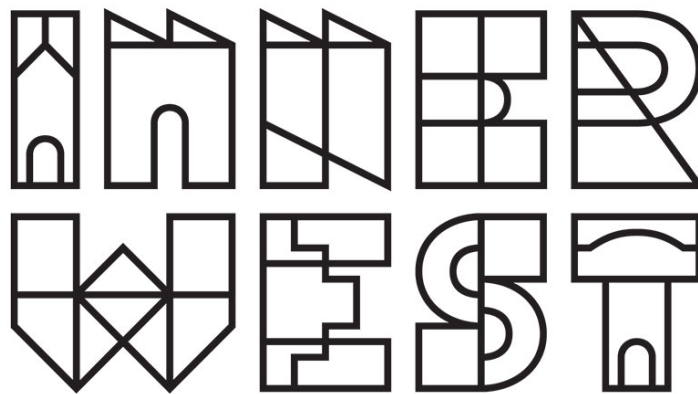


AGENDA



COUNCIL MEETING

TUESDAY 11 MARCH 2025

6:30 PM

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.

Council meetings are streamed live on [Council's website](#). This allows our community greater access to Council proceedings, decisions and debate.

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.
- whether you are speaking in person or online

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?

You will be contacted by Governance Staff to confirm your registration. If you indicated that you will speak online, you will be provided with a link to the online meeting. Your request will then be added to a list that is shown to the Chairperson on the night of the meeting.

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

Accessibility

Inner West Council is committed to ensuring people with a disability have equal opportunity to take part in Council and Committee Meetings. At the Council Chambers at Ashfield, there is a hearing loop service available to assist persons with a hearing impairment. If you have any other access or disability related participation needs and wish to know more, call 9392 5536.

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.

Statement of Ethical Obligations

The Mayor and Councillors are bound by the Oath/ Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the Inner West Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

It is also a requirement that the Mayor and Councillors disclose conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with Council's Code of Conduct and Code of Meeting Practice.

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The confidential information has been circulated separately.

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Minutes of Ordinary Council Meeting held on 18 February 2025

Meeting commenced at 6.30pm

Present:

Darcy Byrne	Mayor (7:25pm)
Mat Howard	Deputy Mayor
Izabella Antoniou	Councillor
Liz Atkins	Councillor
Olivia Barlow	Councillor
Andrew Blake	Councillor
Jo Carlisle	Councillor
Vicki Clay	Councillor
Jessica D'Arienzo	Councillor
Kerrie Fergusson	Councillor
Victor Macri	Councillor
Vittoria Raciti	Councillor
Philippa Scott	Councillor
Chloe Smith	Councillor
Ismet Tastan	Councillor
Peter Gainsford	General Manager
Simone Plummer	Director Planning
Ryann Midei	Director Infrastructure
Ruth Callaghan	Director Community
Chris Sleiman	Acting Director Corporate
Julian Sakarai	Acting Senior Manager Governance and Risk
Matthew Pearce	General Counsel
Manod Wickramasinghe	Traffic and Transport Planning Manager
Scott Mullen	Strategic Investments and Property Manager
Lindsay Field	Public Trees Manager
Lachlan Broadbent	Senior Manager Operations
Helen Bradley	Resource Recovery Planning Manager
Joan Murphy	Acting Senior Manager People and Culture
Katherine Paixao	Business Paper Coordinator
Darcie Huisman	Business Paper Officer

*** The Deputy Mayor, Councillor Howard was chair of the meeting until the Mayor, Councillor Byrne arrived (at 7.25pm).*

APOLOGIES AND REQUEST FOR REMOTE PARTICIPATION:

Nil.

DISCLOSURES OF INTEREST:

Councillor Clay declared a non-significant, non-pecuniary interest in Item 43 - Notice of Motion: A public toilet for Weekley Park, as her primary residence is in the vicinity of Weekley Park. She will remain in the meeting during discussion and voting on the matter as it is not currently clear where the proposed toilet facilities will be installed.

Councillor Carlisle declared a significant, non-pecuniary interest in Item 13 - Local Traffic Committee Meeting - 9 December 2024, as her principal place of residence is in close proximity to one of the streets referred to in the Local Traffic Committee meeting minutes. She will leave the meeting during discussion and voting.

Councillor Raciti declared a significant, non-pecuniary interest in Item 8 - Post Exhibition - Revised Sporting Grounds Allocations Policy as her husband is the president of the

Leichhardt Tigers and her son is on the board. She will leave the meeting during discussion and voting.

Councillor Raciti declared a significant, pecuniary interest in Item 72 - RFT 44-24 Richard Murden Reserve Inclusive Playground Construction as her primary residence is in close proximity to the reserve. She will leave the meeting during discussion and voting.

Councillor Barlow declared a non-significant, non-pecuniary interest in Item 13 - Local Traffic Committee Meeting - 9 December 2024 as she works in the Office of Kobi Shetty MP, who in her capacity as the member for Balmain, has a representative on the Traffic Committee. She will remain in the meeting during discussion and voting on the matter as the vote is exercised through a representative.

Councillor Blake declared a non-significant, non-pecuniary interest in Item 8 - Post Exhibition - Revised Sporting Grounds Allocations Policy as he is a player for Hurlstone Park Men's Over 35s Football team who are a member of the Canterbury District Football Association and who use sporting fields in the Inner West Council area. He has not been consulted or lobbied on this item and he has no decision making capacity in either organisation and so he will remain in the meeting for discussion and voting.

The Deputy Mayor, Councillor Howard declared a non-significant, non-pecuniary interest in Item 62 - Notice of Motion: Review into Sydenham to Bankstown T3 line closure replacement buses as he has in his previous employment been directly engaged in some work around that matter. As his employment circumstances have changed, this does not represent a significant interest and he will remain in the meeting for discussion and voting.

Councillor D'Arienzo declared a non-significant, non-pecuniary interest in Item 68 - Update on the EOI for the development of affordable housing on Council land as she has commenced new employment in the Office of the Minister for Housing and Homelessness NSW. Out of an abundance of caution and until she receives advice on how to deal with the conflict, she will leave the meeting during voting and discussion.

Councillor Scott declared a non-significant, non-pecuniary interest in Item 8 - Post Exhibition - Revised Sporting Grounds Allocations Policy as her principal place of residence is adjacent to Lambert Park. She will remain in the meeting during discussion and voting.

