owner**); and
- (3) **Corvas Pty Ltd** ACN 606 079 243 atf Corvas Unit Trust of L7, 111 Elizabeth Street, Sydney NSW 2000 (the **Developer**).

BACKGROUND

- (A) The Owner is the owner of the Land and has entered into a contract for sale of the Land to the Developer.
- (B) The Developer intends to become the owner of the Land and intends to undertake the Development on the Land.
- (C) The Developer has offered to enter into this document with Council to provide the Public Benefits on the terms of this document.

THE PARTIES AGREE AS FOLLOWS:

1. INTERPRETATION

1.1 Definitions

The following definitions apply in this document.

Act means the *Environmental Planning and Assessment Act 1979 (NSW)*.

Adverse Affectation has the same meaning as in Part 3 of Schedule 3 of the *Conveyancing (Sale of Land) Regulation 2010 (NSW)*.

Attributed Value means the value Council and the Developer agree is to be attributed to each element of the Public Benefits as at the date of this document, as set out in clause 1 of Schedule 3 of this document.

Authorisation means:

- (a) an approval, authorisation, consent, declaration, exemption, permit, licence, notarisation or waiver, however it is described, and including any condition attached to it; and
- (b) in relation to anything that could be prohibited or restricted by law if a Government Agency acts in any way within a specified period, the expiry of that period without that action being taken,

including any renewal or amendment.

Business Day means a day (other than a Saturday, Sunday or public holiday) on which banks are open for general banking business in Sydney, Australia.

Completion means the point at which the Developer's Works are complete except for minor defects:

- (a) the existence of which do not prevent the Developer's Works being reasonably capable of being used for their intended purpose;
- (b) which the Developer has grounds for not promptly rectifying; and
- (c) rectification of which will not affect the immediate and convenient use of the Developer's Works for their intended purpose.

Completion Notice means a notice issued by the Developer in accordance with clause 6.1.

Confidential Information means:

- (a) information of a party (**disclosing party**) that is:
 - (i) made available by or on behalf of the disclosing party to the other party (**receiving party**), or is otherwise obtained by or on behalf of the receiving party; and
 - (ii) by its nature confidential or the receiving party knows, or ought reasonably to know, is confidential.

Confidential Information may be made available or obtained directly or indirectly, and before, on or after the date of this document.

Confidential Information does not include information that:

- (a) is in or enters the public domain through no fault of the receiving party or any of its officers, employees or agents;
- (b) is or was made available to the receiving party by a person (other than the disclosing party) who is not or was not then under an obligation of confidence to the disclosing party in relation to that information; or
- (c) is or was developed by the receiving party independently of the disclosing party and any of its officers, employees or agents.

Construction Certificate has the same meaning as in the Act.

Contamination has the meaning given to that word in the *Contaminated Land Management Act 1997* (NSW).

Corporations Act means the *Corporations Act 2001* (Cth).

Council's Personal Information means Personal Information to which the Developer, or any third party engaged by the Developer, has access directly or indirectly in connection with this document, including the Personal Information of any personnel, customer or supplier of Council (other than the Developer).

Council's Policies means all policies and procedures relevant to the provision of the Public Benefits, as notified by Council in writing to the Developer.

Council's Representative means the person named in Item 3 of Schedule 1 or his/her delegate.

Dealing means selling, transferring, assigning, novating, mortgaging, charging, or encumbering and, where appearing, **Deal** has the same meaning.

Defect means any error, omission, defect, non-conformity, discrepancy, shrinkage, or other fault in the construction of the Public Benefits which prevents the Public Benefits from being used for their intended purpose.

Defects Liability Period means:

- (a) in relation to the Public Benefits other than the Essential Infrastructure, the period of 12 months from the date on which the Developer's Works reach Completion; and
- (b) in relation to the Essential Infrastructure, the period of 24 months from the date on which the Essential Infrastructure reaches Completion.

Developer's Representative means the person named in Item 4 of Schedule 1 or his/her delegate.

Developer's Works means those parts of the Public Benefit described as "Developer's Works" and "Essential Infrastructure" in clause 1 of Schedule 3, to be delivered by the Developer in accordance with this document.

Development means the development of the Land by the Developer described at Item 2 of Schedule 1.

Development Application means the development application identified in Item 5 of Schedule 1 and includes all plans, reports models, photomontages, material boards (as amended supplemented) submitted to the consent authority before the determination of that Development Application.

Development Consent means the consent granted for the Development and includes all modifications made under section 4.55 of the Act.

Dispute means any dispute or difference between the parties arising out of, relating to or in connection with this document, including any dispute or difference as to the formation, validity, existence or termination of this document.

Environmental Laws means all laws and legislation relating to environmental protection, building, planning, health, safety or work health and safety matters and includes the following:

- (a) the *Work Health and Safety Act 2011 (NSW)*;
- (b) the *Protection of the Environment Operations Act 1997 (NSW)*; and
- (c) the *Contaminated Land Management Act 1997 (NSW)*.

Essential Infrastructure means that part of the Public Benefit described as "Essential Infrastructure" in clause 1 of Schedule 3, to be delivered by the Developer in accordance with this document.

Government Agency means:

- (a) a government or government department or other body;
- (b) a governmental, semi-governmental or judicial person; or
- (c) a person (whether autonomous or not) who is charged with the administration of a law.

Gross Floor Area has the meaning given to that term in the *Leichhardt Local Environment Plan* in effect at the date of this document.

GST means the same as in the GST Act.

GST Act means *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Guarantee means an irrevocable unconditional bank guarantee or documentary performance bond for the Guarantee Amount which must:

- (a) be denominated in Australian dollars;
- (b) be an unconditional undertaking;
- (c) be signed and issued by a bank licensed to carry on business in Australia, an Australian Prudential Regulation Authority (APRA) regulated authorised deposit taking institution or an insurer authorised by APRA to conduct new or renewal insurance business in Australia having at all times an investment grade security rating from an industry recognised rating agency of at least:
 - (i) BBB + (Standard & Poors and Fitch);
 - (ii) Baa 1 (Moody's); or
 - (iii) Bbb (Bests);
- (d) be issued on behalf of the Developer;
- (e) have no expiry or end date;
- (f) state the beneficiary as Council;
- (g) be irrevocable;
- (h) state the Guarantee Amount as the minimum amount required by this document to be lodged as security;
- (i) state the purpose of the security as required in accordance with this document; and
- (j) be on such other terms approved by Council.

Guarantee Amount(s) means a Guarantee or Guarantees for the total amount listed in Item 6 of Schedule 1 of this document.

Guarantee Amount(s) Due Date means the date or milestone by which the Developer must provide the Guarantee Amount to Council, set out at Item 7 of Schedule 1.

Index Number means the Consumer Price Index (Sydney all groups) published by the Australian Bureau of Statistics from time to time.

Insolvency Event means:

- (a) having a controller, receiver, manager, administrator, provisional liquidator, liquidator or analogous person appointed;
- (b) an application being made to a court for an order to appoint a controller, provisional liquidator, trustee for creditors or in bankruptcy or analogous person to the person or any of the person's property
- (c) the person being taken under section 459F(1) of the Corporations Act to have failed to comply with a statutory demand;
- (d) an application being made to a court for an order for its winding up;
- (e) an order being made, or the person passing a resolution, for its winding up;
- (f) the person:
 - (i) suspending payment of its debts, ceasing (or threatening to cease) to carry on all or a material part of its business, stating that it is unable to pay its debts or being or becoming otherwise insolvent; or
 - (ii) being unable to pay its debts or otherwise insolvent;
- (g) the person taking any step toward entering into a compromise or arrangement with, or assignment for the benefit of, any of its members or creditors;
- (h) a court or other authority enforcing any judgment or order against the person for the payment of money or the recovery of any property; or
- (i) any analogous event under the laws of any applicable jurisdiction,

unless this takes place as part of a solvent reconstruction, amalgamation, merger or consolidation that has been approved by the other party.

Land means the land described in Item 1 of Schedule 1 of this document.

Laws means all applicable laws, regulations, industry codes and standards, including all Environmental Laws.

Monetary Contribution means that part of the Public Benefits described as "Monetary Contribution" in clause 1 of Schedule 3 to be paid by the Developer to Council in accordance with this document.

Occupation Certificate has the same meaning as in the Act.

Personal Information has the meaning set out in the *Privacy Act 1988* (Cth).

Personnel means the Developer's officers, employees, agents, contractors or subcontractors.

Privacy Laws means the *Privacy Act 1988* (Cth), the *Privacy and Personal Information Protection Act 1998* (NSW), the *Spam Act 2003* (Cth), the *Do Not Call Register Act 2006* (Cth) and any other applicable legislation, principles, industry codes and policies relating to the handling of Personal Information.

Public Benefits means the provision of benefits to the community by the Developer in the form and at the times specified in Schedule 3.

Quantity Surveyor means a qualified independent and practising quantity surveyor with at least five years' experience in the assessment of building and construction costs.

Quantity Surveyor's Assessment means the assessment by the Quantity Surveyor of the cost to deliver the Developer's Works.

Regulation means the *Environmental Planning and Assessment Regulation 2000* (NSW).

Standards means the policies, procedures and standards for carrying out the Developer's Works, listed non-exhaustively at clause 6 of Schedule 3.

Subdivision of Land has the same meaning as in the Act.

Tax means a tax, levy, duty, rate, charge, deduction or withholding, however it is described, that is imposed by law or by a Government Agency, together with any related interest, penalty, fine or other charge.

Transfer Land means land forming part of the Public Benefit that is to be either dedicated or transferred to Council in accordance with Schedule 3 of this document.

1.2 Rules for interpreting this document

Headings are for convenience only, and do not affect interpretation. The following rules also apply in interpreting this document, except where the context makes it clear that a rule is not intended to apply.

- (a) A reference to:
 - (i) a legislative provision or legislation (including subordinate legislation) is to that provision or legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
 - (ii) a document (including this document) or agreement, or a provision of a document (including this document) or agreement, is to that document, agreement or provision as amended, supplemented, replaced or novated;

- (iii) a party to this document or to any other document or agreement includes a permitted substitute or a permitted assign of that party;
- (iv) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person; and
- (v) anything (including a right, obligation or concept) includes each part of it.
- (b) A singular word includes the plural, and vice versa.
- (c) A word which suggests one gender includes the other genders.
- (d) If a word or phrase is defined, any other grammatical form of that word or phrase has a corresponding meaning.
- (e) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.
- (f) A reference to **including** means "including, without limitation".
- (g) A reference to **dollars** or **\$** is to an amount in Australian currency.
- (h) A reference to **this document** includes the agreement recorded by this document.
- (i) Words defined in the GST Act have the same meaning in clauses about GST.
- (j) This document is not to be interpreted against the interests of a party merely because that party proposed this document or some provision in it or because that party relies on a provision of this document to protect itself.

2. APPLICATION OF THE ACT AND THE REGULATION

2.1 Application of this document

This document is a planning agreement within the meaning of section 7.4 of the Act and applies to:

- (a) the Land; and
- (b) the Development.

2.2 Public Benefits to be made by Developer

Clause 5 and Schedule 3 set out the details of the:

- (a) Public Benefits to be delivered by the Developer;
- (b) time or times by which the Developer must deliver the Public Benefits; and
- (c) manner in which the Developer must deliver the Public Benefits.

2.3 Application of sections 7.11, 7.12 and 7.24 of the Act

- (a) The application of sections 7.11, 7.12 and 7.24 of the Act are excluded to the extent set out in Items 5 and 6 of Schedule 2 to this document.
- (b) For the avoidance of doubt, if Council imposes a condition of consent on a Development Consent for the Development under section 7.11, 7.12 or 7.24 of the Act requiring payment of a contribution authorised by a contributions plan approved by Council or otherwise, then despite any of those conditions, no further contributions pursuant to section 7.11 or section 7.12 or section 7.24 of the Act are payable in relation to the Development.

2.4 Council rights

This document does not impose an obligation on Council to:

- (a) grant Development Consent for the Development; or
- (b) exercise any function under the Act in relation to a change to an environmental planning instrument, including the making or revocation of an environmental planning instrument.

2.5 Explanatory note

The explanatory note prepared in accordance with clause 25E of the Regulation must not be used to assist in construing this document.

3. OPERATION OF THIS PLANNING AGREEMENT

3.1 Commencement

- (a) This document will commence on the date of execution of this document by all parties to this document.

3.2 Owner's obligations

The Owner enters into this document for the purposes consenting to its terms and granting the rights and benefits in favour of Council which only the registered proprietor of the Land can provide. The Owner is released from all obligations under this document upon the Developer becoming the owner of the Land.

4. WARRANTIES

4.1 Mutual warranties

Each party represents and warrants that:

- (a) **(power)** it has full legal capacity and power to enter into this document and to carry out the transactions that it contemplates;
- (b) **(corporate authority)** it has taken all corporate action that is necessary or desirable to authorise its entry into this document and to carry out the transactions contemplated;
- (c) **(Authorisations)** it holds each Authorisation that is necessary or desirable to:
 - (i) enable it to properly execute this document and to carry out the transactions that it contemplates;
 - (ii) ensure that this document is legal, valid, binding and admissible in evidence; or
 - (iii) enable it to properly carry on its business as it is now being conducted, and it is complying with any conditions to which any of these Authorisations is subject;
- (d) **(documents effective)** this document constitutes its legal, valid and binding obligations, enforceable against it in accordance with its terms (except to the extent limited by equitable principles and laws affecting creditors' rights generally), subject to any necessary stamping or registration;
- (e) **(solvency)** there are no reasonable grounds to suspect that it will not be able to pay its debts as and when they become due and payable; and
- (f) **(no controller)** no controller is currently appointed in relation to any of its property, or any property of any of its subsidiaries.

4.2 Developer warranties

- (a) The Developer warrants to Council that, at the date of this document:
 - (i) it has the right to become the registered proprietor of the Land;
 - (ii) it is legally entitled to obtain all consents and approvals that are required by this document and do all things necessary to give effect to this document;
 - (iii) all work performed by the Developer and the Personnel under this document will be performed with due care and skill and to a standard which is equal to or better than that which a well experienced person in the industry would expect to be provided by an organisation of the Developer's size and experience; and

- (iv) it is not aware of any matter which may materially affect the Developer's ability to perform its obligations under this document.
- (b) The Developer warrants to Council that, prior to commencing delivery of the Public Benefits it will have obtained all Authorisations and insurances required under any Law to carry out its obligations under this document.

5. PUBLIC BENEFITS

5.1 Developer to provide Public Benefits

The Developer must, at its cost and risk, provide the Public Benefits to Council in accordance with this document.

6. COMPLETION

6.1 Date of Completion

The Developer must ensure that the Developer's Works reach Completion on or before the date or milestone referred to in clause 1 of Schedule 3 of this document.

6.2 Developer completion notice

When, in the reasonable opinion of the Developer, the Developer's Works have reached Completion, the Developer must notify Council's Representative in writing and must include in that notice:

- (a) a statement from the person with direct responsibility and supervision of that work that in their opinion the Developer's Works have reached Completion;
- (b) copies of any warranties, guarantees, maintenance information or other material reasonably required for Council to assume responsibility for the Developer's Works; and
- (c) at least three sets of the "as built" drawings of the Developer's Works, including one set in electronic format,

(Completion Notice). For the avoidance of doubt, the Developer can issue separate Completion Notices at separate times for different elements of the Developer's Works, however the Developer must ensure that Completion is achieved for the Developer's Works before the due date specified in Item 1 of Schedule 3.

6.3 Inspection by Council

- (a) Council's Representative must inspect the Developer's Works within 5 Business Days of the date that the Completion Notice is received by Council. Council's Representative may refuse to complete the inspection until the Completion Notice has been issued with all required documentation attached in accordance with clause 6.2. Within 10 Business Days of the date of the inspection by Council's Representative, Council must by written notice to the Developer:

- (i) state that Completion has been achieved;

10

Error! Unknown document property name.

- (ii) state that Completion has not been achieved and, if so, identify the Defects, errors or omissions which, in the opinion of Council's Representative, prevent Completion; or
- (iii) issue a notice under clause 6.4(a).
- (b) Nothing in this clause 6.3, or any notice issued under this clause 6.3, will:
 - (i) reduce or waive in any manner the Developer's responsibility to:
 - (A) deliver the Developer's Works in accordance with this document; or
 - (B) the Developer's responsibility to correct Defects, errors or omissions, whether or not these are identified by Council; or
 - (ii) create any liability for Council in relation to any defective aspect of the Developer's Works.

6.4 Non-completion of Public Benefits

- (a) If the Developer makes a request by notice in writing not to complete the Public Benefits (or any part of the Public Benefits):
 - (i) Council may permit the Developer not to complete the Public Benefits (or any part of the Public Benefits) by issuing a notice in writing to the Developer stating that completion of the items identified in that notice is not required to fulfil the Developer's obligations under this document; and
 - (ii) Council may make a claim on the Guarantee in such amount as Council considers necessary to complete the portion of Public Benefit not being delivered by the Developer.
- (b) If the Developer fails to complete the whole of the Public Benefits in the form and to the standards required under the Development Consent or this document then Council may either:
 - (i) complete the Public Benefits itself, including by exercising its right to compulsorily acquire the Transfer Land in accordance with clause 10.6 of this document; or
 - (ii) modify the Public Benefits to reasonably achieve the objectives identified in the Development Consent and this document,

and may recover all costs of and reasonably incidental to that work from the Developer. Council can claim on the Guarantee in order to exercise this right, in which case the provisions of clause 10 will apply. To the extent that Council's costs exceed the amount of the Guarantee, Council can recover this amount from the Developer as a debt due and owing to Council.

- (c) If Council exercises its rights under this clause 6.4 to complete the Public Benefits, the Developer grants Council a licence for the period necessary

for Council to access the Land to carry out, or procure the carrying out, of the Public Benefits.

7. INDEMNITY

The Developer indemnifies Council against all damage, expense, loss or liability of any nature suffered or incurred by Council arising from any act or omission by the Developer (or any Personnel) in connection with the Developer constructing the works for the Public Benefit under this document, except where the damage, expense, loss or liability suffered or incurred is caused by, or contributed to by, any wilful or negligent act or omission of Council (or any person engaged by Council).

8. DEFECTS LIABILITY

8.1 Security for Defects Liability Period

Until the expiry of the relevant Defects Liability Period, Council may retain from the Guarantee an amount equal to 10% of the Attributed Value of the Developer's Works as security for the Developer's performance of its obligations under this clause 8. The Developer must make any necessary arrangements to allow the provision of the Guarantee for the Defects Liability Period in accordance with this clause.

8.2 Defect in the Public Benefits

(a) If:

- (i) the Developer is in breach of clause 4.2 of this document; or
- (ii) Council notifies the Developer of a Defect in the Public Benefits within the Defects Liability Period,

then, following written notice from Council, the Developer must promptly correct or replace (at the Developer's expense) the defective elements of the Public Benefits.

(b) If the Developer is unable or unwilling to comply with clause 8.2(a), or fails to rectify the Defect within three months of receiving notice from Council under clause 8.2(a), Council may:

- (i) rectify the Defect itself;
- (ii) make a claim on the Guarantee in accordance with clause 10 for the reasonable costs of Council in rectifying the Defect; and
- (iii) to the extent the costs incurred to rectify the Defect exceeds the Guarantee, recover the reasonable costs from the Developer as a debt due and owing to Council.

(c) If Council requires access to the Land to rectify any Defect, the Developer grants Council and its contractors a licence for such period as is necessary for Council and its contractors to access the Land to carry out, or procure the carrying out, of the rectification works.

9. REGISTRATION AND CAVEAT

9.1 Registration of this document

- (a) The Developer:
 - (i) consents to the registration of this document at the NSW Land Registry Services on the certificate of title to the Land;
 - (ii) warrants that it has obtained all consents to the registration of this document on the certificate of title to the Land; and
 - (iii) must within 10 Business Days of a written request from Council do all things necessary to allow Council to register this document on the certificate of title to the Land, including but not limited to:
 - (A) producing any documents or letters of consent required by the Registrar-General of the NSW Land Registry Services;
 - (B) providing the production slip number when the Developer produces the certificate of title to the Land at the NSW Land Registry Services; and
 - (C) providing Council with a cheque for registration fees payable in relation to registration of this document at NSW Land Registry Services.
 - (iv) The Developer must act promptly in complying with and assisting to respond to any requisitions raised by the NSW Land Registry Services that relate to registration of this document.

9.2 Caveat

- (a) Council may, at any time after the date of this document, register a caveat over the Land preventing any dealing with the Land that is inconsistent with this document. Provided that Council complies with this clause 9.2, the Developer must not object to the registration of this caveat and may not attempt to have the caveat removed from the certificate of title to the Land.
- (b) In exercising its rights under this clause 9.2 Council must do all things reasonably required to:
 - (i) remove the caveat from the Land once this document has been registered on the certificate of title to the Land; and
 - (ii) consent to the registration of:
 - (A) this document; and
 - (B) any plan of consolidation, plan of subdivision or other dealing required by this document or the Development Consent.

9.3 Release of this document

If Council is satisfied that the Developer has provided all Public Benefits and otherwise complied with this document then Council must promptly do all things reasonably required to remove this document from the certificate of title to the Land.

10. ENFORCEMENT

10.1 Developer to provide Guarantee

The Developer must deliver the Guarantee for the Guarantee Amount to Council by the Guarantee Amount Due Date.

10.2 Adjustment of Guarantee Amount

On each anniversary of the date of the Guarantee (the "Adjustment Date"), the Guarantee Amounts are to be adjusted to a revised amount by applying the following formula:

$$RGA = GA \times (A/B)$$

where:

RGA is the revised guarantee amount applicable from the relevant Adjustment Date

GA is the Guarantee Amount that is current on the relevant Adjustment Date

A is the Index Number most recently published before the relevant Adjustment Date

B is the Index Number most recently published:

- (i) before the date of the Guarantee for the first Adjustment Date; and
- (ii) before the preceding Adjustment Date for every subsequent Adjustment Date

If after the formula is applied the revised Guarantee Amount will be less than the amount held at the preceding Adjustment Date, the Guarantee Amount will not be adjusted.

10.3 Right of Council to claim on Guarantee

- (a) The Developer agrees that Council may make an appropriation from the Guarantee in such amount as Council, acting reasonably, thinks appropriate if:
 - (i) the Developer fails to comply with clause 4.2 of Schedule 3 of this document (provision of detailed design drawings and detailed costs estimate);
 - (ii) the Developer fails to comply with clause 2 of Schedule 3 (payment of Monetary Contribution);
 - (iii) Council allows the Developer not to complete the Public Benefits, or any part of them, in accordance with clause 6.4(a)(ii);

- (iv) an Insolvency Event occurs in respect of the Developer;
 - (v) the Developer fails to deliver the Public Benefits in accordance with clause 6.4(b);
 - (vi) the Developer fails to rectify a Defect in accordance with clause 8.2 of this document;
 - (vii) the detailed designs for the Developer's Works are not finalised between the parties within 12 months of the date of issue of a Construction Certificate that approves the construction of any structures above the ground floor of the Development;
 - (viii) the Developer's Works do not reach Completion within 36 months of the date of issue of the first Construction Certificate in respect of the Development (or such later time as agreed by Council in writing); or
 - (ix) Council incurs any other expense or liability in exercising its rights and powers under this document.
- (b) Any amount of the Guarantee appropriated by Council in accordance with clause 10.2 must be applied only towards:
- (i) the costs and expenses incurred by Council rectifying any default by the Developer under this document; and
 - (ii) carrying out any works required to achieve the Public Benefits.

10.4 Expenditure by Council

If Council claims on the Guarantee to Complete the Developer's Works, then Council:

- (a) is not required to expend more money than the Guarantee Amount and may elect not to carry out items of the Developer's Works to ensure that those works can be carried out for an amount equal to or less than the Guarantee Amount; or
- (b) may expend more than the Guarantee Amount. If Council expends more money than the Guarantee Amount then the amount in excess of the Guarantee Amount will be deemed to be a debt due and owing to Council by the Developer.

10.5 Top-up and return of Guarantee

- (a) If Council calls upon the Guarantee in accordance with this clause 10 then the Developer must immediately provide to Council a replacement Guarantee to ensure that, at all times until the Guarantee is released in accordance with paragraph (b), Council is in possession of a Guarantee for a face value equivalent to the Guarantee Amount.
- (b) If:
 - (i) the monies secured by the Guarantee have not been expended;

- (ii) Council has concurred with Completion in accordance with clause 6.3(a)(i) of this document, taking into account any approved non-completion of Public Benefits approved by clause 6.4(a) of this document; and
 - (iii) Council has been provided with the security for the Defects Liability Period in accordance with clause 8.1,
- then Council will promptly return the Guarantee to the Developer following the issue of a notice pursuant to clause 6.3(a)(i) of this document.
- (c) If, following expiry of the Defects Liability Period, Council is satisfied that all defects have been rectified in accordance with clause 8 then Council must promptly return to the Developer the portion of the Guarantee retained by Council as security for the Defects Liability Period.

10.6 Compulsory acquisition

If the Developer fails to transfer or dedicate the Transfer Land or any land forming part of the Essential Infrastructure to Council in accordance with Schedule 3 of this document then Council may compulsorily acquire that land for the amount of \$1.00 in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)*. Council and the Developer agree that:

- (a) this clause 10.6 is an agreement between the Developer and Council for the purposes of section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)*;
- (b) in this clause 10.6 the Developer and Council have agreed on all relevant matters concerning the compulsory acquisition and the compensation to be paid for the acquisition; and
- (c) the Developer must pay Council, promptly on demand, an amount equivalent to all costs incurred by Council in acquiring the whole or any part of the Transfer Land or land forming part of the Essential Infrastructure as contemplated by this clause 10.6.

11. DISPUTE RESOLUTION

11.1 Application

Any Dispute must be determined in accordance with the procedure in this clause 11.

11.2 Negotiation

- (a) If any Dispute arises, a party to the Dispute (**Referring Party**) may by giving notice to the other party or parties to the Dispute (**Dispute Notice**) refer the Dispute to the Developer's Representative and Council's Representative for resolution. The Dispute Notice must:
 - (i) be in writing;
 - (ii) state that it is given pursuant to this clause 11; and

- (iii) include or be accompanied by reasonable particulars of the Dispute including:
 - (A) a brief description of the circumstances in which the Dispute arose;
 - (B) references to any:
 - (aa) provisions of this document; and
 - (bb) acts or omissions of any person, relevant to the Dispute; and
 - (C) where applicable, the amount in dispute (whether monetary or any other commodity) and if not precisely known, the best estimate available.
- (b) Within 10 Business Days of the Referring Party issuing the Dispute Notice (**Resolution Period**), the Developer's Representative and Council's Representative must meet at least once to attempt to resolve the Dispute.
- (c) The Developer's Representative and Council's Representative may meet more than once to resolve a Dispute. The Developer's Representative and Council's Representative may meet in person, via telephone, videoconference, internet-based instant messaging or any other agreed means of instantaneous communication to effect the meeting.

11.3 Not use information

The purpose of any exchange of information or documents or the making of any offer of settlement under this clause 11 is to attempt to settle the Dispute. Neither party may use any information or documents obtained through any dispute resolution process undertaken under this clause 11 for any purpose other than in an attempt to settle the Dispute.

11.4 Condition precedent to litigation

Subject to clause 11.5, a party must not commence legal proceedings in respect of a Dispute unless:

- (a) a Dispute Notice has been given; and
- (b) the Resolution Period has expired.

11.5 Summary or urgent relief

Nothing in this clause 11 will prevent a party from instituting proceedings to seek urgent injunctive, interlocutory or declaratory relief in respect of a Dispute.

12. TAXES AND GST

12.1 Responsibility for Taxes

- (a) The Developer is responsible for any and all Taxes and other like liabilities which may arise under any Commonwealth, State or Territory legislation (as amended from time to time) as a result of or in connection with this document or the Public Benefits.
- (b) The Developer must indemnify Council in relation to any claims, liabilities and costs (including penalties and interest) arising as a result of any Tax or other like liability for which the Developer is responsible under clause 12.1(a).

12.2 GST free supply

To the extent that Divisions 81 and 82 of the GST Law apply to a supply made under this document:

- (a) no additional amount will be payable by a party on account of GST; and
- (b) no tax invoices will be exchanged between the parties.

12.3 Supply subject to GST

To the extent that clause 12.2 does not apply to a supply made under this document, this clause 12.3 will apply.

- (a) If one party (**Supplying Party**) makes a taxable supply and the consideration for that supply does not expressly include GST, the party that is liable to provide the consideration (**Receiving Party**) must also pay an amount (**GST Amount**) equal to the GST payable in respect of that supply.
- (b) Subject to first receiving a tax invoice or adjustment note as appropriate, the receiving party must pay the GST amount when it is liable to provide the consideration.
- (c) If one party must indemnify or reimburse another party (**Payee**) for any loss or expense incurred by the Payee, the required payment does not include any amount which the Payee (or an entity that is in the same GST group as the Payee) is entitled to claim as an input tax credit, but will be increased under clause 12.3(a) if the payment is consideration for a taxable supply.
- (d) If an adjustment event arises in respect of a taxable supply made by a Supplying Party, the GST Amount payable by the Receiving Party under clause 12.3(a) will be recalculated to reflect the adjustment event and a payment will be made by the Receiving Party to the Supplying Party, or by the Supplying Party to the Receiving Party, as the case requires.
- (e) The Developer will assume Council is not entitled to any input tax credit when calculating any amounts payable under this clause 12.3.

- (f) In this document:
 - (i) consideration includes non-monetary consideration, in respect of which the parties must agree on a market value, acting reasonably; and
 - (ii) in addition to the meaning given in the GST Act, the term "GST" includes a notional liability for GST.

13. DEALINGS

13.1 Dealing by Council

- (a) Council may Deal with its interest in this document without the consent of the Developer if the Dealing is with a Government Agency. Council must give the Developer notice of the Dealing within five Business Days of the date of the Dealing.
- (b) Council may not otherwise Deal with its interest in this document without the consent of the Developer, such consent not to be unreasonably withheld or delayed.

13.2 Dealing by the Developer

- (a) Prior to registration of this document in accordance with clause 9, the Developer must not Deal with this document or the Land without:
 - (i) the prior written consent of Council (which must not be unreasonably withheld); and
 - (ii) Council, the Developer and the third party the subject of the Dealing entering into a deed of consent to the Dealing on terms acceptable to Council acting reasonably;
- (b) On and from registration of this document in accordance with clause 9:
 - (i) the Developer may Deal with this document without the consent of Council only as a result of the sale of the whole of the Land (without subdivision) to a purchaser of the Land;
 - (ii) the Developer may register a plan of strata subdivision, and Council consents to this document remaining registered only on the certificate of title to the common property of the strata plan upon registration of the strata plan; and
 - (iii) the Developer must not otherwise Deal with this document to a third party that is not a purchaser of the whole or any part of the Land without:
 - (A) the prior written consent of Council; and
 - (B) Council, the Developer and the third party the subject of the Dealing entering into a deed of consent to the Dealing on terms acceptable to Council

- (c) The Developer must pay Council's costs and expenses relating to any consent or documentation required due to the operation of this clause 13.2.
- (d) If the Developer Deals with this document as permitted under this clause, then the Developer shall be released from all obligations and liability in connection with this document on the basis that the purchaser of the Land shall assume all obligations under it.

13.3 Extinguishment or creation of interests on Transfer Land

- (a) Prior to the dedication or transfer of the Transfer Land to Council, the Developer must:
 - (i) extinguish all leases and licences over the Transfer Land; and
 - (ii) use its best endeavours to extinguish all redundant encumbrances and those that, in Council's opinion, would unreasonably impede the intended use of all or any part of the Transfer Land.
- (b) The Developer must comply with any directions by Council relating to the Transfer Land, including but not limited to the creation of any encumbrances over the Transfer Land.

14. TERMINATION

- (a) Council may terminate this document by notice in writing to the Developer if the Development Consent lapses or is surrendered by the Developer.
- (b) If Council terminates this document then:
 - (i) the rights of each party that arose before the termination or which may arise at any future time for any breach or non-observance of obligations occurring prior to the termination are not affected;
 - (ii) the Developer must take all steps reasonably necessary to minimise any loss the each party may suffer as a result of the termination of this document;
 - (iii) Council will return the Guarantee to the Developer after first deducting any amounts owing to Council or costs incurred by Council by operation of this document. If in exercising its rights under this document Council expends more money than the Guarantee Amount then the amount in excess of the Guarantee Amount will be deemed to be a debt due and owing to Council by the Developer; and
 - (iv) Council will, at the Developer's cost, do all things reasonably required to remove this document from the certificate of title to the Land.

15. CONFIDENTIALITY AND DISCLOSURES

15.1 Use and disclosure of Confidential Information

A party (**receiving party**) which acquires Confidential Information of another party (**disclosing party**) must not:

- (a) use any of the Confidential Information except to the extent necessary to exercise its rights and perform its obligations under this document; or
- (b) disclose any of the Confidential Information except in accordance with clauses 15.2 or 15.3.

15.2 Disclosures to personnel and advisers

- (a) The receiving party may disclose Confidential Information to an officer, employee, agent, contractor, or legal, financial or other professional adviser if:
 - (i) the disclosure is necessary to enable the receiving party to perform its obligations or to exercise its rights under this document; and
 - (ii) prior to disclosure, the receiving party informs the person of the receiving party's obligations in relation to the Confidential Information under this document and obtains an undertaking from the person to comply with those obligations.
- (b) The receiving party:
 - (i) must ensure that any person to whom Confidential Information is disclosed under clause 15.2(a) keeps the Confidential Information confidential and does not use it for any purpose other than as permitted under clause 15.2(a); and
 - (ii) is liable for the actions of any officer, employee, agent, contractor or legal, financial or other professional adviser that causes a breach of the obligations set out in clause 15.2(b)(i).

15.3 Disclosures required by law

- (a) Subject to clause 15.3(b), the receiving party may disclose Confidential Information that the receiving party is required to disclose:
 - (i) by law or by order of any court or tribunal of competent jurisdiction; or
 - (ii) by any Government Agency, stock exchange or other regulatory body.
- (b) If the receiving party is required to make a disclosure under clause 15.3(a), the receiving party must:
 - (i) to the extent possible, notify the disclosing party immediately it anticipates that it may be required to disclose any of the Confidential Information;

- (ii) consult with and follow any reasonable directions from the disclosing party to minimise disclosure; and
- (iii) if disclosure cannot be avoided:
 - (A) only disclose Confidential Information to the extent necessary to comply; and
 - (B) use reasonable efforts to ensure that any Confidential Information disclosed is kept confidential.

15.4 Receiving party's return or destruction of documents

On termination of this document the receiving party must immediately:

- (a) deliver to the disclosing party all documents and other materials containing, recording or referring to Confidential Information; and
- (b) erase or destroy in another way all electronic and other intangible records containing, recording or referring to Confidential Information,

which are in the possession, power or control of the receiving party or of any person to whom the receiving party has given access.

15.5 Security and control

The receiving party must:

- (a) keep effective control of the Confidential Information; and
- (b) ensure that the Confidential Information is kept secure from theft, loss, damage or unauthorised access or alteration.

15.6 Media releases

The Developer must not issue any information, publication, document or article for publication in any media concerning this document or the Public Benefits without Council's prior written consent.

16. NOTICES

- (a) A notice, consent or other communication under this document is only effective if it is in writing, signed and either left at the addressee's address or sent to the addressee by mail or fax. If it is sent by mail, it is taken to have been received 5 Business Days after it is posted. If it is sent by fax, it is taken to have been received when the addressee actually receives it in full and in legible form.

- (b) A person's address and fax number are those set out in Schedule 1 for Council's Representative and the Developer's Representative, or as the person notifies the sender in writing from time to time.

17. GENERAL

17.1 Governing law

- (a) This document is governed by the laws of New South Wales.
- (b) Each party submits to the exclusive jurisdiction of the courts exercising jurisdiction in New South Wales, and any court that may hear appeals from any of those courts, for any proceedings in connection with this document, and waives any right it might have to claim that those courts are an inconvenient forum.

17.2 Not used

- (a)

17.3 Liability for expenses

- (a) The Developer must pay its own and Council's reasonable expenses incurred in:
 - (i) negotiating, executing, registering, releasing, administering , limited to \$5,000; and
 - (ii) enforcing this document.
- (b) The Developer must pay for all reasonable costs and expenses associated with the preparation and giving of public notice of this document and the explanatory note prepared in accordance with the Regulations and for any consent Council is required to provide under this document.

17.4 Relationship of parties

- (a) Nothing in this document creates a joint venture, partnership, or the relationship of principal and agent, or employee and employer between the parties; and
- (b) No party has the authority to bind any other party by any representation, declaration or admission, or to make any contract or commitment on behalf of any other party or to pledge any other party's credit.

17.5 Giving effect to this document

Each party must do anything (including execute any document), and must ensure that its employees and agents do anything (including execute any document), that the other party may reasonably require to give full effect to this document.

17.6 Time for doing acts

- (a) If:

- (i) the time for doing any act or thing required to be done; or
- (ii) a notice period specified in this document,

expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.

- (b) If any act or thing required to be done is done after 5pm on the specified day, it is taken to have been done on the following Business Day.

17.7 Severance

If any clause or part of any clause is in any way unenforceable, invalid or illegal, it is to be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is to be severed from this document without affecting the enforceability, validity or legality of the remaining clauses (or parts of those clauses) which will continue in full force and effect.

17.8 Preservation of existing rights

The expiration or termination of this document does not affect any right that has accrued to a party before the expiration or termination date.

17.9 No merger

Any right or obligation of any party that is expressed to operate or have effect on or after the completion, expiration or termination of this document for any reason, will not merge on the occurrence of that event but will remain in full force and effect.

17.10 Waiver of rights

A right may only be waived in writing, signed by the party giving the waiver, and:

- (a) no other conduct of a party (including a failure to exercise, or delay in exercising, the right) operates as a waiver of the right or otherwise prevents the exercise of the right;
- (b) a waiver of a right on one or more occasions does not operate as a waiver of that right if it arises again; and
- (c) the exercise of a right does not prevent any further exercise of that right or of any other right.

17.11 Operation of this document

- (a) This document contains the entire agreement between the parties about its subject matter. Any previous understanding, agreement, representation or warranty relating to that subject matter is replaced by this document and has no further effect.
- (b) Any right that a person may have under this document is in addition to, and does not replace or limit, any other right that the person may have.

- (c) Any provision of this document which is unenforceable or partly unenforceable is, where possible, to be severed to the extent necessary to make this document enforceable, unless this would materially change the intended effect of this document.

17.12 Operation of indemnities

- (a) Each indemnity in this document survives the expiry or termination of this document.
- (b) A party may recover a payment under an indemnity in this document before it makes the payment in respect of which the indemnity is given.

17.13 Inconsistency with other documents

Unless the contrary intention is expressed, if there is an inconsistency between any of one or more of:

- (a) this document;
- (b) any Schedule to this document; and
- (c) the provisions of any other document of the Developer,

the order of precedence between them will be the order listed above, this document having the highest level of precedence.

17.14 No fetter

Nothing in this document in any way restricts or otherwise affects Council's unfettered discretion to exercise its statutory powers as a public authority.

17.15 Counterparts

This document may be executed in counterparts.