** Councillor Antoniou made a declaration later in the meeting in relation to Item 23 - SXSW Sydney Update.

CONFIRMATION OF MINUTES

Motion: (Scott/Atkins)

That the Minutes of the Council held on Tuesday, 3 December 2024 be confirmed as a correct record.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Byrne

PUBLIC FORUM

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

Councillor Scott left the meeting at 6:40pm

The Mayor, Councillor Byrne entered the meeting at 7:25pm. The Deputy Mayor, Councillor Howard, vacated the Chair and the Mayor, Councillor Byrne, assumed the Chair.

Councillor Antoniou left the meeting at 7:26pm
Councillor Scott returned to the meeting at 7:26pm
Councillor Antoniou returned to the meeting at 7:35pm

C0225(1) Item 1 Condolence Motion: Rochelle Porteous

Motion: (Atkins/Tastan)

- 1. That Council record our sadness at the passing of Rochelle Porteous and writes to the family expressing our condolences.**
- 2. That Council notes the significant contribution Rochelle has made to the Inner West community over a 17 year period as an advocate, councillor and as Mayor and propose an appropriate recognition of her service to the Council and the wider community.**

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 2 Condolence Motion: Catherine Young

Motion: (Tastan/Blake)

- 1. That Council record our sadness at the passing of Catherine Young and writes to the family expressing our condolences.**
- 2. That Council notes the contribution Catherine has made to the Balmain/Rozelle community and propose an appropriate recognition of her service to the community.**

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Scott/D'Arienzo)

That Council allow Cllr Byrne to speak for 2 additional minutes on Item 3.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Barlow/Blake)

That Council allow Cllr Antoniou to speak for 2 additional minutes on Item 3.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Atkins/Antoniou)

That Council allow Clr Barlow to speak for 1 additional minute on Item 3.

Motion Lost

For Motion: Crs Antoniou, Atkins, Barlow, Blake and Tastan

Against Motion: Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott and Smith

Procedural Motion (Smith/Fergusson)

That Council allow Clr Byrne to speak for 2 additional minutes on Item 3.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 3 Mayoral Minute: Combating Anti-Semitism and Supporting Community Cohesion in the Inner West

Motion: (Byrne)

1. That Council condemns the recent surge of antisemitic attacks and vilification directed towards Sydney's Jewish community, including the attempted firebombing of Newtown Synagogue, harassment of local Jewish residents, and incidents of antisemitic graffiti here in the Inner West.
2. That Council acknowledges that local Jewish leaders have warned for months that antisemitic behaviour has been building in the Inner West, and have called on elected representatives to take a clear stand against antisemitism in all its forms.
3. That Council notes that the intimidation of local Jewish people by protestors at the August 2024 Inner West Council meeting, including the booing and hissing speakers, was overtly antisemitic and unacceptable.
4. That Council acknowledges that racism must be opposed in all its forms and that there has been an increase in other forms of racism in our community, including towards Indigenous Australians during the Voice referendum, and that racism directed at one community has the potential to harm all diverse communities.
5. That Council notes Council's endorsed position that foreign affairs is not the remit of local government, but that local government has a role in combating racism and supporting community cohesion at the grassroots level.
6. That Council notes the steps already taken by Council to combat antisemitism, racism, and support community cohesion, including the recent Mayoral Roundtable on Social Cohesion that Inner West Council co-hosted, and the recently released Anti-Racism Strategy, the first developed by a local council in NSW.
7. That Council commits to key actions to combat antisemitism, racism, and support community cohesion in the Inner West, including:

- a) receiving an urgent briefing for all councillors with the local Police Area Command and with Multicultural NSW on how Council can support community safety and cohesion at the local level;
- b) providing funding and support for projects, programs and capacity building at the community level. The Cultural Connections Program will allocate \$50,000 annually in grants to ethnic community organisations to build and strengthen connections with the wider community;
- c) completing the installation of three Indigenous Survival Memorials across the Inner West to tell the heroic story of survival of First Nations people. The first at Yeo Park in Ashfield was opened in 2024;
- d) investing \$120,000 over the next two years to develop and pilot a customised Anti-Racism Training Program in partnership with Western Sydney University. This will train hundreds of local residents and Council staff so they have practical skills and tools to confidently identify and respond to racist behaviours as a bystander;
- e) using the International Day for the Elimination of Racial Discrimination for ongoing communications campaigns to the whole community to combat specific racist beliefs and behaviours to make Harmony Day more effective and meaningful; and
- f) employment measures to support greater economic participation for people from diverse backgrounds or Aboriginal and Torres Strait Islander peoples, including in recruitment and professional development of Council staff and new apprenticeships.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Amendment (Antoniou/Atkins)

That point 5 of the motion be deleted, being:

That Council notes Council's endorsed position that foreign affairs is not the remit of local government, but that local government has a role in combating racism and supporting community cohesion at the grassroots level.

Motion Lost

For Motion: Crs Antoniou, Atkins, Barlow, Blake and Tastan

Against Motion: Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott and Smith

Amendment (Atkins/Blake)

That Council prioritises the review of the Inner West Council's Anti-Racism strategy review in light of the release of the Human Rights Commission's National Anti-Racism framework, as part of this review:

- a) Council staff work with the Multicultural NSW's Compact Alliance to learn and apply to the review best practices for local councils seeking to support community members at risk of racialised violence; and
- b) engage the Multicultural Advisory Committee to explore the ways global conflicts manifest locally and recommend ways the Inner West Council can better support our residents.

Motion Lost

For Motion:

Crs Antoniou, Atkins, Barlow, Blake and Tastan

Against Motion:

Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott and Smith

Councillor D'Arienzo left the meeting at 8:50pm

C0225(1) Item 75 Mayoral Minute: Conversion of Camperdown Westconnex site to housing

Motion: (Byrne)

1. That Council welcome and endorse the proposal from the NSW Government to convert the former Westconnex dive site on Parramatta Road Camperdown to 500 homes, including 200 government owned rental properties to be made available and below market cost to essential workers.
2. That Council write to the Premier, relevant Ministers and Landcom offering Council's active assistance in the planning and development of the project.