SCHEDULE 1

Agreement Details

ITEM	TERM	DESCRIPTION
1.	Land	Folio identifier 11/499846 being the land known as 1-5 Chester Street, Camperdown NSW 2050
2.	Development	Mixed use building with 980sqm of non residential and 51 room boarding house for student housing, with minimum 0.75:1 FSR and a maximum building height control of 17 metres equivalent to five storeys. The total Gross Floor Area of the Development on the Land is estimated to be 2,614 square metres.
3.	Council's Representative	Name: Manager of Strategic Investments and Property Address: 7-15 Wetherill Street, Leichhardt NSW 2040 Email: council@innerwest.nsw.gov.au
4.	Developer's Representative	Name: Alex Sicari, Britely Property Address: Level 7, 111 Elizabeth Street, Sydney NSW 2000 Fax number: Email: Asicari@britely.com.au
5.	Development Application	Planning Proposal No. IWC_PP_2018_01: Proposed amendments to the LLEP 2013 where it applies to the land as follows: <ul style="list-style-type: none"> Land use zone: amended from IN2 Light Industrial to B7 Business Park, but include a special provision to allow Boarding House as an additional permitted use. The special provision will permit: <ul style="list-style-type: none"> Minimum 0.75:1 FSR of Employment Use, for use as creative office, office, education, health or innovation use. Boarding House as a permitted use, exclusively for Student use Maximum 2:1 FSR. Maximum height of buildings: From nil (N/A) to P2 – 17m.

26

Error! Unknown document property name.

6.	Guarantee Amount	A total amount of \$[insert].
7.	Guarantee Amount Due Date	Prior to the issue of the first Construction Certificate for the Development

SCHEDULE 2

Requirements under the Act and Regulation (clause 2)

The below table summarises how this document complies with the Act and Regulation.

ITEM	SECTION OF ACT OR REGULATION	PROVISION/CLAUSE OF THIS DOCUMENT
1.	Planning instrument and/or development application (section 7.4(1) of the Act) The Developer has: (a) sought a change to an environmental planning instrument; (b) made, or proposes to make, a Development Application; or (c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.	(a) Yes (b) No (c) No
2.	Description of land to which this document applies (section 7.4(3)(a) of the Act)	Item 1 of Schedule 1.
3.	Description of change to the environmental planning instrument to which this document applies and/or the development to which this document applies (section 7.4(3)(b) of the Act)	The Development .
4.	The nature and extent of the provision to be made by the developer under this document, the time or times by which the provision is to be made and the manner in which the provision is to be made (section 7.4(3)(c) of the Act)	Schedule 3 and Annexure A.
5.	Whether this document excludes (wholly or in part) or does not exclude the application of section 7.11, 7.12 or 7.24 to the development (section 7.4(3)(d) of the Act)	Section 7.11 excluded Section 7.12 excluded Section 7.24 excluded

ITEM	SECTION OF ACT OR REGULATION	PROVISION/CLAUSE OF THIS DOCUMENT
6.	Applicability of section 7.11 of the Act (section 7.4(3)(e) of the Act)	The application of section 7.11 of the Act is excluded in respect of the Development and contributions (if any) under section 7.11 will not be required to be paid.
7.	Consideration of benefits under this document if section 7.11 applies (section 7.4(3)(e) of the Act)	Not applicable because this document excludes section 7.11 of the Act.
8.	Mechanism for Dispute Resolution (section 7.4(3)(f) of the Act)	Clause 11
9.	Enforcement of this document (section 7.4(3)(g) of the Act)	Clause 10
10.	No obligation to grant consent or exercise functions (section 7.4(9) of the Act)	Clause 2.4
11.	Registration of this document (section 7.6 of the Act)	Clause 9
12.	Whether certain requirements of this document must be complied with before a construction certificate is issued (clause 25E(2)(g) of the Regulation)	Payment of the Monetary Contribution Submission of detailed designs for the Developer's Works (clause 4.2)
13.	Whether certain requirements of this document must be complied with before a subdivision certificate is issued (clause 25E(2)(g) of the Regulation)	Not applicable
14.	Whether certain requirements of this document must be complied with before an occupation certificate is issued (clause 25E(2)(g) of the Regulation)	Dedication or transfer of the Transfer Land
15.	Whether the explanatory note that accompanied exhibition of this document may be used to assist in construing this document (clause 25E(7) of the Regulation)	Clause 2.5

SCHEDULE 3

Public Benefits (clause 5)

1. PUBLIC BENEFITS - OVERVIEW

The Developer must provide the Public Benefits in accordance with Schedule 3 and this document. The Attributed Value, timing of delivery and additional specifications relating to the Public Benefits is set out in the table below

	Public Benefit	Attributed Value	Due date	Additional specifications
1.	Monetary Contribution	\$95,000	Prior to the issue of the first Construction Certificate for the Development	Not applicable
2.	Transfer Land	\$580,000	After Completion but before the issue of the first Occupation Certificate for the Development.	Plans showing the indicative location of the Transfer Land are contained in Annexure A to this document.
3.	Developer's Works and Essential Infrastructure	\$350,000	Prior to the issue of the first Occupation Certificate for the Development	Works in kind in construction of the site through site link including hard and soft landscaping and lighting along the through site link and upgrade design of the Development to 4 star Green Star, including an electric vehicle charging station.
4.	Essential Infrastructure	\$Nil	Not applicable	The through site link is to be dedicated or transferred to Council is considered Essential Infrastructure in that it supports the objectives of Parramatta Road Corridor Urban Amenity Improvement Plan

2. PAYMENT OF MONETARY CONTRIBUTION

2.1 Payment

The Developer must pay the Monetary Contribution to Council prior to the issue of the first Construction Certificate for the Development in cash or by unendorsed bank cheque.

2.2 Indexation

If the Monetary Contribution is not paid to Council on the date of this document then at the date of payment the Monetary Contribution must be indexed as follows:

Monetary Contribution (to be provided) =

Monetary Contribution (as per item 1 of clause 1 above) x
(A/B)

where:

A is the Index Number most recently published before the date the Monetary Contribution is to be paid

B is the Index Number most recently published before the date this agreement commenced in accordance with clause 3.1 of this document.

If after the formula is applied the Monetary Contribution will be less than the amount stated in item 1 of clause 1 above, the Monetary Contribution will not be adjusted.

2.3 No trust

Nothing in this document creates any form of trust arrangement or fiduciary duty between Council and the Developer. Following receipt of the Monetary Contribution, Council is not required to separately account for the Monetary Contribution, report to the Developer regarding expenditure of the Monetary Contribution or comply with any request by the Developer to trace the Monetary Contribution.

3. TRANSFER LAND

3.1 Dedication of land – decision

The Developer must, at its cost, take all steps required to transfer the Transfer Land to Council by the due date specified in clause 1 of Schedule 3. As part of this obligation, the Developer must confirm with Council whether the Transfer Land is to be:

- (a) dedicated to Council on registration of a plan of subdivision; or
- (b) transferred to Council on registration of a transfer instrument.

3.2 Obligations on dedication

The requirement for the Developer to dedicate the Transfer Land to Council is satisfied where a deposited plan is registered in the register of plans held with the Registrar-General that dedicates land as a public road (including a temporary public road) under the *Roads Act 1993* (NSW) or creates a public reserve or drainage reserve under the *Local Government Act 1993* (NSW).

3.3 Obligations on transfer

- (a) The requirement for the Developer to transfer the Transfer Land to Council is satisfied where:
 - (i) Council is given:
 - (A) an instrument in registrable form under the *Real Property Act 1900* (NSW) duly executed by the Developer as transferor that is effective to transfer the title to the Transfer Land to Council when executed by Council as transferee and registered;
 - (B) the written consent to the registration of the transfer of any person whose consent is required to that registration; and
 - (C) a written undertaking from any person holding the certificate of title to the production of the certificate of title for the purposes of registration of the transfer.
- (b) The Developer is to do all things reasonably necessary to enable registration of the instrument of transfer to occur.
- (c) The Developer must ensure that the Transfer Land is free of all encumbrances and affectations (whether registered or unregistered and including without limitation any charge or liability for rates, taxes and charges) except for any encumbrances agreed in writing by Council in its absolute discretion.
- (d) The Developer must provide to the Council a site audit statement by an accredited site auditor confirming that the Transfer Land does not contain Contamination which would render it unsuitable for its intended use, before the date that the Transfer Land is dedicated to Council in accordance with the requirements of this clause.
- (e) The Developer warrants that as at the date of this deed the Transfer Land is not subject to any Adverse Affectation and warrants as to those matters in Schedule 3 of the *Conveyancing (Sale of Land) Regulation 2010* (NSW), unless otherwise notified to and agreed by Council in writing in its absolute discretion.

4. FINAL DESIGN OF THE DEVELOPER'S WORKS

4.1 Scope of Developer's Works

As at the date of this document, the nature and extent of the required Developer's Works is set out in Annexure A to this document. The parties agree that further design refinement of the Developer's Works may be necessary, having regard to:

- (a) the extent to which the design of the Developer's Works has been approved by Council;
- (b) conditions affecting the Developer's Works that were not reasonably capable of identification prior to the date of this document;
- (c) the extent of any refinement of the design of the Developer's Works permitted by this clause 3.3(e) of Schedule 3;
- (d) any modification to the Development Consent made and approved under section 4.55 of the Act or any other development consent granted that relates to the Developer's Works; and
- (e) the reasonable requirements of Council, including in regard to the Standards.

4.2 Final design of Developer's Works

- (a) Together with the lodgement of the application for the Development Consent for the Development but prior to the issue of the first Construction Certificate for the Development, the Developer must submit to Council's Representative for approval:
 - (i) detailed design drawings of the Developer's Works that reflect the plans and specifications set out in Annexure A; and
 - (ii) a detailed costs estimate (certified by a Quantity Surveyor) setting out the estimated cost of the Developer's Works.
- (b) Within 30 Business Days after Council's Representative has received the detailed design drawings and detailed costs estimate, Council will inform the Developer in writing as to whether the detailed design drawings and costs estimate are approved. If the detailed design drawings or costs estimate are not approved, Council will inform the Developer in writing of what further information or modifications are required and the Developer will have a further 15 Business Days to re-submit the required information, following which the process outlined in this paragraph (b) will apply again.
- (c) Regarding the costs estimate, the Developer agrees that Council may act reasonably:
 - (i) reject items included within the Quantity Surveyor's Assessment which are not directly related to the Developer's Works;
 - (ii) require substantiation for the costs of items where the amount estimated is considered by Council to be excessive;

- (iii) require an adjustment to the costs estimate to reflect a variation to the design required under this clause 4.2 of Schedule 3.
- (d) If the Developer:
 - (i) fails to prepare the detailed design drawings or detailed costs estimate; or
 - (ii) does not provide further information or modify the detailed design drawings or detailed costs estimate,

in accordance with this clause 4.2 of Schedule 3, then Council may exercise its rights under clause 10 of this document in order to carry out the Developer's Works itself at the cost of the Developer.
- (e) The Developer and Council agree that the value of the Developer's Works may be adjusted following completion of the process set out in this clause 4.2 of Schedule 3. The Developer acknowledges that the scope of the Developer's Works will not change or reduce if the costs required to complete those works is greater than the amount estimated at the date of this document. However, if the costs to complete the Developers Works (as determined by the a Quantity Surveyor under clause 4.2(a)) is greater than the amount estimated at the date of this document then the amount of the Monetary Contribution is reduced to the extent of the costs are over and above the amount estimated.

4.3 Preparation of and changes to construction design drawings

- (a) Following approval of the detailed design drawings by Council in accordance with clause 4.2 of Schedule 3, the Developer must promptly:
 - (i) prepare construction design drawings that comply with the detailed design drawings; and
 - (ii) provide Council with a copy of the construction design drawings.
- (b) Council, acting reasonably, may by written notice to the Developer at any time, approve, vary or direct the Developer to vary the construction design drawings so that the Developer's Works reflect:
 - (i) the Standards;
 - (ii) a departure or discrepancy from the plans approved under clause 4.2 of Schedule 3.

(A)
- (c) Within 20 Business Days of receiving a notice from Council under clause 4.3(b) of Schedule 3, the Developer must:
 - (i) to the extent practicable, use reasonable endeavours to comply with the notice given by Council; or

- (ii) if the Developer determines that the notice given by Council is unreasonable or impracticable, notify a dispute in accordance with clause 11 of this document.

If the Developer does not provide any response during the 20 Business Days after receiving a notice from Council under clause 4.3(b) of Schedule 3, it is deemed that the Developer accepts the notice given by Council and will take all steps required to comply with the notice.

- (d) Council does not assume or owe any duty of care to the Developer in reviewing any design drawings submitted to it under this clause 3.3(e) of Schedule 3 or for any errors, omissions or non-compliance with this document.
- (e) No participation by Council in the development of, the review of, or comments on any design drawings submitted by the Developer will lessen or otherwise affect the Developer's obligations under this document or constitute an acknowledgement by Council that the Developer has complied with its obligations under this document.

5. CONSTRUCTION OF DEVELOPER'S WORKS

5.1 Insurance

- (a) From commencement of the Developer's Works until expiration of the Defects Liability Period, the Developer must effect and maintain (or cause to be effected and maintained by its contractors under one or more policies of insurance and without requiring any risk to be double insured) the following insurances held with an insurer licensed by the Australian Prudential Regulation Authority or holding an investment grade rating from Standard & Poors, Moody's or Fitch:
 - (i) worker's compensation insurance or registrations as required by Laws;
 - (ii) public liability insurance written on an occurrence basis with a limit of indemnity of not less than \$20,000,000 covering all aspects of the Developer's Works;
 - (iii) construction works insurance in relation to the Developer's Works.
 - (iv) .
- (b) The Developer must submit a copy of all certificates of insurance to Council:
 - (i) prior to commencing construction of the Developer's Works; and
 - (ii) promptly following a written request by Council, provided that such a request is not made more than twice in any 12 month period.

5.2 Approvals and consents

The Developer must, at its cost, obtain all relevant approvals and consents for the Developer's Works, whether from Council or from any other relevant Government

Agency, including any necessary road opening permits. Before commencing the Developer's Works, the Developer must give to Council copies of all approvals and consents for the Developer's Works, other than the Development Consent.

5.3 Construction work

The Developer must, at its cost:

- (a) carry out and complete the Developer's Works in accordance with all approvals and consents relating to the Developer's Works, including any approval given by Council under this document;
- (b) ensure that all Developer's Works are constructed in a good and workmanlike manner, in accordance with the plans approved under this document so that the Developer's Works are structurally sound, fit for purpose and suitable for their intended use;
- (c) ensure that the Developer's Works are Complete by the due date specified in clause 1 of Schedule 3 and promptly after becoming aware advise Council's Representative of any significant delays in completing the Developer's Works or delays that may impact the delivery of the Public Benefits by the due date specified in Item 1 of Schedule 3; and
- (d) comply with all reasonable directions of Council in respect to construction of the Developer's Works.

5.4 Inspections by Council

Council, as a party to this document and not in its role as a Government Agency, may:

- (a) inspect the Developer's Works during the course of construction at reasonable times and on reasonable notice; and
- (b) notify the Developer's Representative of any material or significant defect, error or omission relating to the construction or installation of the Developer's Works identified during or as the result of an inspection.

Any failure by Council to identify a Defect, error or omission will not be construed as amounting to an acceptance by Council of the Defect, error or omission.

6. STANDARDS

The following list of Standards are included for information purposes only, and as a guide to the relevant standards for the general nature of the work identified as Developer's Works in this document. Council makes no representation or warranty as to the currency of the standards identified, or their application on the final design of the Developer's Works. The Developer must make its own enquiries regarding whether any standard has been replaced or supplemented. In the event that an Australian Standard prescribed a different level of material, finish, work or workmanship than those contained in a Council standard, then the higher of the two standards will apply. If there is a conflict between Council standards then the Developer must request Council nominate the correct and applicable Council standard. Council's decision as to the applicable standard is final.

Relevant Australian Standards – Verge Works, Through site links

- AS 1725 Geotechnical Site investigations
- AS 4455 Masonry Units and segmental pavers
- AS 4678 Earth Retaining Structures
- AS 3600 Concrete Structures
- AS 2876 Concrete kerbs and channels
- AS 1158 Road Lighting
- AS 1743 Road signs
- AS 4282 Control of the Obtrusive Effects of Outdoor lighting
- AS 3500 Plumbing and Drainage
- AS 3700 Masonry Structures
- AS 2890 Parking Facilities
- AS 1428 Design for Access and Mobility
- AS 4454 Composts, soil conditioners and mulches

Relevant Australian Standards – Roads (including pedestrian areas)

- AS 1725 Geotechnical Site investigations
- AS 4455 Masonry Units and segmental pavers
- AS 4678 Earth Retaining Structures
- AS 3600 Concrete Structures
- AS 2876 Concrete kerbs and channels
- AS 1158 Road Lighting
- AS 4282 Control of the Obtrusive Effects of Outdoor lighting
- AS 1428 Design for Access and Mobility
- AS 3500 Plumbing and Drainage
- AS 3700 Masonry Structures
- AS 2890 Parking Facilities
- AS 1742 Manual of uniform traffic control devices
- AS 1743 Road Signs

EXECUTED as a deed.

Signed, sealed and delivered for
INNER WEST COUNCIL (ABN 19
488 017 987) by its duly authorised
officer, in the presence of:

Signature of officer

Signature of witness

Name of officer
Authorised delegate pursuant to
section 377 of the Local Government
Act 1993

Name of witness

Position of officer

7-15 Wetherill Street, Leichhardt NSW
2040

Address of witness

Executed by Peter John Fitzhenry in the presence of:

Signature of witness

Signature of Peter John Fitzhenry

Full name of witness (print)

Address of witness (print)

EXECUTED by **Corvas Pty Ltd** ACN
606 079 243 in accordance with
s127(1) of the Corporations Act 2001
(Cth):

Signature of director

Signature of director/secretary

Name

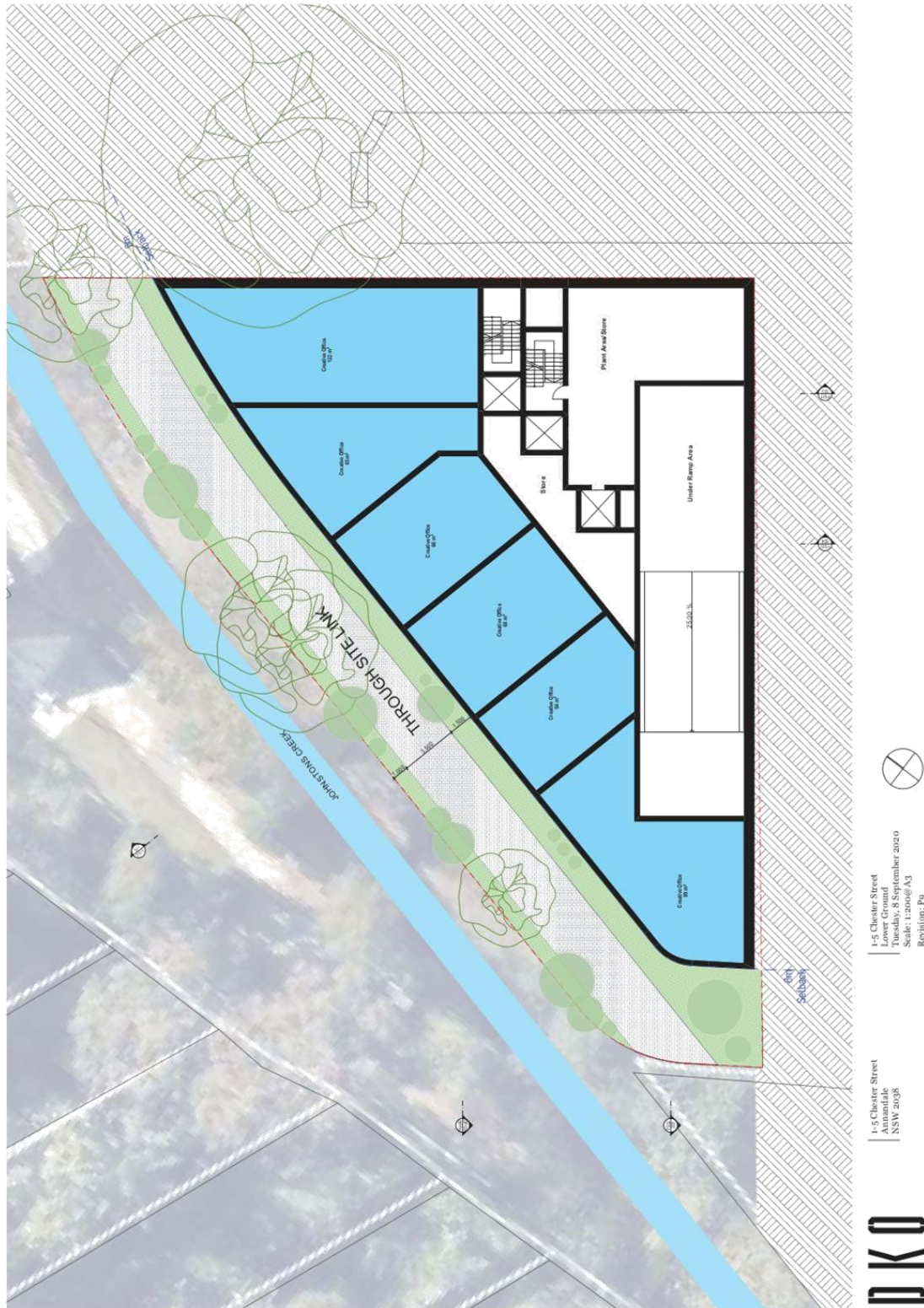
Name

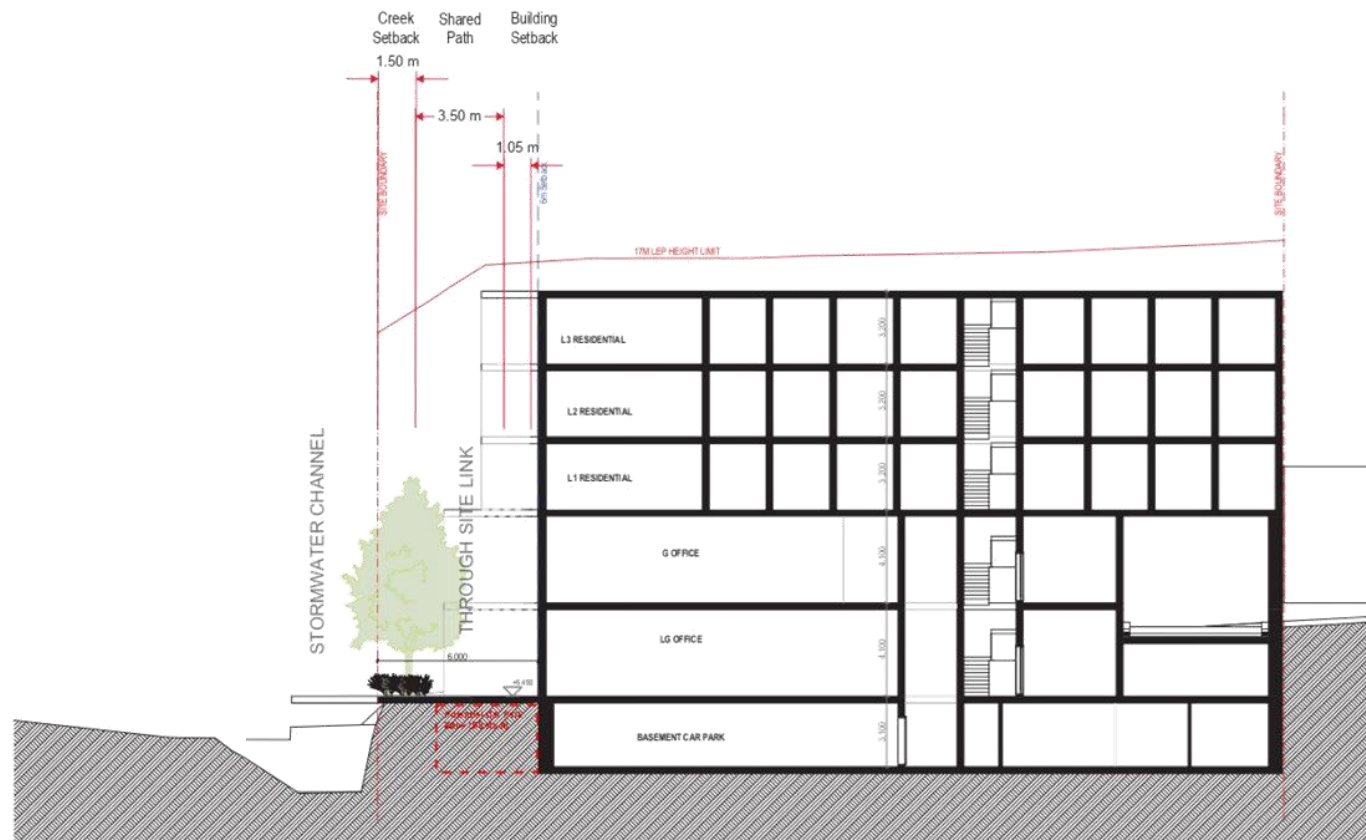
ANNEXURE A

Public Benefits – additional plans and specifications [*insert plans of the Transfer Land (in registrable form only) and a full description of the Developer's Works, together with detailed plans and specifications. Alternatively, delete if not required*]

Item 13

Attachment 1





S02

North-South Section Through Building

1:200

Item No: C0421(1) Item 14

Subject: PETERSHAM SERVICE CENTRE CAR PARK - 124 CRYSTAL STREET
PETERSHAM - LAND ENCROACHMENT MATTER

Prepared By: David McElroy - Senior Leasing Officer

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT Council resolves to the exchange of Council owned land affected by the realignment of the boundary between Lot 5 in Deposited Plan 52786 known as 2-14 Fisher St, Petersham (Petersham Service Centre) and Lot 1 in Deposited Plan 1268880 known as 124 Crystal St, Petersham as shown on the plan at Attachment 1.

DISCUSSION

124 Crystal St, Petersham being Lot 1 in Deposited Plan 1268880 is owned by SMBC Construction Pty Ltd (SMBC **Land**) and is adjacent to Council's property being Lot 5 in Deposited Plan 52786 known as the carpark for Petersham Service Centre at 2-14 Fisher Street, Petersham. (**Council's Land**). Council's Land is classified operational land.

Under DA201500657.1 SMBC Construction Pty Ltd (SMBC) constructed a 12-unit apartment complex with ground floor retail and basement parking on the SMBC Land. Construction was completed in December 2020.

In the course of construction the builder encroached upon Council's Land. The extent of the encroachment is 0.06 square metres (**Encroachment**). This was notified to a Council Officer when SMBC established they would be unable to register the strata plan for the development or complete settlement with purchasers.

There are three (3) options in relation to the Encroachment:

- 1.) **Council grant an easement for the Encroachment.** Whilst very minor in nature this will result in Council's property being burdened by the easement and could have a negative impact should Council seek to develop or sell the property. SMBC would pay Council compensation for the easement;
- 2.) **A boundary adjustment shown on a boundary adjustment plan / realignment of boundaries.** This option requires an exchange of land. Under the realignment of the boundaries by consent Council would gain a net of 0.33 square metres of land. The boundaries realignment is shown on the plan at Attachment 1.; or
- 3.) **Council do nothing.** Under this option SMBC may take legal action under the *Encroachment of Buildings Act 1922* for an order to either transfer, grant an easement or lease the encroaching land to SMBC. Payment of compensation by SMBC will be applicable.

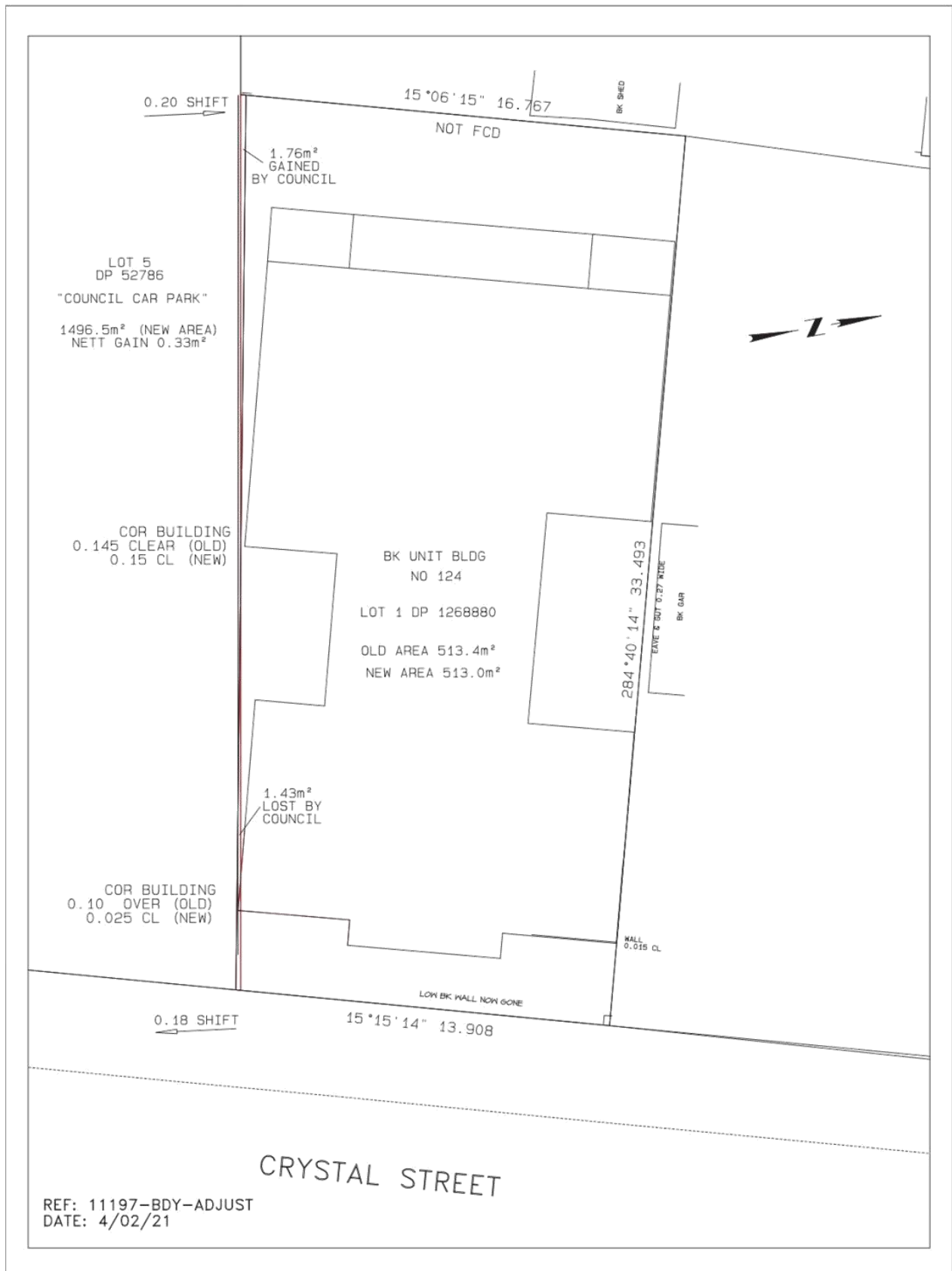
Option 2 is recommended as Council will obtain a net gain of 0.33 square metres of land. This outweighs any compensation applicable in options 1 and 3 above and would not burden the land for any future potential. Council's officer has obtained SMBC's agreement to a realignment of the boundary.

FINANCIAL IMPLICATIONS

Nil. SMBC is required to pay all costs associated with this matter.

ATTACHMENTS

1. [↓](#) 124 Crystal St Petersham - Boundary Adjustment



Item No: C0421(1) Item 15

Subject: DRAFT GENDER EQUAL REPRESENTATION POLICY

Prepared By: Katherine Paixao - Acting Governance Manager

Authorised By: Brian Barrett - Acting General Manager

RECOMMENDATION

THAT Council:

1. Adopt the draft Policy shown as Attachment 1;
2. Place the policy on public exhibition for a period of 28 days; and
3. Consider the results of the public exhibition process when adopting a final policy.

DISCUSSION

At the 8 December 2020 Council meeting, it was resolved:

THAT Council adopt a policy of gender equal representation on Councillor committees, boards and panels.

Council staff have developed a draft Gender Equal Representation Policy, shown as Attachment 1, to ensure that Council has gender representation on committees, boards and panels to engage fairly and equitably with all its members, in a positive, respectful and constructive manner.

It is proposed that Council adopt this policy for the purpose of public exhibition and Councillors consider any submissions when adopting a final policy.

FINANCIAL IMPLICATIONS

Nil

ATTACHMENTS

1. [Draft Gender Equal Representation Policy](#)



Draft Gender Equal Representation Policy (Councillor Committees, boards and panels)

Title	Draft Gender Equal Representation Policy (Councillor Committees, boards and panels)
Summary	This Policy ensures that Council has gender representation on committees, boards and panels to engage fairly and equitably with all its members, in a positive, respectful and constructive manner.
Background	On 8 December 2020, Council resolved to create a policy on Gender Equal Representation on Councillor committees, boards and panels.
Policy Type	Council
Relevant Strategic Plan Objective	Strategic Direction 5: Progressive local leadership
Relevant Council References	N/A
Main Legislative or Regulatory Reference	Anti-Discrimination Act 1977
Record Notes	Externally available document
Version Control	See below

Document:	Policy	<i>Uncontrolled Copy When Printed</i>	
Custodian:	Governance Manager	Version #	Version #
Approved By:	Acting General Manager	ECM Ref #	
Adopted By:	Council	Publish Location	Intranet/ Internet
Adopted Date and Minute #:		Next Review Date	2 years from adoption

1. Purpose

The Gender Equal Representation Policy aims to ensure that Council offers equal opportunity for all, so that Council is able to meet the needs and expectations of the whole community.

This policy ensures Council has gender balance on committees, boards and panels to which Councillors are appointed. This will ensure Council engages fairly and equitably with all its members, in a positive, respectful and constructive manner.

This policy relates to Councillor committees, boards and panels such as: General Manager's Performance Assessment Panel, Councillor representation on Council committees and participation in external committees, boards or panels.

2. Definitions

In this policy the following terms have the following meanings:

Council Committee	A committee established by council comprising of councillors, that the council has delegated functions to.
External committee	A committee established by external organisations that Council is a member of and to discuss matters relevant to their organisation which have requested councillor representation.
Councillor	Any person elected or appointed to civic office, including the mayor, and includes members and chairpersons of county councils and voting representatives of the boards of joint organisations and chairpersons of joint organisations
Council Official	Councillors, members of staff of Council, administrators, community members of Council's Committees and Local Democracy Groups and other special interest groups, conduct reviewers and delegates of Council.
Gender Equality	The equal rights, responsibilities and opportunities of women, men, transgender and gender diverse/ non-binary people.
Gender Equity	Entails the provision of fairness and justice in the distribution of benefits and responsibilities on the basis of gender. The concept recognises that people may have different needs and power related to their gender and that these differences should be identified and addressed in a manner that rectifies the imbalance between the sexes.

3. Policy Statement

This policy demonstrates best practice principles for fair and equitable participation in committees, boards and panels. To ensure fair and equitable participation Council, where possible will have an even number of positions available so that appointments can be made so that gender diversity is achieved.

Where Council calls for applications for Councillor Committees, Council will encourage applications from a gender diverse community, by referring to this policy and ensuring that the criteria for appointments to committees are gender equitable and free of any gender bias.

Councillor committees, boards and panels	
Up to 5 members	Gender balance (50%) should be achieved where possible.
6 or more members	Gender balance (50%) should be achieved and should include non-binary and transgender participation where possible.
Note: Where there is an odd number of vacancies available and diversity cannot be achieved, Council where possible will promote diversity by appointing more women than men.	

Version Control - POLICY HISTORY:

Governance Use only:

Version	Amended By	Changes Made	Date	ECM #
1	Council	New policy		

Item No: C0421(1) Item 16

Subject: LOCAL TRAFFIC COMMITTEE MEETING - MARCH 2021

Prepared By: Manod Wickramasinghe - Traffic and Transport Planning Manager

Authorised By: Cathy Edwards-Davis - Director Infrastructure

RECOMMENDATION

THAT the Minutes of the Local Traffic Committee Meeting held in March 2021 be received and the recommendations be adopted.

ITEMS BY WARD

Ward	Item
Baludarri (Balmain)	Lilyfield Precinct Parking Study
	Balmain East Precinct Parking Study
	Improving pedestrian safety on Canal Road, Lilyfield
Gulgadya (Leichhardt)	Guihen Street and Booth Street, Annandale - Proposed short term parking
	Boomerang Street, Haberfield - Proposed Removal of Existing Bus Zone
	332 Norton Street, Leichhardt - Proposed Loading Zone
	15-17 Marion Street, Leichhardt - Temporary Relocation of Existing Bus Zone
	168 Norton Street (between Carlisle Street and Maccauley Street), Leichhardt - Road Occupancy
	Carlisle Street between Norton Street and Unnamed Laneway, Leichhardt - Road Occupancy - ANZAC Day Event
Midjuburi (Marrickville)	Bedwin Road Bridge St Peters - Sydney Metro – Signs and Line Markings Plan for temporary works
	Smidmore Street and Murray Street, Marrickville – short term temporary changes to Smidmore Street signage, kerbside parking restrictions, bus routes and new temporary bus stop near Edinburgh Road as part of Marrickville Metro Expansion Works
	Unwins Bridge Road, Way Street, Toyer Street & Collins Street, St Peters - Formalising Parking Restrictions around Tempe High School
Djarrawunang (Ashfield)	'No Left Turn' to Wardell Road from Riverside Crescent, Dulwich Hill
Damun (Stanmore)	Bedwin Road Bridge St Peters - Sydney Metro – Signs and Line Markings Plan for temporary works
	Detailed works (Traffic & Parking) in Trafalgar Street, Petersham - RSL Petersham Development - DA201800173 & Implementation of the Regional Bicycle Route 7 (RR7)
	Request for 'No Parking' on Durham Lane, Stanmore
	Trucks on Liberty Street and Kingston Road, Enmore and Newtown
All Wards	Nil

DISCUSSION

The March 2021 meeting of the Local Traffic Committee was held remotely. The Agenda was sent to Committee members with a week to provide comments. The minutes of the meeting are shown at Attachment 1.

FINANCIAL IMPLICATIONS

Projects proposed for implementation are funded within existing budget allocations.

PUBLIC CONSULTATION

Specific projects have undergone public consultation as indicated in the respective reports to the Traffic Committee.

ATTACHMENTS

1. [Download](#) Local Traffic Committee minutes March 2021

Minutes of Local Traffic Committee Meeting

Held electronically in March 2021

ACKNOWLEDGEMENT OF COUNTRY BY CHAIRPERSON

I acknowledge the Gadigal and Wangal people of the Eora nation on whose country we are meeting today, and their elders past and present.

COMMITTEE REPRESENTATIVES PRESENT

Clr Victor Macri	Councillor – Midjuburi-Marrickville Ward (Chair)
Bill Holliday	Representative for Jamie Parker MP, Member for Balmain
Cathy Peters	Representative for Jenny Leong MP, Member for Newtown
SC Tony Kenny	NSW Police - Inner West Police Area Command
Sgt Charles Buttrose	NSW Police – Leichhardt Police Area Command
Tanmila Samin Islam	Transport for NSW (TfNSW)

NON VOTING MEMBERS IN ATTENDANCE

Colin Jones	Inner West Bicycle Coalition (IWBC)
Adrian Prichard	Transit Systems – Inner West Bus Services
Clr Marghanita da Cruz	Councillor – Gulgadya-Leichhardt Ward (Alternative Chair)
Manod Wickramasinghe	IWC's Traffic and Transport Planning Manager
George Tsaprounis	IWC's Coordinator Traffic Engineering Services (South)
Sunny Jo	IWC's Coordinator Traffic Engineering Services (North)
Christina Ip	IWC's Business Administration Officer

VISITORS

Nil.

APOLOGIES:

Nil.

DISCLOSURES OF INTERESTS:

Nil.

CONFIRMATION OF MINUTES

The minutes of the Local Traffic Committee Meeting held in February 2021 were confirmed.

MATTERS ARISING FROM COUNCIL'S RESOLUTION OF MINUTES

The Local Traffic Committee recommendations of its meeting held in February 2021 were adopted at Council's meeting held on 9 March 2021 with the following amendments:

- LTC0221 Item 7 Minor Traffic Facilities - That the Disabled Parking zone and mobility parking space be reinstated in front of 11 Bruce Street on the eastern side of Bruce Street Stanmore; and

- LTC 0221 Item 14 'No Left Turn' into Victoria Road from Moodie Street, Rozelle - That Council determines to temporarily continue the "No Left Turn" restriction into Victoria Road from Moodie Street with a Local Area Traffic Management (LATM) Study to be undertaken within 6 months so that a permanent change, pending the outcome of the LATM, can be considered.

EMAIL CONFIRMATION OF OFFICER'S RECOMMENDATION

The representative for NSW Police – Inner West supported the Officer's recommendations for the items in their PAC.

The representative for NSW Police – Leichhardt supported the Officer's recommendations for the items in their PAC.

The representative for Transit Systems supported all the Officer's recommendations.

LTC0321 Item 1 Bedwin Road Bridge St Peters - Sydney Metro – Signs and Line Markings Plan for temporary works (Midjumburi - Marrickville and Damun – Stanmore Ward / Summer Hill and Newtown Electorate / Inner West PAC)

SUMMARY

Sydney Metro have submitted to Council detailed line marking and signage plans for temporary road works on Bedwin Road Bridge for a period of approximately 16 weeks beginning mid-March 2021. The works will be staged in two phases to accommodate separately works on either side of the bridge allowing contraflow traffic arrangements to be in place. The proposed works involve the installation of new regulatory signage. Sydney Metro will install the signage and line marking and reinstate original signage and line markings after works are completed. It is recommended that the submitted plans be supported as shown in the submitted 'Sydney Metro City & Southwest Sydney Station Bedwin Road Bridge Works Contraflow Traffic Management Plan'.

Officer's Recommendation

THAT the temporary contraflow arrangement proposed to accommodate Sydney Metro works on Bedwin Road Bridge, St Peters and associated temporary line marking and signage (as per shown in the submitted 'Sydney Metro City & Southwest Sydney Station Bedwin Road Bridge Works Contraflow Traffic Management Plan') be approved subject to, but not limited to, the following conditions:

1. All works and cost of the supply, installation and removal of the line marking and signage associated with the Bedwin Road Bridge works is to be borne by the applicant: and
2. Council's existing line marking and signage be reinstated in Bedwin Road, St Peters at the end of the works to the satisfaction of Council's Co-ordinator of Traffic and Parking Services, Traffic South.

DISCUSSION

The representative for the IWBC requested a marked bike lane through the works zone and an area for cyclists to wait, separate from the traffic lane. The representative commented that without special provisions in place, cyclists are usually pushed to the side when they join the traffic lane.

Council Officers provided advice from the Sydney Metro Interface Manager stating there

is limited space on Bedwin Road to provide the requested cyclist provisions, with the lane widths being at the minimum allowed for works to continue. Sydenham Metro would be able to ensure that there is sufficient space on the eastbound approach as the road travel lanes are single lanes on approach. However, there is no such area on the westbound approach. Sydenham Metro will review the proposal and advise if any provisions can be made.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the temporary contraflow arrangement proposed to accommodate Sydney Metro works on Bedwin Road Bridge, St Peters and associated temporary line marking and signage (as per shown in the submitted 'Sydney Metro City & Southwest Sydenham Station Bedwin Road Bridge Works Contraflow Traffic Management Plan') be approved subject to, but not limited to, the following conditions:

- 1. All works and cost of the supply, installation and removal of the line marking and signage associated with the Bedwin Road Bridge works is to be borne by the applicant: and**
- 2. Council's existing line marking and signage be reinstated in Bedwin Road, St Peters at the end of the works to the satisfaction of Council's Co-ordinator of Traffic and Parking Services, Traffic South.**

For motion: Unanimous

LTC0321 Item 2 Smidmore Street and Murray Street, Marrickville – short term temporary changes to Smidmore Street signage, kerbside parking restrictions, bus routes and new temporary bus stop near Edinburgh Road as part of Marrickville Metro Expansion Works (Midjuburi – Marrickville Ward / Heffron Electorate / Inner West PAC)

SUMMARY

Council has been notified by MLA Transport Planning, on behalf of Adco Constructions, about proposed short term temporary changes to Smidmore Street signage, kerbside parking restrictions, bus routes and a new temporary bus stop near Edinburgh Road, Marrickville as part of the Marrickville Metro Expansion works. It is recommended that the proposed changes be approved and that all works and costs associated with the signage changes and temporary relocated 'Bus Zone' and reinstatement of Council's original parking restrictions is to be borne by the Applicant.

Officer's Recommendation

THAT the proposed short-term temporary changes to traffic and parking conditions in Smidmore Street and Murray Street, Marrickville as per plans submitted by MLA Transport Planning (TMP 20008r05C-210301, CV-1BPD-02-061) be approved subject to the following conditions:

- a) All works and cost of the supply, installation and removal of the signage associated with the temporary changes and bus relocations is to be borne by the applicant;
- b) The temporary removal and reinstatement of any Council assets will be at the applicants cost and to Council's Traffic Engineers satisfaction;

- c) Notification of surrounding properties be undertaken at least 7 Days prior to installation of the temporary changes and relocated 'Bus Zone'; and
- d) Subject to written concurrence from TfNSW, Sydney Metro TSE Group and Transit Systems / Sydney Buses is provided to Council.

DISCUSSION

It was noted that the TMP provided in the agenda was the incorrect attachment. The correct TMP is in [Attachment 1](#).

The TfNSW representative indicated that a Shared Zone in Smidmore Street cannot operate during the Bus Detour times. Therefore, the following condition was proposed to be added to the recommendation:

- e) All Shared Zone signage and associated pavement markings in Smidmore Street be temporarily removed for the duration of the bus detour. All signs must be reinstated as soon as the bus detour is no longer required.

The applicant has indicated that they support this modification. The Committee members also supported the modification to the recommendation.

COMMITTEE RECOMMENDATION

THAT the proposed short-term temporary changes to traffic and parking conditions in Smidmore Street and Murray Street, Marrickville as per plans submitted by MLA Transport Planning (TMP 20008r05C-210301, CV-1BPD-02-061) be approved subject to the following conditions:

- a) **All works and cost of the supply, installation and removal of the signage associated with the temporary changes and bus relocations is to be borne by the applicant;**
- b) **The temporary removal and reinstatement of any Council assets will be at the applicants cost and to Council's Traffic Engineers satisfaction;**
- c) **Notification of surrounding properties be undertaken at least 7 Days prior to installation of the temporary changes and relocated 'Bus Zone'; and**
- d) **Subject to written concurrence from TfNSW, Sydney Metro TSE Group and Transit Systems / Sydney Buses is provided to Council.**
- e) **All Shared Zone signage and associated pavement markings in Smidmore Street be temporarily removed for the duration of the bus detour. All signs must be reinstated as soon as the bus detour is no longer required.**

For motion: Unanimous

**LTC0321 Item 3 Detailed works (Traffic & Parking) in Trafalgar Street, Petersham - RSL Petersham Development - DA201800173 & Implementation of the Regional Bicycle Route 7 (RR7)
(Stanmore Ward-Damun/Newton Electorate/Inner West PAC)**

SUMMARY

At the Local Traffic Committee meeting held on 15 February 2021, a report was presented detailing proposed on-road tree planter boxes, traffic/parking control measures and kerb extension in Regent Street, as part of Step 1 of the Public Domain Works for the RSL Petersham development under approved DA 201800173. Council approval is now sought on the plans detailing the remaining traffic, parking and footway works required to be carried out under condition of Development Consent for Trafalgar Street and its intersection to Regent Street (Refer to Attachment 2 Plan C46.8 version C). In addition, it should be noted that Council's Regional Bicycle Route RR7 facility is to be constructed along the section of Trafalgar Street, between Gordon Street and Crystal Street. NSW Government funding has been made available to carry out this work, with the commencement of this work scheduled around mid-2021.

Officer's Recommendation

1. The report be received and noted;
2. The detailed proposed traffic and parking works in Trafalgar Street and its intersection with Regent Street, Petersham, on attached drawing by Norton-Jago/ACE Pty Ltd- signage and line marking plan revision C Sheet 1 drawing No. C46.8, be APPROVED, subject to the following;
 - a) Double barrier BB lines be extended in Trafalgar Street right through across the RSL carpark access and Forzzard Lane;
 - b) An additional 'No Right Turn' sign be placed on the eastern footway side of the RSL carpark facing east bound traffic in Trafalgar Street;
 - c) The 'No Right Turn' as shown on the northern kerb side island in Trafalgar Street opposite the RSL carpark and Forzzard Lane, have a supplementary sign underneath reading 'INTO RSL CAR PARK & FOZZARD LANE';
 - d) The 'No Stopping (arrow right)' sign on the southern side of Trafalgar Street, to the west of Fozzard Lane be changed to read 'No Stopping (arrow left)' and the 'No Parking' restrictions be reinstated over the driveways between Fozzard Lane and no. 313-315 Trafalgar Street;
 - e) No trees be planted along the footway within the Bus Zone due to the likelihood of interference to the operation of the Bus Stop;
 - f) The builder prepare/provide for the bus pad/footings and other infrastructure works for the relocation of the bus stop and Council approved shelter as shown on the plan to the satisfaction of Council;
 - g) The builder is to install all signs and line marking as per attached drawing by Norton-Jago/ACE Pty Ltd- signage and line marking plan revision C Sheet 1 drawing No. C46.8, including all modifications (a) to (f) as listed above to the satisfaction of Council;
3. The revised drawing C46.8 with modifications be submitted to TFNSW for its review and approval.
4. The temporary relocation of the Bus Stop on the southern side of Trafalgar Street, to a position further east of Regent Street between No. 273 and No. 265 Trafalgar Street be approved, subject to specific dates being provided to Council's Traffic & Transport Planning Manager and affected residents being notified at least two weeks prior to the changes.

5. The Traffic Management Plan prepared by Barker Ryan Steward in Attachment 11 for the installation of 'No Right Turn 3.00pm-7.00pm Mon-Fri.,' from New Canterbury Road into Regent Street, be submitted to TFNSW for consideration and approval, and that the builder work with the TFNSW to install the required signs.

DISCUSSION

The builder, Deicorp, has provided written comments in response to the Traffic Committee report. These are attached with additional Officer comments ([Attachment 2](#)).

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. The report be received and noted;
2. The detailed proposed traffic and parking works in Trafalgar Street and its intersection with Regent Street, Petersham, on attached drawing by Norton-Jago/ACE Pty Ltd- signage and line marking plan revision C Sheet 1 drawing No. C46.8, be APPROVED, subject to the following;
 - a) Double barrier BB lines be extended in Trafalgar Street right through across the RSL carpark access and Forzzard Lane;
 - b) An additional 'No Right Turn' sign be placed on the eastern footway side of the RSL carpark facing east bound traffic in Trafalgar Street;
 - c) The 'No Right Turn' as shown on the northern kerb side island in Trafalgar Street opposite the RSL carpark and Forzzard Lane, have a supplementary sign underneath reading 'INTO RSL CAR PARK & FOZZARD LANE';
 - d) The 'No Stopping (arrow right)' sign on the southern side of Trafalgar Street, to the west of Fozzard Lane be changed to read 'No Stopping (arrow left)' and the 'No Parking' restrictions be reinstated over the driveways between Fozzard Lane and no. 313-315 Trafalgar Street;
 - e) No trees be planted along the footway within the Bus Zone due to the likelihood of interference to the operation of the Bus Stop;
 - f) The builder prepare/provide for the bus pad/footings and other infrastructure works for the relocation of the bus stop and Council approved shelter as shown on the plan to the satisfaction of Council;
 - g) The builder is to install all signs and line marking as per attached drawing by Norton-Jago/ACE Pty Ltd- signage and line marking plan revision C Sheet 1 drawing No. C46.8, including all modifications (a) to (f) as listed above to the satisfaction of Council;
3. The revised drawing C46.8 with modifications be submitted to TFNSW for its review and approval.
4. The temporary relocation of the Bus Stop on the southern side of Trafalgar Street, to a position further east of Regent Street between No. 273 and No. 265 Trafalgar Street be approved, subject to specific dates being provided to Council's Traffic & Transport Planning Manager and affected residents being notified at least two weeks prior to the changes.
5. The Traffic Management Plan prepared by Barker Ryan Steward in Attachment 11 for the installation of 'No Right Turn 3.00pm-7.00pm Mon-Fri.,' from New Canterbury Road into Regent Street, be submitted to TFNSW for consideration and

approval, and that the builder work with the TFNSW to install the required signs.

For motion: Unanimous

LTC0321 Item 4 Guihen Street and Booth Street, Annandale - Proposed short term parking (Gulgadya-Leichhardt Ward/Balmain Electorate/Leichhardt PAC)

SUMMARY

Council has received concerns from local businesses on Booth Street (between Alexandria Drive and Pyrmont Bridge Road), Annandale regarding a lack of short-term parking in the area for customers and visitors.

Officer's Recommendation

THAT:

1. The existing parking spaces (94.5m) on the northern side of Guihen Street, between Booth Street and Chester Street be converted from unrestricted parking to '4P 8:00am-6:00pm Mon-Fri'
2. The existing parking spaces (62.2m) on the western side of Booth Street, between Guihen Street and Wigram Road be converted from unrestricted parking to '2P 8:00am-6:00pm Mon-Fri'.
3. The parking spaces (31.8m) on the western side of Booth Street, between Guihen Street and Pyrmont Bridge Road be converted from unrestricted parking to '2P 8:00am-6:00pm Mon-Fri'
4. A 13m 'No Parking' restriction be installed on the western side of Booth Street, south of Guihen Street across the northern most driveway of 1A Booth Street.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. The existing parking spaces (94.5m) on the northern side of Guihen Street, between Booth Street and Chester Street be converted from unrestricted parking to '4P 8:00am-6:00pm Mon-Fri'
2. The existing parking spaces (62.2m) on the western side of Booth Street, between Guihen Street and Wigram Road be converted from unrestricted parking to '2P 8:00am-6:00pm Mon-Fri'.
3. The parking spaces (31.8m) on the western side of Booth Street, between Guihen Street and Pyrmont Bridge Road be converted from unrestricted parking to '2P 8:00am-6:00pm Mon-Fri'
4. A 13m 'No Parking' restriction be installed on the western side of Booth Street,

south of Guihen Street across the northern most driveway of 1A Booth Street.

For motion: Unanimous

LTC0321 Item 5 Boomerang Street, Haberfield - Proposed Removal of Existing Bus Zone (Gulgadya-Leichhardt Ward/ Summer Hill Electorate/ Burwood PAC)

SUMMARY

Council has received a request to remove a redundant existing 'Bus Zone' on the eastern side of Boomerang Street, Haberfield (south of Crescent Street) to reinstate unrestricted parking at this location.

Officer's Recommendation

THAT the existing 20m 'Bus Zone' zone on the eastern side of Boomerang Street, Haberfield (south of Crescent Street) be removed and the unrestricted on-street parking be reinstated.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the existing 20m 'Bus Zone' zone on the eastern side of Boomerang Street, Haberfield (south of Crescent Street) be removed and the unrestricted on-street parking be reinstated.

For motion: Unanimous

LTC0321 Item 6 332 Norton Street, Leichhardt - Proposed Loading Zone (Gulgadga - Leichhardt/ Balmain Electorate/ Leichhardt PAC)

SUMMARY

Council has received a request to change one space of the existing '1/2P 8am-6pm Mon-Sat' parking restriction to a 'Loading Zone 6am-4pm Mon-Sat' in front of No. 332 Norton Street, Leichhardt to facilitate deliveries for local businesses.

Officer's Recommendation

THAT a six (6) metre 'Loading Zone 6:00am – 4:00pm Mon - Sat' be installed on the western side of Norton Street in front of No.332 Norton Street, Leichhardt.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT a six (6) metre 'Loading Zone 6:00am – 4:00pm Mon - Sat' be installed on the western side of Norton Street in front of No.332 Norton Street, Leichhardt.

For motion: Unanimous

LTC0321 Item 7 Unwins Bridge Road, Way Street, Toyer Street & Collins Street, St Peters - Formalising Parking Restrictions around Tempe High School (Midjuburi - Marrickville Ward/ Heffron Electorate/ Inner West PAC)

SUMMARY

Council has received representations from Tempe High School requesting the review of parking restrictions along the four streets encompassing the school. These are Unwins Bridge Road, Way Street, Toyer Street and Collins Street. As school buses rely upon the surrounding streets to service the school, concerns were raised when cars are parked along certain sections of the bus route, leading to traffic obstruction and possibly damage to parked vehicles. An investigation has revealed that there are either no signposted parking restrictions or that the current parking signage does not effectively deter vehicles parking in inappropriate locations, thus restricting thoroughfare and turning ability for buses travelling along the boundary of Tempe High School.

Officer's Recommendation

THAT the following restrictions be approved:

1. A 30 metre 'No Parking' zone, extending from the current 'No Parking' zone along the western side of Way Street, south of its intersection with Toyer Street;
2. A statutory 10 metre 'No Stopping' on western side of Way Street, south of its intersection with Toyer Street;
3. A 50 metre 'No Parking' zone, along the southern side of Toyer Street, west of its intersection with Way Street;
4. A statutory 10 metre 'No Stopping' on the southern side of Toyer Street, east of its intersection with Collins Street;
5. A 14 metre 'No Stopping' zone on the northern side of Toyer Street, east of its intersection with Collins Street;
6. A 8 metre 'No Stopping' zone on eastern side of Collins Street, south of its intersection with Toyer Street;
7. A 10 metre 'No Parking 8am – 9.30am 2pm – 3.30pm' on eastern side of Collins Street, immediately northwest of existing Bus Zone, north of its intersection with Unwins Bridge Road;
8. A 69 metre 'No Stopping' zone on the northern side of Unwins Bridge Road, between Collins Street and the signalised mid-block pedestrian crossing, replacing existing 50 metre 'No Parking 7am – 9am Mon – Fri' & 19 metre 'No Parking' restrictions; and
9. A 25 metre 'No Stopping' zone on the northern side of Unwins Bridge Road, between Foreman Street and the signalised mid-block pedestrian crossing, replacing existing 'No Parking'

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the following restrictions be approved:

1. A 30 metre 'No Parking' zone, extending from the current 'No Parking' zone along the western side of Way Street, south of its intersection with Toyer Street;
2. A statutory 10 metre 'No Stopping' on western side of Way Street, south of its intersection with Toyer Street;
3. A 50 metre 'No Parking' zone, along the southern side of Toyer Street, west of its intersection with Way Street;
4. A statutory 10 metre 'No Stopping' on the southern side of Toyer Street, east of its intersection with Collins Street;
5. A 14 metre 'No Stopping' zone on the northern side of Toyer Street, east of its intersection with Collins Street;
6. A 8 metre 'No Stopping' zone on eastern side of Collins Street, south of its intersection with Toyer Street;
7. A 10 metre 'No Parking 8am – 9.30am 2pm – 3.30pm' on eastern side of Collins Street, immediately northwest of existing Bus Zone, north of its intersection with Unwins Bridge Road;
8. A 69 metre 'No Stopping' zone on the northern side of Unwins Bridge Road, between Collins Street and the signalised mid-block pedestrian crossing, replacing existing 50 metre 'No Parking 7am – 9am Mon – Fri' & 19 metre 'No Parking' restrictions; and
9. A 25 metre 'No Stopping' zone on the northern side of Unwins Bridge Road, between Foreman Street and the signalised mid-block pedestrian crossing, replacing existing 'No Parking'

For motion: Unanimous

LTC0321 Item 8 Lilyfield Precinct Parking Study (Baludarri - Balmain Ward / Balmain Electorate / Leichhardt PAC)

SUMMARY

This is a recommendation to endorse the final Lilyfield Precinct Parking Study report. Council has recently undertaken Public Exhibition of the draft Lilyfield Precinct Parking Study through YourSay Inner West. The draft strategy proposed several changes, including a Saturday Resident Parking Scheme (RPS) in streets surrounding the Orange Grove Public School during market days, angle parking in Hubert Street and Charles Street, and a need to establish Special Event Parking replacing the existing restrictions in the street surrounding Leichhardt Oval. The general feedback themes include the issue of enforcement in Lilyfield, dissatisfaction with boat trailers, and parking pressure concerns from WestConnex Rozelle Interchange site. Area specific feedback include suggestions for angle parking for the whole length of Rayner Street to increase parking supply.

Due to the COVID-19 restrictions, Council was unable to undertake a parking survey during a large capacity event at Leichhardt Oval. This data was to be used as a basis to review the existing parking control and develop a Special Event Parking scheme. As venue restrictions ease over time, it is expected that a parking survey during a full capacity event will assist in the development of a special event Traffic Management Plan (TMP) and Special Event Parking Scheme for the current area LY permit scheme.

The response totalled 35.8% in support, 29.9% non-support, and 34.3% with an unsure/neutral preference. After the Public Exhibition feedback was assessed, a review on the proposed scheme was undertaken with the final recommendations as outlined in Attachment 2. As the changes included both short-term and long-term matters, this would require Council to implement the changes with community engagement over a 5-10 year life cycle of the study. It is recommended that further consideration of street specific Resident Parking Scheme (RPS) other than those proposed in the report not be supported for a period of 24 months until March 2023.

In addition, the parking impact on streets near the WestConnex Rozelle Interchange site has been a source of concern for residents in Lilyfield and Rozelle. Council has worked together on the consultation on including additional streets in the RPS in October 2020. Due to the low overall support from the community, this was not implemented. However, Council is continuing discussions with Transport for NSW to explore parking options to alleviate parking pressures until the completion of the WestConnex Rozelle Interchange in 2023.

Officer's Recommendation

THAT:

1. The final Lilyfield Precinct Parking Study (Attachment 3) be noted;
2. In view of the feedback received from the Public Exhibition, the Parking Strategy for the Lilyfield Precinct as shown in Attachment 2 be adopted;
3. An additional parking review be undertaken to establish a Special Events Traffic Management Plan (TMP) and Special Event Parking Scheme, updating the existing area LY Resident Parking Scheme;
4. Further consideration of street specific resident parking scheme for the Lilyfield precinct, other than those included in Attachment 2 not be supported for 24 months until March 2023;
5. Post-implementation parking surveys be carried out after parking changes, and a review be undertaken and reported back to the Traffic Committee, if required; and
6. Council to work with event organisers to prepare and implement a standardised Traffic Management Plan and Special Event Parking Scheme for large events at Leichhardt Oval; and

DISCUSSION

The representative for the Member for Balmain stated that the sight line of certain streets intersecting Lilyfield Road are inadequate due to the acute angle of the corners and noted that the Leichhardt Bike Plan shows that 2 of the 5 bike accidents in Lilyfield Road occurred opposite intersections with angled streets. The representative requested that the statutory 10m 'No Stopping' zones on each of the eastern corners of Charles Street, Charles Lane, Hubert Street and Francis Street be extended to at least 15m to improve safety for motorists turning into Lilyfield Road and improve sight lines to motorists and cyclists travelling west

along Lilyfield Road.

Council Officers advised that parking precinct studies do not typically consider 'No Stopping' zone extensions. Requests for extensions to 'No Stopping' zones can be made and considered on a case-by-case basis, however, loss of legal parking is generally not supported by the community. A preliminary review of these intersections also show no accident history (in the current 5-year TfNSW accident history). Council Officers will review the representative's request separately.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

- 1. The final Lilyfield Precinct Parking Study (Attachment 3) be noted;**
- 2. In view of the feedback received from the Public Exhibition, the Parking Strategy for the Lilyfield Precinct as shown in Attachment 2 be adopted;**
- 3. An additional parking review be undertaken to establish a Special Events Traffic Management Plan (TMP) and Special Event Parking Scheme, updating the existing area LY Resident Parking Scheme;**
- 4. Further consideration of street specific resident parking scheme for the Lilyfield precinct, other than those included in Attachment 2 not be supported for 24 months until March 2023;**
- 5. Post-implementation parking surveys be carried out after parking changes, and a review be undertaken and reported back to the Traffic Committee, if required; and**
- 6. Council to work with event organisers to prepare and implement a standardised Traffic Management Plan and Special Event Parking Scheme for large events at Leichhardt Oval.**

For motion: Unanimous

LTC0321 Item 9 Balmain East Precinct Parking Study (Baludarri-Balmain Ward/Balmain Electorate/Leichhardt PAC)

SUMMARY

This is a recommendation to endorse the final Balmain East Precinct Parking Study report. Council has recently undertaken Public Exhibition of the draft Balmain East Precinct Parking Study through YourSay Inner West. The draft report proposed several changes, including an expansion of the Resident Parking Scheme (RPS) as shown in Attachment 2. The response results indicate that the community had mixed opinions on the proposed changes, with a low support for the draft strategy proposed by Council.

After considering the Public Exhibition feedback, a review on the proposed scheme was undertaken with minor adjustments made to the proposed parking strategy. As the changes included both short term and long term strategies, this would require Council to implement the changes over a 5-10 year life cycle of the study. It is recommended that further

consideration of street specific RPS other than those proposed in the report not be supported for a period of 24 months until March 2023.

Officer's Recommendation

THAT:

1. The final Balmain East Precinct Parking Study (Attachment 3) be noted;
2. In view of the feedback received from the Public Exhibition, the revised changes to parking strategy as shown in Attachment 2 be adopted, with items 1-3 to be implemented prior to July 2021 and items 4-12 to be implemented with further community engagement;
3. Further consideration of street specific resident parking scheme for the Balmain East precinct, other than those included in Attachment 2 not be supported for 24 months until March 2023; and
4. That post-implementation parking surveys be carried out after parking changes, and a review be undertaken and reported back to the Traffic Committee, if required.

DISCUSSION

It was noted that within the report and recommendations table, reference to "2P 8am – 10am permit holders excepted Area BE" should be "2P 8am – 10pm permit holders excepted Area BE".

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

1. The final Balmain East Precinct Parking Study (Attachment 3) be noted;
2. In view of the feedback received from the Public Exhibition, the revised changes to parking strategy as shown in Attachment 2 be adopted, with items 1-3 to be implemented prior to July 2021 and items 4-12 to be implemented with further community engagement;
3. Further consideration of street specific resident parking scheme for the Balmain East precinct, other than those included in Attachment 2 not be supported for 24 months until March 2023; and
4. That post-implementation parking surveys be carried out after parking changes, and a review be undertaken and reported back to the Traffic Committee, if required.

For motion: Unanimous

LTC0321 Item 10 15-17 Marion Street, Leichhardt - Temporary Relocation of Existing Bus Zone (Gulgadga - Leichhardt/ Balmain Electorate/ Leichhardt PAC)

SUMMARY

Council has received a request for the temporary relocation of the existing 'Bus Zone' on the northern side of Marion Street in front of Nos. 15-17 Marion Street Leichhardt to provide a safe area for patrons to access bus services during ongoing construction works at Nos. 15-17 Marion Street.

Officer's Recommendation

THAT:

- a) the existing 'Bus Zone' on the northern side of Marion Street, Leichhardt in front of 15-17 Marion Street be temporarily relocated 26m to the east replacing the existing '2P ticket 10am-6pm Mon-Fri 8am-6pm Sat, 4P 6pm-10pm Mon-Sat, 8am-10pm Sun; No Stopping 7am-10am Mon-Fri' ticket parking restrictions (25m total) for 54 weeks.
- b) That parking meter LMP-10216 be temporarily decommissioned during this period
- c) '4P ticket 8am-10pm' parking restrictions be provided in place of the existing 'Bus Zone' until such time that re-establishment of the 'Bus Zone' is required or until a temporary 'Works Zone' is established.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT:

- a) the existing 'Bus Zone' on the northern side of Marion Street, Leichhardt in front of 15-17 Marion Street be temporarily relocated 26m to the east replacing the existing '2P ticket 10am-6pm Mon-Fri 8am-6pm Sat, 4P 6pm-10pm Mon-Sat, 8am-10pm Sun; No Stopping 7am-10am Mon-Fri' ticket parking restrictions (25m total) for 54 weeks.
- b) That parking meter LMP-10216 be temporarily decommissioned during this period
- c) '4P ticket 8am-10pm' parking restrictions be provided in place of the existing 'Bus Zone' until such time that re-establishment of the 'Bus Zone' is required or until a temporary 'Works Zone' is established.

For motion: Unanimous

LTC0321 Item 11 168 Norton Street (between Carlisle Street and Maccauley Street), Leichhardt - Road Occupancy (Gulgadga - Leichhardt/ Balmain Electorate/ Leichhardt PAC)

SUMMARY

Council has received an application from Growth Built Pty Ltd for approval of a temporary full road closure of Norton Street (in front of 168 Norton Street), between Carlisle Street and Macauley Street, Leichhardt from 9:00pm Tuesday 11 May 2021 to 5:00am Wednesday 12 May 2021 (with a contingency period of three weeks) for dismantling of a tower crane at 168 Norton Street, Leichhardt.

Officer's Recommendation

THAT the proposed temporary full road closure of Norton Street, between Carlisle Street and Macauley Street, Leichhardt from 9:00pm Tuesday 11 May 2021 to 5:00am Wednesday 12 May 2021 (with a contingency period of three weeks – only between Sundays and Wednesdays) be approved for dismantling of a tower crane at 168 Norton Street, Leichhardt subject to, but not limited to, the following conditions:

1. A Traffic Management Plan (TMP) for the attached Traffic Control Plan (TCP) be submitted to TfNSW prior to the start of works;
2. A Road Occupancy License be obtained by the applicant from the Transport Management Centre;
3. All affected residents and businesses, including, Transit Systems, STA, NSW Police Area Command, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary full road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders; and
4. The occupation of the road carriageway must not occur until the road has been physically closed.

DISCUSSION

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the proposed temporary full road closure of Norton Street, between Carlisle Street and Macauley Street, Leichhardt from 9:00pm Tuesday 11 May 2021 to 5:00am Wednesday 12 May 2021 (with a contingency period of three weeks – only between Sundays and Wednesdays) be approved for dismantling of a tower crane at 168 Norton Street, Leichhardt subject to, but not limited to, the following conditions:

- 1. A Traffic Management Plan (TMP) for the attached Traffic Control Plan (TCP) be submitted to TfNSW prior to the start of works;**
- 2. A Road Occupancy License be obtained by the applicant from the Transport Management Centre;**
- 3. All affected residents and businesses, including, Transit Systems, STA, NSW Police Area Command, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary full road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders; and**
- 4. The occupation of the road carriageway must not occur until the road has been physically closed.**

For motion: Unanimous

LTC0321 Item 12 Carlisle Street between Norton Street and Unnamed Laneway, Leichhardt - Road Occupancy - ANZAC Day Event (Gulgadya-Leichhardt Ward/Balmain Electorate/Leichhardt PAC)

SUMMARY

Council has received an application from the licensee of The Royal Hotel in Leichhardt for approval of a temporary full road closure in Carlisle Street between Norton Street and the Unnamed Laneway adjacent to No.2 Carlisle Street to be held on Sunday, 25 April 2021 between the hours of 6am and 12 midnight. The road closure has been requested to facilitate The Royal Hotel ANZAC Day Event.

Officer's Recommendation

THAT the temporary road closure of Carlisle Street, Leichhardt between Norton Street and the Unnamed Laneway adjacent to No.2 Carlisle Street to be held on Sunday, 25 April 2021 between the hours of 6am and 12 midnight be supported, subject to the following conditions:

1. Latest government and health advice on Covid-19 is followed at the time of the event including gatherings and/or social distancing restrictions;
2. All affected residents and businesses, including the NSW Police Local Area Command, Fire & Rescue NSW and NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary road closure at least 14 days in advance of the closure with the applicant making reasonable provision for stakeholders;
3. That an unencumbered passaged minimum of 4.0m wide be available for emergency vehicles through the closed section of Carlisle Street, Leichhardt;
4. The occupation of the road carriageway must not occur until the road has been physically closed;

DISCUSSION

The TfNSW representative advised that if this is a Class 2 event, TfNSW will need to provide concurrence and requested that the TMP, PL insurance and risk assessment be submitted to TfNSW.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION

THAT the temporary road closure of Carlisle Street, Leichhardt between Norton Street and the Unnamed Laneway adjacent to No.2 Carlisle Street to be held on Sunday, 25 April 2021 between the hours of 6am and 12 midnight be supported, subject to the following conditions:

1. Latest government and health advice on Covid-19 is followed at the time of the event including gatherings and/or social distancing restrictions;
2. All affected residents and businesses, including the NSW Police Local Area Command, Fire & Rescue NSW and NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary road closure at least 14 days in advance of the closure with the applicant making reasonable

provision for stakeholders;

3. That an unencumbered passageway minimum of 4.0m wide be available for emergency vehicles through the closed section of Carlisle Street, Leichhardt;
4. The occupation of the road carriageway must not occur until the road has been physically closed.

For motion: Unanimous

General Business

LTC0321 Item 13 'No Left Turn' to Wardell Road from Riverside Crescent, Dulwich Hill

Representations were made to Cllr Macri regarding the new 'No Left Turn' from Riverside Crescent into Wardell Road. Concerns were raised that the 'No Left Turn' is having unintended impact on traffic on Wardell Road and surrounding roads, causing confusion as there are no warning signs of changed traffic conditions and congestion during peak time. Requests were made to review the signage and traffic signal phasing at the intersection. Council Officers will investigate.

LTC0321 Item 14 Request for 'No Parking' on Durham Lane, Stanmore

A request was received by the Member for Newtown for 'No Parking' on Durham Lane near the property entrance of Unit B02, 109 Salisbury Road, Stanmore. The resident of the property stated that access to the property is difficult due to the narrow footpath and if a vehicle is parked directly outside the property on Durham Lane, access to the property is further impeded, especially for less mobile residents. Council Officers will investigate.

LTC0321 Item 15 Trucks on Liberty Street and Kingston Road, Enmore and Newtown

A resident of Kingston Road contacted the Member for Newtown's Office indicating that she and many neighbours are concerned about the number and type of large vehicles using Liberty Street and Kingston Road including cement trucks, Newington school buses (large tourist buses), semitrailers (including one with containers on it) and WestConnex 'truck and dogs'. The resident has also contacted Newtown Police about this issue.

The representative for the Member for Newtown indicated that they have raised the issue of construction trucks on many key roads in the Inner West including King Street, Edgeware Road and Enmore Road in the past, while realising that these roads come under the control of TfNSW. However, given the high pedestrian and cycle usage as well as the size of these streets, the representative suggested that Council look at whether some of these roads need to be assessed for reclassification with TfNSW.

LTC0321 Item 16 Improving pedestrian safety on Canal Road, Lilyfield

The representative for the Member for Balmain commented that an increasing number of vehicles use Canal Road, particularly during cricket and football practice. Due to the increased traffic, the representative requested that a marked pedestrian crossing and speed

hump be investigated for Canal Road to enable pedestrians to cross the road to reach the path to the Leichhardt North Station and the overbridge on the City-West Link. Council Officers will investigate.

This concluded the business of the meeting.

ATTACHMENTS

Attachment 1



Railway Pde at Edinburgh Rd, Marrickville Proposed Partial Road Closure

Traffic Management Plan



Railway Pde at Edinburgh Rd, Marrickville Proposed Partial Road Closure

Traffic Management Plan

Report Version: Final

Report Date: 1 March 2021

Report Reference: 20008r05C-210301

Client: Adco Constructions Pty Ltd

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Table of Contents

1	Introduction.....	2
2	Detailed Plan of Proposed Measures	4
3	Identification and Assessment of Impact of Proposed Measures	5
4	Measures to Ameliorate the Impact of Re-Assigned Traffic	6
5	Assessment of Affected Public Transport Services.....	7
6	Details of Provision Made for Emergency Vehicles, Heavy Vehicles, Cyclists and Pedestrians	8
7	Assessment of Effect on Existing and Future Developments with Transport Implications in the Vicinity of the Proposed Measures.....	9
8	Assessment of Effect of Proposed Measures on Traffic Movements in Adjoining Council Areas	10
9	Public Consultation Process.....	11

List of Figures

Figure 1.1: Location of Proposed Upgrade Works.....	2
Figure 3.1: Diverted Traffic Routes	5

Appendices

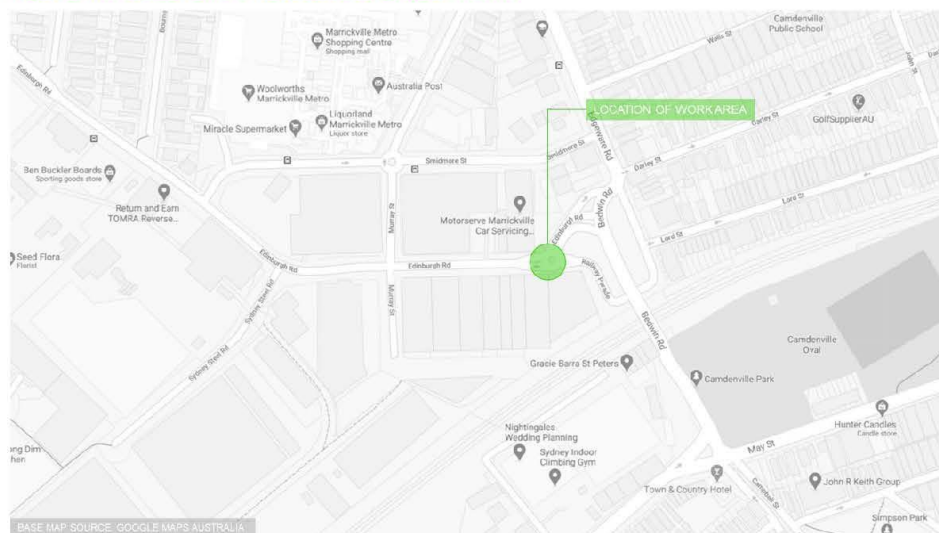
Appendix A	Traffic Control Plan
Appendix B	Proposed Diversion for Bus Services
Appendix C	Concurrences from TfNSW/STA/Transit Systems
Appendix D	Bus Swept Path Diagram



1 Introduction

This traffic management plan (TMP) has been prepared by MLA Transport Planning (MLA) in relation to a proposed temporary partial road closure of Railway Parade at Edinburgh Road, Marrickville. Figure 1.1 shows the location of proposed road closure.

Figure 1.1: Location of Proposed Upgrade Works



The proposed partial road closure is proposed by Adco to undertake intersection upgrade works at the Railway Parade intersection with Edinburgh Road as part of the expansion of the Marrickville Metro Shopping Centre. The upgrade works has been approved by the Minister of Planning in March 2012 (MP09_0191) which was followed by several S75W application approvals. The upgrade works has also received approval from Inner West Council in May 2020.

The works will be undertaken during the hours from 6:00am to 5:00pm.

The proposed partial road closure is proposed to take place in three stages over a period of approximately two and a half months commencing 1 April 2021 to 9 June 2021 and.

During the proposed partial road closure period, the staging are as follows:

- Stage 1 – eastbound access from Edinburgh Road (western approach) through the intersection will be closed with westbound access along Edinburgh Road from



Edinburgh Road (northern approach) and Railway Parade (eastern approach) maintained

- Stage 2 – eastbound access from Edinburgh Road (western approach) and westbound access from Railway Parade (eastern approach) through the intersection will be closed with westbound access from Edinburgh Road (northern approach) maintained, and
- Stage 3 – eastbound access from Edinburgh Road (western approach) and westbound access from Railway Parade (eastern approach) through the intersection will be closed with westbound access from Edinburgh Road (northern approach) and Railway Parade (eastern approach) maintained.