Motion Carried

For Motion:

Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion:

Nil

Absent:

Cr D'Arienzo

Councillor D'Arienzo returned to the meeting at 8:52pm

C0225(1) Item 76 Mayoral Minute: Transport of goods to remote communities

Motion: (Byrne)

That Council officers meet with Gamarada Boys and Together2 to discuss how we can assist with the transfer of goods to remote Indigenous communities, with a report of the outcome of discussions to be tabled at an Ordinary Council meeting.

Motion Carried

For Motion:

Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion:

Nil

Procedural Motion (Howard/Atkins)

That Council Suspend Standing Orders to bring forward the following items to be dealt with at this time:

1. Item 10 Public Exhibition - Draft Community Participation Plan
2. Item 12 Opportunities and Constraints associated with residents seeking to install EV charging infrastructure
3. Item 14 Aboriginal naming of Inclusive Playgrounds
4. Item 15 2025 Inner West Council Grant Program
5. Item 16 Deed of Variation for Planning Agreement - 1-13 Parramatta Road, Annandale
6. Item 20 Investment Report at 30 November 2024
7. Item 21 Investment Report at 31 December 2024
8. Item 22 Investment Report at 31 January 2025
9. Item 24 White Bay Power Station Update
10. Item 31 2024-2025 Annual Disclosures of Pecuniary Interest First Returns for New Councillors, and Updated Disclosures of Pecuniary Interest for returning Councillors

11. Item 35 Notice of Motion: Trans Pride Australia Proposal for Solidarity Crossing/Steps
12. Item 36 Notice of Motion: Early Childhood Education Waitlist Fee
13. Item 38 Notice of Motion: Fire Readiness in Inner West Parks and Reserves
14. Item 39 Notice of Motion: Northcote Street and Area Flooding
15. Item 40 Notice of Motion: Inner West Choral Festival
16. Item 41 Notice of Motion: Stanmore Station Mural
17. Item 42 Notice of Motion: Tackling illegally blocked driveways
18. Item 43 Notice of Motion: A public toilet for Weekley Park
19. Item 44 Notice of Motion: Shared Zone: Wells Street, Annandale
20. Item 45 Notice of Motion: Shared Zone: Myrtle Street, Leichhardt
21. Item 46 Notice of Motion: Right turn arrow corner Foster Street and Marion Street, Leichhardt
22. Item 48 Notice of Motion: Installation of Lockers at Dawn Fraser Baths
23. Item 49 Notice of Motion: Separated Pedestrian/Cycle Lane Robert Street, Balmain
24. Item 54 Notice of Motion: Christmas Decorations
25. Item 55 Notice of Motion: Update to Council's website regarding approval process
26. Item 58 Notice of Motion: Active Transport across the Ashfield - Croydon area - Connecting East West Links
27. Item 59 Notice of Motion: Feel Good Project in the Inner West
28. Item 66 Notice of Motion: Post Development Application Survey
29. Item 70 District Court Settlement

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Howard/Atkins)

That the following items be moved in globo and the recommendations contained within the reports be adopted:

1. Item 10 Public Exhibition - Draft Community Participation Plan
2. Item 12 Opportunities and Constraints associated with residents seeking to install EV charging infrastructure
3. Item 14 Aboriginal naming of Inclusive Playgrounds
4. Item 15 2025 Inner West Council Grant Program
5. Item 16 Deed of Variation for Planning Agreement - 1-13 Parramatta Road, Annandale
6. Item 20 Investment Report at 30 November 2024
7. Item 21 Investment Report at 31 December 2024
8. Item 22 Investment Report at 31 January 2025
9. Item 24 White Bay Power Station Update
10. Item 31 2024-2025 Annual Disclosures of Pecuniary Interest First Returns for New Councillors, and Updated Disclosures of Pecuniary Interest for returning Councillors
11. Item 35 Notice of Motion: Trans Pride Australia Proposal for Solidarity Crossing/Steps
12. Item 36 Notice of Motion: Early Childhood Education Waitlist Fee
13. Item 38 Notice of Motion: Fire Readiness in Inner West Parks and Reserves
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28. Item 66 Notice of Motion: Post Development Application Survey
29. Item 70 District Court Settlement

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 10 Public Exhibition - Draft Community Participation Plan

Motion: (Howard/Atkins)

1. That Council publicly exhibit the draft Community Participation Plan for a period of 28 days and seek community feedback on the proposed Plan.
2. That following the conclusion of the exhibition period, the draft Community Participation Plan be brought back to Council for consideration for adoption as part of the Community Engagement Strategy 2024-28.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 12 Opportunities and Constraints associated with residents seeking to install EV charging infrastructure

Motion: (Howard/Atkins)

1. That Council continue its current private kerbside charging trial until July 2026, by which time there should be over 200 public chargers across the Inner West, with a report to be tabled to Council at the conclusion of the trial.
2. That Council examine the risks and benefits of *transient trenched* charging and if feasible introduce it within the current trial.
3. That Council cap its current private kerbside charging trial at 140 permits to ensure effective management and analysis of the trial.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 14 Aboriginal naming of Inclusive Playgrounds

Motion: (Howard/Atkins)

1. That Council adopt the proposed Aboriginal names for the five Inclusive Playgrounds
2. That Council confirm the names of Richard Murden Reserve, Haberfield and Steel Park, South Marrickville
3. That Council refer the adopted and confirmed playground and park names to the Geographic Names Board of NSW for consideration, approval, and gazettal.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 15 2025 Inner West Council Grant Program

Motion: (Howard/Atkins)

That Council approve the creation of two new grant streams, using existing budgets and as outlined in this report.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 16 Deed of Variation for Planning Agreement - 1-13 Parramatta Road, Annandale

Motion: (Howard/Atkins)

1. That Council publicly exhibit the Deed of Variation for Voluntary Planning Agreement for 1-13 Parramatta Road, Annandale for a period of 28 days and seek community feedback.
2. That following the conclusion of the exhibition period, the Deed of Variation for Voluntary Planning Agreement for 1-13 Parramatta Road, Annandale be brought back to Council for consideration for adoption.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 20 Investment Report at 30 November 2024

Motion: (Howard/Atkins)

That Council receive and note the report.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 21 Investment Report at 31 December 2024