Access to affected properties will be maintained. Vehicles accessing affected properties will be escorted through the use of qualified traffic controllers and signage.

In addition, during the period of the proposed partial road closure westbound access for buses (Routes 308 and 305) from Railway Parade (eastern approach) to Edinburgh Road (west approach) will be maintained. Buses (Route 355) travelling in the eastbound direction will be re-routed.



2 Detailed Plan of Proposed Measures

Is a detailed plan of the proposed measures necessary?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

Traffic management measures are proposed to manage traffic in the vicinity of the site. The traffic management measures are contained in the traffic control plans (TCP) prepared by Complete Traffic Safety Solutions which is provided in Appendix A.



3 Identification and Assessment of Impact of Proposed Measures

Is a detailed assessment necessary?

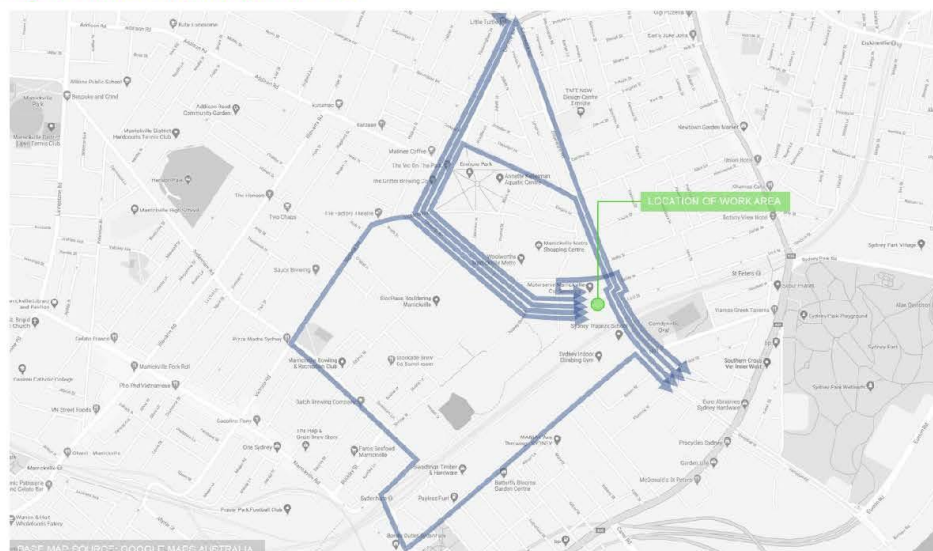
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

The partial closure of the Railway Parade intersection with Edinburgh Road will require traffic to be diverted to alternative routes. These include:

- Smidmore Street/Murray Street/Edinburgh Road
- Edgware Road/Llewellyn Street/Enmore Road/Edinburgh Road
- Edgware Road/Enmore Road/Edinburgh Road
- Bedwin Road/Unwins Bridge Road/Gleeson Avenue/Railway Parade/Sydenham Road/Victoria Road/Edinburgh Road, and
- Stanmore Road/Enmore Road/Edinburgh Road.

The alternative routes are shown in Figure 3.1.

Figure 3.1: Diverted Traffic Routes





4 Measures to Ameliorate the Impact of Re-Assigned Traffic

Is an assessment required?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

There are numerous available alternative routes. Following the temporary partial closure of the Railway Parade intersection with Edinburgh Road, the traffic travelling through the intersection could be diverted across a number of alternative routes within the local road network. As such, the traffic re-directed to the various alternative routes, would be spread out across the road network and is not expected to create any adverse traffic impacts. Therefore, ameliorate measures would not be required.



5 Assessment of Affected Public Transport Services

Is an assessment required?	
Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

The proposed temporary partial closure of the Railway Parade intersection with Edinburgh Road would affect the operation of bus services along Edinburgh Road in particular Route 355. Access for the other two bus services, namely Routes 308 and 352 will be maintained throughout the closure period.

In this regard, MLA has consulted TfNSW, STA and Transit Systems in relation to re-directing Bus Route 355 around the work area. An option has been developed to re-direct the relevant bus service with a new temporary bus stop on Smidmore Street. The proposed diversion route for Bus Route 355 is shown in Appendix B. MLA is currently seeking feedback from the bus operators.

TfNSW, STA and Transit Systems have provided their concurrence for the proposed works. The concurrences are provided in Appendix C.

In addition, swept path analysis for a 12.5m bus turning left from Murray Street into Smidmore Street. The swept path diagram provided in Appendix D demonstrates that a 12.5m bus can satisfactorily undertake the required left turn manoeuvre.

Adco will continue to work and liaise with the bus operators to ensure disruption to bus services is kept to a minimal.



6 Details of Provision Made for Emergency Vehicles, Heavy Vehicles, Cyclists and Pedestrians

Are these details required?	
Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

Emergency vehicles access will be maintained. Emergency vehicles will be let through where required.

All general traffic including service vehicles will be diverted around the work area using the previous identified alternative routes.

It is noted that the Railway Parade intersection with Edinburgh Road proposed to be closed at present does not have any facilities for cyclists.

Pedestrian access will be diverted to alternative routes where required.



7 Assessment of Effect on Existing and Future Developments with Transport Implications in the Vicinity of the Proposed Measures

Is an assessment required?	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

In relation to existing developments, access will be maintained for affected properties.

In relation to future developments, the proposed partial road closure is a temporary road closure for a period of approximately two and a half months. It is not expected that it would have any implications to future developments in the vicinity of the proposed road closure.



8 Assessment of Effect of Proposed Measures on Traffic Movements in Adjoining Council Areas

Is an assessment required?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

There will be no impacts on traffic movements in adjoining Council areas. The proposed works is located entirely within the administrative area of Inner West Council.



9 Public Consultation Process

Is a public consultation process required?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

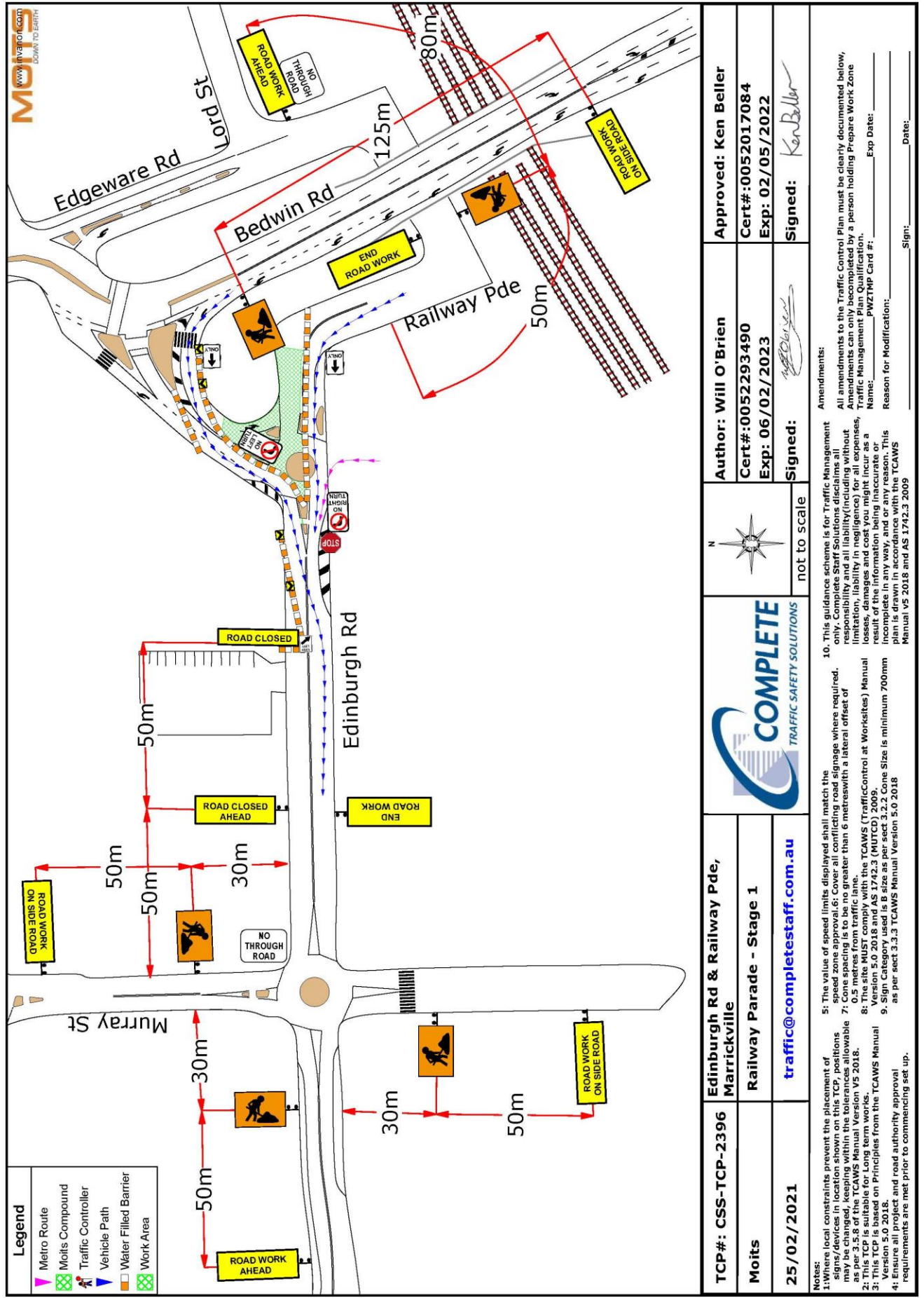
Adco will continue to work and liaise with the bus operators to ensure disruption to bus services is kept to a minimal. The consulting process will continue post approval by Inner West Council Local Traffic Committee.

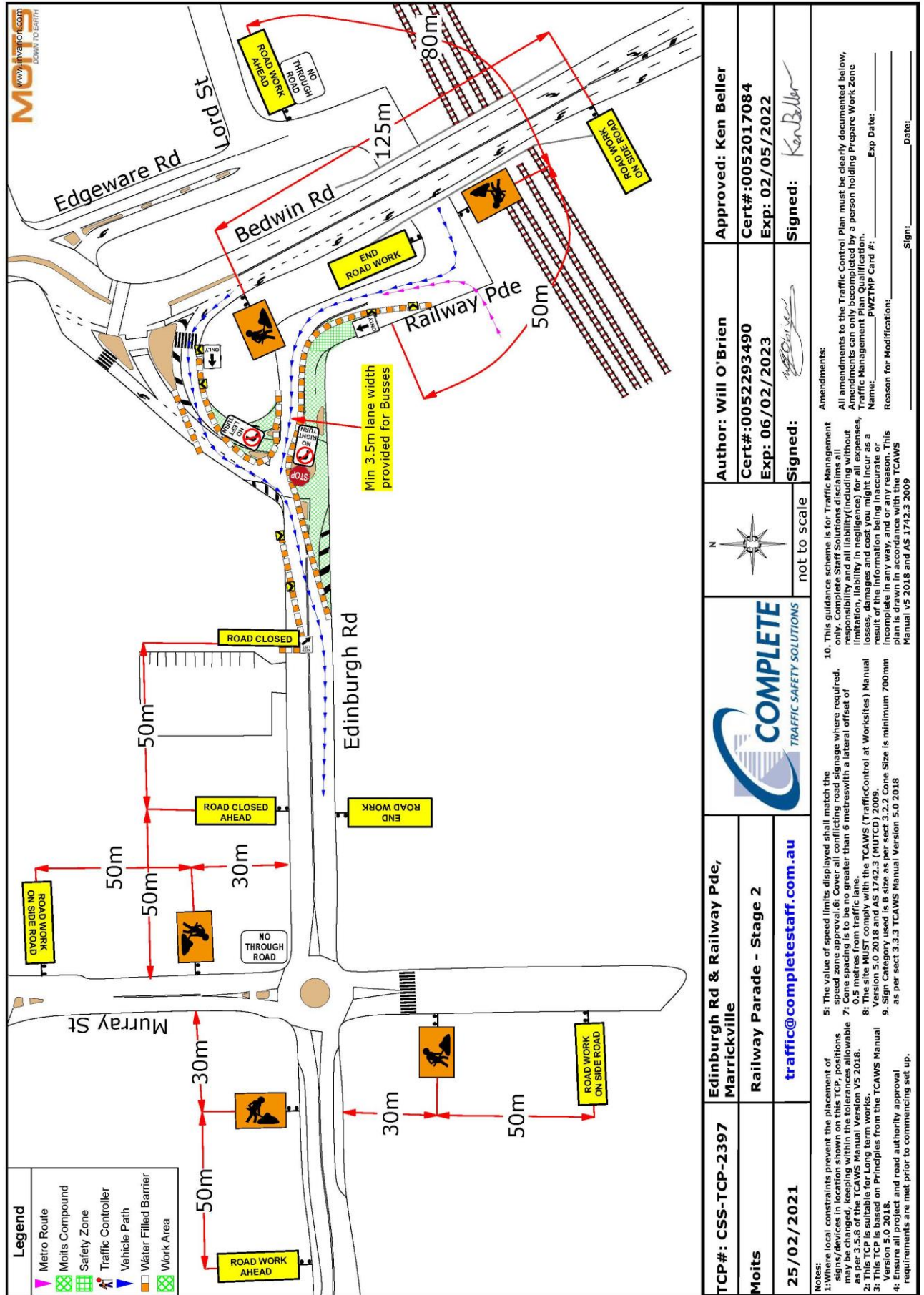
In relation to local residents and businesses, a notification letter has been issued to the local residents and businesses located within 400m of the work area on 1 March 2021. The notification letter requested that the local residents and businesses to provide any feedback they may have within three weeks.

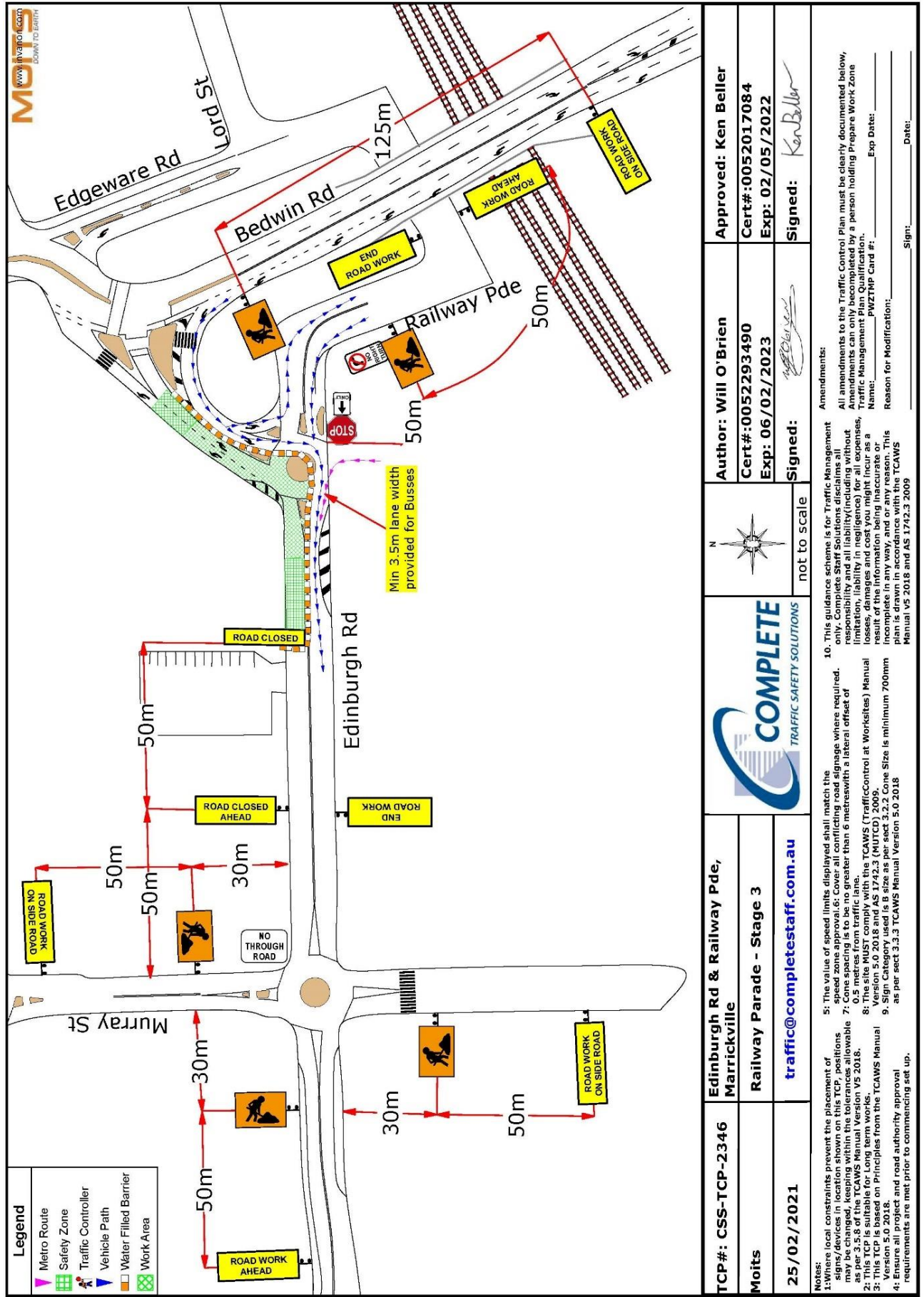


Appendix A

Traffic Control Plan



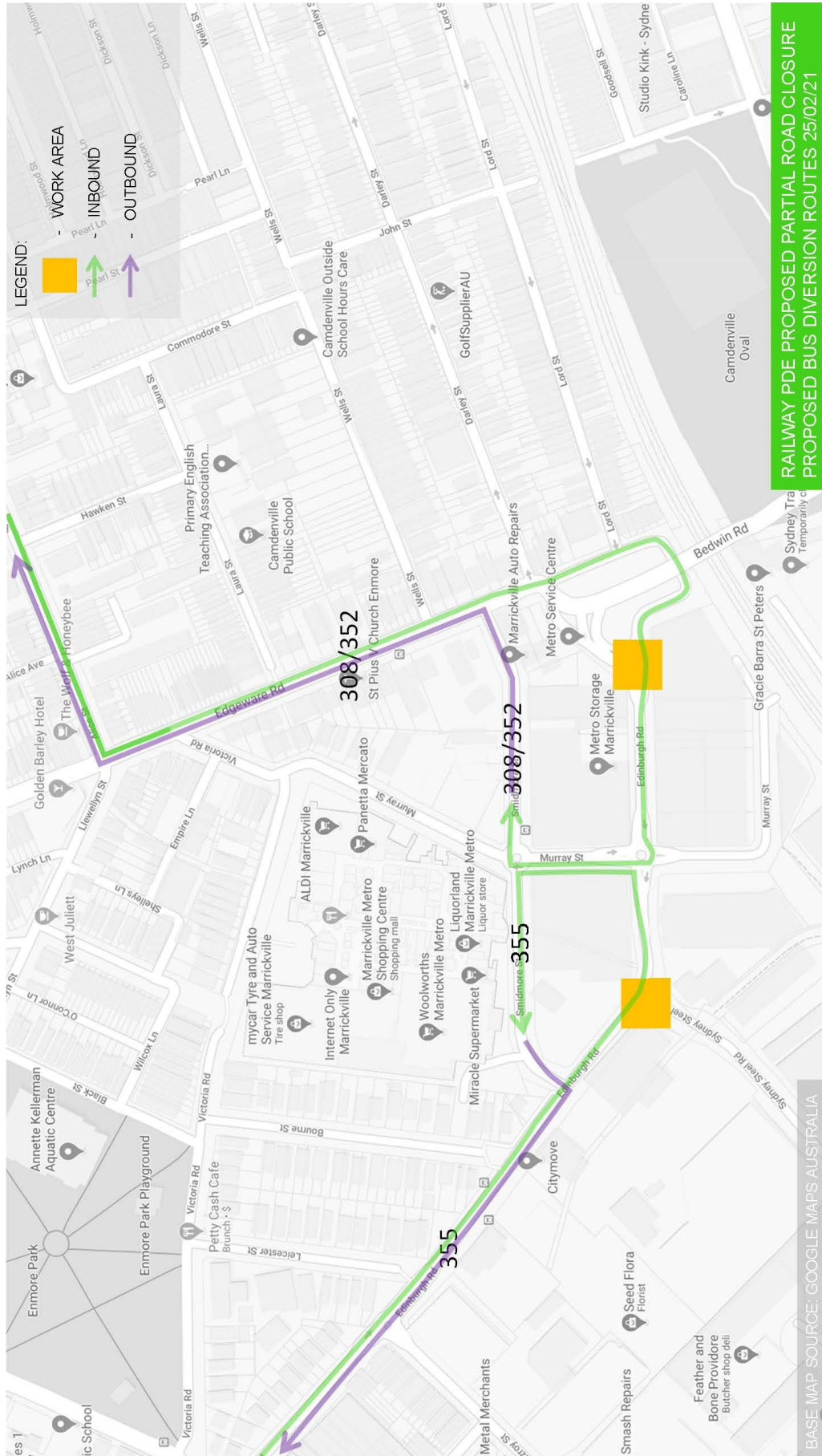






Appendix B

Proposed Diversion for Bus Services





Appendix C

Concurrences from TfNSW/STA/Transit Systems

From: [Adrian Prichard](#)
To: [Michael Lee](#); [Elizabeth Harrison](#)
Cc: [Bushara Gidies](#)
Subject: Re: Marrickville Metro Shopping Centre - Edinburgh Rd Roundabout s and Proposed Bus Diversion
Date: Friday, 26 February 2021 12:59:13 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Outlook-xde10qgp.png](#)

Hi Michael

Transit Systems raise no objection to the attached TCPs

Regards

Adrian Prichard

Network Planner

T: (02) 8778 5889 M: 0490 121 539

E: APrichard@transitsystems.com.au

A: Lot 2 Airfield Drive, LEN WATERS ESTATE NSW 2171



www.transitsystems.com.au



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From: Michael Lee <michael.lee@mlatp.com.au>
Sent: Friday, February 26, 2021 12:52 PM
To: Elizabeth Harrison <Elizabeth.Harrison@transport.nsw.gov.au>
Cc: Adrian Prichard <APrichard@transitsystems.com.au>; Bushara Gidies <Bushara_Gidies@sta.nsw.gov.au>
Subject: RE: Marrickville Metro Shopping Centre - Edinburgh Rd Roundabout s and Proposed Bus Diversion

Thanks Liz.

Bushara/Adrian – are you able to review the TCPs and if everything is in satisfactory would you please provide your respective concurrence? Many thanks.

Regards,

Michael Lee

Director



m: 0403 107 146 t: 02 8287 1217

a: Level 13 | 465 Victoria Ave
Chatswood | NSW | 2067

e: michael.lee@mlatp.com.au

w: www.mlatp.com.au

From: Elizabeth Harrison <Elizabeth.Harrison@transport.nsw.gov.au>

Sent: Friday, 26 February 2021 12:48 PM

To: Michael Lee <michael.lee@mlatp.com.au>

Cc: Adrian Prichard <aprichard@transitsystems.com.au>; Bushara Gidies
<Bushara_Gidies@sta.nsw.gov.au>

Subject: RE: Marrickville Metro Shopping Centre - Edinburgh Rd Roundabout s and Proposed Bus
Diversion

Thank you Michael,

Transport Integration raises no objection to the attached TCPs.

Kind regards – Liz

Elizabeth Harrison

Transport Planning Project Manager | Transport Integration

Customer Journey Planning | Greater Sydney

Transport for NSW

M: 0488 432 805

E: elizabeth.harrison@transport.nsw.gov.au



Transport
for NSW

I acknowledge the Australian Aboriginal and Torres Strait Islander peoples as the first inhabitants
of the nation and the traditional custodians of the lands where we live, learn and work.

From: Michael Lee [<mailto:michael.lee@mlatp.com.au>]

Sent: Friday, 26 February 2021 11:52 AM

To: Elizabeth Harrison <Elizabeth.Harrison@transport.nsw.gov.au>

Cc: Adrian Prichard <aprichard@transitsystems.com.au>; Bushara Gidies
<Bushara_Gidies@sta.nsw.gov.au>

From: [Bushara Gidies](#)
To: [Michael Lee](#); [Elizabeth Harrison](#)
Cc: [Adrian Prichard](#)
Subject: RE: Marrickville Metro Shopping Centre - Edinburgh Rd Roundabout s and Proposed Bus Diversion
Date: Friday, 26 February 2021 1:00:50 PM
Attachments: [image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

Hi Michael,

STA raise no objection to attached TCP.

Regards

Bushara Gidiess

Traffic & Services Manager
 Eastern Region | State Transit
 MOB : 0403 073 658
 Port Botany Depot
Bushara_Gidies@sta.nsw.gov.au
www.transport.nsw.gov.au/state-transit



Transport
 State Transit

From: Michael Lee [<mailto:michael.lee@mlatp.com.au>]
Sent: Friday, 26 February 2021 12:53 PM
To: Elizabeth Harrison
Cc: Adrian Prichard; Bushara Gidies
Subject: RE: Marrickville Metro Shopping Centre - Edinburgh Rd Roundabout s and Proposed Bus Diversion

Thanks Liz.

Bushara/Adrian – are you able to review the TCPs and if everything is in satisfactory would you please provide your respective concurrence? Many thanks.

Regards,

Michael Lee

Director



m: 0403 107 146 f: 02 8287 1217
 a: Level 13 | 465 Victoria Ave
 Chatswood | NSW | 2067
 e: michael.lee@mlatp.com.au
 w: www.mlatp.com.au

From: Elizabeth Harrison <Elizabeth.Harrison@transport.nsw.gov.au>
Sent: Friday, 26 February 2021 12:48 PM
To: Michael Lee <michael.lee@mlatp.com.au>
Cc: Adrian Prichard <aprichard@transitsystems.com.au>; Bushara Gidies

<Bushara_Gidies@sta.nsw.gov.au>

Subject: RE: Marrickville Metro Shopping Centre - Edinburgh Rd Roundabout s and Proposed Bus Diversion

Thank you Michael,

Transport Integration raises no objection to the attached TCPs.

Kind regards – Liz

Elizabeth Harrison
Transport Planning Project Manager | Transport Integration
Customer Journey Planning | Greater Sydney
Transport for NSW

M: 0488 432 805

E: elizabeth.harrison@transport.nsw.gov.au



Transport
for NSW

I acknowledge the Australian Aboriginal and Torres Strait Islander peoples as the first inhabitants of the nation and the traditional custodians of the lands where we live, learn and work.

From: Michael Lee [<mailto:michael.lee@mlatp.com.au>]

Sent: Friday, 26 February 2021 11:52 AM

To: Elizabeth Harrison <Elizabeth.Harrison@transport.nsw.gov.au>

Cc: Adrian Prichard <aprichard@transitsystems.com.au>; Bushara Gidies <Bushara_Gidies@sta.nsw.gov.au>

Subject: RE: Marrickville Metro Shopping Centre - Edinburgh Rd Roundabout s and Proposed Bus Diversion

Hi Liz,

Please find amended TCPs with 3.5m bus lanes. Let me know if you have any further issues. Many thanks.

Regards,

Michael Lee

Director

m: 0403 107 146 t: 02 8287 1217

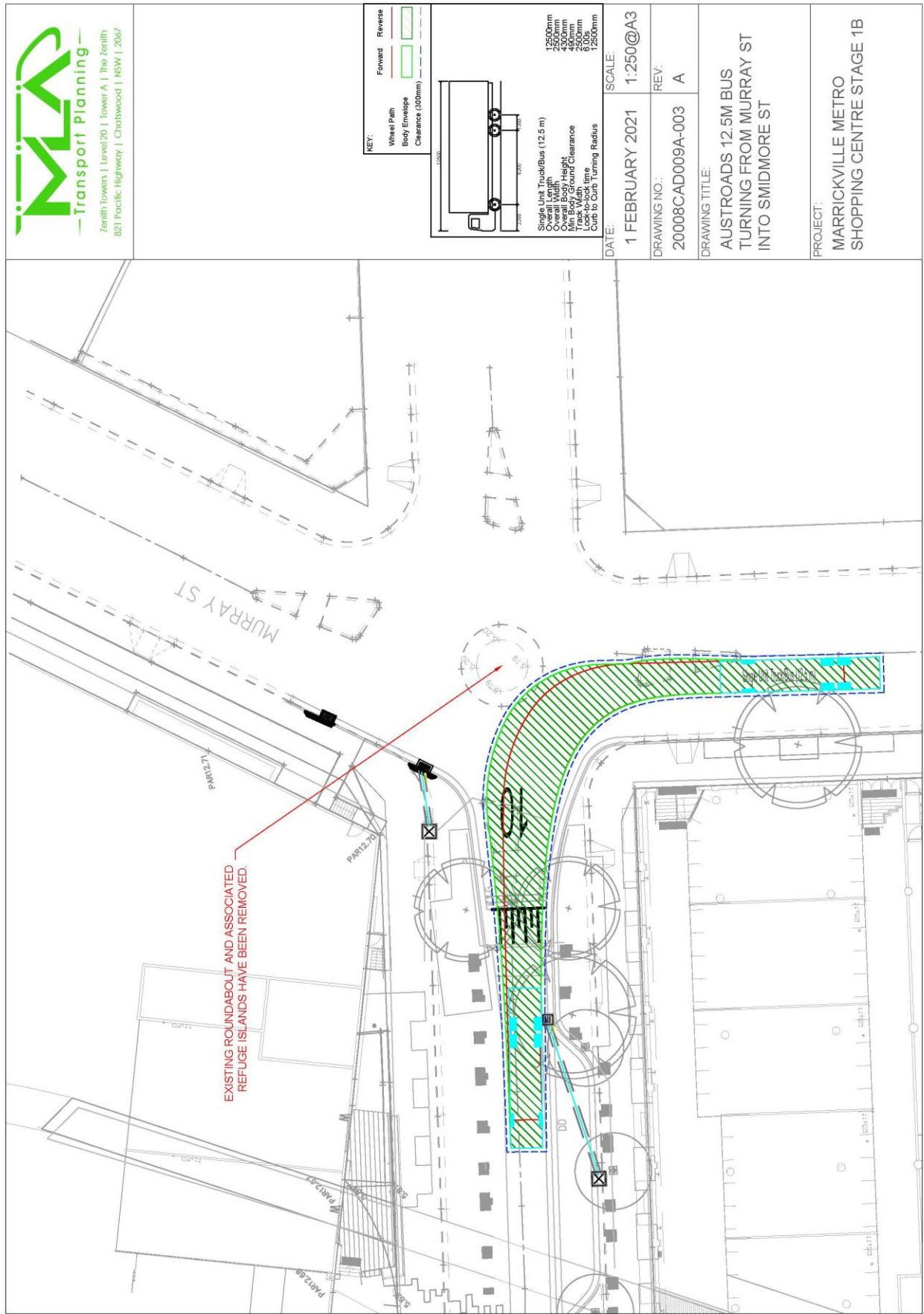
a: Level 13 | 465 Victoria Ave
Chatswood | NSW | 2067

e: michael.lee@mlatp.com.au



Appendix D

Bus Swept Path Diagram



MLA Transport Planning

Level 13 | 465 Victoria Avenue
Chatswood | NSW | 2067
PO Box 628 | Chatswood | NSW | 2057
www.mlatp.com.au

Attachment 2

ADDITIONAL OFFICER COMMENTS:

Council issued a general notification letter dated 16 February 2021 to affected residents/businesses in vicinity of the development advising of works required to be undertaken in Trafalgar Street, Regent Street, Fisher Street, and New Canterbury Road.

A further notification letter was issued dated 17 February 2021 of an error, and to correctly advise that the Bus Stop on the northern side of Trafalgar Street, be relocated from west to east of Regent Street.

The community was given the opportunity to comment, with comments needing to be received by the 5 March 2021. No responses have been received from the community. The builder by email dated 10 March 2021 has responded to the notification letter and the report to Council as follows:

'Deicorp once again wish to make our position very clear that any works related to Council Bicycle path which also incorporates the relocation and installation of 2x bus shelters is in no way related to Deicorps Development Approval.

This matter has discussed with Council on many occasions and seeing that Council have acquired Government funding for the cycle way and related works the responsibility of these works rest with Council not the Developer/Builder.

In relation to this matter and to then place this responsibility of these works back to on the builder as noted in Item 2(f) is incorrect and we request that this item be changed to reflect Councils responsibility by changing the first two words to 'The Council'.

Deicorp's letter in response to notification letter, followed with the general notification letter is attached.

The intent of the notification letter was to advise the community of all council and developmental works required to be carried out in the area, related or unrelated.

Under Condition 2(f) within the recommendations to the traffic committee, the builder is still to comply satisfactorily under development consent 252(b), and under footway restoration, would be required to co-ordinate with Council on the preparation of bus relocation works only on the southern side of Trafalgar Street. The arrangements for work and cost is an internal matter to be discussed with Council and the Builder.



Deicorp Pty Ltd | ABN: 55 138 180 337
Level 3, 161 Redfern St, Redfern NSW 2016
P: (02) 8665-4100 | F: (02) 8665-4111
deicorp.com.au

5th March 2021

Inner West Council
260 Liverpool Road
Ashfield NSW 2131

Dear Sir/Madam,

RE: NOTIFICATION OF WORKS (TRAFFIC, PARKING & FOOTWAY) TRAFALGAR STREET & REGENT STREET PETERSHAM

In relation to the item referred to above, as per Council's Public Exhibition notice dated 16th February 2021, please note that Deicorp have no objection to the individual items referred to in Council's notification.

Furthermore, Deicorp wish to raise an objection in relation to the fact that Council's own works "Bicycle Path" have been incorporated into a Public Notification which also includes Deicorp Development Approval work.

Our objection to this has been raised on numerous occasions to Council officers prior to this notification and we wish to confirm our stance that any public objections raised in relation to Council's Bicycle Path, as indicated in the attached document and highlighted in yellow, will be the responsibility of the Inner West Council.

Regards,

Greg Colbran
Development & Planning Executive

INNER WEST

16 February 2021

Petersham Development SPV 1 Pty Ltd.
7 Regent Street
PETERSHAM NSW 2049

NOTIFICATION OF WORKS (TRAFFIC, PARKING AND FOOTWAY) TRAFAGAR STREET REGENT STREET, PETERSHAM

This letter is to notify residents/businesses on the detail to approved developmental changes required to footway, traffic, and parking along or near the street frontages of the 3 development sites owned by the RSL Club Petersham. Included in this advice, is the approved Regional Bicycle Route improvements scheduled to commence along the section on the northern side Trafalgar Street, between Audley Street and Crystal Street as from mid-year 2021.

The 3 site locations are show below.



Attached are plans on the detailed works relating to traffic, parking and footway scheduled and programmed to commence as from May 2021.

Inner West Council
innerwestnsw.gov.au
02 9392 5000

260 Liverpool Rd, Ashfield NSW 2131
7-15 Wetherill St, Leichhardt NSW 2040
2-14 Fisher St PO Box 14, Petersham NSW 2040

INNER WEST

In reference to PLAN 1:

- A dedicated bicycle path will be built along the northern kerbside lane east of Audley Street, with the bicycle path then transiting onto a wide footway (east of Regent Street) and continue under shared pedestrian use along the footway to Crystal Street. Parking will be required to be removed between Audley Street and Regent Street under the approved bicycle Plan. Parking with existing morning restrictions will be retained to the northern side of Trafalgar Street, east of Regent Street as shown on the plan.
- The Bus Stop on the northern side of Trafalgar will be relocated from east of Regent Street to west of Regent Street. Line marking will be altered east of Regent Street, with west bound traffic required to travel along the kerb lane near the corner to Regent Street.
- The Bus Stop with Shelter on the southern side of Trafalgar Street, east of Regent Street will be relocated to the western side of Regent Street. Pending on the timing for footway works outside Site 3, the Bus Stop may need to be temporarily relocated further east at the location shown on the plan. Council will further notify affected residents in that location if, when and how long would the Bus Stop be temporarily located at the location shown on plan.
- The lights at the intersection of Trafalgar Street and Regent Street will be modified to include additional poles and lanterns to control bicyclist movement at the crossing to Trafalgar Street.

With reference to PLAN 2 under required conditions of approved development consent for the RSL Sites:

- A 'No Parking' zone will be provided for drop off and pick up outside the main Foyer of the new RSL.
- A 'Bus Zone' will be provided, and the Bus stop and shelter will be relocated from east of Regent Street to west of Regent Street.
- The 'No Parking' and 'Bus Zone' will be separated by a painted kerb island. A painted kerb island will also be provided at the Trafalgar Street corner to Regent Street.
- A new concrete central median will be built in Trafalgar Street across the new RSL driveway, and signage will be provided to prevent right turn in and out of the RSL driveway and Fozzard Lane. All traffic will turn left in and left out of the RSL driveway and Fozzard Lane.
- The pedestrian refuge in Regent Street will be upgraded to Transport for NSW requirements to improve safety for pedestrians crossing Regent Street to the station and the relocated Bus Stop and new RSL.
- Footway will be rebuilt in blue stone paving along the Site 3 frontage in Trafalgar Street.
- No Right Turn 3.00pm-7.00pm Mon-Fri., will be implemented at the intersection of New Canterbury Road and Regent Street to prevent right turn in from New Canterbury Road to Regent Street. This is a requirement by Transport for NSW to prevent traffic queuing

INNER WEST

back to the traffic lights at New Canterbury Road and Crystal Street with the likely build-up of traffic (turning right) under generation from the development.

With reference to **PLAN 3A&3B** under required conditions of approved development consent for the RSL Sites:

- Footway will be rebuilt in blue stone paving along the front/side/rear frontages to site 1,2 and 3 along Fisher Street and New Canterbury Road with tree planting along the footway. Grass verging and tree preservation/planting would be provided to the Site 2 street frontages in Regent Street and New Canterbury Road.
- Footway will be rebuilt in blue stone paving and tree planter boxes built out into the kerb lane areas of Regent Street, between Trafalgar Street and Fisher Street.
- 1 Hour period parking will be retained on the western side of Regent Street, between Trafalgar Street and Fisher Street, as shown between the tree planter boxes.
- Following the completion of Site 1, unrestricted parking will be provided on the eastern side of Regent Street, as shown between the tree planter boxes.
- The damaged kerb and gutter on the eastern side of Regent Street, south of Fisher Street will be repaired and the footway extended out to preserve the tree roots of the existing large trees at the location shown on plan. Parking will not be permitted to the front of the extended footway as result of the narrowing the roadway and the need to allow the safe and proper movement of service vehicles out of Fisher Street.

The detailing and programming of the above work under Plan 3A and 3B has been reported to the Local Traffic Committee at its meeting on the 15 February 2021. The detailing and programming of the above works under Plan 1 and 2 will be reported to the next Local Traffic Committee.

If you wish to comment on the above works, you may do so by emailing your comments to ERTSTraffic@innerwest.nsw.gov.au or post it to PO Box 14 Petersham NSW 2049. Any comments will need to be received by Council **no later than Friday 5 March 2021**.

If you require any further information on the above works, please contact me on (02) 9392 5989.

Yours Sincerely,



Boris Muha
Engineer, Traffic and Parking Services

Item No: C0421(1) Item 17

Subject: REQUEST FOR REIMBURSEMENT OF LEGAL EXPENSES

Prepared By: Katherine Paixao - Acting Governance Manager

Authorised By: Brian Barrett - Acting General Manager

RECOMMENDATION

THAT Council determine the request for reimbursement of legal costs in accordance with the Councillor Expenses and Facilities Policy.

DISCUSSION

A request has been received from Councillor Porteous for reimbursement of legal costs associated with a Code of Conduct complaint.

Councillor Porteous was the subject of a Code of Conduct complaint lodged on 29 September 2020 by Mr Michael Deegan, former Chief Executive Officer (CEO).

On 28 October 2020, the former CEO notified the Investigator that he withdrew his Code of Conduct complaint against Councillor Porteous. At that time, he was no longer an employee of Council. On 29 October 2020, the Investigator acknowledged the former CEO's withdrawal of his complaint, however stated, *"However, in the interests of affording natural justice to all concerned parties, I will be proceeding with my investigation into the allegations you had initially raised in your complaint."* It is noted that this action by the investigator is in line with the relevant Procedures as the investigator has the authority to determine the outcome of the matter. Therefore, despite the former CEO withdrawing his complaint, the investigation continued.

Councillor Porteous was advised on 12 November 2020 through her solicitor, the outcome of the Investigation. The outcome was that the allegation that Councillor Porteous engaged in behaviour towards the former Chief Executive Officer of Inner West Council Mr Michael Deegan, was not sustained.

Councillor Porteous is seeking reimbursement of legal costs associated with the matter under Council's Councillor Expenses and Facilities Policy, and is claiming reimbursement of a total of \$1770.00 as per Attachment 1

The relevant excerpt from the Councillor Expenses and Facilities Policy pertaining to legal costs is reproduced in full below:

"8. Legal assistance

8.1 Council may, if requested, indemnify or reimburse the reasonable legal expenses of:

- *a Councillor defending an action arising from the performance in good faith of a function under the Local Government Act*
- *a Councillor defending an action in defamation, provided the statements complained of were made in good faith in the course of exercising a function under the Act*
- *a Councillor for proceedings before an appropriate investigative or review body, provided the subject of the proceedings arises from the performance in good faith of a function under the Act and the matter has proceeded past any initial assessment phase to a formal investigation or review and the investigative or review body makes a finding substantially favourable to the Councillor.*

8.2 In the case of a conduct complaint made against a Councillor, legal costs will only

be made available where the matter has been referred by the General Manager to a conduct reviewer or conduct review panel to make formal enquiries into that matter in accordance with Council's Code of Conduct.

8.3 Legal expenses incurred in relation to proceedings arising out of the performance by a Councillor of his or her functions under the Act are distinguished from expenses incurred in relation to proceedings arising merely from something that a Councillor has done during his or her term in office. For example, expenses arising from an investigation as to whether a Councillor acted corruptly would not be covered by this section.

8.4 Council will not meet the legal costs:

- of legal proceedings initiated by a Councillor under any circumstances*
- of a Councillor seeking advice in respect of possible defamation, or in seeking a non-litigious remedy for possible defamation*
- for legal proceedings that do not involve a Councillor performing their role as a Councillor.*

8.5 Reimbursement of expenses for reasonable legal expenses must have Council approval by way of a resolution at a Council meeting".

The Councillor Expenses and Facilities Policy states that Council can resolve to reimburse legal expenses where the legal proceedings arise out of the performance of a Councillor in undertaking their functions under the Act and where a review body makes a finding substantially favourable to the Councillor. The request for reimbursement meets these criteria.

ATTACHMENTS

1. [↓](#) Tax Invoice for Code of Conduct complaint investigation - *Confidential*

Stringybark Legal

INVOICE

Date: 21.12.20

To Clr Rochelle Porteous
Customer Ref: Porteous CoC

Solicitor	Matter	Payment Terms	Due Date
James Ryan	2020 Code of Conduct	7 days	29 December 2020

Date	Description	Unit Price	Line Total
29 Sept 20	Peruse Notice of Investigation, provide preliminary comments and analysis to client. 5 units	150	150
1 Oct 20	Draft and send request for further and better particulars to Conduct Reviewer 10 units	300	450
2 Oct 20	Request receipt of correspondence from Reviewer; receive reply from Reviewer; by return email clarify inadequate response from Reviewer 5 units	150	600
7 Oct 20	Further clarification provided by Reviewer, confirm and correspond with client. 2 units	60	660
19 Oct 20	Liaise with client and seek confirmation from Reviewer that an extended time will be provided to client in which to formally reply to Notice of Investigation. Peruse reply from Reviewer that he is seeking further information from Council to substantiate the allegation. 5 units	150	810
29 Oct 20	Receipt of formal correspondence from Reviewer notifying of withdrawal of complaint; notifying of the lack of any evidence to substantiate the allegations; notifying of the opportunity for Clr Porteous to be afforded natural justice. Provide acknowledgement to Reviewer and liaise with client. 3 units	90	900
7 Nov 20	Draft submissions for client 15 units	450	1350
8 Nov 20	Take instructions re Draft Submission and settle 7 units	210	1560

Stringybark Legal, 33 Brunner St Kurri Kurri NSW 2327 Phone: 0414 922 591
Liability limited by a scheme approved under Professional Standards Legislation

11 Nov 20	Receive and peruse draft Investigation Report, forward to client and seek instructions 3 units	90	1650
12 Nov 20	Liaise with Reviewer re Draft Investigation Report 2 units	60	1710
13 Nov 20	Receive and peruse Final Investigation Report and forward to client. 2 units	60	1770
Subtotal			1770
Total			1770

Direct deposit to Stringybark Legal BSB 062-805 Acc. No 10439776

Item No: C0421(1) Item 18

Subject: INVESTMENT REPORT AS AT 28 FEBRUARY 2021.

Prepared By: Daryl Jackson - Chief Financial Officer

Authorised By: Brian Barrett - Acting General Manager

RECOMMENDATION

THAT the report be received and noted.

DISCUSSION

Council's holding in various investment categories are listed in the table below. Council's portfolio size is \$219.5m. All Socially Responsible Investments (SRI's) are investments that comply with the Non-Fossil Fuel standards. Council's annualised return continues to exceed the bank bill index benchmark. Council's portfolio had a return of 1.25%, above the UBSWA Bank Bill Index Benchmark (0.21%).

Changes in the value of our portfolio was due to maturing investments of \$5.6m –

- Suncorp Bank \$3.6m
- CBA (Green TD) \$2.0m

Limited investing opportunities were available in February 2021 in non-fossil fuel products due to their low interest rate offering. Council invested in the National Housing Finance Investment Corp (Social) for \$1.5m.

The attachments to this report summarise all investments held by Council and interest returns for periods ending 28 February 2021.

The Current Market value is required to be accounted for. The Current Market Value is a likely outcome if Council were to consider recalling the investment prior to its due date.

All investments made for the month of February 2021 have been made in accordance with the Local Government Act, Local Government Regulations and the Inner West Council Investment Policy.

ADI Lending Status *	Current Month (\$)		Previous Month (\$)	
Non Fossil Fuel Lending ADIs				
Bendigo and Adelaide Bank	9,600,000		9,600,000	
Credit Union Australia	2,000,000		2,000,000	
Emerald Reverse Mortgage 2006A	516,521		516,521	
Emerald Reverse Mortgage 2006B	1,000,000		1,000,000	
Heritage Bank	5,800,000		5,800,000	
Members Equity Bank	8,565,434		8,562,806	
Newcastle Permanent Building Society	1,700,000		1,700,000	
Suncorp Bank	18,150,000		21,750,000	
Suncorp Bank (Covered)	5,500,000		5,500,000	
Teachers Mutual Bank	4,000,000		4,000,000	
	56,831,955	26%	60,429,327	27%
Socially Responsible Investments				
Bank Australia (Sustainability)	6,000,000		6,000,000	
CBA (Climate)	18,200,000		18,200,000	
CBA (Green TD)	78,000,000		80,000,000	
National Australia Bank (Social)	7,444,000		7,444,000	
National Housing Finance Investment Corp (Social)	1,500,000			
NSW T-Corp (Green)	5,000,000		5,000,000	
Westpac Group (Green TD)	46,500,000		46,500,000	
	162,644,000	74%	163,144,000	73%
	219,475,955		223,573,327	

* source: <http://www.marketforces.org.au>

Percentages may not add up to 100% due to rounding

EXTERNAL / INTERNAL RESTRICTIONS

	February 21
External Restrictions	90,250,381
Internal Restrictions	129,225,574
Total	219,475,955

ATTACHMENTS

1. [IWC Investment Report - February 2021](#)
2. [IWC Economic & Investment Portfolio Commentary February 2021](#)

INNER WEST

Investment Summary Report February 2021

Inner West Council Executive Summary - February 2021

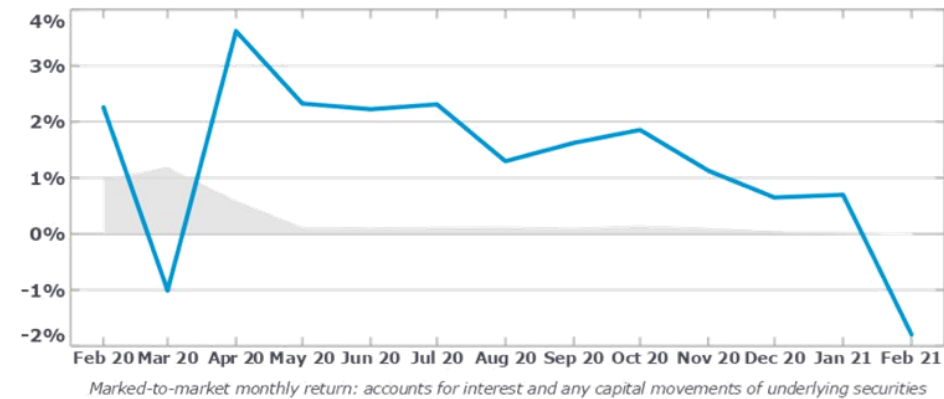


Investment Holdings

By Product	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	33,944,000.00	35,801,195.72	3.1367
Cash	8,565,433.84	8,565,433.84	0.4000
Floating Rate Note	50,950,000.00	51,386,888.61	0.9476
Mortgage Backed Security	1,516,520.95	1,088,243.65	0.6605
Term Deposit	124,500,000.00	124,797,090.14	0.8096
	219,475,954.79	221,638,851.96	1.1845

Face Value = capital value to be repaid upon maturity
Current Value = current market value + accrued interest
Current Yield = weighted average interest rate

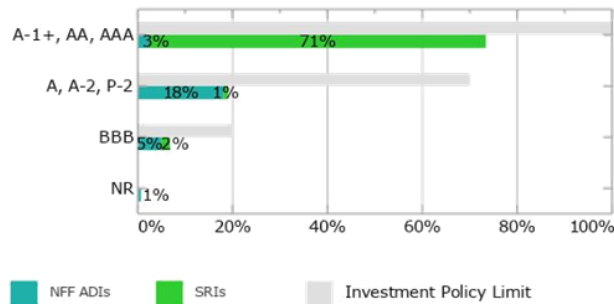
Monthly Portfolio Return (%pa) based on Current Market Value of Securities



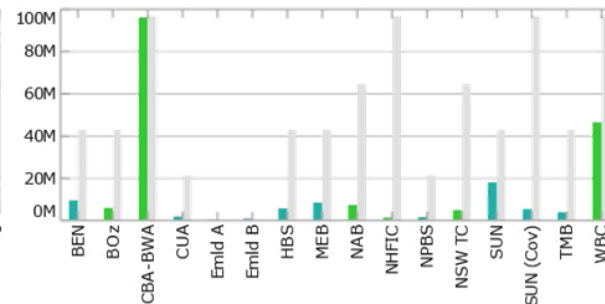
Portfolio Annualised Return Bloomberg BB Index Annualised Return

Investment Policy Compliance sorted by Socially Responsible Investments (SRIs) and non-Fossil Fuel (NFF) banks

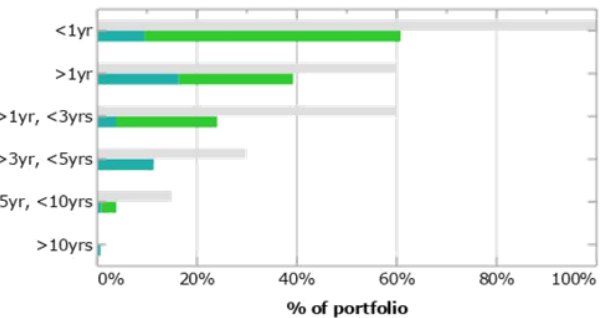
Total Credit Exposure



Individual Exposures



Term to Maturities

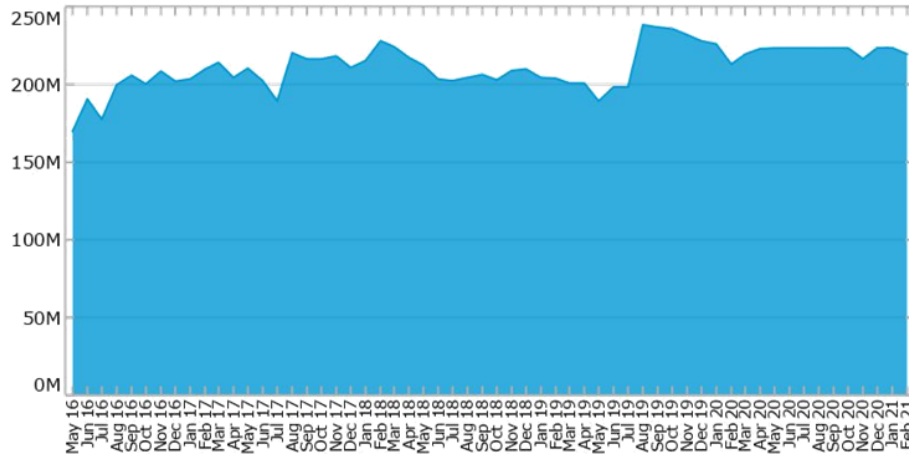


Inner West Council

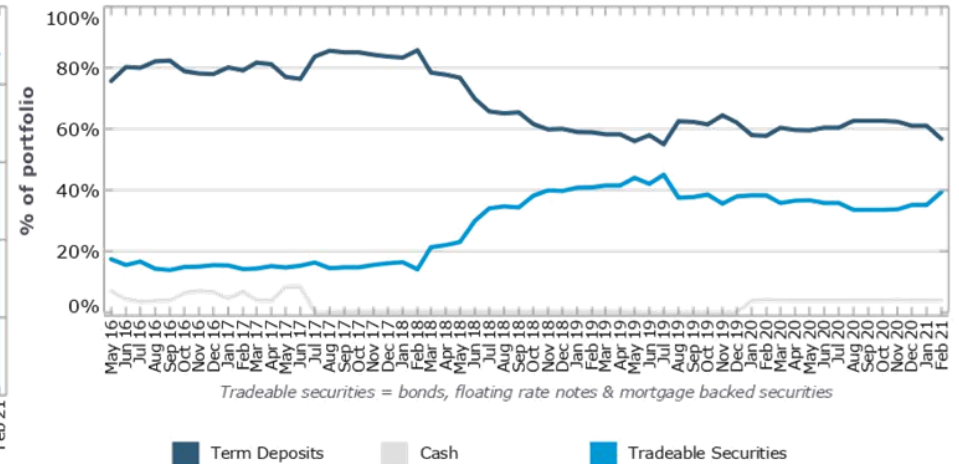
Historical Graphs - February 2021



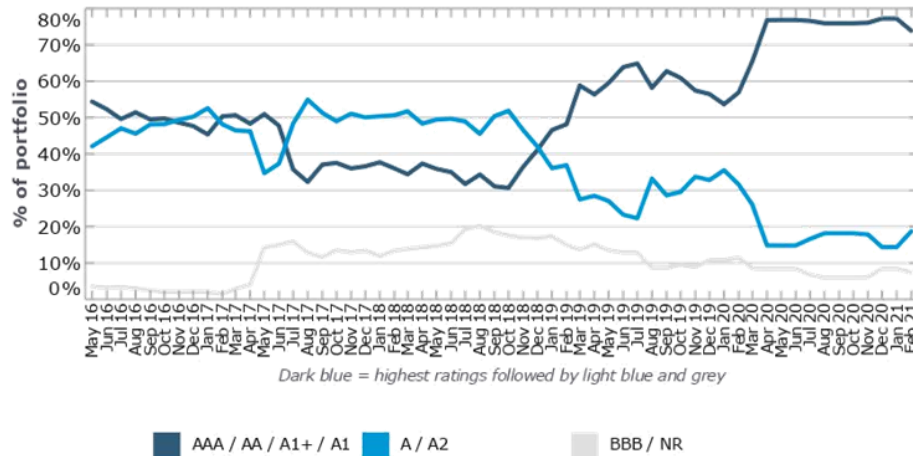
Month end investment balances since amalgamation



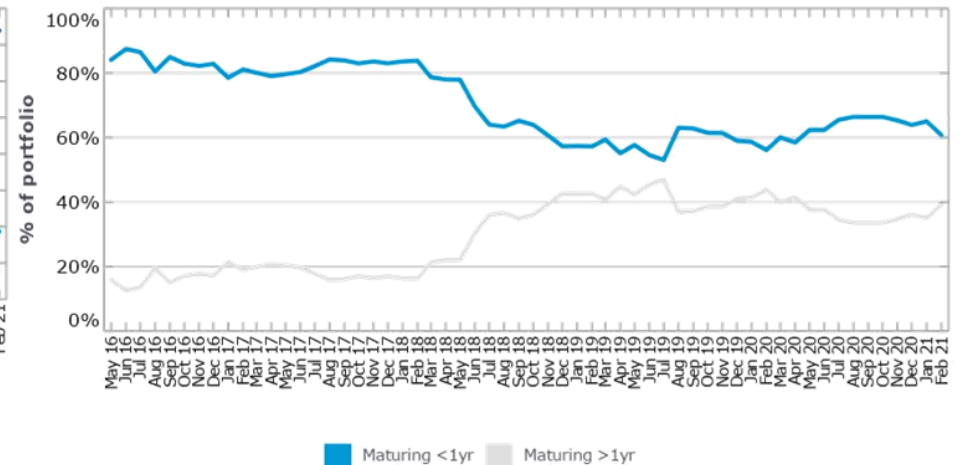
Composition of portfolio by asset type



Composition of portfolio by credit rating categories



Composition of portfolio by short (<1 yr) and long term (> 1 yr) holdings



Inner West Council Investment Holdings Report - February 2021



Cash Accounts

Face Value (\$)	Current Yield	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
8,565,433.84	0.4000%	ME Bank	A-2	8,565,433.84	539404	
8,565,433.84	0.4000%			8,565,433.84		

Term Deposits

Maturity Date	Face Value (\$)	Rate	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
27-Apr-21	20,000,000.00	0.8100%	Commonwealth Bank of Australia	A-1+	20,000,000.00	29-Apr-20	20,135,813.70	539647	135,813.70	At Maturity	Green
21-May-21	9,000,000.00	1.4100%	Westpac Group	A-1+	9,000,000.00	21-Nov-19	9,002,433.70	538748	2,433.70	Quarterly	Green
15-Jun-21	20,000,000.00	0.6700%	Commonwealth Bank of Australia	A-1+	20,000,000.00	31-Aug-20	20,066,816.44	540164	66,816.44	At Maturity	Green
26-Jul-21	3,000,000.00	1.5800%	Westpac Group	A-1+	3,000,000.00	31-Jul-19	3,004,025.75	538346	4,025.75	Quarterly	Green
30-Aug-21	4,000,000.00	0.3900%	Commonwealth Bank of Australia	A-1+	4,000,000.00	26-Feb-21	4,000,128.22	540980	128.22	At Maturity	Green
28-Sep-21	10,000,000.00	0.7000%	Commonwealth Bank of Australia	A-1+	10,000,000.00	30-Sep-20	10,029,150.68	540345	29,150.68	At Maturity	Green
27-Oct-21	7,500,000.00	0.5400%	Westpac Group	A-1+	7,500,000.00	30-Oct-20	7,503,439.73	540480	3,439.73	Quarterly	Green
29-Nov-21	4,000,000.00	0.4300%	Commonwealth Bank of Australia	A-1+	4,000,000.00	26-Feb-21	4,000,141.37	540981	141.37	At Maturity	Green
24-Dec-21	13,000,000.00	0.4500%	Westpac Group	A-1+	13,000,000.00	24-Dec-20	13,010,738.36	540753	10,738.36	Quarterly	Green
25-Jan-22	20,000,000.00	0.4300%	Commonwealth Bank of Australia	A-1+	20,000,000.00	29-Jan-21	20,007,304.11	540914	7,304.11	At Maturity	Green
28-Jun-22	10,000,000.00	1.8700%	Westpac Group	AA-	10,000,000.00	28-Jun-19	10,031,764.38	538091	31,764.38	Quarterly	Green
25-Jul-22	4,000,000.00	1.5700%	Westpac Group	AA-	4,000,000.00	31-Jul-19	4,005,333.70	538347	5,333.70	Quarterly	Green
124,500,000.00	0.8096%				124,500,000.00		124,797,090.14		297,090.14		

Floating Rate Notes

Maturity Date	Face Value (\$)	Current Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
29-Mar-21	5,800,000.00	1.2500%	HBS Snr FRN (Mar21) BBSW+1.23%	P-2	5,800,000.00	29-Mar-18	5,816,717.33	536454	12,315.07	29-Mar-21	
2-Jul-21	4,000,000.00	1.3800%	TMB Snr FRN (Jul21) BBSW+1.37%	A-2	4,000,000.00	2-Jul-18	4,024,389.04	536788	8,469.04	6-Apr-21	
30-Aug-21	2,000,000.00	1.3300%	BOz 'SRI' Snr FRN (Aug21) BBSW+1.30%	A-2	2,000,000.00	30-Aug-18	2,009,118.63	536986	218.63	31-May-21	

Inner West Council Investment Holdings Report - February 2021



Floating Rate Notes

Maturity Date	Face Value (\$)	Current Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Reference Date
19-Jan-22	2,500,000.00	1.0219%	BEN Snr FRN (Jan22) BBSW+1.01%	A-2	2,500,000.00	19-Oct-18	2,521,144.72	537202	2,869.72	19-Apr-21
16-Aug-22	1,000,000.00	0.9803%	SUN Snr FRN (Aug22) BBSW+0.97%	A+	1,000,000.00	16-Aug-17	1,011,219.15	535607	349.15	17-May-21
16-Aug-22	4,000,000.00	0.9803%	SUN Snr FRN (Aug22) BBSW+0.97%	A+	4,037,600.00	31-Oct-18	4,044,876.59	537263	1,396.59	17-May-21
2-Dec-22	4,000,000.00	0.9184%	BOz 'SRI' Snr FRN (Dec22) BBSW+0.90%	BBB	4,000,000.00	2-Dec-19	4,017,877.55	538824	8,957.55	2-Mar-21
25-Jan-23	1,500,000.00	1.0603%	BEN Snr FRN (Jan23) BBSW+1.05%	BBB+	1,500,000.00	25-Jan-18	1,522,495.09	536141	1,525.09	27-Apr-21
6-Feb-23	1,700,000.00	1.4098%	NPBS Snr FRN (Feb23) BBSW+1.40%	BBB	1,700,000.00	6-Feb-18	1,728,102.90	536175	1,378.90	6-May-21
30-Jul-24	6,000,000.00	0.7900%	SUN Snr FRN (Jul24) BBSW+0.78%	A+	6,000,000.00	30-Jul-19	6,081,125.75	538330	4,025.75	30-Apr-21
30-Jul-24	750,000.00	0.7900%	SUN Snr FRN (Jul24) BBSW+0.78%	A+	749,182.50	1-Oct-19	760,140.72	538563	503.22	30-Apr-21
24-Oct-24	2,000,000.00	1.1303%	CUA Snr FRN (Oct24) BBSW+1.12%	BBB	2,000,000.00	24-Oct-19	2,038,147.70	538603	2,167.70	26-Apr-21
24-Apr-25	3,700,000.00	1.1303%	SUN Cov FRN (Apr25) BBSW+1.12%	AAA	3,700,000.00	27-Apr-20	3,808,794.24	539640	4,010.24	26-Apr-21
2-Dec-25	5,600,000.00	0.5384%	BEN Snr FRN (Dec25) BBSW+0.52%	BBB+	5,600,000.00	2-Dec-20	5,602,143.74	540602	7,351.74	2-Mar-21
24-Feb-26	6,400,000.00	0.4602%	SUN Snr FRN (Feb26) BBSW+0.45%	A+	6,400,000.00	24-Feb-21	6,400,595.46	540964	403.46	24-May-21
50,950,000.00		0.9476%			50,986,782.50		51,386,888.61		55,941.85	

Fixed Rate Bonds

Maturity Date	Face Value (\$)	Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Reference
24-Mar-22	3,444,000.00	3.2500%	NAB 'Social' Snr Bond (Mar22) 3.25%	AA-	3,502,479.12	26-Jun-18	3,600,891.71	536771	48,853.43	3.0000%	
24-Mar-22	4,000,000.00	3.2500%	NAB 'Social' Snr Bond (Mar22) 3.25%	AA-	4,066,280.00	1-Nov-18	4,182,220.33	537279	56,740.33	2.8400%	
31-Mar-22	10,000,000.00	3.2500%	CBA 'Climate' Snr Bond (Mar22) 3.25%	AA-	10,088,200.00	28-Mar-18	10,454,814.29	536469	135,714.29	3.0348%	
31-Mar-22	1,100,000.00	3.2500%	CBA 'Climate' Snr Bond (Mar22) 3.25%	AA-	1,111,198.00	22-May-18	1,150,029.57	536652	14,928.57	3.1115%	
31-Mar-22	3,100,000.00	3.2500%	CBA 'Climate' Snr Bond (Mar22) 3.25%	AA-	3,143,462.00	13-Jun-18	3,240,992.43	536721	42,071.43	3.0592%	
31-Mar-22	4,000,000.00	3.2500%	CBA 'Climate' Snr Bond (Mar22) 3.25%	AA-	4,083,240.00	31-Jul-18	4,181,925.71	536896	54,285.71	2.9908%	
24-Aug-26	1,300,000.00	3.2500%	SUN Cov Bond (Aug26) 3.25%	AAA	1,427,881.00	30-Apr-20	1,422,692.56	539692	583.56	1.7000%	
24-Aug-26	500,000.00	3.2500%	SUN Cov Bond (Aug26) 3.25%	AAA	549,310.00	5-May-20	547,189.45	539728	224.45	1.7000%	

Inner West Council

Investment Holdings Report - February 2021



Fixed Rate Bonds

Maturity Date	Face Value (\$)	Coupon	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Reference
15-Nov-28	5,000,000.00	3.0000%	NSWTC 'Green' Snr Bond (Nov28) 3.00%	AA+	5,000,000.00	15-Nov-18	5,565,969.23	537310	43,269.23	3.2350%	
27-May-30	1,500,000.00	1.5200%	NHFIC 'Social' Snr Bond (May30) 1.52%	AAA	1,540,140.00	10-Feb-21	1,454,470.44	540932	5,920.44	1.2500%	
33,944,000.00					34,512,190.12		35,801,195.72		402,591.44	2.8877%	

Mortgage Backed Securities

Maturity Date	Face Value (\$)	Current Coupon	Security Name	Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Reference
21-Aug-51	516,520.95	0.4627%	Emerald Reverse Mortgage (2006A)	NR	1,000,000.00	17-Jul-06	408,097.38	310321	45.83	
21-Aug-56	1,000,000.00	0.7627%	Emerald Reverse Mortgage (2006B)	NR	1,000,000.00	17-Jul-06	680,146.27	310334	146.27	
1,516,520.95					2,000,000.00		1,088,243.66		192.11	

Inner West Council
Accrued Interest Report - February 2021



Accrued Interest Report

Investment	Deal No.	Ref	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Percentage Return
Bonds									
NAB 'Social' Snr Bond (Mar22) 3.25%	536771		3,444,000.00	26-Jun-18	24-Mar-22		28	8,657.57	3.28%
NAB 'Social' Snr Bond (Mar22) 3.25%	537279		4,000,000.00	01-Nov-18	24-Mar-22		28	10,055.25	3.28%
CBA 'Climate' Snr Bond (Mar22) 3.25%	536469		10,000,000.00	29-Mar-18	31-Mar-22		28	25,000.00	3.26%
CBA 'Climate' Snr Bond (Mar22) 3.25%	536652		1,100,000.00	24-May-18	31-Mar-22		28	2,750.00	3.26%
CBA 'Climate' Snr Bond (Mar22) 3.25%	536721		3,100,000.00	13-Jun-18	31-Mar-22		28	7,750.00	3.26%
CBA 'Climate' Snr Bond (Mar22) 3.25%	536896		4,000,000.00	31-Jul-18	31-Mar-22		28	10,000.00	3.26%
SUN Cov Bond (Aug26) 3.25%	539692		1,300,000.00	30-Apr-20	24-Aug-26	21,125.00	28	3,224.18	3.23%
SUN Cov Bond (Aug26) 3.25%	539728		500,000.00	05-May-20	24-Aug-26	8,125.00	28	1,240.07	3.23%
NSWTC 'Green' Snr Bond (Nov28) 3.00%	537310		5,000,000.00	15-Nov-18	15-Nov-28		28	11,538.46	3.01%
NHFIC 'Social' Snr Bond (May30) 1.52%	540932		1,500,000.00	10-Feb-21	27-May-30	-4,723.76	19	1,196.69	1.53%
Bonds Total						24,526.24		81,412.22	3.17%
Cash									
ME Bank	539404		8,565,433.84			2,907.96	28	2,627.52	.40%
Cash Total						2,907.96		2,627.52	.40%
Floating Rate Note									
HBS Snr FRN (Mar21) BBSW+1.23%	536454		5,800,000.00	29-Mar-18	29-Mar-21		28	5,561.65	1.25%
TMB Snr FRN (Jul21) BBSW+1.37%	536788		4,000,000.00	02-Jul-18	02-Jul-21		28	4,234.52	1.38%
BOz 'SRI' Snr FRN (Aug21) BBSW+1.30%	536986		2,000,000.00	30-Aug-18	30-Aug-21	6,364.93	28	2,026.85	1.32%
BEN Snr FRN (Jan22) BBSW+1.01%	537202		2,500,000.00	19-Oct-18	19-Jan-22		28	1,959.81	1.02%
SUN Snr FRN (Aug22) BBSW+0.97%	535607		1,000,000.00	16-Aug-17	16-Aug-22	2,495.34	28	756.00	.99%
SUN Snr FRN (Aug22) BBSW+0.97%	537263		4,000,000.00	31-Oct-18	16-Aug-22	9,981.37	28	3,023.99	.99%
BOz 'SRI' Snr FRN (Dec22) BBSW+0.90%	538824		4,000,000.00	02-Dec-19	02-Dec-22		28	2,818.11	.92%

Inner West Council
Accrued Interest Report - February 2021



Accrued Interest Report

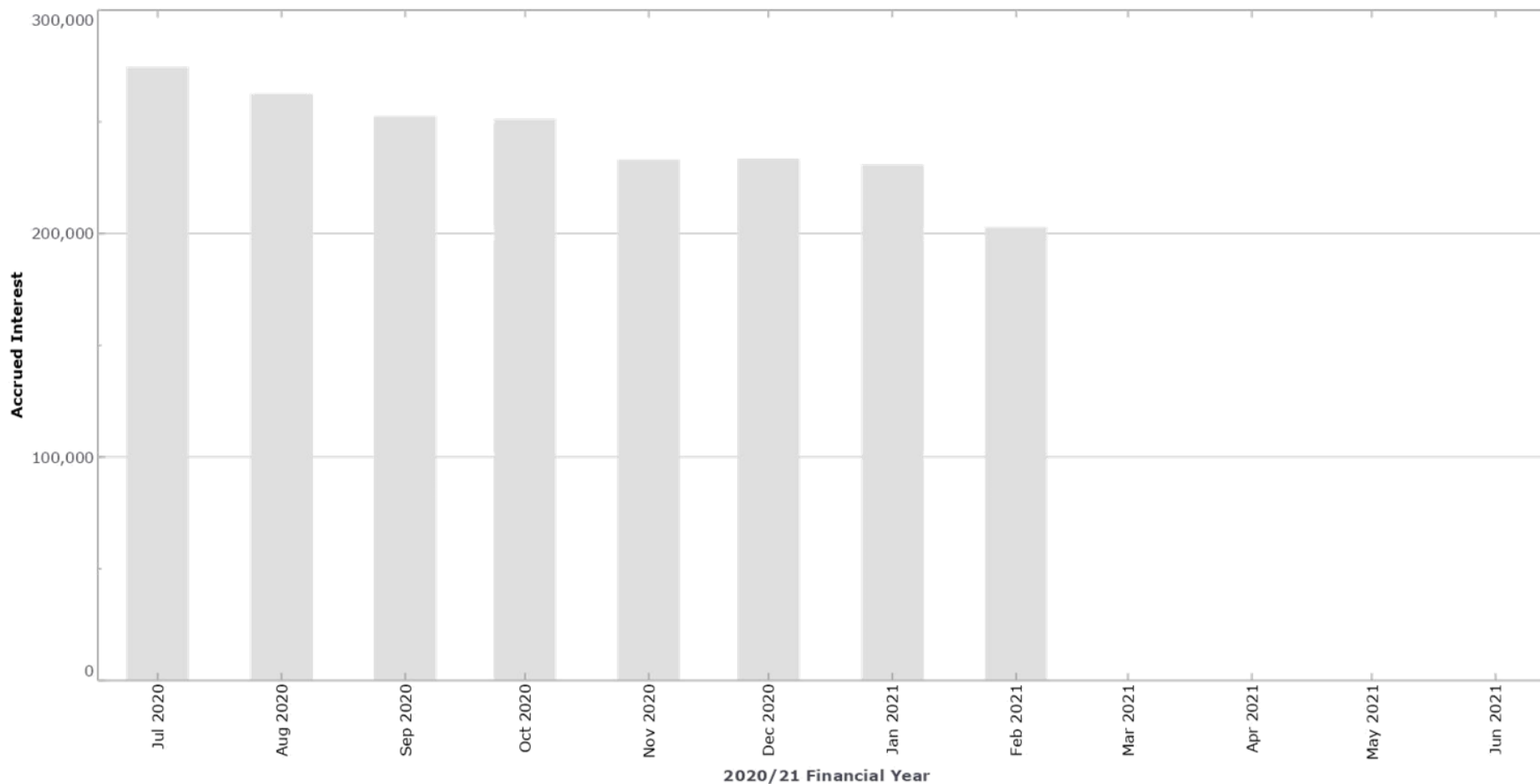
Investment	Deal No.	Ref	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Percentage Return
BEN Snr FRN (Jan23) BBSW+1.05%	536141		1,500,000.00	25-Jan-18	25-Jan-23		28	1,220.07	1.06%
NPBS Snr FRN (Feb23) BBSW+1.40%	536175		1,700,000.00	06-Feb-18	06-Feb-23	6,222.13	28	1,842.25	1.41%
SUN Snr FRN (Jul24) BBSW+0.78%	538330		6,000,000.00	30-Jul-19	30-Jul-24		28	3,636.16	.79%
SUN Snr FRN (Jul24) BBSW+0.78%	538563		750,000.00	01-Oct-19	30-Jul-24		28	454.52	.79%
CUA Snr FRN (Oct24) BBSW+1.12%	538603		2,000,000.00	24-Oct-19	24-Oct-24		28	1,734.16	1.13%
SUN Cov FRN (Apr25) BBSW+1.12%	539640		3,700,000.00	27-Apr-20	24-Apr-25		28	3,208.19	1.13%
BEN Snr FRN (Dec25) BBSW+0.52%	540602		5,600,000.00	02-Dec-20	02-Dec-25		28	2,312.91	.54%
SUN Snr FRN (Feb26) BBSW+0.45%	540964		6,400,000.00	24-Feb-21	24-Feb-26		5	403.46	.46%
Floating Rate Note Total						25,063.77		35,192.65	1.00%
<u>Mortgage Backed Securities</u>									
Emerald Reverse Mortgage Series 2006-1 Class A (BBSW+0.45%)	310321		516,520.95	17-Jul-06	21-Aug-51	602.00	28	184.97	.47%
Emerald Reverse Mortgage Series 2006-1 Class B (BBSW+0.75%)	310334		1,000,000.00	17-Jul-06	21-Aug-56	1,915.00	28	588.25	.77%
Mortgage Backed Securities Total						2,517.00		773.22	.66%
<u>Term Deposits</u>									
Suncorp Bank	540161		10,000,000.00	31-Aug-20	17-Feb-21	32,602.74	16	3,068.49	.70%
Commonwealth Bank of Australia	539859		10,000,000.00	29-May-20	24-Feb-21	57,169.86	23	4,852.05	.77%
Commonwealth Bank of Australia	539647		20,000,000.00	29-Apr-20	27-Apr-21		28	12,427.40	.81%
Westpac Group	538748		9,000,000.00	21-Nov-19	21-May-21	31,638.08	28	9,734.79	1.41%
Commonwealth Bank of Australia	540164		20,000,000.00	31-Aug-20	15-Jun-21		28	10,279.45	.67%
Westpac Group	538346		3,000,000.00	31-Jul-19	26-Jul-21		28	3,636.16	1.58%
Commonwealth Bank of Australia	540980		4,000,000.00	26-Feb-21	30-Aug-21		3	128.22	.39%
Commonwealth Bank of Australia	540345		10,000,000.00	30-Sep-20	28-Sep-21		28	5,369.86	.70%
Westpac Group	540480		7,500,000.00	30-Oct-20	27-Oct-21		28	3,106.85	.54%

Inner West Council
Accrued Interest Report - February 2021



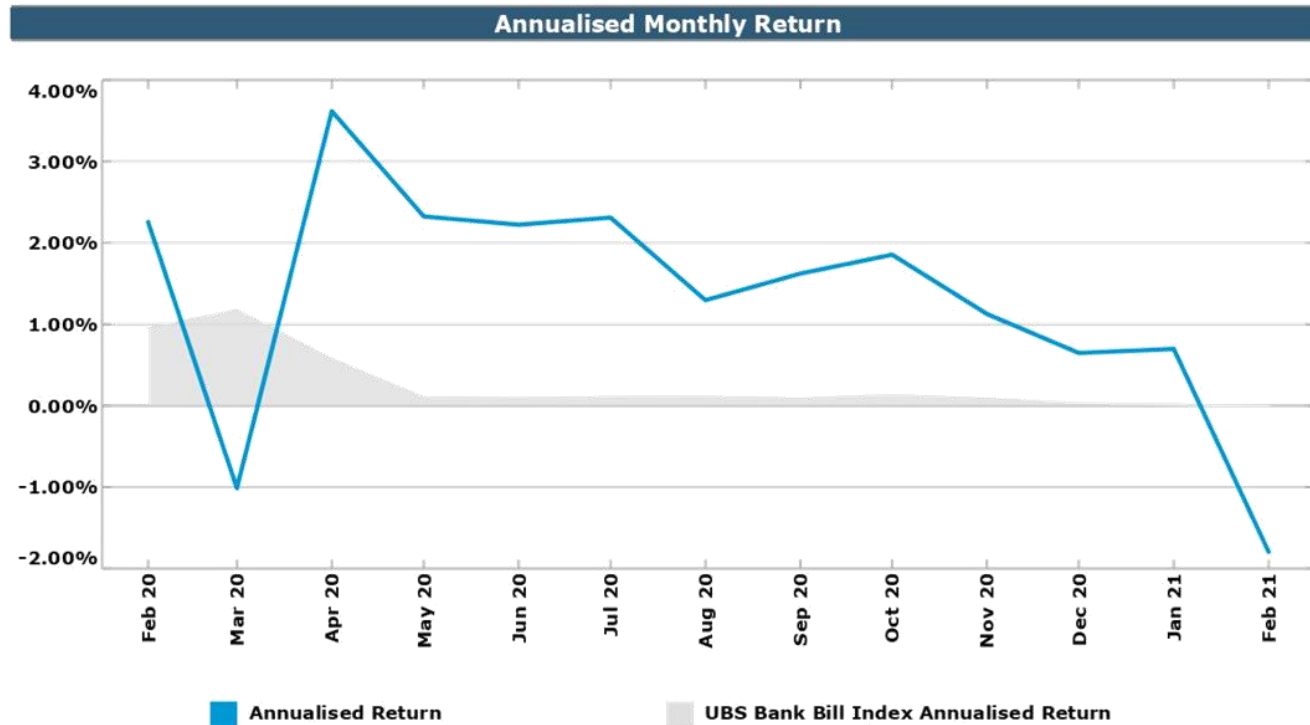
Accrued Interest Report									
Investment	Deal No.	Ref	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Percentage Return
Commonwealth Bank of Australia	540981		4,000,000.00	26-Feb-21	29-Nov-21		3	141.37	.43%
Westpac Group	540753		13,000,000.00	24-Dec-20	24-Dec-21		28	4,487.68	.45%
Commonwealth Bank of Australia	540914		20,000,000.00	29-Jan-21	25-Jan-22		28	6,597.26	.43%
Westpac Group	538091		10,000,000.00	28-Jun-19	28-Jun-22		28	14,345.20	1.87%
Westpac Group	538347		4,000,000.00	31-Jul-19	25-Jul-22		28	4,817.54	1.57%
Term Deposits Total						121,410.68		82,992.32	.82%
						176,425.65		202,997.93	1.20%