Motion: (Howard/Atkins)

That Council receive and note the report.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 22 Investment Report at 31 January 2025

Motion: (Howard/Atkins)

That Council receive and note the report.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 24 White Bay Power Station Update

Motion: (Howard/Atkins)

That Council receive and note the report.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 31 2024-2025 Annual Disclosures of Pecuniary Interest First Returns for New Councillors, and Updated Disclosures of Pecuniary Interest for returning Councillors

Motion: (Howard/Atkins)

That Council receive and note the report.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 35 Notice of Motion: Trans Pride Australia Proposal for Solidarity Crossing/Steps

Motion: (Howard/Atkins)

1. That Council request a report on the feasibility, possible location and cost of installing a crossing or steps depicting the trans flag colours to show solidarity with the LGBTQIA+ community in the Inner West.
2. That that report be provided by the April 2025 Council meeting in order to allow consideration of the proposal in the context of the 2025/26 budget process.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 36 Notice of Motion: Early Childhood Education Waitlist Fee

Motion: (Howard/Atkins)

1. That Council consider abolishing the waitlist fee for Inner West Council's Early Childhood Education services, including pre-schools, early learning centres, family day care and occasional care, as part of the 2025-2026 Fees and Charges policy.
2. That Council provides a report to the March 2025 Council meeting detailing the potential costs, benefits and consequences of abolishing the fees.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 38 Notice of Motion: Fire Readiness in Inner West Parks and Reserves

Motion: (Howard/Atkins)

1. That Council note the fire at Tempe Reserve on New Years Eve that saw substantive damage to vegetation near the Robyn Webster Indoor Sports Centre and required a response from emergency service personnel.
2. That Council undertake an assessment of Inner West Council parks and reserves, including the Tempe wetlands, to identify any potential fire risks such as fuel buildup.
3. That Council report back to the August 2025 Council meeting on any risks, actions taken, as well as information on regular processes undertaken by Council to ensure fire readiness.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 39 Notice of Motion: Northcote Street and Area Flooding

Motion: (Howard/Atkins)

1. That Council note the ongoing flooding of streets in Northcote and surrounding streets.
2. That Council acknowledges the work undertaken by Inner West Council to increase the intake capacity of stormwater on Northcote Street in the 2024-2025 Budget.
3. That Council request officers list flooding at this location for discussion at the next Flood Management Advisory Committee, including the extent of flooding, mitigations currently in place, and future options to mitigate and manage flooding at the location.
4. That Council request officers report to the April council meeting with information and future options to mitigate and manage flooding at this location.
5. That Council write to Sydney Water requesting a meeting to discuss options to improve the capacity and effectiveness of the water channel that runs through the area.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 40 Notice of Motion: Inner West Choral Festival

Motion: (Howard/Atkins)

1. That Council investigate opportunities to host an annual Inner West Choral Festival, featuring local choirs and singing groups based in and around the Inner West, and receive a report back to Council by the April 2025 Council Meeting.
2. That as part of the report, Council consult with local choirs and singing groups, the Inner West Creative Network, and the Arts and Culture Advisory Committee on the structure, composition, funding opportunities, and other elements of the Festival.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 41 Notice of Motion: Stanmore Station Mural

Motion: (Howard/Atkins)

1. That Council note the significant work undertaken to improve accessibility and safety at Stanmore Station delivered as part of the Transport Access Program.
2. That Council note the Stanmore community's strong support for a mural artwork on the Trafalgar Street-side wall to reduce graffiti vandalism and improve public

amenity as part of the upgrade.

3. That Council note that Council's own award-winning Perfect Match program has demonstrated the positive impact of street artwork in reducing graffiti vandalism and improving amenity, including at Mina's Cafe located directly opposite the station on Trafalgar Street.
4. That Council write to the Minister for Heritage and the interim Minister for Transport expressing disappointment at the decision not to proceed with the mural artwork on heritage and maintenance grounds, and request a review of the decision including:
 - a) redesigning the artwork to better accommodate heritage concerns; and
 - b) exploring alternate installations to reduce graffiti vandalism, including planting vegetation along the wall to reduce access.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 42 Notice of Motion: Tackling illegally blocked driveways

Motion: (Howard/Atkins)

1. That Council develop a policy to better support residents impacted by illegally blocked driveways, including but not limited to investigating provision of towing services in the following circumstances:
 - a) where a resident is blocked from exiting their driveway, a tow truck is engaged immediately; and
 - b) where a resident is blocked from entering their driveway, a tow truck is engaged after 24 hours.
2. That Council receive a report back on a draft policy and costs by the April 2025 Council Meeting.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 43 Notice of Motion: A public toilet for Weekley Park

Motion: (Howard/Atkins)

1. That Council commit to reinstating public toilet facilities in Weekley Park, Stanmore.
2. That Council prepare a report on costs and timeline for installation in this current term of council by the May Council Meeting.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 44 Notice of Motion: Shared Zone: Wells Street, Annandale

Motion: (Howard/Atkins)

That Council officers prepare a report, including identification of budget, at the next possible Traffic Committee to formally designate Wells Street, Annandale as a Shared Zone with a 10km/h speed limit, a one-way northbound restriction, and a 2P resident footpath parking scheme, with plans to be placed on public exhibition reflecting these conditions.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 45 Notice of Motion: Shared Zone: Myrtle Street, Leichhardt

Motion: (Howard/Atkins)

1. That Council confirms that the Myrtle Street, Leichhardt Shared Zone is included in the 2025/2026 budget for design and construction.
2. That Council ensures that all necessary approvals and design work are completed within the current financial year (2024/2025) to allow construction to commence in 2025/2026.
3. That Council prioritises the implementation of a 10km/h Shared Zone, including appropriate traffic-calming measures, pedestrian safety improvements, and formalised footpath parking arrangements.
4. That Council provides a timeline update to the community, ensuring residents are informed of progress and upcoming consultation opportunities.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 46 Notice of Motion: Right turn arrow corner Foster Street and Marion Street, Leichhardt

Motion: (Howard/Atkins)

1. That Council formally calls for the installation of a right-hand turn arrow at the intersection of Foster Street and Marion Street, Leichhardt, in both directions, to improve traffic flow and reduce safety risks.
2. That Council writes to the Minister for Roads and Transport, requesting that Transport for NSW (TfNSW) prioritise an upgrade of this intersection, including the installation of right-turn arrows.
3. That Council notes that this issue has been raised by Council for many years, and that residents continue to report dangerous conditions, red-light running, and collisions due to the lack of right-turn arrows.
4. That Council recognises that new housing developments near this intersection will

further increase pedestrian activity, making an upgrade even more urgent.