Inner West Council
Accrued Interest Report - February 2021



Inner West Council

Investment Performance Report - February 2021



Historical Performance Summary

	Portfolio	AusBond BB Index	Outperformance
Feb 2021	-1.79%	-0.01%	-1.78%
Last 3 Months	-0.10%	0.01%	-0.11%
Last 6 Months	0.72%	0.06%	0.66%
Financial Year to Date	0.99%	0.07%	0.92%
Last 12 months	1.25%	0.21%	1.04%

Inner West Council

Environmental Commitments Report - February 2021

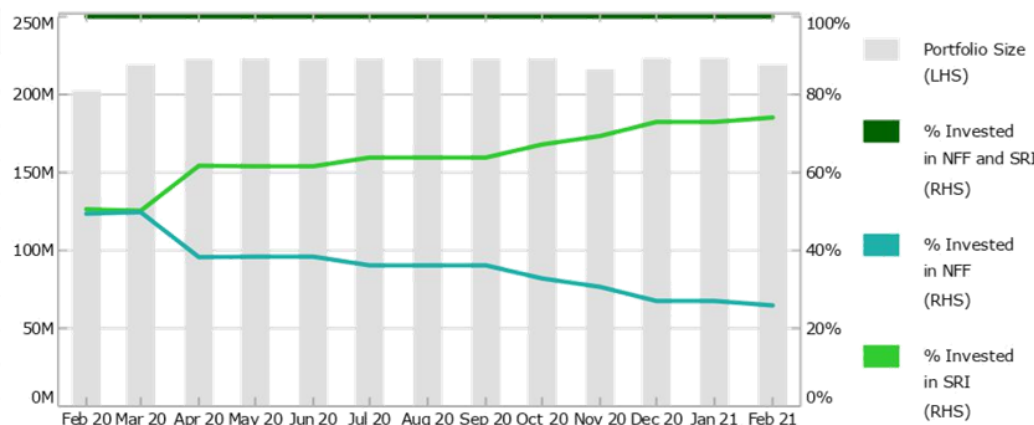


Current Breakdown

ADI Lending Status *	Current Month (\$)	Previous Month (\$)
Non Fossil Fuel Lending ADIs		
Bendigo and Adelaide Bank	9,600,000	9,600,000
Credit Union Australia	2,000,000	2,000,000
Emerald Reverse Mortgage 2006A	516,521	516,521
Emerald Reverse Mortgage 2006B	1,000,000	1,000,000
Heritage Bank	5,800,000	5,800,000
Members Equity Bank	8,565,434	8,562,806
Newcastle Permanent Building Society	1,700,000	1,700,000
Suncorp Bank	18,150,000	21,750,000
Suncorp Bank (Covered)	5,500,000	5,500,000
Teachers Mutual Bank	4,000,000	4,000,000
	56,831,955	60,429,327
	26%	27%
Socially Responsible Investments		
Bank Australia (Sustainability)	6,000,000	6,000,000
CBA (Climate)	18,200,000	18,200,000
CBA (Green TD)	78,000,000	80,000,000
National Australia Bank (Social)	7,444,000	7,444,000
National Housing Finance Investment Corp (Social)	1,500,000	
NSW T-Corp (Green)	5,000,000	5,000,000
Westpac Group (Green TD)	46,500,000	46,500,000
	162,644,000	163,144,000
	74%	73%
	219,475,955	223,573,327

* source: <http://www.marketforces.org.au>
Percentages may not add up to 100% due to rounding

Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Socially Responsible Investments Glossary

Investment	Use of Funds
Bank Australia (Sustainability)	Reduced Inequalities, sustainable cities and communities, life on land **
CBA (Climate)	Wind farms, low carbon transport, low carbon commercial buildings ***
CBA (Green TD)	Wind farms, low carbon transport, low carbon commercial buildings ***
National Australia Bank (Social)	Employers of Choice for Gender Equality ****
NSW T-Corp (Green)	Low carbon transport, water infrastructure ***
Westpac Group (Green TD)	Wind farms, low carbon commercial buildings ***

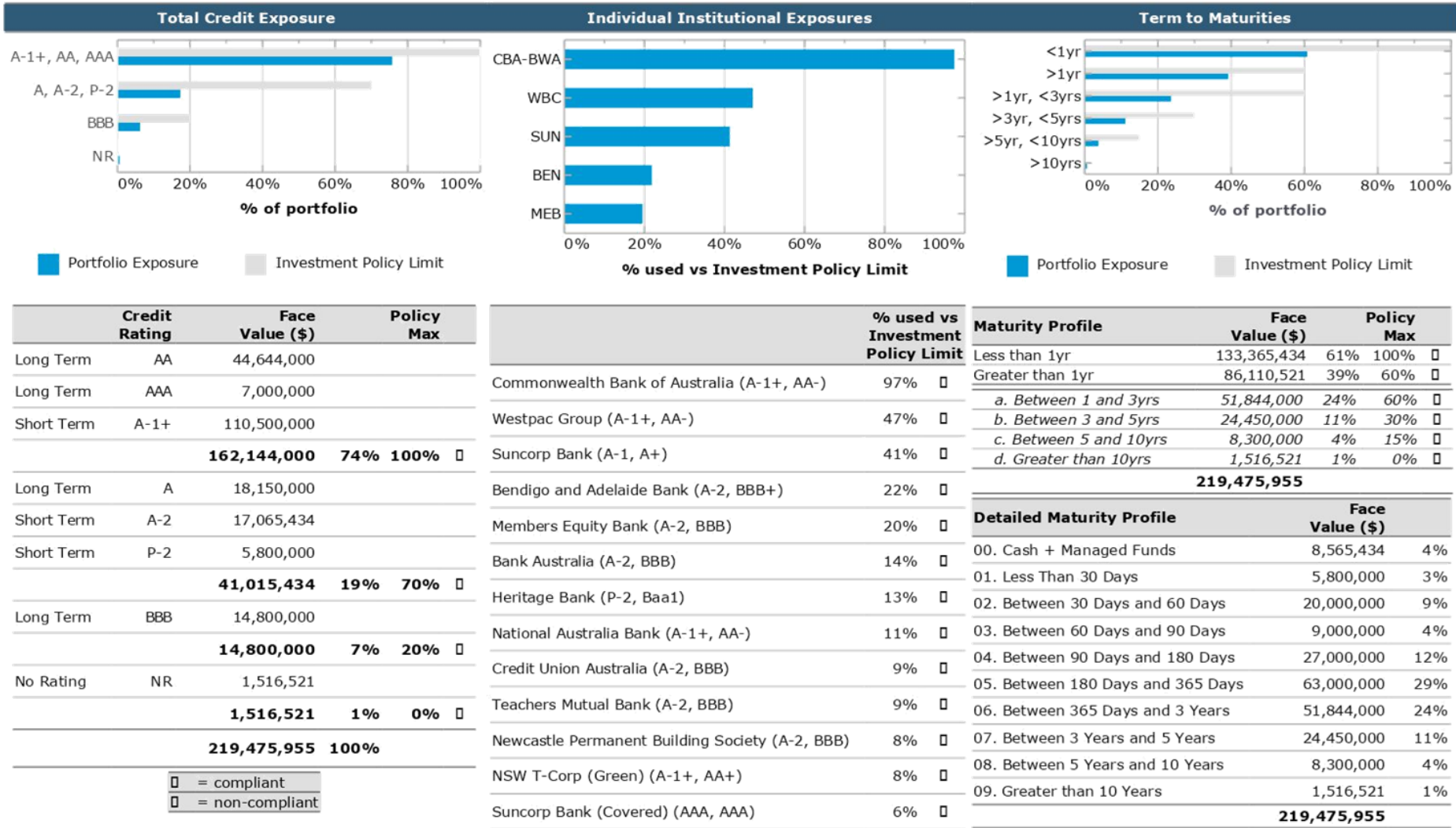
** United Nations Sustainable Development Goals

*** Climate Bonds Standard

**** Cited by the Workplace Gender Equality Agency as Employers of Choice for Gender Equality

Inner West Council

Investment Policy Compliance Report - February 2021



Inner West Council

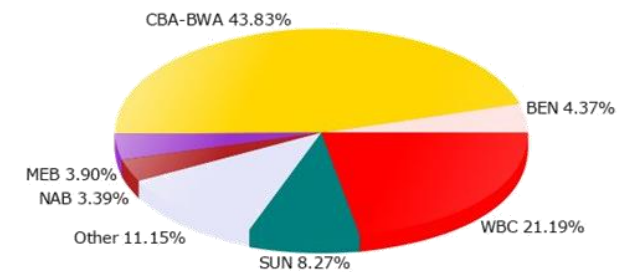
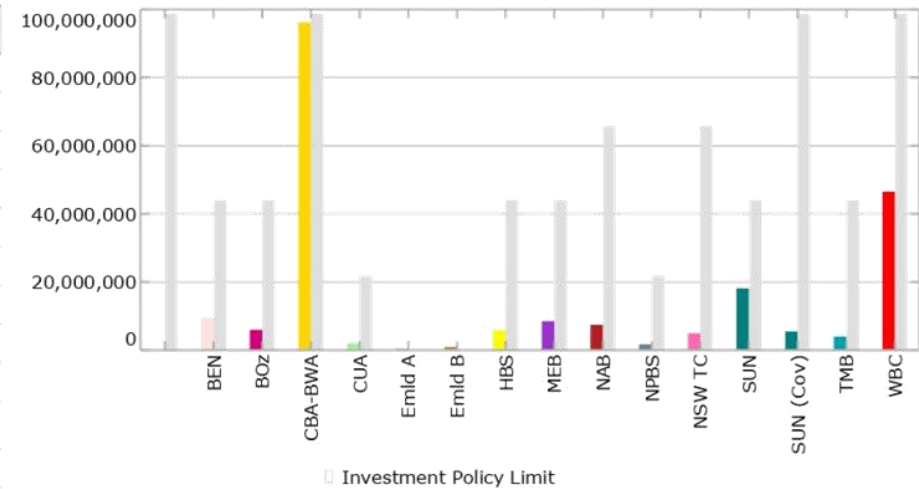
Individual Institutional Exposures Report - February 2021



Individual Institutional Exposures

Parent Group	Credit Rating	Portfolio Exposure (\$)	Investment Policy Limit (\$)
Bank Australia	A-2, BBB	6,000,000	43,895,191
Bendigo and Adelaide Bank	A-2, BBB+	9,600,000	43,895,191
Commonwealth Bank of Australia	A-1+, AA-	96,200,000	98,764,180
Credit Union Australia	A-2, BBB	2,000,000	21,947,595
Emerald Reverse Mortgage 2006A	NR	516,521	0
Emerald Reverse Mortgage 2006B	NR	1,000,000	0
Heritage Bank	P-2, Baa1	5,800,000	43,895,191
Members Equity Bank	A-2, BBB	8,565,434	43,895,191
National Australia Bank	A-1+, AA-	7,444,000	65,842,786
National Housing Finance Investment Corp (Social)	A-1+, AAA	1,500,000	98,764,180
Newcastle Permanent Building Society	A-2, BBB	1,700,000	21,947,595
NSW T-Corp (Green)	A-1+, AA+	5,000,000	65,842,786
Suncorp Bank	A-1, A+	18,150,000	43,895,191
Suncorp Bank (Covered)	AAA, AAA	5,500,000	98,764,180
Teachers Mutual Bank	A-2, BBB	4,000,000	43,895,191
Westpac Group	A-1+, AA-	46,500,000	98,764,180
		219,475,955	

Individual Institutional Exposure Charts



Inner West Council
Cash Flows Report - February 2021



Current Month Cashflows

Transaction Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Cashflow Received
8-Feb-21	536175	Newcastle Permanent Building Society	Floating Rate Note	Coupon - Received	6,222.13
				<u>Deal Total</u>	<u>6,222.13</u>
				Day Total	6,222.13
10-Feb-21	540932	NHFIC	Bonds	Premium - Paid	-35,416.24
		NHFIC	Bonds	Settlement Accrued Coupon - Paid	-4,723.76
		NHFIC	Bonds	Settlement Face Value - Paid	-1,500,000.00
				<u>Deal Total</u>	<u>-1,540,140.00</u>
				Day Total	-1,540,140.00
16-Feb-21	535607	Suncorp Bank	Floating Rate Note	Coupon - Received	2,495.34
				<u>Deal Total</u>	<u>2,495.34</u>
	537263	Suncorp Bank	Floating Rate Note	Coupon - Received	9,981.37
				<u>Deal Total</u>	<u>9,981.37</u>
				Day Total	12,476.71
17-Feb-21	540161	Suncorp Bank	Term Deposits	Maturity Face Value - Received	10,000,000.00
		Suncorp Bank	Term Deposits	Interest - Received	32,602.74
				<u>Deal Total</u>	<u>10,032,602.74</u>
				Day Total	10,032,602.74
22-Feb-21	310321	Emerald Reverse Mortgage (2006A)	Mortgage Backed Securities	Coupon - Received	602.93
				<u>Deal Total</u>	<u>602.93</u>
	310334	Emerald Reverse Mortgage (2006B)	Mortgage Backed Securities	Coupon - Received	1,915.24
				<u>Deal Total</u>	<u>1,915.24</u>
	538748	Westpac Group	Term Deposits	Interest - Received	31,638.08
				<u>Deal Total</u>	<u>31,638.08</u>
				Day Total	34,156.25
24-Feb-21	539692	Suncorp Bank (Covered)	Bonds	Coupon - Received	21,125.00
				<u>Deal Total</u>	<u>21,125.00</u>
	539728	Suncorp Bank (Covered)	Bonds	Coupon - Received	8,125.00
				<u>Deal Total</u>	<u>8,125.00</u>

Inner West Council Cash Flows Report - February 2021



Current Month Cashflows

Transaction Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Cashflow Received
	539859	Commonwealth Bank of Australia	Term Deposits	Maturity Face Value - Received	10,000,000.00
		Commonwealth Bank of Australia	Term Deposits	Interest - Received	57,169.86
				<u>Deal Total</u>	<u>10,057,169.86</u>
	540964	Suncorp Bank	Floating Rate Note	Settlement Face Value - Paid	-6,400,000.00
				<u>Deal Total</u>	<u>-6,400,000.00</u>
				Day Total	3,686,419.86
26-Feb-21	536986	Bank Australia	Floating Rate Note	Coupon - Received	6,364.93
				<u>Deal Total</u>	<u>6,364.93</u>
	540980	Commonwealth Bank of Australia	Term Deposits	Settlement Face Value - Paid	-4,000,000.00
				<u>Deal Total</u>	<u>-4,000,000.00</u>
	540981	Commonwealth Bank of Australia	Term Deposits	Settlement Face Value - Paid	-4,000,000.00
				<u>Deal Total</u>	<u>-4,000,000.00</u>
				Day Total	-7,993,635.07
				Net Cash Movement for Period	4,238,102.63

Next Month Cashflows

Transaction Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Cashflow Due
2-Mar-21	538824	Bank Australia	Floating Rate Note	Coupon - Received	9,058.19
				<u>Deal Total</u>	<u>9,058.19</u>
	540602	Bendigo and Adelaide Bank	Floating Rate Note	Coupon - Received	7,434.35
				<u>Deal Total</u>	<u>7,434.35</u>
				Day Total	16,492.54
24-Mar-21	536771	National Australia Bank	Bonds	Coupon - Received	55,965.00
				<u>Deal Total</u>	<u>55,965.00</u>
	537279	National Australia Bank	Bonds	Coupon - Received	65,000.00
				<u>Deal Total</u>	<u>65,000.00</u>
	540753	Westpac Group	Term Deposit	Interest - Received	14,424.66
				<u>Deal Total</u>	<u>14,424.66</u>
				Day Total	135,389.66

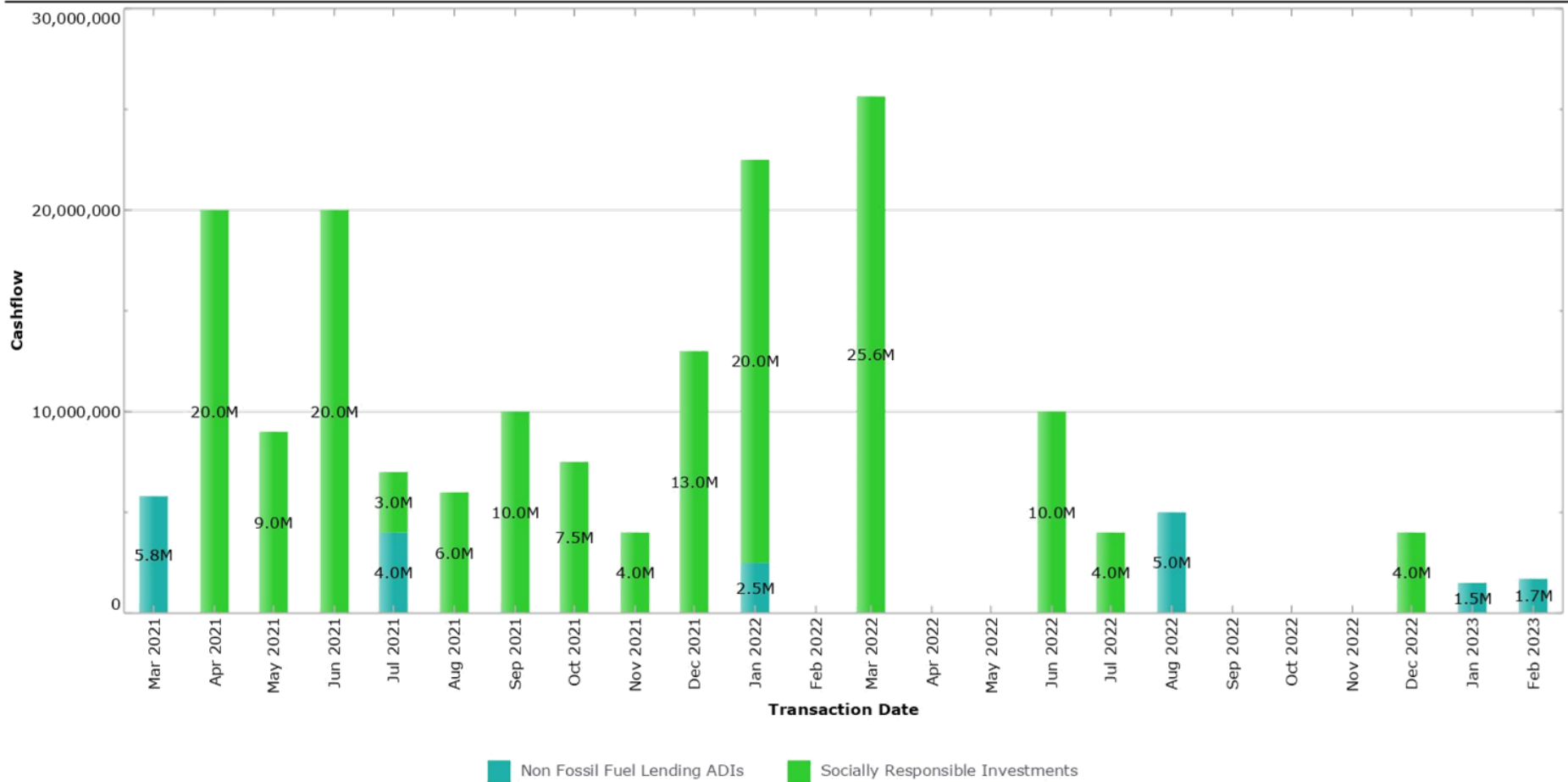
Inner West Council
Cash Flows Report - February 2021



Next Month Cashflows

<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>	<u>Cashflow Due</u>
29-Mar-21	536454	Heritage Bank	Floating Rate Note	Coupon - Received	17,876.71
		Heritage Bank	Floating Rate Note	Maturity Face Value - Received	5,800,000.00
				<u>Deal Total</u>	<u>5,817,876.71</u>
	538091	Westpac Group	Term Deposit	Interest - Received	46,109.59
				<u>Deal Total</u>	<u>46,109.59</u>
				Day Total	5,863,986.30
31-Mar-21	536469	Commonwealth Bank of Australia	Bonds	Coupon - Received	162,500.00
				<u>Deal Total</u>	<u>162,500.00</u>
	536652	Commonwealth Bank of Australia	Bonds	Coupon - Received	17,875.00
				<u>Deal Total</u>	<u>17,875.00</u>
	536721	Commonwealth Bank of Australia	Bonds	Coupon - Received	50,375.00
				<u>Deal Total</u>	<u>50,375.00</u>
	536896	Commonwealth Bank of Australia	Bonds	Coupon - Received	65,000.00
				<u>Deal Total</u>	<u>65,000.00</u>
				Day Total	295,750.00
				Net Cash Movement for Period	6,311,618.50

Inner West Council Cash Flows Report - February 2021



Inner West Council Economic and Investment Portfolio Commentary February 2021

Investment Portfolio Commentary

Council's investment portfolio posted a return of -1.79% pa for the month of February versus the bank bill index benchmark return of -0.01%pa. Rising long term interest rates (See "Interest Rates" below) had a negative impact on the long dated fixed rate portion of Council's portfolio. For the past 12 months, the investment portfolio returned 1.25%pa, exceeding the bank bill index benchmark's 0.21%pa by 1.04%pa.

Without marked-to-market influences, Council's investment portfolio yielded 1.20%pa for the month. This is based on the actual interest rates being received on existing investments and excludes the underlying changes to the market value of the securities/deposits.

During February, Council's investment portfolio had \$20m in 6 & 9 month TDs mature with a weighted average rate of 0.74%pa. Council reinvested \$8m in 6 & 9 month TDs at an average rate of 0.41%pa, reflective of the drop in rates across the market. Council also invested \$6.4m in a 5yr Suncorp FRN (non-fossil fuel) paying quarterly interest of BBSW +0.45%pa.

In addition to the above, Council invested \$1.5m in a National Housing Finance and Investment Corporation (NHFC) bond at a yield of 1.25%. This AAA rated investment is guaranteed by the Commonwealth and matures in May 2030. It is a "Socially Responsible Investment" as it meets the United Nations Sustainable Development Goals of 'No Poverty', and 'Sustainable Cities and Communities'. In particular, proceeds from this bond indirectly led to the purchase of 22 social and affordable housing units within Council in 2019:

Ashfield



Bridge Housing has purchased 12 units in the Inner West suburb of Ashfield. The property comprises nine x two bedroom units and three x one bedroom units with ground floor garages and off street parking for tenants.

Bridge Housing has completed minor upgrades of the property, which is now 100% leased as social and affordable housing.

This acquisition forms part of our Community Housing Leasehold Program and leveraging commitments with the NSW Government, and utilised funding made available via the NHFC.

Marrickville



The Marrickville property comprises the acquisition of 10 self-contained flats within a two-level walk up residential flat building.

The property is well located, within close proximity to Marrickville Railway station, local retail shops and services. The building is currently being refurbished to bring it up to Bridge Housing standards and will be leased as social housing.

The acquisition forms part of our Community Housing Leasehold Program with funding to acquire the property made available via NHFC.

<https://www.bridgehousing.org.au/properties/property-acquisition>



Council's entire investment portfolio remains invested in non fossil fuel lending ADIs (26% of portfolio) and socially responsible investments (74% of portfolio).

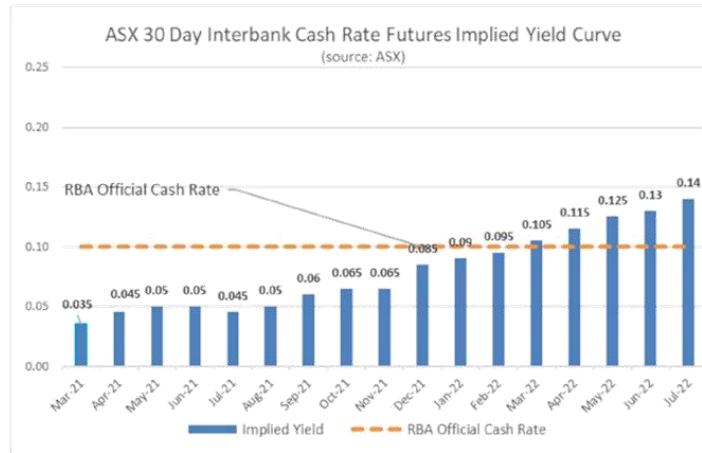
Over the past year, Council has proactively reduced its exposure to banks with long term credit ratings in the BBB+ and BBB categories in order to comply with NSW TCorp loan covenant requirements. This goal has now been achieved on schedule and Council's portfolio is now in full compliance with the NSW TCorp requirements while continuing to adhere to Council's ESG goals.

Domestic issues:

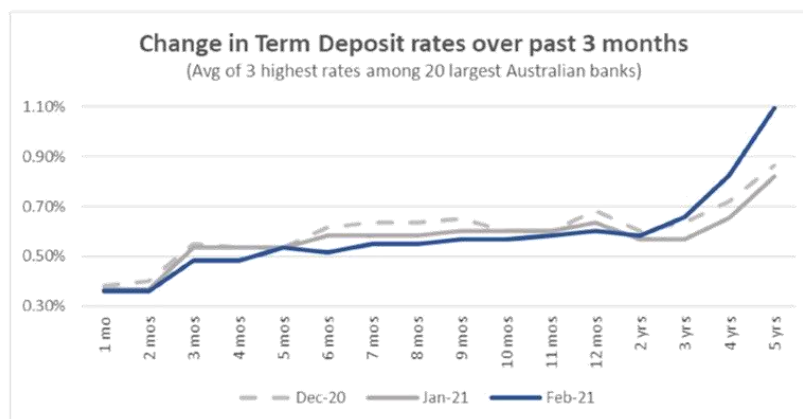
- In Australia, labour statistics continue to show solid gains with another 29,000 jobs added and the unemployment rate declining to 6.4%. Over 90% of the jobs lost in the 2020 lockdowns have been recovered.
- Despite the positive trend in employment data, economists warn that Australia remains a long way off from sub-5% unemployment and any sustained wage growth inflation. Other solid economic data, such as retail sales, is also being tempered with warnings that the government's temporary fiscal and monetary stimulus measures are still playing a significant role in their upward trends.
- The Australian share market held onto modest gains after losing ground from mid-month highs. The AUD/USD ended February at 0.77c with economists forecasting 0.80c to be reached in the coming months.

Interest rates

- At the end of February, the Australian 10 year swap rate rose from 1.10% to a high of 1.95% mirroring trends in the US as markets started to price in higher inflation due successful vaccine rollouts and forecasts of a solid economic rebound in 2021. Nevertheless, central bankers remain sceptical that any sustainable inflation is on the horizon and believe the market may be getting ahead of itself.
- The 3 month bank bill rate also jumped to 0.03% on the last day of February, its highest level since early November. As with all fixed rate securities, a rise in yield corresponds to a fall in the dollar value of the security. Consequently, the benchmark 3 month Bloomberg Bank Bill Index, a marked-to-market index of the previous 13 week's 3 month bank bills, made its first ever monthly negative return as all existing bank bills in the index were revalued lower due to the market rate jumping up from 0.01% to 0.03%.
- The RBA kept the official cash rate at 0.10% at its first meeting of 2021. The post-meeting statement noted that despite encouraging signs of the economy rebounding quicker than expected, there would be no rate increases until wage growth inflation was materially higher than current levels.



- In February, average TD rates in the 1-12 month range slipped backward by an average of 3 basis points (0.03%). Meanwhile, the surge in long dated interest rates off the back of economic optimism pushed up term deposit rates in 2-5yr range with 5yr TDs up an average of 0.27% to 1.09%:



Global issues:

- Globally, the pace of the Covid-19 vaccine roll out picked up during the month. While still in early stages, optimism is beginning to pick up in hard hit industries such as travel and leisure. Economists are looking at the second half of 2021 being particularly strong as consumer pent-up demand is expected to surge.
- In the US, President Biden's US\$1.9T stimulus/recovery package appears to have a good chance of being passed. Despite some parts of the package likely to be scrapped to get through the Senate, the spending plan has the financial markets anticipating inflationary pressures reflected by the US 10yr Treasury yield sitting at a 12 month high of 1.40% by the end of the month.
- In Europe, GDP data recorded better than expected results, albeit still negative 0.7% for the quarter. Meanwhile, inflation among the 27 European countries averaged 1.2% and economic confidence surveys showed modest improvement.

Disclaimer: The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Prudential Investment Services Corp has relied upon information which it believes to be reliable and accurate. Prudential Investment Services Corp believes that this report and the opinions expressed in this report are accurate, but no warranty of accuracy or reliability is given. Prudential Investment Services Corp does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Prudential Investment Services Corp. AFS Licence No. 468145.

Item No: C0421(1) Item 19

Subject: 55, 57 & 61-63 SMITH STREET, SUMMER HILL DEVELOPMENT
APPLICATION (DA/2020/1022)

Prepared By: Harjeet Atwal - Senior Manager Planning

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT Council receive and note this report.

DISCUSSION

55, 57 & 61-63 Smith Street, Summer Hill seeking to demolish existing structures and construction of a 2 - 3 storey boarding house containing 105 boarding rooms (including on site manager) over 1 basement level of parking for 58 vehicles.

The application was placed on public exhibition until 11 February 2021. The application will be referred to the Inner West Local Planning Panel (IWLPP) for determination. A panel meeting date has not been scheduled for the determination of DA/2020/1022 as the application is under assessment. A letter outlining Council officers' concerns, as well as issues raised by neighbours and other outstanding issues is being prepared for the applicant. Once a response is received and Council's assessment is finalised, a meeting date will be set.

On 9 March 2021 Council passed a resolution (**See Attachment 1**) associated with DA/2020/1022 and requiring a report to the April Ordinary meeting summarising all significant residential development proposals (25 dwellings or more) that are under assessment or have been approved in this term of Council.

In accordance with Point 1 of that resolution the Mayor's Office has written to the Chair of the IWLPP advising of the Council resolution and requesting the IWLPP convene a meeting with Summer Hill residents in relation to DA/2020/1022.

As indicated above, the development application is under assessment, once a panel determination meeting date is set a letter will be sent out to all residents of Summer Hill advising of the determination process in accordance with point 2 of the resolution.

In accordance with point 3 of the resolution, a report has been prepared (**See Attachment 2**) summarising all residential development, boarding house, student accommodation and service apartment developments with 25 dwellings/boarding rooms/apartments that have been approved or currently under assessment in this term of Council. Council has approved 48 applications amounting to 3,379 dwellings/boarding rooms/apartments and currently have 14 applications under assessment amounting to 1,026 dwellings/boarding rooms/apartments. In total Council has 62 applications with 4,405 dwellings/boarding rooms/apartments since this term of Council.

FINANCIAL IMPLICATIONS

Nil

ATTACHMENTS

1. [↓](#) Council Resolution 9 March 2021 - 55, 57 & 61-63 Smith Street, Summer Hill Development Application
2. [↓](#) Significant Development Report

INNER WEST

MINUTE ACTION SHEET

FOR ACTION

Meeting: COUNCIL

Meeting Date: 9/03/2021

To: Senior Manager Planning (Atwal, Harjeet)

Subject: Mayoral Minute: 55 Smith Street, Summer Hill

Motion: (Byrne/Kiat)

THAT Council:

1. Writes to the Chair of the Inner West Local Planning Panel, which will consider the development application for 55 Smith Street, Summer Hill, requesting that the Panel convene a meeting with Summer Hill residents regarding the proposal in order to hear their views, and further requests that the Panel hearing at which the application is to be considered be held in Summer Hill or Ashfield in order to allow residents to attend and their views be heard;
2. Letterboxes all residents in Summer Hill to update them about the status of the development application for 55 Smith Street, explains the process through which the proposal will be considered by the State Government appointed Planning Panel and how residents can make individual submissions to the Panel and participate in the Panel's hearing; and
3. Receives a report at the April Ordinary meeting summarising all significant residential development proposals (25 dwellings or more) that are under assessment or have been approved in this term of Council.

Motion Carried

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

Against Motion: Nil

This action sheet has been automatically been produced by the Governance Coordinator using InfoCouncil, the business paper database.