5. That council requests that Council officers monitor and document traffic incidents at this location to support further advocacy efforts.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 48 Notice of Motion: Installation of Lockers at Dawn Fraser Baths

Motion: (Howard/Atkins)

1. That Council note the success of the \$8 million heritage restoration to the Dawn Fraser Baths.
2. That Council prepare a report detailing costings, recommended location and numbers of lockers that could be established at the Baths, to be tabled at the April 2025 Council Meeting.
3. That Council review the food and beverage offerings at the Dawn Fraser Baths and investigate opportunities for improvement with a view to establishing a new offering for the public in time for the 2025/26 Summer Season. This should include examination of all options including the use of a coffee cart or temporary takeaway facility during the summer season.
4. That Council identify how more community and private events such as film screenings, weddings and celebratory events can be held at the Baths. Options for how to facilitate and promote this are to be tabled in the report to the April Council meeting.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 49 Notice of Motion: Separated Pedestrian/Cycle Lane Robert Street, Balmain

Motion: (Howard/Atkins)

1. That Council notes the significant investment of \$17m committed by the Transport Minister to upgrade pedestrian accessibility and active transport links surrounding White Bay Power Station.
2. That Council liaise with Place Making NSW to convene a series of community consultation meetings in partnership with Transport NSW at White Bay Power Station to discuss proposed works.
3. That Council liaise with Transport for NSW, Place Making NSW and the Port Authority to determine design and explore shortfall funding opportunities (if required) for the Robert Street separated pedestrian/cycle lane.
4. That Council prepare a report on the above for the April 2025 Council meeting.

Motion Carried**For Motion:**

Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion:

Nil

C0225(1) Item 54 Notice of Motion: Christmas Decorations**Motion: (Howard/Atkins)**

1. That Council bring back a report on the opportunity to expand the existing festive decorations across the Inner West Local Government Area, in a timeframe that provides for decorations to be sourced and delivered.
2. That the report include a Christmas Decoration Action Plan that invests in new decorations for Inner West shopping districts for 2025 and beyond.
3. That consideration is given to creating a festive streetscape (such as decorations on light posts, fairy lights, Christmas tree).

Motion Carried**For Motion:**

Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion:

Nil

C0225(1) Item 55 Notice of Motion: Update to Council's website regarding approval process**Motion: (Howard/Atkins)**

That Council update its website in relation to the approval process when a Development Application or an application for a Complying Development Certificate (CDC) seeks to remove a public carpark space, including:

- a) clearly outlining the policy regarding approvals of new crossovers; and
- b) relevant legislation including the handover of approvals for a CDC between the Land and Environment Court and Council, the decision-making criteria and avenues of appeal (if any) – along with any other relevant information.

Motion Carried**For Motion:**

Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion:

Nil

C0225(1) Item 58 Notice of Motion: Active Transport across the Ashfield - Croydon area - Connecting East West Links**Motion: (Howard/Atkins)**

1. That Council review the feasibility for the creation of, and ability to include in the next iteration of the Bicycle Action Plan a regional cycle route:
 - a) connecting Lewisham train station to Ashfield Aquatic Centre; and
 - b) with Links to Ashfield and Croydon railway stations.
2. That Council be provided with a briefing highlighting the opportunities for active transport in the Ashfield/Croydon region to support uptake in bike use, and earmark potential associated costs.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 59 Notice of Motion: Feel Good Project in the Inner West

Motion: (Howard/Atkins)

1. That Council urgently explore options for an Inner West venue where the Feel Good Project trailer could be hosted to provide high-end hair and beauty services to people who have limited or no access to such services.
2. That when a suitable Inner West venue location is identified, Council work with the Feel Good Project to host a regular evening providing services free of charge to community in need.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 66 Notice of Motion: Post Development Application Survey

Motion: (Howard/Atkins)

1. That Council introduces a post Development Application (DA) survey for all projects within the Inner West Local Government Area.
2. That Council draft and design a survey to gather feedback on the effectiveness of the DA process, satisfaction with communication and engagement throughout the application and approval process, the timeliness and transparency of decisions, the overall quality of the final development including its impact on infrastructure, public space and the local context and recommendations to improve the process.
3. That Council delivers a draft survey and implementation plan to the next Council meeting.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 70 District Court Settlement

Motion: (Howard/Atkins)

That Council accept the Settlement Offer of \$160,000 together with the other terms articulated in the Confidential Legal Advice, as outlined in *Attachment 3* of the Confidential Council report.

Motion Carried

For Motion:

Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion:

Nil

C0225(1) Item 4 Quarter Two - Progress Report on the Delivery Program 2022-26 and Operational Plan 2024/25 and Quarterly Budget Review Statement

Motion: (Scott/Howard)

1. That Council endorse the quarter two Progress Report on the Delivery Program 2022-26 and Operational Plan 2024/25.
2. That Council adopt the quarter two Budget Review 2024/25.
3. That Council note the grants received for the installation of 136 public EV chargers as detailed in the report, and the more than 80 that have been installed to date.
4. That Council conduct a usage review six months from the end of the rollout, including the uptake at each location and consideration of whether any changes are recommended to maximise effective and efficient use of the chargers, and report back to Council with the results of the review.

Motion Carried

For Motion:

Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion:

Nil

Councillor Raciti left the meeting at 9:01pm

Procedural Motion (Scott/Carlisle)

That Council allow Cllr Byrne to speak for 2 additional minutes on Item 5.

Motion Carried

For Motion:

Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan

Against Motion:

Nil

Absent:

Cr Raciti

Councillor Raciti returned to the meeting at 9:01pm

C0225(1) Item 5 Rozelle Parklands Plan of Management and Licencing Agreement and Easton Park Plan of Management

Motion: (Byrne/Fergusson)

1. That Council adopt the Plan of Management for the Rozelle Parklands and Easton Park.
2. That Council commit to undertaking traffic design work for future traffic calming, angle car parking design and the development of new raised pedestrian crossings to the parkland in 2025/26.
3. That Council note that the sporting fields at the Rozelle Parklands could and should have been made available for community use by Transport for NSW many months ago.