Application Number	Primary Property Address	Description (Application)	Number of units	Determined	Decision	Decision Authority
10.2016.060.3	1 Lion Street Croydon & 402 Liverpool Road, Croydon	Demolition of existing building and construction - Tree removal, demolition, construction of a four storey mixed use building with ground floor commercial and residential above and a three storey residential flat building with basement car parking and associated landscaping. The development will comprise 38 dwellings and 1 commercial tenancy	38	20/11/2017	Approved	Council Staff
010.2019.00000118.001	1 Loftus Street, Ashfield	Demolition of existing dwelling and construction of boarding house	48	23/12/2019	Approved	Council Staff
DA/2020/0108	10 Dudley Street, Marrickville	Strata subdivision of mixed use building into 2 new lots, comprising commercial use at ground floor and boarding house above	35	12/06/2020	Approved	Council Staff
10.2019000178.1	108 Liverpool Road, Ashfield	Demolition of existing structures, construction of a serviced apartment hotel with two levels of basement and associated works	92	14/08/2020	Approved	Council Staff
010.2017.00000058.001	11A Moonbie Street, Summer Hill	Boarding/Guest House - Demolition of existing structures, construction of a 3 storey 28 room Boarding House and medical practice with basement parking.	28	10/10/2017	Deferred Commencement Consent	Inner West Local Planning Panel
010.2018.00000201.001	12 Gower Street, Summer Hill	Demolition of existing boarding house and construction of a four storey boarding house with a maximum of 53 lodgers within 29 rooms and 15 basement car parking spaces and associated works	29	04/07/2019	Approved	Inner West Local Planning Panel
D/2018/219	138-152 Victoria Road, Rozelle	Demolish all existing improvements, carry out site remediation and construct a mixed-use development comprising three (3) basement levels for residential and commercial parking with three 11 to 12 storey buildings connected above a shared retail and commercial podium with 164 residential units above. The commercial area will include a new leagues club. Development fronting Waterloo Street will comprise two (2) to three (3) storey buildings for three (3) live/work units resulting in 167 residential units on the site.	167	10/09/2020	Deferred Commencement Consent	Sydney Eastern City Planning Panel
DA201900230	14 Dudley Street, Marrickville	Mixed use building with basement parking and boarding rooms	28	17/12/2019	Approved	Inner West Local Planning Panel
D/2015/641	141 Allen Street, Leichhardt	Development Application - Staged development application comprising: - Concept plan across both lots to provide for eight (8) residential flat buildings with basement parking; - Stage 1 for 141 Allen Street: demolition of existing buildings and removal of all trees, excavation for basement level and construction of six (6) residential flat buildings between four (4) and six (6) storeys above basement level comprising 140 units and associated works including basement parking for 132 vehicles.	140	10/04/2017	Approved	Land & Environment Court
DA201700003	147 New Canterbury Road, Lewisham	To erect a mixed use development that includes partial retention of the existing industrial building with 2 commercial tenancies on the ground floor and 4 levels of residential units above with associated basement car parking	45	16/10/2017	Approved	Inner West Local Planning Panel
D/2018/577	159 Allen Street, Leichhardt	Demolition of existing buildings on-site. Bulk excavation. Construction of a residential flat building development including: 1 basement level for 46 car parking bays with storage and loading areas; 46 residential units within 2 residential components: Building A comprising 3-4 storeys and Building B comprising 4-6 storeys with communal roof terrace. Associated works, including landscaping and communal open space provision.	46	16/07/2019	Deferred Commencement Consent	Inner West Local Planning Panel
D/2018/490	168 Norton Street, Leichhardt	Demolition of all structures on site. Site remediation. Construction of a part 5/part 6 storey building to provide residential accommodation for seniors and associated community use at ground level, plus a new retail shop fronting Norton Street at ground floor level. Fifty independent living units are proposed, of which eight will be affordable. Two levels of basement car parking are proposed providing parking for 57 vehicles.	50	04/07/2019	Deferred Commencement Consent	Inner West Local Planning Panel

D/2019/280	17 Marion Street, Leichhardt	Demolition of all existing structures and redevelop lots 21, 22, 24, and 25 Section 1 of DP 328 and Lots A and B DP 377714 known as 15 to 17 Marion St Leichhardt into independent living units, basement carparks and landscaping comprising two six-storey buildings and 65 dwellings.	65	20/05/2020	Approved	Council Staff
DA201900096	182-198 Victoria Road & 28-30 Faversham Street, Marrickville	To demolish existing improvements and construct a mixed-use development ranging from 6 storeys to 14 storeys in height comprising 2,351sqm of ground floor retail floorspace, 270 residential apartments and two levels of associated basement car parking, including the provision of public domain and landscaping works.	270	05/03/2020	Approved	Sydney Eastern City Planning Panel
010.2016.00000065.001	193-195 Liverpool Road, Ashfield	Demolition of building and construction of mixed use development - Demolition and construction of Part 3 and Part 8 storey mixed use development to include 38 room boarding house under the SEPP (Affordable Rental Housing 2009) and shop top housing comprising one retail tenancy and one dwelling above basement car parking.	38	5/03/2020	Approved	Land & Environment Court
DA201600662	1A Hill Street, Dulwich Hill	To demolish existing improvements and construct a 9 storey residential flat building comprising 71 dwellings with 3 levels of basement car parking	71	29/11/2017	Approved	Sydney Eastern City Planning Panel
DA201900464	2 Dudley Street, Marrickville	To demolish existing improvements and construct a 7 storey mixed use building with basement parking comprising a ground floor commercial tenancy with boarding house above	42	28/09/2020	Deferred Commencement Consent	Council Staff
010.2017.00000172.001	2 Murrell Street, Ashfield	Tree removal, demolition of existing buildings and construction of a 9 storey residential flat building containing 40 dwellings above 3 levels of basement car parking with roof top communal open space.	40	10/07/2018	Approved	Inner West Local Planning Panel
201700311	20 Sadlier Crescent, Petersham	To demolish existing improvements and construct a 5 storey residential flat building containing 28 units of infill affordable housing	28	28/02/2018	Approved	Council Staff
010.2017.00000235.001	215-217 Paramatta Road, Haberfield	Demolition of existing structures and construction of a 3-storey hotel with 78 rooms and a basement car park	78	31/12/2018	Approved	Land & Environment Court
DA201700349	265-273 Illawarra Road, Marrickville	To demolish existing improvements and construct a 6 storey mixed use development containing 4 retail/commercial tenancies on the ground floor and residential apartments above with associated 2 level basement.	44	10/10/2018	Approved	Land & Environment Court
10.2018.208	28 Chandos Street, Ashfield	Construction of a boarding house with thirty rooms (including manager), two levels of basement car parking, stormwater drainage and landscaping.	30	28/05/2020	Approved	Land & Environment Court
DA201800173	297-299 Trafalgar Street, Petersham	To demolish existing improvements for the staged construction of 357 apartments over 3 sites with associated basement parking. 3-7 Regent Street is to be comprised of a residential flat building ranging from 5 to 8 storeys containing 108 apartments with basement parking. 13-17 Regent Street is to be comprised of 3 residential buildings ranging from 6 to 7 storeys with 50 apartments and basement parking. 287-309 Trafalgar Street and 16-20 Fisher Street is to be comprised of a mixed use building ranging from 2 to 11 storeys in height containing a new registered club premises for the Petersham RSL Club fronting Trafalgar Street, café and 3 residential buildings containing 196 apartments and 3 x 2 storey Soho apartments fronting Fozzard Lane with associated basement parking and public domain works linking Regent Street to Fozzard Lane. Approval is also sought for the subdivision of land to accommodate widening of Fozzard Lane as well as the stratum subdivision of lots in the development	357	20/06/2019	Approved	Sydney Eastern City Planning Panel
DA201800505	28 West Street, Lewisham	Alterations and additions to the Anne Walsh and Noviate buildings to change the use to Independent Living Units, demolish an existing Aged Care Hostel and construct a Residential Aged Care Facility and Independent Living Units	135	02/09/2020	Approved	Sydney Eastern City Planning Panel

DA/2020/0360	30 May Street, St Peters	Demolish existing improvements and construct a 5 storey hotel with basement parking	83	30/1/2020	Approved	Council Staff
DA201600434	313 Marrickville Road, Marrickville	Council has identified this application to be Integrated Development under Section 89(3) of the Environmental Planning and Assessment Act. The application is to carry out the redevelopment of the former Marrickville Hospital site including alterations and adaptive reuse of the 2 former Old Nurses' Quarters' building to include 4 new apartments, the adaptive reuse of the former Main Ward Block to accommodate a new 'community hub' incorporating a public library and pavilion, the provision of a 255sqm leased area in the northern end of the former Main Ward to be retained by the Council and leased for a future commercial use, a café and children's play area within the Community Hub area, construction of 3 new residential flat buildings with 9 affordable and 212 private dwellings comprising Building A1: 84 apartments within a new 10 storey building fronting Livingstone Road and the Community Hub to the south, Building A2: 82 apartments within a new 11 storey building fronting Livingstone Road and adjoining Building A1, Building B: 55 apartments within a new 9 storey building fronting Lilydale Street. The application also includes the construction of 2 separate basements for the Community Hub and residential component incorporating car parking spaces for the Community Hub over one basement level, car parking spaces and storage for the residential buildings over 3 levels, 2 car share pods for public use, loading and servicing facilities within each basement, associated landscaping works including the construction of a new public park at the corner of Livingstone Road and Marrickville Roads, children's playground, retention of Hospital Lane to create a north-south thoroughfare and communal and private open space within and around the proposed buildings.	225	18/08/2017	Approved	Joint Regional Planning Panel
DA/2020/0051	328-336 Liverpool Road, Ashfield	Demolition of existing structures and construction of a 6 storey residential flat building with 73 units and 72 car parking spaces and tree removal.	73	9/08/2020	Approved	Inner West Local Planning Panel
010.2018.00000017.00	33 Ormond Street, Ashfield	Demolition of existing structures and construction of a 4 level boarding house with basement car parking	37	18/01/2019	Approved	Land & Environment Court
DA201700410	37 Fisher Street, Petersham	To demolish existing structures and construct a 6 storey mixed use development containing 3 commercial premises on the ground floor and boarding house rooms above with associated basement car parking and landscaping	32	05/02/2018	Approved	Council Staff
010.2016.00000276.001	381 Liverpool Road, Ashfield	Demolition of existing structures, removal of trees and construction of 6 townhouses and two six storey residential flat buildings containing 43 dwellings above 2 levels of basement car parking.	43	21/09/2017	Approved	Land & Environment Court
DA201700587	38-40 Parramatta Road, Stanmore	To demolish the existing premises and construct a 5 storey mixed use development comprising 2 commercial tenancies on the ground floor, 30 residential dwellings above and associated basement car parking, landscaping and strata subdivision	30	31/01/2018	Approved	Land & Environment Court
DA201900287	387 Illawarra Road, Marrickville	Demolition of existing structures and construction of a 6 storey mixed use development comprising 2 retail tenancies, 55 boarding rooms and 4 dwellings. Associated vehicular, motorcycle and bicycle parking and landscaping	55	15/12/2020	Approved	Land & Environment Court
DA201700310	4 McGill Street, Lewisham	To demolish existing improvements and construct a mixed use development consisting of a 6 storey building (Building A) fronting McGill Street and a 8 storey building (Building B) fronting the light rail line containing a total of 88 dwellings and 1 commercial tenancy within Building A for use as art education and café space with 2 basement car parking levels and associated landscape works	88	23/03/2018	Approved	Sydney Eastern City Planning Panel
DA201500495.02	42 Princes Highway, St Peters	Demolish existing improvements and construct a mixed use development with a 5 storey building (Building A) fronting Princes Highway and a 6 storey building (Building B) fronting Barwon Park Road containing a total of 4 commercial tenancies, 35 dwellings and 3 basement car parking levels	35	12/12/2017	Approved	Council Staff

DA201500736	43-51 Addison Road, Marrickville	To demolish the existing industrial buildings and construct a 4 storey motel comprising 61 rooms with basement carparking	61	07/08/2018	Deferred Commencement Consent	Land & Environment Court
DA201700488.02	44-46 Princes Highway, St Peters	To adaptively reuse the existing warehouse building at No. 3 Barwon Park Road, demolish the remainder of the buildings on the site and construct a 6 storey mixed use building fronting Princes Highway and a 5 storey mixed use building fronting Barwon Park Road containing a total of 3 ground floor commercial tenancies, 40 dwellings and basement car parking	40	27/12/2018	Approved	Council Staff
DA201900028	5 George Street, Marrickville	To demolish the existing improvements and erect a 4 part 5 storey residential flat building containing basement car parking, 27 residential units including 15 affordable units and associated landscaping works	27	23/12/2019	Approved	Land & Environment Court
DA/2020/0505	54 Charlotte Street, Ashfield	Demolition of existing dwelling and construction of a boarding house	52	05/11/2020	Approved	Council Staff
DA201600150	63-81 Princes Highway, St Peters	Demolish existing improvements and construct a 3 part 6 storey mixed use development comprising of 4 ground floor commercial tenancies, 5 live/work dwellings, 63 dwellings and 2 basement car parking levels	68	2/03/2018	Approved	Land & Environment Court
DA/2020/0520	73 Norton Street ASHFIELD NSW 2131	Demolition of existing structures and construction of a 3-8 storey mixed use development containing 88 units, a registered club and landscape works to an existing right of carriageway. Proposed lot consolidation and 2 lot stratum subdivision.	88	18/02/2021	Approved	Sydney Eastern City Planning Panel
10.2018.220	74-75 Carlton Crescent, Summer Hill	Partial demolition of existing building and construction of a 184 room student accommodation building (boarding house), associated management offices, common rooms over 4 levels and landscaping	184	05/04/2019	Approved	Sydney Eastern City Planning Panel
DA201900217	829A New Canterbury Road, Dulwich Hill	To demolish the existing buildings and construction of 2 x 4 storey buildings for a shop top housing development comprising 42 dwellings and 3 retail tenancies, with 2 levels of basement parking and associated Strata Subdivision.	42	17/12/2019	Approved	Inner West Local Planning Panel
DA/2020/0673	83 Liverpool Road, Ashfield	Construction of a boarding house containing 31 rooms and accommodation of an onsite manager.	31	11/09/2020	Deferred Commencement Consent	Council Staff
DA/2020/0475	875 New Canterbury Road, Dulwich Hill	Demolition of the existing structures. Construction of a mixed-use development comprising a commercial use and a boarding house, with associated parking.	26	11/12/2020	Approved	Council Staff
D/2019/25	89 Balmain Road, Leichhardt	Demolition of an existing attached dual occupancy and construction of a new generation boarding house development accommodating 24 rooms with basement car parking, and associated works, including retaining wall, fencing and landscaping works.	24	08/10/2019	Approved	Inner West Local Planning Panel
D/2018/262	56 Burt Street, Rozelle	Ground and first floor alterations to existing heritage listed boarding house building, resulting in a total of 26 boarding house rooms.	26	27/11/2018	Approved	Inner West Local Planning Panel
DA201700552	108 Old Canterbury Road, Lewisham	To demolish existing improvements, consolidate 3 Torrens Title lots into 1 lot, and construct a 6 storey mixed use development comprising 3 ground floor commercial tenancies, 30 residential apartments, 2 level basement and associated landscaping	30	29/06/2018	Approved	Land & Environment Court
DA201900220	94 Addison Road, Marrickville	To demolish existing improvements and construct a 4 storey mixed use development comprising a ground floor indoor recreation facility and boarding house with basement parking	35	13/01/2020	Approved	Council Staff
DA/2020/1146	152-156 Parramatta Road, Stanmore	Substantial demolition of existing improvements, retention of existing building facade and construction of a 5 storey boarding house containing 34 boarding rooms, 1 managers room and a ground floor commercial tenancy	34	Under Assessment		
DA/2020/1022	55, 57 & 61-63 Smith Street, Summer Hill	Demolition of existing structures and construction of a house containing 105 boarding rooms (incl on site manager) over 1 basement level of parking	105	Under Assessment		
DA/2020/0751	9-11 Beattie Street, Balmain	Part demolition of the existing buildings to construct a mixed use development consisting of 4 commercial/retail premises and 25 boarding rooms.	25	Under Assessment		

DA/2021/0066	50-52 Warren Road, Marrickville	To demolish existing structures and construct a four-storey boarding house containing with basement parking	42	Under Assessment		
DA/2020/0501	40-76 William Street, Leichhardt	Adaptive reuse and alterations and additions to existing industrial warehouse structures and conversion into a residential flat building of up to 6 storeys accommodating 181 residential apartments above two levels of basement car parking, and associated works	181	Under Assessment		
DA/2020/1017	317-355 Liverpool Road, Ashfield	Demolition of the existing structures on site and construction of an eight storey mixed-use development comprising ground floor retail tenancies, 30 residential apartments, two level basement parking and a communal roof top garden.	30	Under Assessment		
DA/2021/0055	298 Parramatta Road, Ashfield	Demolition of existing structures & construction of a 3 storey hotel or motel accommodation with 55 rooms & basement carparking over 2 levels.	55	Under Assessment		
DA/2020/0815	120C Old Canterbury Road, Summer Hill	Construction of an 8-storey mixed-use development comprising ground level retail, 57 residential units, three levels of basement car parking and a pocket park.	57	Under Assessment		
DA/2020/0578	2 Station Street, Marrickville	Demolition of existing structures and construction of a mixed use development comprising a boarding house and a commercial tenancy.	120	Under Assessment		
DA/2021/0110	194 Marion Street, Leichhardt	Demolition of all existing structures and redevelopment of the site to contain a four (4) storey mixed use development with basement and lower ground parking, retail shops and 26 apartments, landscaping and associated site works	26	Under Assessment		
DA/2020/1094	1-9 Thomas Street, Ashfield	Demolition of all buildings; construction of a 10 storey mixed use development comprising: 3 storey basement car park with 320 spaces, ground floor retail, and 264 residential apartments	264	Under Assessment		
DA/2020/0233 -	16 William Street, Leichhardt	Demolition of the existing building, erection of a three-storey boarding house containing 25 boarding rooms with basement parking and associated works.	25	COURT - Under Appeal		
DA/2021/0001	17 Federation Road, Camperdown	Alterations and additions to existing building. Change of use to a residential flat building, with parking and associated works.	31	COURT - Under Appeal		
DA/2020/0587	124 James Street, Leichhardt	Demolition of existing structures and the construction of a boarding house comprising: 31 x self-contained Boarding Rooms; 1 x Self-contained Boarding House; Basement car park with: 17 car spaces; 6 motorcycle spaces; 6 x bicycle spaces.	31	COURT - Under Appeal		
Total of Dwellings/Boarding Rooms/Apartments Approved			3379			
Total of Dwellings/Boarding Rooms/Apartments Under Assessment			1026			
Total of Dwellings/Boarding Rooms/Apartments			4405			
Total Applications Approved			48			
Total Applications Under Assessment			14			
Total of Applications			62			

Item No: C0421(1) Item 20

Subject: UPDATE - REUSE AND RECYCLING HUB AT SUMMER HILL DEPOT

Prepared By: Bojan Sodic - Strategic Investments Manager

Authorised By: Elizabeth Richardson - Chief Operating Officer, Director Development and Recreation

RECOMMENDATION

THAT Council receives and notes this update progress report.

DISCUSSION

At the 8th September 2020 Council meeting, it was resolved that Council:

Progresses with the development of a Reuse and Recycling Hub as a medium-term use at Summer Hill Depot and continue discussions with suitable not-for-profit organisations

This report provides provide an update on the progress for the Summer Hill Depot reuse and recycling:

Update

Council staff have continued discussions with The Bower and Reverse Garbage about co-locating in Summer Hill Depot with our own re-use centre, to create a reuse and recycling 'hub'. Both these organisations have the capacity to pay rent, and this would be subject to negotiation.

The Summer Hill Depot is currently occupied by NSW Health for the drive-through COVID testing clinic.

Valuation and Agreement

Council has undertaken an independent valuation to assess the current market rental for the whole of the Summer Hill Depot. These rental amounts have been provided to both The Bower and Reverse Garbage. Council will be preparing a Heads of Agreement for the leasing of Summer Hill Depot to The Bower and Reverse Garbage.

The two tenants have also determined who will be occupying what area within the Summer Hill Depot and the Heads of Agreement terms will reflect this site split.

The Bower and Reverse Garbage have stated they are intending to apply for Accommodation Grants in accordance with the Council's Land & Property Policy.

The Development Application

As part of the development application process Council has now determined that it will take control of this process and Council has engaged an independent planning consultant on behalf of the prospective tenants.

This planning consultant has been engaged as the specialist to collate all relevant information to submit the development application and ultimately obtain development consent for the operation of a reuse, recycling and education centre at Summer Hill Depot.

Council has also engaged a number of specialist consultants to undertake further reporting which are required for the submitting of a Development Application – these include:

- Surveyor
- A traffic consultant
- An Acoustic consultant
- BCA consultant
- Site contamination consultant

Council has advised that although it has agreed to fund the costs of obtaining necessary approvals to change to use of the site to a recycling hub, it will not fund costs associated with any building and fitout works. As such, the organisations are obtaining their own architectural/drafting services to prepare the plans necessary for the Development Application.

Council anticipates submitting the development application at the end of April 2021.

Timeline of Project

Council has had engagement with The Bower and Reverse Garbage on a timeline for this project and both tenants need to be operating from Summer Hill Depot by December 2021.

The Bower and Reverse Garbage will need at least two months to relocate from their current premises and will also need a further 3 months before this to undertake fitout and alteration works to the site. Therefore, development application approval will need to be granted by July 2021.

Council has also spoken with The Bower and Reverse Garbage about contingency plans if the site isn't ready to start operations from December 2021.

Next Steps

Council officers have set up fortnightly meetings with both The Bower and Reverse Garbage which commenced on 23rd February 2021 to ensure timely delivery of the project.

The external planning consultant also regularly attends these recurring meetings to ensure relevant matters of a planning nature are addressed.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 21

Subject: COUNCIL'S INSURANCE CLAIM ASSESSMENT

Prepared By: Peter Chayna - Temporary Insurance Specialist

Authorised By: Katherine Paixao - Acting Governance Manager

RECOMMENDATION

THAT Council receive and note the report.

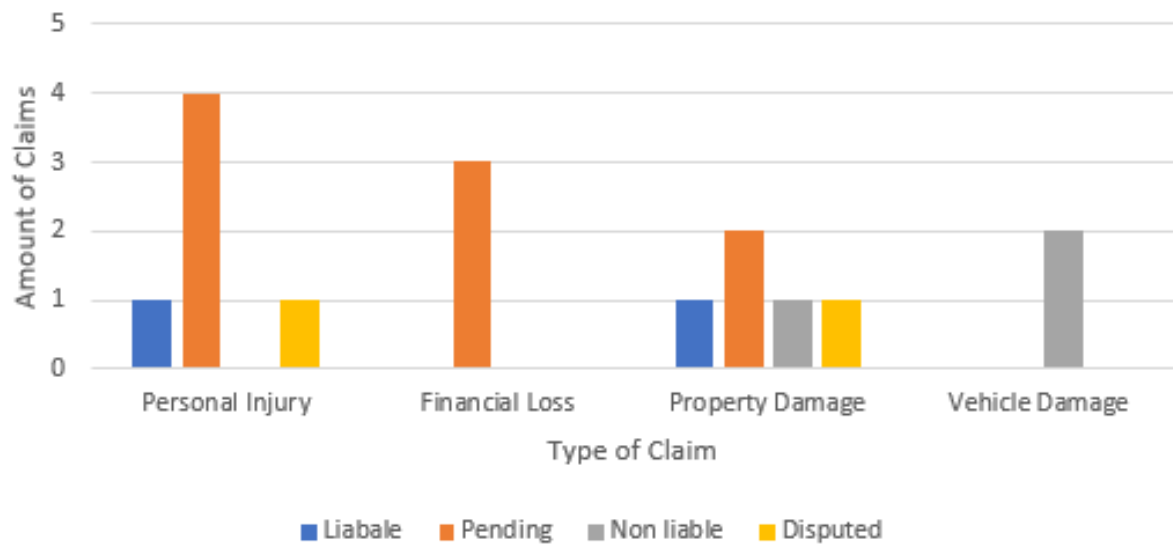
DISCUSSION

At the 9 March 2021 Council meeting, it was resolved:

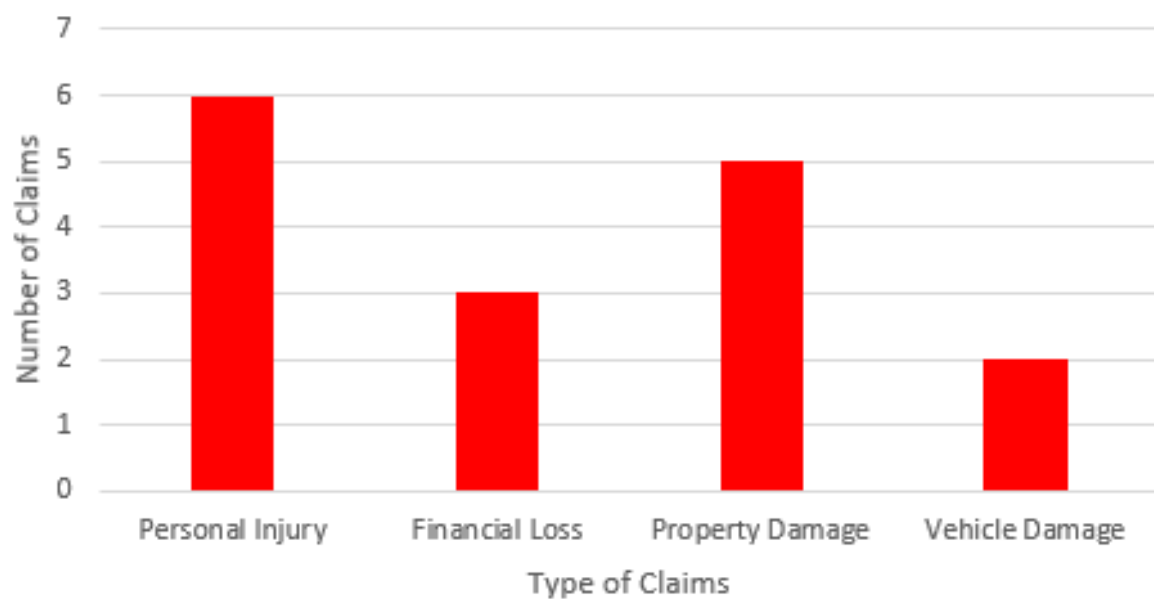
THAT Council defer consideration of this item to the April Ordinary Meeting and that data on the assessment awarding of claims be included in the report. This report should also address the rationale for and the cost of outsourcing the management of the under deductible/excess claims for its Public Liability Professional Indemnity and Motor Vehicle insurance, and assessing whether these services should be brought back into Council's operations.

A further breakdown of data which was provided at the 9 March 2021 Council meeting is shown below by each financial year since amalgamation which show the type of claim (Personal injury, financial loss. Property damage, vehicle damage or other) and claims outcomes.

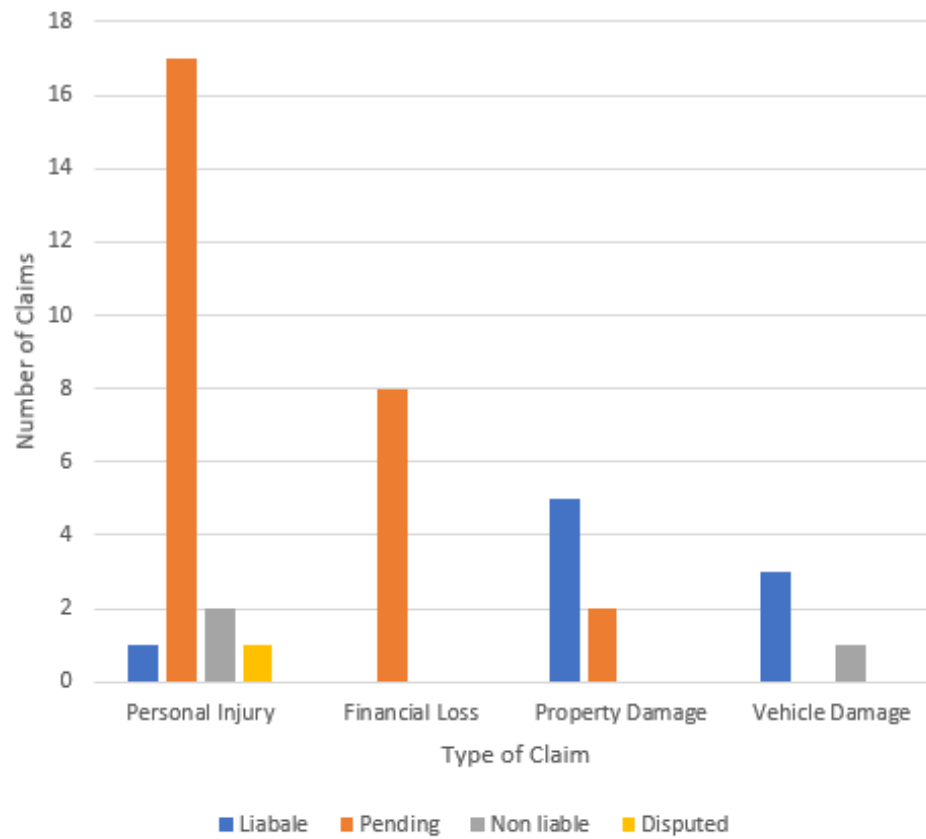
Claims Outcomes 2016/2017



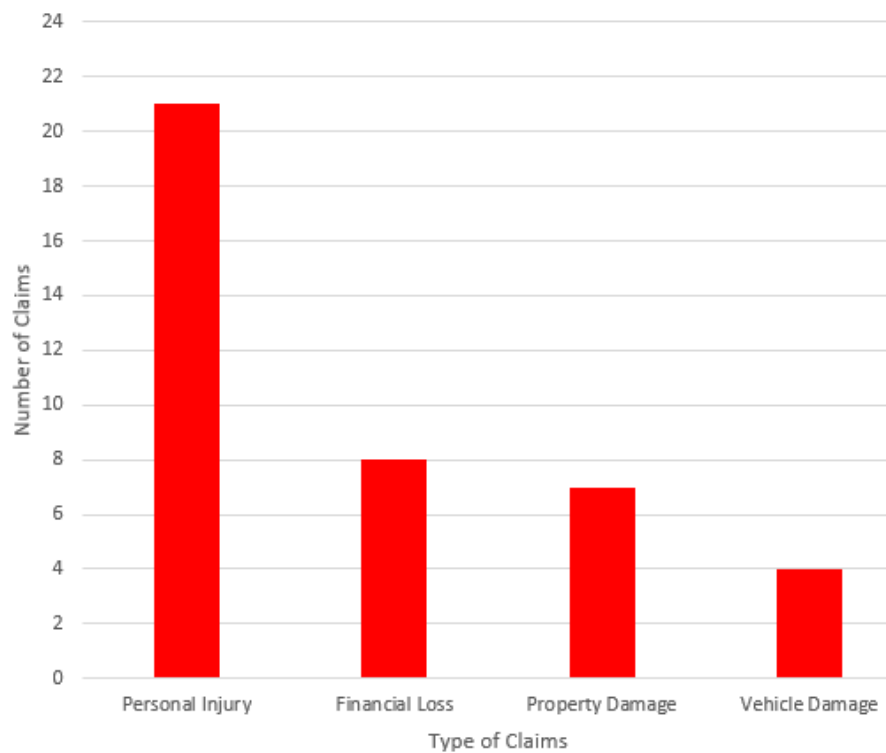
Claims 2016/2017 Totals



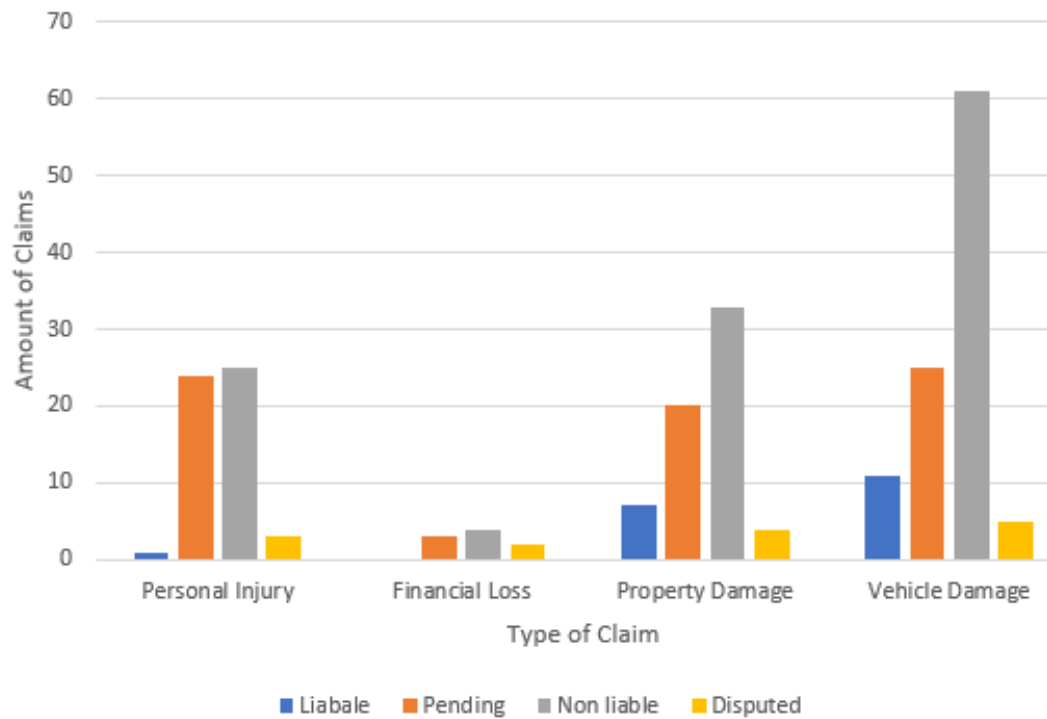
Claims Outcomes 2017/2018



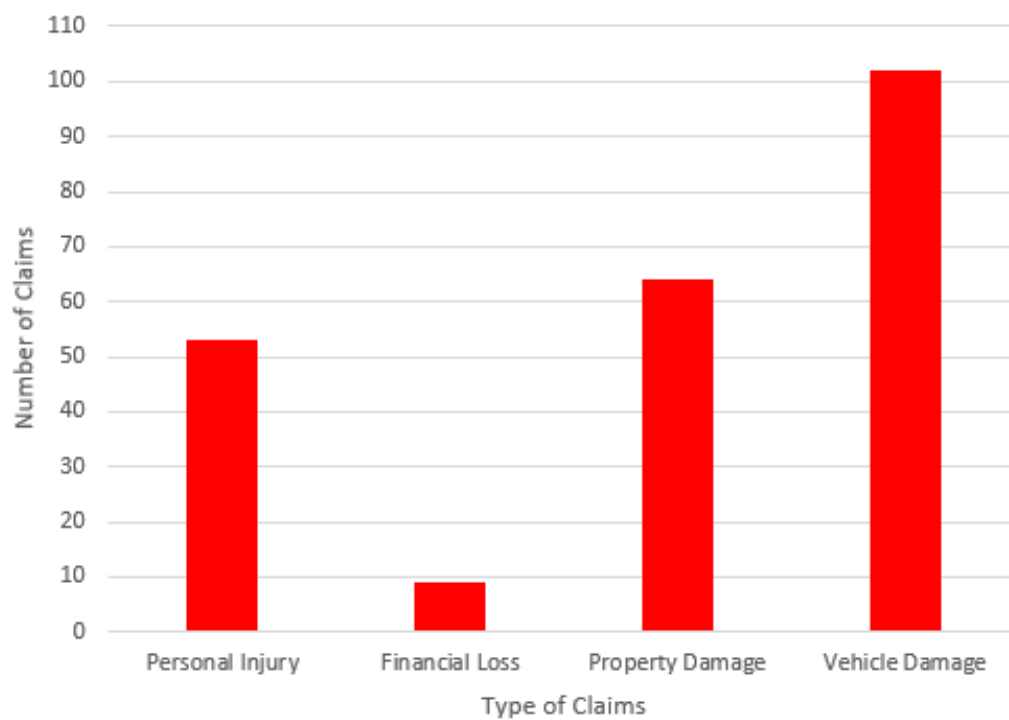
Claims of 2017/2018 Totals



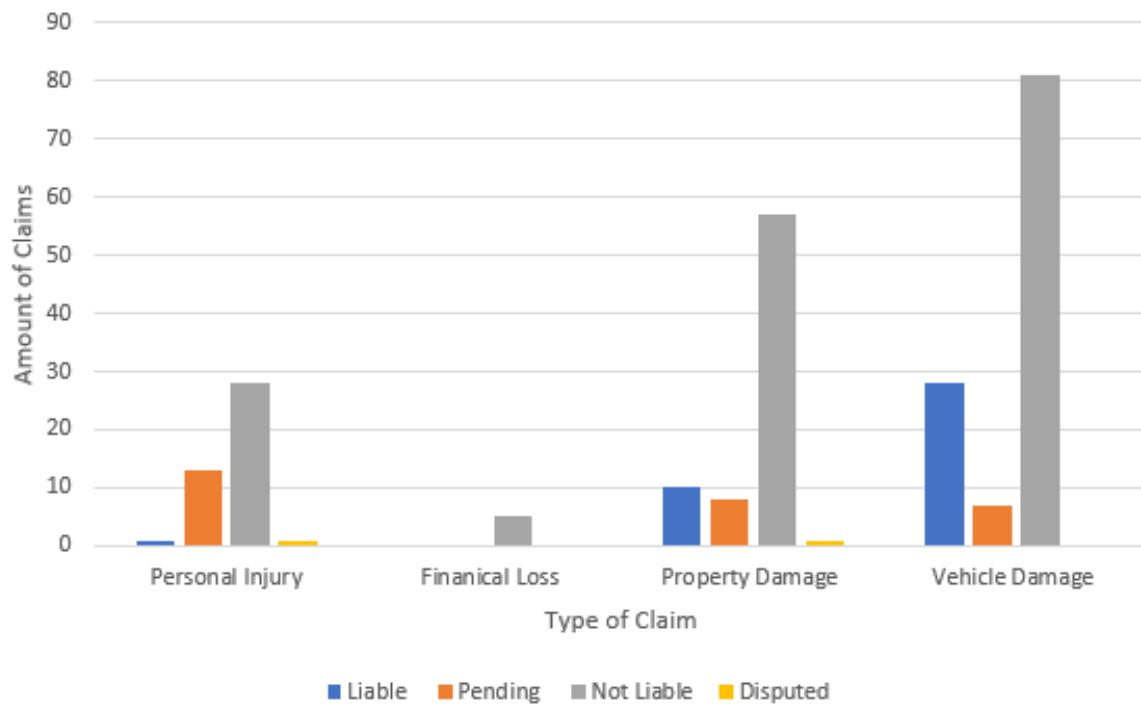
Claims Outcomes 2018/2019



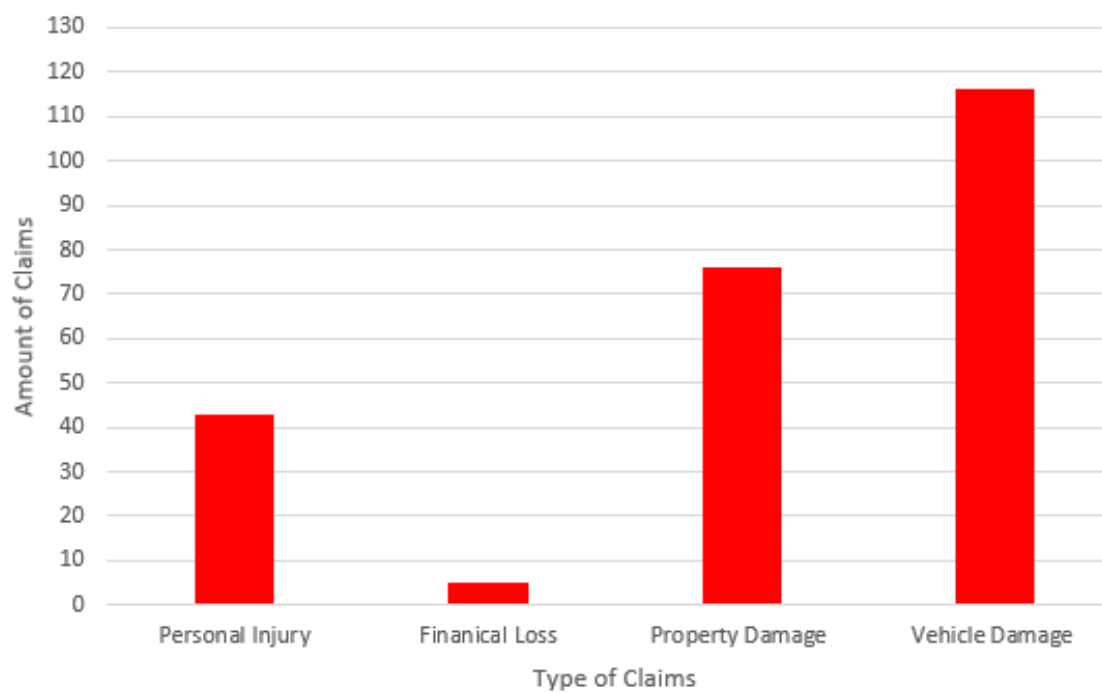
Claims of 2018/2019 Totals



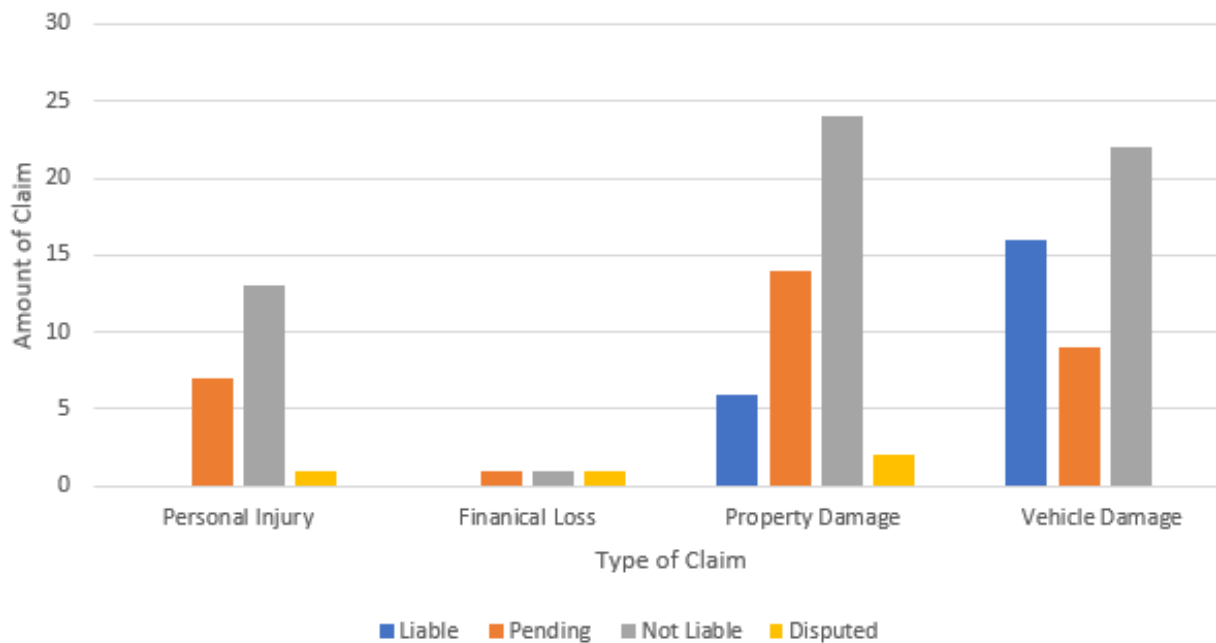
Claims Outcome 2019/2020



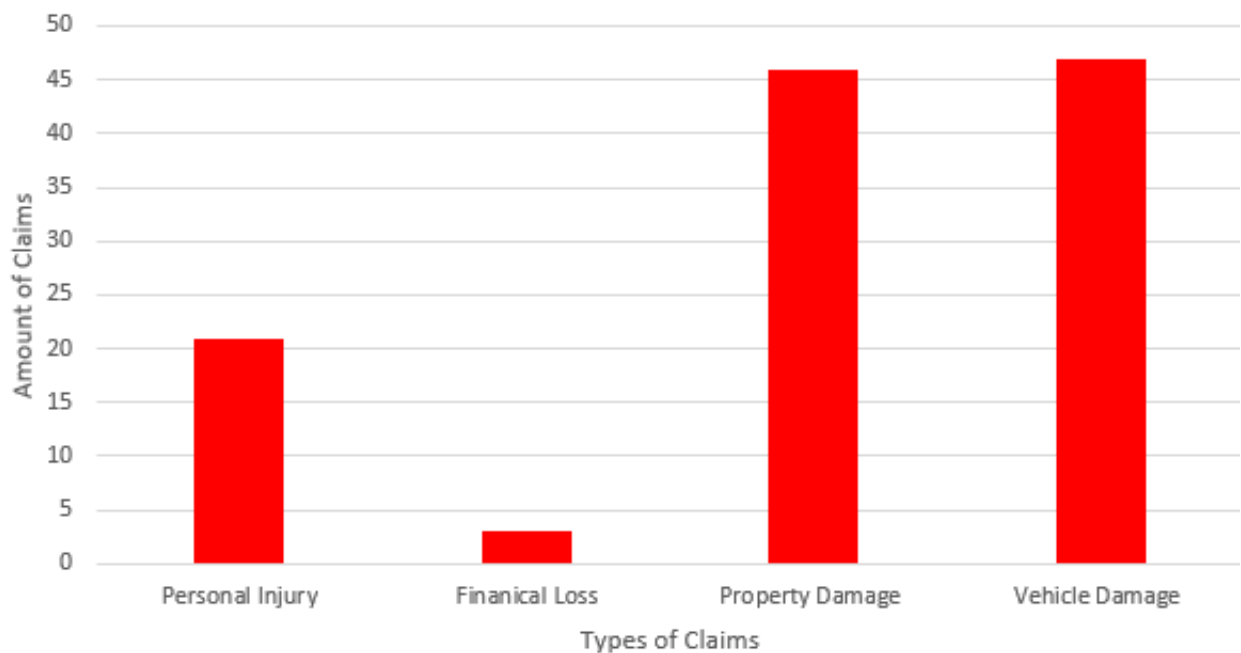
Claims 2019/2020 Totals



Claims Outcomes 2020/2021



Claims 2020/2021 Totals



The reason for outsourcing the management for under deductible/excess claims for both public liability/ professional indemnity (PLPI) and motor vehicle (MV) classes of insurance is that it is a cost saving to Council which allows expert assessment of these claims. This was an

operational decision made after amalgamation by the Deputy General Manager Chief Financial and Admin Officer and Executive manager Enterprise Risk.