4. That Council call on Transport for NSW to immediately install posts and line markings, and grant permission for local clubs to use the sporting fields to be used for the pending winter sporting season.
5. That Council note that despite continual engagement from the Council executive staff, including the General Manager and the General Counsel, that proposed Care Control and Management Agreement from Transport for NSW cannot be agreed to in its current form due to the following deficiencies:
 - a) the Agreement and its terms are more like a lease agreement rather than a Care, Control and Management Agreement because it deals with rights as landlord and a tenant rather than handing over the Parklands to Council to take care, control and management;
 - b) the Ausgrid site and construction compound located within the Parklands and the “Western Harbour Tunnel Egress” as part of the Western Sydney Tunnel Project are undefined in terms of their scope and impact on the Park;
 - c) a term in proposed Agreement allows that TfNSW can carve out by Gazette Order, at any time, any part of the Parkland at its discretion, and Council cannot oppose the carve out;
 - d) the Agreement requires, on short notice, that users of the sporting fields must vacate if and when TfNSW needs to access these areas;
 - e) TfNSW requires Council to take on all the risk of the existing contamination and responsibility for the contamination cap across the Parklands, even if there is an event/incident not caused by Council; and
 - f) the proposed agreement states that the \$20 million to be paid to Council in funding Council’s activities on the land and surrounding parks will be managed through a separate funding agreement which has not been provided.
6. That Council write to all sporting clubs that made submissions in Council’s EOI process for use of the grounds, updating them about the failure of Transport for NSW to make the fields available for use or to conclude the Care Control and Management Agreement.
7. That Council retain current cycling/pedestrian path through the Rozelle Parklands with the view to complete future works to separate the pedestrian and cycle path in the way of soft plantings or another suitable option.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D’Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Councillor Raciti left the meeting at 9:10pm

C0225(1) Item 6 Community Engagement Outcomes - Mort Bay Park Upgrade

Motion: (Fergusson/Byrne)

1. That Council, as a part of the upgrade to amenities and facilities at Mort Bay Park, endorse the following improvements:
 - a) a playground upgrade with a waterplay area and shade sails;
 - b) fixing park drainage, muddy areas and upgrade to existing park footpaths;
 - c) improved lighting throughout the Park to make night-time use safer;
 - d) progressing water and sediment quality testing to allow a swim site;
 - e) picnic tables and BBQ’s and seating;
 - f) outdoor gym equipment; and

g) new toilet near playground and ferry wharf’.

2. That Council investigate provisions for pickleball line markings on existing surfaces and converting the basketball court wall into a tennis wall with a report back to the April 2025 Council meeting outlining costs.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Raciti

C0225(1) Item 7 Community Engagement Outcomes - Hinsby Park - Future Park Improvements

Motion: (Byrne/Fergusson)

1. That the Hinsby Park Annandale playground and landscape improvements be considered as a part of the 2025/26 budget planning process.
2. That as part of its development of a Local Area Traffic Management study for Annandale, Council include consideration of the traffic management engagement outcomes which have been highlighted in the report.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Raciti

C0225(1) Item 8 Post Exhibition - Revised Sporting Grounds Allocations Policy

Motion: (Fergusson/Carlisle)

1. That Council adopt the revised Sporting Grounds Allocations Policy, subject to the following amendment on Page 25, Paragraph 2:
"Floodlights may be used on weekends for finals series games or one-off events which will be approved by Council on a case by case basis. Floodlighting on weekend-ends for general competition will be considered upon separate application."
2. The Council update the Policy Register and publish, as applicable, internally, and externally the adopted Sporting Grounds Allocation Policy.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Raciti

Councillor Raciti returned to the meeting at 9:13pm

C0225(1) Item 9 Public Exhibition - Draft Economic Development Strategy

Motion: (Scott/Fergusson)

That Council defer consideration of the Economic Development Strategy until the review of economic development funding is finalised.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Byrne/Howard)

That the meeting be adjourned for 10 minutes.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

The meeting was adjourned at 9.15pm

The meeting recommenced at 9.26pm

Procedural Motion: (Byrne/Carlisle)

That Council Suspend Standing Orders to bring forward Item 50 - Notice of Motion: Access to Council swimming facilities for State Emergency Services training, to be dealt with at this time.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Byrne/D'Arienzo)

That Council allow Cllr Carlisle to speak for 1 additional minute on Item 50.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 50 Notice of Motion: Access to Council swimming facilities for State Emergency Services training

Motion: (Carlisle/D'Arienzo)

- 1. That Council acknowledges the vital role played by the State Emergency Service volunteers from Ashfield - Leichhardt and Marrickville units in protecting our community during emergencies, particularly during flood events.**
- 2. That Council notes:**
 - a) the increasing frequency and severity of extreme weather events and flooding in our area requires well-trained emergency response teams;**
 - b) regular access to swimming facilities is essential for SES volunteers to**

- maintain and develop their water rescue capabilities;
 - c) pool-based training provides a controlled environment for practicing crucial rescue techniques, including the use of rescue equipment like the Arkangel rescue raft; and
 - d) such training is fundamental to both the operational readiness and safety of SES volunteers.
3. That Council resolves to:
- a) provide regular scheduled access to Council-operated swimming facilities for authorised training sessions by Ashfield - Leichhardt and Marrickville SES units;
 - b) allow the use of rescue equipment, including inflatable rescue rafts, during these training sessions, subject to appropriate safety protocols;
 - c) request that Council Staff work with SES unit commanders to establish suitable times and conditions for this training access;
 - d) waive any associated facility hire fees for these essential training activities; and
 - e) provide a report back to Council within three months on the implementation of this resolution.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 11 Public Exhibition - Urban Forest Policy

Motion: (Byrne/Atkins)

1. That Council publicly exhibit the draft Urban Forest Policy for a period of 28 days and seek community feedback on the proposed Policy.
2. That following the conclusion of the exhibition period, the draft Urban Forest Policy be brought back to Council for consideration for adoption.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Councillor Carlisle left the meeting at 9:33pm as she had declared a significant, non-pecuniary interest as her principal place of residence is in close proximity to one of the streets referred to in the Local Traffic Committee meeting minutes.

C0225(1) Item 13 Local Traffic Committee Meeting - 9 December 2024

Motion: (Scott/Blake)

1. That Council receive and adopt the recommendations of the Local Traffic Committee meeting held on 9 December 2024; with the following amendments:
 - a) Item 4: Re-exhibition of proposed permanent road closure Jaggars Lane, Balmain - Approve permanent full road closure of Jaggars Lane, between Caroline and Duncan Street (option 1); and
 - b) Item 18: Resident parking scheme Croydon - conduct a post-implementation review of the resident parking scheme in Croydon after six months, and give specific consideration to including Edwin Street (North), between Anthony Street to dead end and Edwin Street (North), between Elizabeth

Street and Anthony Street in the Resident Parking Scheme.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Clay, D'Arienzo, Fergusson, Howard, Scott, Smith and Tastan

Against Motion: Crs Macri and Raciti

Absent: Cr Carlisle

Amendment (Macri/Raciti)

That Council receive and adopt the recommendations of the Local Traffic Committee meeting held on 9 December 2024.

Motion Lost

For Motion: Crs Macri and Raciti

Against Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Clay, D'Arienzo, Fergusson, Howard, Scott, Smith and Tastan

Absent: Cr Carlisle

Councillor Carlisle returned to the meeting at 9:43pm

Councillor Macri left the meeting at 9:43pm

C0225(1) Item 17 Council at your Door

Motion: (Clay/Scott)

1. That Council endorse a trial of door-knocking for five projects, one in each ward:

- a) Balmain and Leichhardt Wards: Leichhardt Oval and LPAC upgrades
- b) Marrickville Ward: Henson Park
- c) Ashfield Ward: Greenway opening
- d) Stanmore Ward: Lewisham Town Centre Upgrade

2. That the cost form part of budget considerations for 2025/26.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Macri

C0225(1) Item 18 National General Assembly of Local Government 2025

Motion: (Howard/Antoniou)

1. That Council determine the Councillors attending the National General Assembly of Local Government 2025 are:

- a) Deputy Mayor Howard
- b) Cr D'Arienzo
- c) Cr Atkins
- d) Cr Barlow
- e) Cr Antoniou

2. That Council determine the one (1) Councillor that will be the voting delegate is Deputy Mayor Howard.

3. That Council require any proposed motions that meet the National General Assembly's criteria, to be sent by Councillors (following the proposed motions template in *Attachment 3*) by 10.00am on 3 March 2025 for consideration by Council at the 11 March 2025 Council meeting.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Macri

Councillor Macri returned to the meeting at 9:47pm

Procedural Motion (Byrne/Carlisle)

That Council allow Cllr Howard to speak for an additional 30 seconds on Item 19

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 19 Submission to Office of Local Government on Consultation Draft of the Model Code of Meeting Practice For Local Councils In NSW

Motion: (Howard/Scott)

1. That Council approve the draft submission to the Office of Local Government on the Consultation Draft of the Model Code of Meeting Practice For Local Councils In NSW, as detailed in *Attachment 1*.
2. That Council authorise the lodgement of the submission on the Consultation Draft of the Model Code of Meeting Practice For Local Councils In NSW, with the Office of Local Government before 28 February 2025.

Motion Carried

For Motion: Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott and Smith

Against Motion: Crs Antoniou, Atkins, Barlow, Blake and Tastan

Amendment (Atkins/Barlow)

That point 1 be amended to read:

1. That Council approve the draft submission to the Office of Local Government on the Consultation Draft of the Model Code of Meeting Practice For Local Councils In NSW, as detailed in *Attachment 1* subject to:
 - a) removal of the support for:
 - i. the power for the Mayor to call an extraordinary meeting of Council without support of 2 other councillors;
 - ii. the removal of the restrictions on Mayoral Minutes; and
 - b) support allowing a point of order to be made with respect to the meeting principles.

Motion Lost

For Motion: Crs Antoniou, Atkins, Barlow, Blake and Tastan

Against Motion: Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott and Smith

Amendment (Atkins)

That Council's submission note that there is not unanimous support for the expressed positions on the proposed ability of the Mayor to call an extraordinary meeting of Council without support of 2 other councillors, the removal of the restrictions on Mayoral Minutes, nor allowing a point of order to be made with respect to meeting principles.

The Chairperson ruled this amendment out of order as the minutes of this meeting will reflect the record of voting.

DISCLOSURE OF INTEREST:

Councillor Antoniou declared a non-significant, non-pecuniary interest in Item 23 - SXSW Sydney Update as her extended family have ties to one of the businesses mentioned in the Primary Motion as per point 2. Out of an abundance of caution, she left the meeting during discussion and voting at 9.54pm.

C0225(1) Item 23 SXSW Sydney Update

Motion: (Smith/Byrne)

1. That Council note the success of Fest by Inner West in supporting local musicians and creative venues, and in promoting the Enmore Road Special Entertainment Precinct and the Inner West broadly as the premier entertainment and arts precinct in Sydney.
2. That Council commence discussions with SXSW Sydney, Century Venues, and the Newtown Enmore Business Chamber about hosting Fest by Inner West in 2025, including incorporating learnings from the 2024 event.