If Council were to bring this service in-house, Council would need to employ an additional 2 resources with expert knowledge in assessing claims which would cost Council approximately \$200,000 plus 17% for on costs per year. In addition, Council does not currently have the necessary corporate system to manage claims and would need to purchase a new module within Technology One with an approximate cost of \$150,000 for implementation and approximately \$4,000 per user per annum for licensing.

Current payment to Echelon Claims Services (ESC) for PLPI claims management is \$7,920 per month including GST which includes 1 ESC staff member who manages under deductible claims for Council.

Current payment to Zurich for MV claims handling is \$46,200 per year including GST which includes 2 claims consultants handling Council's claims one claims consultant for heavy motor claims and one for all other motor claims.

Cost of Outsourcing Management of claims

Echelon Claims Services - \$95,040 per year

Zurich - \$46,200 per year

Total - \$141,240 per year

Cost of Managing Claims In-house

2 x Additional resources including on costs - \$234,000 per year

Implementation of system - \$150,000 one off cost

4 x Licenses - \$16,000 per annum

Total - \$250,000 per year plus \$150,000 one off implementation cost

By outsourcing the management of under deductible/excess claims for PLPI and MV claims, Council is saving approximately \$108,760 per year.

It should be noted that even if Council was to employ the services of suitably skilled officers, information has been obtained from other councils that handle the assessment of claims in-house that they still require the services of an external claims management organisation e.g. ECS when work required exceeds in-house expertise.

FINANCIAL IMPLICATIONS

If Council's management of claims was brought in-house, council would be budget an additional \$108,760 per year plus an additional \$150,000 for a system implementation.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 22
Subject: NOTICE OF MOTION: OFF LEASH DOG PARKS
From: Councillor Victor Macri

MOTION:

THAT council receives a report on the following in relation to the use of Off Leash Dog Parks in the LGA on the following issues;

1. Incidents at the parks between dogs and council's enforcement of the Companion Animal Act; and
2. The for segregation of larger dogs from smaller potentially through timed use of the facilities.

Background

A number of residents have spoken to me about this issue with dogs and residents being injured which leads to a loss of confidence to use these facilities. Whether its size or bred I will leave that to the report to decide. Having owned dogs for most of my life they are generally playful the issue arising is that is sometimes hard to determine rough play from normal play.

Officer's Comments:

Comment from Parks & Recreation Planning Manager:

If the motion is supported, a report can be provided in May 2021.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 23
Subject: NOTICE OF MOTION: INFORMAL PLAY NETBALL RINGS
From: Councillor Tom Kiat

MOTION:

THAT Council:

- 1. Consider the inclusion of informal play netball rings in all future park Plan of Management reviews to address lack of netball facilities, and sporting facilities for sports played by women and girls generally, identified in the Recreation Needs Study.**
- 2. Install informal play netball rings the installation of informal play netball rings at Hammond Park and Pratten Park in Ashfield, following consultation with local residents and stakeholders.**

Background

Council's Recreation Needs Study reports that netball is the most popular organised team sport for women and girls (my own observation is that it has growing popularity amongst men). The Study also draws attention to the need to increase netball facilities in the Inner West.

Prior to the Council amalgamation in 2016, the former Leichhardt Council undertook the placement of netball hoops in over 20 parks in the former Leichhardt LGA area. Many neighbourhood parks and sporting grounds in the former Leichhardt LGA now have informally placed netball hoops to promote netball as a sport and providing informal training areas.

Certain areas of the Inner West have a high density of formal netball courts (e.g. Richard Murden Reserve, Tempe Reserve).

At a strategic level, Council should ensure in future that opportunities for informal play netball rings are not missed in new (or reviewed) park Plans of Management.

An immediate action Council can take is to consult the local community and relevant stakeholders regarding installation of such rings at Pratten and Hammond parks in Ashfield. These parks have been identified as suitable locations by staff and the project can be undertaken within budget. There are no netball rings in the suburb currently, so this project would address an immediate need. It would also help inform future strategic consideration of the issue.

Officer's Comments:

Comment from Chief Operating Officer, Director Development and Recreation

Due to current work program commitments in the Parks Planning and Engagement area, community consultation on installing two netball hoops in the local parks specified cannot be programmed to commence until September 2021. Upon the completion of community and stakeholder engagement a formal report would need to be tabled with Council on the outcomes of such engagement. This would result in any future netball hoop installation being delayed until 2022 at the earliest.

It is noted that the proposals are minor installations which will not adversely impact on the open space qualities of the parks listed and will facilitate recreational opportunities for the community which are best facilitated in local parks. Council could therefore determine to install the netball hoops in the park areas recommended. By taking this approach Council could also take on notice any residential concerns with such installations. Should a significant amount of residential concern be received then such opposition could be reviewed in a future Council report with the option of relocating the netball hoops to other park areas.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 24
Subject: NOTICE OF MOTION: PEDESTRIAN AND CYCLIST ACCESS TO ASHFIELD POOL
From: Councillor Marghanita Da Cruz

MOTION:

THAT Council:

1. Writes to Transport for NSW regarding pedestrian safety concerns:
 - a) On the footpath along Frederick Street under the Rail Line; and
 - b) with the sequencing of the traffic lights and pedestrian safety at the Intersection of Frederick and Elizabeth Streets.
 2. Writes to Sydney Water to investigate covering Dobroyd Canal and releasing adjacent land to provide a walking and cycling link to the Iron Cove Bay Run;
 3. Writes to AUSGRID with regard to licensing their property adjacent to Iron Cove Creek for a footpath/cycleway; and
 4. Review interaction between pedestrians and drivers at entrances to pool carparks at the footpath along Elizabeth Street and Bastible Street.
-

Background

The Ashfield Aquatic Centre has become a popular destination.

The friends of iron cove creek (aka Dobroyd Canal forming the boundary between Ashfield and Croydon) are keen to see improved cycling and walking access to the pool and iron cove creek has potential to provide an off-road bridge type shared path. They have identified a piece of unused land adjacent to the dobroyd channel (iron cove creek) believed to be owned by AUSGRID.

There is a barrier between the footpath and traffic under the rail line.

However, the condition of the barrier indicates frequent crashes and is far from reassuring for pedestrians pushing prams travelling to the Ashfield Pool.

Drivers and Pedestrians have reported issues with the intersection of Frederick and Elizabeth Streets Ashfield. Traffic banks up and drivers are running red lights in frustration.

Officer's Comments:

Comment from Director Infrastructure

The Dobroyd Canal shared path between Iron Cove and Ashfield has been identified as a future strategic link in Council's Integrated Transport Strategy, referred to in Council's draft Blue – Green Grid and Public Domain Strategies and it will also be included in the Bike Strategy which will be commenced in 2021.

Substantial funding and staff resources will be needed to progress this proposal. It is not currently funded within the Long Term Financial Plan.

ATTACHMENTS

1. [Download](#) Iron Cove Creek Walk and Cycleway

ATTACHMENT

Iron Cove Creek Walk and Cycleway

Hi neighbours,

This is a short survey to gauge local support for a new walking and cycling path over the existing canal from Ashfield Aquatic Centre to the Bay Run at Iron Cove.

We're aware this is a proposal which the Inner West Council has flagged as a long term project, and we want to try to give it momentum so it might happen sooner.

We'd be very grateful for your time and thoughts. The survey should take only a few minutes to complete.

Thanks for sharing your views.

Friends of Iron Cove Creek

Why we think a canal walkway is a good idea:

Installing a walkway over the Dobroyd (Iron Cove Creek) canal at road height, or on its banks where the canal is wider, would create a safe active corridor between Ashfield Aquatic Centre and the Bay Run at Iron Cove. It would improve accessibility and open up more space for parks and playgrounds. The canal would only need to be covered for 900 metres (the metal grating cover would not disrupt water flow, and would be designed so that Sydney Water can safely maintain the canal). The walkway would be accessible for the whole community.

We're hoping the path will be able to extend alongside the Ashfield Aquatic Centre carpark and under the railway bridge to give people on the south side of the tracks a safer and more pleasant way to access the pool than Frederick St. Both car parks at the Aquatic Centre are full to bursting on hot days, and cars are overflowing onto the nearby streets. Even if this canal walk/cycleway is not feasible, something needs to be done to allow people to walk and cycle safely.

Constructing new cycleways creates more jobs than does the same money when spent on new roads. The State Government is currently making funds available for cycle ways and public space projects. If the community wants this, let's get it done now — not in another 10 years!

Contact us:

Let us know if you don't want to use Google Forms — we can send you a hard copy of this survey to be returned to PO Box 227 at Croydon Post Office.

You can reach us by email at: friendsofironcovecreek@gmail.com

<<mailto:friendsofironcovecreek@gmail.com>>

<<mailto:friendsofironcovecreek@gmail.com>

<<mailto:friendsofironcovecreek@gmail.com>>>

More detail on the project and our privacy policy can be found at the bottom of the survey.

https://docs.google.com/forms/d/e/1FAIpQLScZFNaY_hgrdKHnvffFrAO3QcitCZ85QsQWI_NccU0xR5NsJw/viewform

Item No: C0421(1) Item 25
Subject: NOTICE OF MOTION: CHILDCARE FEES
From: Councillor Tom Kiat

MOTION:

THAT Council:

1. Notes that in a recent budget briefing, increasing childcare fees were identified as an opportunity to 'grow revenue' to address future projected operating deficits;
2. Rules out further investigating and pursuing such increases to childcare fees; and
3. Review the substantial corporate overheads allocated to Council's childcare service as part of Council's budget accounting process, noting that according to the 2019/20 budget the service is effectively cost neutral before allocation of overheads.

Officer's Comments:

Comment from Acting Director City Living and Chief Financial Officer:

A review of Children's Services commenced in late 2020 and includes an overview of the service, competitor analysis and recommendations re the structure and financial modelling outcomes. The findings from the review will be presented at a Councillor briefing on 6 April 2021 prior to the final report being made available. The Councillor briefing will include a presentation on the childcare fees, noting there has been no increase in Childcare fees and charges since 1 July 2019, due to a Commonwealth Government COVID related instruction.

As at 30 June 2020, Children's Services was not cost neutral, but in deficit of \$712,000 before corporate overheads were allocated as noted from the Notes to the Financial Statements below:

Inner West Council

Financial Statements 2020

Notes to the Financial Statements for the year ended 30 June 2020

Note 2(a). Council functions/activities – financial information

*Income, expenses and assets have been directly attributed to the following functions or activities.
Details of those functions or activities are provided in Note 2(b).*

	Income from continuing operations		Expenses from continuing operations		Operating result from continuing operations		Grants included in income from continuing operations		Carrying amount of assets	
\$ '000	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Functions or activities										
Children and Family Services	17,022	17,334	17,734	19,108	(712)	(1,774)	5,753	1,073	–	190
Community Events	116	140	3,609	3,718	(3,493)	(3,578)	–	–	–	–
Community Services and Culture	2,369	2,262	10,161	11,360	(7,792)	(9,098)	621	1,092	–	–
Corporate Support Services	196,745	144,167	54,772	65,481	141,973	78,686	5,836	5,536	369,559	1,272,157
Development Assessment	3,863	4,772	6,578	6,874	(2,715)	(2,102)	–	–	–	26
Environment and Sustainability	1,168	764	5,327	5,591	(4,159)	(4,827)	1,020	504	–	8
Footpaths, Roads, Traffic and Stormwater	17,125	17,234	32,196	34,097	(15,071)	(16,863)	2,560	3,056	1,414,447	1,032,701
Library and History Services	1,786	1,270	17,005	11,032	(15,219)	(9,762)	1,584	–	–	59
Recreation and Aquatics	6,950	9,464	9,903	11,266	(2,953)	(1,802)	1,060	1,146	42,722	54,578
Regulatory Services	15,624	17,392	13,628	13,943	1,996	3,449	–	–	–	8,018
Resource Recovery	41,401	41,364	29,265	28,934	12,136	12,430	–	–	2,357	1,444
Strategic Planning	2,606	2,716	5,972	7,934	(3,366)	(5,218)	1,265	750	–	–
Trees, Parks and Sportsfields	16,758	12,557	35,432	35,211	(18,674)	(22,654)	792	–	746,867	93,667
Other	–	–	–	–	–	–	–	–	2,721	–
Total functions and activities	323,533	271,436	241,582	254,549	81,951	16,887	20,491	13,157	2,578,673	2,462,848

ATTACHMENTS

Nil.

Item No: C0421(1) Item 26
Subject: NOTICE OF MOTION: SPORTS CLUB LEASES
From: Councillor Julie Passas

MOTION:

THAT Council to make available to Councillors all existing sporting club leases and lease arrangements, as well as the club financials.

Background

The recent request by Cllr McKenna and Cllr Porteous for the financials of APIA should remind all Councillors that we must have oversight of clubs. Council should not single out any particular club for its oversight and it should be able to demonstrate to all clubs that they are treated equally.

Officer's Comments:

Staff have no comment.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 27
Subject: NOTICE OF MOTION: BROTHELS
From: Councillor Julie Passas

MOTION:

THAT Council to provide a report on brothels operating in the Inner West. This should include:

- a) The number of brothels (legal and illegal);
- b) Number of Council inspections per year;
- c) The number of DAs received by Council;
- d) Legal action taken over this term of Council;
- e) Whether the number of brothels has increased in the Inner West over this term of Council; and
- f) Whether Council monitors working conditions of female workers.

Officer's Comments:

Staff have no comment.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 28
Subject: NOTICE OF MOTION: DISABLED PARKING AT 60 SMITH STREET
SUMMER HILL
From: Councillor Julie Passas

MOTION:

THAT a disability parking space be provided at 60 Smith Street, Summer Hill as soon as possible

Background

Council has denied the resident on two occasions. He has supplied all relevant information. There is no basis to reject this.

Council may need to review the approval processes for disability parking as these are frequently coming to Council meetings

Officer's Comments:

Comment from Director Infrastructure:

Section 7.4 of the Council adopted Public Domain Parking Policy outlines the policy approach to the installation of Mobility Parking. Council staff aim to apply this Policy consistently to ensure equity across the Inner West. The Policy says in part:

7.4.4 On-street mobility parking spaces outside homes

Council may consider establishing a mobility parking space outside a resident's home where there is consistent difficulty in finding parking that is accessible within a reasonable distance of the property, provided:

- a) the resident holds a current, individual mobility parking permit issued by the RMS; and
- b) medical certification is provided confirming the person requires the use of a mobility aid to walk and/or cannot walk more than 50 metres without detrimentally impacting their physical condition; and
- c) on-site parking space of suitable dimensions and accessibility is not available and cannot reasonably be provided within the property; and** [emphasis added]
- d) The vehicle used for transport is registered to the resident's home address.

60 Smith Street, Summer Hill has two on-site parking spaces at the rear of the property. There are opportunities to improve access by removing some obstructions. Staff have advised the applicant that they will consider an appeal to the earlier refusal of an on-street mobility parking space if supporting information is provided by the resident, such as a report from My Age Care or an Occupational Therapist who has inspected the property.

In addition, staff would require a letter of support from the neighbour at 58 Smith Street as the installation of a mobility parking space would need to extend in front of that property. It is noted that Council recently refused the installation of a mobility parking space at 8 Evans Street, Balmain as the neighbour did not support the request.

Council does not have the delegation to install mobility parking without seeking the advice of the Local Traffic Committee. Should this Notice of Motion be supported, a report will need to go to the Local Traffic Committee for consideration.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 29
Subject: NOTICE OF MOTION: INTERNAL OMBUDSMAN SERVICE
From: Councillor Julie Passas

MOTION:

THAT Council is to cease the service of the Internal Ombudsman and to notify Cumberland Council and Parramatta Council about this decision.

Background

The previous CEO signed Inner West Council up to the Internal Ombudsman Service without informing Councillors or bringing this to Council for a decision. This provided Councillors no opportunity to debate a service which costs over a quarter of a million dollars. We did not have the opportunity to discuss this with other Councils using the service. We know that these Council are considering leaving the service.

There are only a tiny number of NSW Councils which have an Internal Ombudsman. It is unusual that Inner West Council would want to go down a different path at large cost to its community.

This motion opens the opportunity for Inner West Council to decide on whether this service will continue.

Officer's Comments:

Comment from Acting Manager Governance:

The Internal Ombudsman Shared Service (IOSS) offers Council:

- Development and delivery of training including Public Interest Disclosure
- Coordination of Code of Conduct training
- Joint projects with Cumberland and Parramatta Councils
- Public Interest Disclosure coordinator
- Independent review of policies
- Independent complaints handling and investigation
- Coordination of Conduct Review Panel and management of claims of Code of Conduct breaches.
- Governance quarterly meetings to discuss relevant issues

In the absence of the IOSS, Council would still be required to invest an equivalent level of resources in managing these functions while losing the very real 'independence' the service in its current form offers. The fact that other councils do not have a designated Internal Ombudsman does not indicate these functions are not being performed using in-house staff designated as Governance Officers or the like. Council would also require an additional resource to manage the Code of Conduct complaints received.

The current contract expires on 30 June 2023.

The options available to Council to withdraw from the contract include:

1. A council may withdraw from the contract with the majority of consent of the other Councils; and
2. A council may withdraw from the contract provided not less than one year's written notice of the proposed withdrawal is given to all other Council's.
 - Unless waived by the majority of other Councils, a withdrawing Council must pay to the Host Council on behalf of the other Councils any amount which was decided upon to be applied towards the costs and expenses of provision of the Internal Ombudsman Shared Service or of the Employer Council and the other Councils.' Immediately upon its withdrawal.
 - Unless waived by the majority of other Councils or if not forming part of the amount decided upon, a Council withdrawing shall be responsible for all costs incurred by the other Councils consequent upon the withdrawal including but not limited to costs of administrative rearrangements, amendment of the employment conditions and records and the like.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 30
Subject: NOTICE OF MOTION: FOOTPATHS ARE A KEY LOCAL GOVERNMENT ASSET THAT IMPROVE OUR LIVES
From: Councillor Mark Drury

MOTION:

THAT Council commit to the installation of grass verges, where the footpath is wide enough, as part of the footpath renewal program identified through the footpath condition audit currently underway. This will improve our footpaths, help address our infrastructure backlog and enable more green verges to be installed where the condition of the footpath dictates we need to replace it and the residents want green verges.

Background

Footpaths are a key local government asset that improve our lives. The Inner West Council has been gradually increasing the amount of money we spend on maintaining our footpaths. Currently Inner West Council is conducting an audit of the state of all footpaths and is anticipated to be completed by the end of 2021. We note that this audit will determine the condition rating and order of those footpaths that require maintenance.

We note that there are many streets where residents want grass verges as well as footpaths. For example, Morris St Summer Hill please see attached petition. Inner West Council generally supports these requests where the footpath is wide enough because we are committed to implementing water sensitive urban design principles where we can.

Officer's Comments:

Staff have no comment.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 31
Subject: NOTICE OF MOTION: IMPROVED SAFETY MEASURES FOR ACCESS TO PETERSAHM PUBLIC SCHOOL
From: Councillor Louise Steer

MOTION:

THAT Council write to Transport for NSW and the Minister for Transport:

- 1. Noting the risk to students at Petersham Public School at the intersection of West Street and Railway Terrace;**
 - 2. Requesting traffic calming measures to ensure safety of students at Petersham Public School including:**
 - a) Installation of a new pedestrian crossing on the eastern leg of Railway Terrace (at West Street) to allow pedestrians to make only one movement across this intersection;**
 - b) Introduction of a red-light speed camera at the intersection, to discourage drivers from queuing across the intersection and ensure free movement across the pedestrian crossings; and**
 - c) Additional safety improvements at the intersection, including adequate waiting space for pedestrians and safety devices such as guardrail, bollards and the like to provide added protection for pedestrians.**
-

Background

Pedestrian and cyclist safety continues to be a major concern at the West Street and Railway Terrace intersection, Petersham. With the continued development and growth in population, more and more people are accessing this intersection.

The intersection is extremely dangerous for both pedestrians and cyclists to cross. One of the key trip generators in the area is Petersham Public School. A significant number of children, who live in the northern Petersham and Lewisham areas, access this intersection every day, and are placed at risk.

In particular, there are three major issues:

1. Having to undertake a two staged crossing at the intersection, which requires significant waiting time.
2. Inadequate waiting space at the intersection, particularly on the NE and NW corners. Children are often forced close to the roadway when crossing, or even worse, children are forced to wait through one or two extra phases to cross this intersection.
3. Vehicles blocking the intersection and more dangerously blocking the pedestrian crossing, thus forcing pedestrians, and in particular children, to navigate around the pedestrian crossing onto the roadway

Officer's Comments:

Staff have no comment.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 32
Subject: NOTICE OF MOTION: IMPROVED DRAINAGE AT LEWISHAM STATION
From: Councillor Louise Steer

MOTION:

THAT Council write to Transport for NSW and the Minister for Transport requesting that:

- 1. Transport for NSW take all necessary measures to ensure that the access tunnel to Lewisham Station is protected from flooding during heavy rain; and**
- 2. A lift be installed at Lewisham Station to facilitate access to Lewisham Station.**

Background

The access tunnel to Lewisham Station notoriously floods during rainstorms, and during the March floods, became completely inaccessible for some days and was closed by Transport for NSW, thereby preventing Lewisham residents from using the trains.

Commuters are forced to walk along the raised edges of the tunnel to access the station. This is completely unacceptable.

Transport for NSW is responsible for ensuring access to Lewisham Station and has completely failed to remedy the situation. As Inner West LGA was declared a flood disaster area during the March floods, Transport for NSW needs to step up and recognise that Lewisham Station will continue to have accessibility issues unless appropriate flood management and drainage measures are put in place.

Officer's Comments:

Staff have no comment.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 33
Subject: NOTICE OF MOTION: INCREASING SOLAR UPTAKE IN RESIDENTIAL STRATA BUILDING
From: The Mayor, Councillor Darcy Byrne

MOTION:

THAT:

- 1. Council direct mails a letter to all residents of apartment blocks, townhouses and residential strata buildings identified by Council's Go Solar team and its Go Solar for Strata partner, Wattblock, as being ideal buildings for the installation of solar and battery systems encouraging them to take up a free consultation with Wattblock. This should include a request for executive members of the strata committee to table the proposal directly and for residents who are not part of the strata executive to request their executive members to table the request; and**
- 2. This is to be paid for from the funds quarantined from saving following the loss of local newspaper advertising.**

Background

A Request for Expressions of Interest (EOI) was released to the market in February 2020 and closed 20 March seeking proposals from organisations with successful models for increasing solar uptake in residential, commercial, industrial and community buildings throughout the Inner West.

Council's Go Solar EOI was the first stage of procurement to test the market and identify respondents to proceed to Requests for Quotes. The EOI documentation was downloaded by 92 groups and 22 proposals were received by Council.

The EOI process identified three projects to commence in 2020/21, one of which was Wattblock -Solar for strata apartments and townhouses.

Wattblock are specialist consultants based at UNSW providing sustainability advice to multi-tenanted strata buildings. Wattblock is delivering a program identifying high solar potential strata apartments and townhouses within the Inner West LGA.

An initial assessment by Wattblock has identified 227 residential strata buildings across the LGA where the available rooftop space and layout of the building lends itself to solar installation and through which the financial and emissions reduction benefits would be substantial.

Since October 2020, Council has been promoting the programs and has recruited nearly 30 strata committees, which will receive free independent solar feasibility assessments and support through the solar process.

Officer's Comments:

Comment from Urban Sustainability Manager:

There is a fee to Council for Wattblock services. Council budgeted for 30 strata properties in 2020/21 before committing further to recruiting Round 2 participants (2021/22). Please note Council has no control over how many strata properties in the program proceeds to installing solar.

Round 1 (2020/21) was publicised using the following methods:

- 173 properties received letters to the property address c/o the Strata Committee secretary (i.e. all suitable properties identified, except for town house developments).
- Email to strata managers where details known.
- Program overview email text & web page link sent to industry associations representing Owners Corporations (OCN Network) and Strata Managers (Strata Community Australia NSW chapter)
- Listing & story on national Look Up Strata industry website
- Council Environment & Sustainability What's ON Newsletter
- Green Living Centre Newsletter story
- Social media post from Council
- Listing of webinar on Council & Green Living Centre What's ON & Facebook Event calendars
- Go Solar for Strata Information webinar

Staff will now commence recruiting for the 2021/22 Round 2 intake and this can include direct mail to approx. 7,060 owners of the 153 remaining apartment blocks.

A separate targeted letter can also be sent to approx. 920 owners of the 46 townhouses identified. The Council funded Wattblock whole of strata solar feasibility study is not offered to townhouses. This is because rooftop solar in townhouses is less complex (usually for sole use). Townhouses are instead eligible for the free solar quote and information service through the Australian Energy Foundation and the information resources from Wattblock to assist strata committees with drafting solar by-laws where needed.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 34
Subject: NOTICE OF MOTION: DE-AMALGAMATION
From: Councillor Victor Macri

Item 34

MOTION:

THAT Council write to the three Members of Parliament (Jo Haylen, Jenny Leong and Ron Hoenig) representing the former Marrickville Council area of the Inner West Council, asking them to engage their community in relation to their satisfaction with the amalgamation. If the community feedback is in support of the de-amalgamation of the former Marrickville Council, Inner West Council gives in principle support for it to be raised on behalf of the community.

Background

Note that the decision to amalgamate was undertaken by the State Government and Councillors were dismissed during this process.

Note that Council does not have the legislative power to de-amalgamate itself.

Note that Councillors control the levels of service and the condition of local infrastructure, not the State Government.

Officer's Comments:

Staff have no comment.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 35
 Subject: NOTICE OF MOTION: TRANSPARENCY IN COUNCIL EXPENDITURE
 From: Councillor Victor Macri

MOTION:

THAT Council publish on their website a breakdown of how rates are spent throughout the local government area. As per the example shown below from Canterbury Bankstown Council that provides the distribution of rates expenditure for every \$100 collected.

Background

Many residents are confused by the highly detailed budget documents and feel incapable of commenting on these technical reports. By providing a simpler breakdown of expenditure, local residents will be able to offer feedback on their priorities for the area, whether that be community services, open space, roads etc.

The implementation of Council's new Tech one software this should enable a direct reporting interface and for this data to be released on a regular basis moving forward. This will allow for greater transparency in allocation of Council resources and better manage community expectations.



Officer's Comments:

Staff have no comment.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 36
Subject: NOTICE OF MOTION: 'DO THE RIGHT THING' CAMPAIGN
From: Councillor Victor Macri

MOTION:

THAT Council:

- 1. Write to the State members requesting that they re-establish the 'do the right thing' advertising campaign regarding littering and illegal dumping; and**
- 2. Notes that the great work undertaken by Clean Up Australia and our community volunteer groups in cleaning the Cooks River.**

Background

If we are to achieve the results needed to clean our waterways, we need to stop the flow of rubbish and litter in streets running into the river. This will require Councils to increase their street cleaning programs, but more importantly we also need to educate people to advocate for the reduction of littering and illegal dumping.

This 1980's campaign was successful in sending this message and it should be reinstated as illegal dumping and littering is a major issue in the Inner West area. If we truly care about the environment, we need to keep it at the forefront of people's minds.

Officer's Comments:

Comment from Manager Resource Recovery Planning:

There are active anti-litter and dumping campaigns and initiatives in NSW which IWC engages with:

Clean Up Australia focuses on litter avoidance and removal through engaging community. Inner West promotes and participates in the annual Clean Up Australia Day and ongoing efforts to reduce litter. [Clean Up Australia](#)

Do the Right Thing was a litter campaign launched 40 years ago and arguably one of the most successful behaviour change campaigns of all time. It has recently been relaunched by Keep Australia Beautiful to encourage the community to take rubbish with them when enjoying the outdoors and to do the right thing by placing litter in a bin.

[Do The Right Thing Campaign - Keep Australia Beautiful \(kab.org.au\)](#)

NSW EPA – Don't be a Tosser! The NSW EPA replaced 'Do the Right Thing' with 'Don't be a Tosser' litter campaign and has put considerable funding into television, radio, social media, and print campaign and encouraging the community to report litterers to the EPA. The campaign includes a marine focus and has a recent release of a song called 'Don't be a Tosser' by band Rage Against the Polystyrene: [Marine litter campaign \(nsw.gov.au\)](#)
[Don't be a Tosser! \(nsw.gov.au\)](#)

Recommendation:

- **Litter** - IWC can promote litter avoidance and clean up campaigns through its e-news and media channels. Street cleansing continue to clean up litter through scheduled cleaning and reactively through complaints.
- **Illegal Dumping** - An illegal dumping campaign will be promoted in conjunction with communications about the booked clean-up service (July 2021), allowing residents to book clean-up collections as required (unrestricted). Waste inspectors investigate reported illegal dumps in addition to waste services removing dumps across IWC.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 37
Subject: NOTICE OF MOTION: MAYOR TO STAND DOWN
From: Councillor Julie Passas

MOTION:

THAT the Mayor to step down from the Mayoralty for the remainder of this term and the Deputy-Mayor to act in this role.

Background

This very important and necessary motion relates to the performance of the Mayor, and the many concerns of Councillors with the Mayors' leadership of Inner West Council.

Council is now engaging in the process of selecting yet another GM. A fresh start is possible for Council, but only if we resolve the other outstanding concern for many Councillors. This is about the leadership of this Council.

Reasons for putting this to Council include:

- The Mayor is making important decisions without bringing these to Council. The most recent case relates to his public attack on staff to the NSW Auditor-General, through the media. On another occasion the Mayor sought legal advice from Brett Walker, which he discussed with another Council and the media before discussing with fellow Councillors.
- How can staff and Council perform and deliver for our community when the Mayor goes directly to the media and makes negative statements.
- There are clear examples where the Mayor has been unable to work with the GM.
- Council is choosing our 5th GM under our revolving door for GMs. We all know that there have been ongoing problems with the Mayor and the GMs. These are the two most important positions for any Council and in the Inner West they are both at constant war. All Councillors know what happens to our Council when this war is on.
- Councillors are often not invited to attend, or not aware of events, even events in their own wards.
- Under the leadership of the Mayor relationships have been so poor during this term that we have engaged consultants to help Councillors with communication.
- The Mayor rarely communicates with Councillors.
- Regularly, the Mayor does not sit through Council meetings
- The Mayor departs Council meetings and leaves important debates to do Facebook and Twitter. On other occasions, the Mayor uses social media during the Council meeting to announce the results of debate while he is Chairing the meeting.
- The Mayor is under investigation from NCAT.

- The Mayor does not Chair Council meetings, he dominates Council meetings. He comments on virtually every item and he comments after Councillors themselves. His running reviews are unproductive and cause meetings to be inefficient and unnecessarily tense.
- It is vital for Councillors, staff and the new GM, that the Mayor step aside.

Officer's Comments:

Comment from Acting General Manager:

A Mayor holds office for two years subject to the LG Act (s230(1)) and ceases being a mayor if he or she ceases being a councillor (s234(5) LG Act).

The reasons for ceasing to be a councillor are set out in s234 LG Act and include death, resignation, mental incapacity, disqualification or dismissal from holding civic office and absence from three consecutive meetings without leave.

Council can lawfully call for the Mayor to stand down. It has no legal capacity to force the Mayor to do so.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 38
Subject: NOTICE OF MOTION: EMPTYING BINS IN PARKS
From: Councillor John Stamolis

MOTION:

THAT Council:

1. Inform Councillors of the schedule for emptying bins in parks (weekdays, weekends, and public holidays) and how to report overflowing bins;
2. Review service levels and make adjustments where needed; and
3. Report back to Council on the above.

Background

There has been concern within the community about emptying of bins in parks.

It is important that Councillors are provided with information on current service arrangements and to ensure that these arrangements are compatible with the level of use and expected quality of our parks.

Officer's Comments:

Comment from Director Infrastructure:

At the Councillor briefing on the 2 March 2021, the current maintenance service levels for operational activities were outlined. As outlined at the briefing, waste in parks is collected 1-3 times per week depending on park usage and season. Additional services are provided where there is a known public event in the area.

If bins are overflowing, residents can report these through Council's online Customer Request Management system (<https://www.innerwest.nsw.gov.au/about/get-in-touch/report-an-issue-request-a-service?ref=quicklinks>), or they can telephone Council's customer service team on 02 9392 5000. If Councillors or residents believe a particular park requires a permanent increase in service levels, staff are happy to monitor this park and determine if additional services are required.

The Inner West Council has 268 parks. There is no current intention to increase service levels across the full extent of Council's parks. Should Councillors wish to increase the service level, additional budget will need to be allocated.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 39
Subject: NOTICE OF MOTION: DAWN FRASER BATHS REFURBISHMENT
From: Councillor Colin Hesse

MOTION:

THAT Council:

1. Expresses its confidence in Council staff to review the refurbishment of the Dawn Fraser Baths at Balmain and identify by a report to Council any inadequacies in the process, and
2. Requests that Cllr Darcy Byrne write to the Office of the NSW Auditor-General withdrawing his referral of Inner West Council to the office of the Auditor-General.

Background

On Tuesday the 16th of March Cllr Byrne wrote on his Facebook page of his unilateral referral of Inner West Council to the Auditor General of NSW "requesting she investigate the management and oversight of the Dawn Fraser Baths Heritage Upgrade."

This action has subsequently been reported in the media. Councillors are aware that the referral to the Auditor-General has caused further disharmony between senior staff and the elected Councillors and may further damage the reputation of elected Councillors with staff and the community.

The acting General Manager has advised Councillors of an internal review of the renovation of the Dawn Fraser Baths project.

Officer's Comments:

Staff have no comment.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 40
Subject: QUESTION ON NOTICE: STREET TREE PROGRAM
From: Councillor John Stamolis

Comment by the Acting General Manager:

Answers to the questions will be provided at an Ordinary Council meeting in May 2021.

Question

Street trees are essential for the beautification of our local environment, to provide shade, to reduce heat island effect over hard surfaces and to provide habitat.

Council has recently provided some very good data on street tree planting and removal. It is clear that the number of Council trees is increasing at a positive rate.

It would be useful to place on the public record the nature of Council street tree program including:

- . the number of trees planted annually
- . the number of trees removed annually
- . the nature of Councils street tree inspection and maintenance
- . the frequency of inspections
- . why trees are removed
- . what programs are in place for tree replacement in areas where trees are ageing
- . how Councils' street tree program responds to the urban heat island effect

Any other relevant information would be appreciated.

ATTACHMENTS

Nil.

Item No: C0421(1) Item 41
Subject: QUESTION ON NOTICE: TREE DATA
From: Councillor John Stamolis

Comment by the Acting General Manager:

Answers to all questions will be provided at an Ordinary Council meeting in May 2021.

Question

At the recent briefing, Councils data suggests there were 765 approvals for tree removal in the Inner West. A calculation from the data supplied actually shows that this is 558; not 765. As such, Councils' figure is 207 more than what it really is. See the correction to the table below.

Councils' data also shows that there were 900 tree applications in 2020. A calculation from the data shows that this is, 1,100.

Therefore the approval rate for tree applications, which can be derived from the data, is not 85%; it is 51%.

Can this data be reissued for Councillors?

Permits	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Corrected
2018													
Applications	48	51	36	44	27	42	40	43	51	27	18	427	427
Approved	34	38	24	30	20	32	28	30	36	19	11	302	302
2019													
Applications	54	55	36	44	51	41	42	27	40	44	12	446	446
Approved	45	46	31	35	34	33	36	29	26	33	11	359	359
2020													
Applications	43	74	109	101	109	109	125	139	103	102	86	900	1100
Approved	29	41	56	61	67	63	68	78	47	37	11	765	558

Answer

The answer is available in attachment 1.

Question

Councils' data showed that Ashfield Ward accounted for 64% of the canopy loss over the year. This was followed by Leichhardt (23%). What was happening in these two wards?

Ward	Canopy loss Ha	% of loss
Ashfield	-8.83	64%
Leichhardt	-3.22	23%
Marrickville	-1.47	11%
Balmain	-0.14	1%
Stanmore	-0.13	1%
Total	-13.78	100%

Question

Councils' data for tree applications shows that 13.76 hectares and 13.97 hectare of trees were lost in the Inner West over the past year. This is a small difference. Which is correct?

The canopy change is shown as 0.39 but should be 0.41 (i.e. 17.77 to 17.36). Please check?

Question

What is being done to increase the tree canopy in those suburbs with the lowest canopy (see table below)? The suburbs are taken directly from Councils data.

If, for example, canopy targets of 20% could be set for these suburbs, sooner rather than later, this would add about 160 hectares of canopy and improve the Inner West canopy from 17.36 to 21.77. Are these targets possible?

Suburbs	Ward	Ha	%	Canopy
St Peters	Marrickville	0.8	0.54	7.87
Tempe	Marrickville	-0.76	-0.41	11.13
Sydenham	Marrickville	0.32	1.14	11.88
Croydon	Ashfield	-0.44	-0.47	12.64
Rozelle	Balmain	-0.26	-0.14	13.15
Croydon Park	Ashfield	-0.1	-0.57	13.95
Hurlstone Park	Marrickville	-0.09	-0.84	14.61
Marrickville	Marrickville	-1.74	-0.3	14.88

ATTACHMENTS

1. [Council answer](#)

Tree minor and major works	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
2018												
APPLICATIONS	48	51	36	44	27	42	40	43	51	27	18	427
APPROVED	34	38	24	30	20	32	28	30	36	19	11	302
2019												
APPLICATIONS	54	55	36	44	51	41	42	27	40	44	12	446
APPROVED	45	46	31	35	34	33	36	29	26	33	11	359
2020												
APPLICATIONS	43	74	109	101	109	109	125	139	103	102	86	1100
APPROVED	29	41	56	61	67	63	68	78	47	37	11	558
COMPLETED	4	13	29	22	18	16	21	21	24	23	13	204
REFUSED	6	11	14	10	16	14	20	19	16	8	1	135
WITHDRAWN	1	-	1	-	1	1	1	-	3	4	2	14
PENDING	-	-	-	-	-	-	-	12	7	27	51	97
CANCELLED	3	9	9	8	7	15	15	7	5	3	8	89
APPINPART	-	-	-	-	-	-	-	2	1	-	-	3

900

total without withdrawn pending and cancelled