Motion Carried

For Motion: Crs Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Antoniou

Councillor Antoniou returned to the meeting at 9:55pm

C0225(1) Item 25 Soft Plastics and Residential Doorstep Collection Service

Motion: (Howard/Byrne)

1. That Council receive and note the report.
2. That Council receive further report in April 2025 outlining:
 - a) projects where recycled plastic aggregate is used in base products, including but not limited to play equipment, road base, footpaths and concrete;
 - b) a full list of further opportunities and project types where plastic aggregate can be incorporated;
 - c) details on where plastic aggregate is used in such projects from other Australian and international jurisdictions; and
 - d) a decision for councillors regarding the application of a procurement weighting for the use of plastic aggregate and/or a target for the number of projects where this will be used and/or any other opportunities to expand the use of plastic aggregate in Inner West projects.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 26 Bi-Monthly Update Brewers and Distillers Plan

Motion: (Smith/Howard)

1. That Council receive and note the report.
2. That Council defer consideration of the report to the March 2025 Council meeting, and include the breakdown of planned expenditure in the Inner West Tourism Fund.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 27 Transport for NSW Grants: Summer Hill; Sydenham; Permit Plug and Play Pilot Project

Motion: (Howard/Antoniou)

1. That Council receive and note the report.
2. That the public meeting and business roundtable planned as part of the Sydenham Road Strategy be brought forward to align with the timeline requirements of the ReVITALise Sydenham Station precinct program.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 28 Leichhardt Oval Refurbishment Update

Motion: (Byrne/Scott)

That Council bring forward the finalisation of the concept design program and concept plans by Cox Architecture to the April 2025 Council meeting.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Byrne/Howard)

That Council allow Cllr Smith to speak for 1 additional minute on Item 29.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 29 Utilisation of Community Venues

Motion: (Smith/Howard)

1. That Council receive and note the report.
2. That, as part of the marketing strategy, Council provide information and promotional material to the Inner West Creative Network for the Creative Town Halls program for distribution amongst their membership.
3. That Council receive a report by the April 2025 Council meeting, investigating opportunities to maximise community use and engagement of community venues and their efficient management, including examining how different councils manage similar venues, staff resourcing and expertise, and potential partnerships with external organisations and other levels of government.
4. That Council adds to its website and social media channels, information about events at the Town Halls.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 30 Mandatory Reporting of FRNSW Reports received by Inner West Council to Council

Motion: (Fergusson/Scott)

1. That Council receive and note the report.
2. That Council receive a briefing on the fire in Fort Street, Petersham on Saturday as soon as details are available to staff.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 32 Initiatives to Reduce Labour Hire in Early Learning Centres

Motion: (Carlisle/Tastan)

1. That Council receive and note the report.
2. That Council congratulates the Children Services team on the successful implementation of Children and Family Services Review resulting in less reliance on labour hire staff through the conversion of 20 labour hire staff to Inner West Council roles, the establishment of an in-house casual pool and improved job certainty and security for Inner West Council Early Learning Centre staff.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 33 Notice of Motion: Affordable Housing

Motion: (Macri/D'Arienzo)

1. That Council contact the local Affordable Providers and Homes NSW to invite them to consider redeveloping their existing housing stocks to maximise affordable housing in the Inner West Local Government Area.
2. That Council notes the report received and endorsed at its October 2024 ordinary meeting outlining the proposed planning principles for the inner west. With 1,221 submissions from the community providing valuable input and feedback on the proposals. A widely supported principle is for Council to prioritise affordable housing options within the LEP, including for social and public housing.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Councillor Macri left the meeting at 10:16pm

C0225(1) Item 34 Notice of Motion: Closure of Community Justice Centres

Motion: (Atkins/Carlisle)

1. That Council notes the stated intention of the NSW Government to repeal the Community Justice Centre legislation and close all Community Justice Centres (CJCs) in NSW on 30 June 2025.
2. That Council notes the importance of CJCs as sources of free mediation and dispute resolution services for all NSW residents without the need to take court action, including for neighbour disputes.
3. That Council agrees to write to the Attorney-General and the Premier of NSW asking for a postponement of the decision to close all CJCs to enable submissions from councils and other stakeholders and for information about the impact of this on residents of the inner west including:
 - a) affected CJCs and mediation services in the Inner West Council (IWC) Local Government Area (LGA);
 - b) the rationale behind the closure of these services; and
 - c) where residents living in the IWC LGA might seek alternative legal and mediation services to prevent, manage and resolve disputes.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Macri

C0225(1) Item 37 Notice of Motion: Camdenville Oval Playground Shade

Motion: (Howard/Barlow)

1. That Council congratulates Inner West Council on multi-million dollar investment and work to upgrade Camdenville Oval.
2. That Council note resident feedback that there is insufficient shade at the new

Camdenville Oval playground, with only one shade sail installed.

3. That Council installs additional shade at Camdenville Oval playground as part of the budget process.
4. That Council plant additional mature trees at Camdenville Oval playground as part of the budget process.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Macri

Councillor Macri returned to the meeting at 10:19pm

Councillor Raciti left the meeting at 10:20pm

C0225(1) Item 47 Notice of Motion: Review Economic Development Funding

Motion: (Scott/Fergusson)

1. That Council requests a report from Council staff on how the 2025/2026 economic development budget could be best utilised.
2. That Council consider in the report whether to directly support local Chambers of Commerce and other collaborative projects on a competitive, grant funding basis.
3. That Council notes that Chambers of Commerce play a critical role in supporting local businesses, advocating for economic development, and fostering vibrant commercial precincts.
4. That Council ensures that the report includes:
 - a) an assessment of current funding allocations and support mechanisms for Chambers of Commerce;
 - b) options for direct funding, capacity-building initiatives, and strategic partnerships to strengthen Chambers' ability to support local businesses;
 - c) consideration of best-practice models from other councils in supporting business chambers; and
 - d) opportunities for Chambers to collaborate on joint initiatives that drive local economic growth.
5. That Council ensures that the report is presented to Council in time to inform the 2025/2026 budget process.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 51 Notice of Motion: Priority access to Council operated Early Learning Centres for children of women in Domestic and Family Violence Refuges within IWC boundaries

Motion: (Carlisle/Scott)

1. That Council notes:

- a) Early childhood education plays a critical role in supporting children and families experiencing crisis and trauma;
- b) domestic violence refuges in our local area provide essential emergency accommodation and support for women and children fleeing violence; and
- c) access to quality early childhood education can provide stability and support for children experiencing domestic violence trauma, while enabling their mothers to access essential services, legal support, and employment.

2. That Council further notes that:

- a) under Commonwealth legislation, Additional Child Care Subsidy (ACCS) is available for up to 13 weeks to provide extra support for childcare fees in situations of temporary hardship;
- b) Council centres can apply for ACCS Child Wellbeing in specific circumstances; and
- c) Council already has provisions to waive enrolment bonds, waiting list fees and establish affordable payment plans depending on family circumstances.

3. That Council officers prepare a report exploring:

- a) options for providing priority access pathways to Council-operated early learning centres for children of women residing in domestic violence refuges within the Inner West;
- b) potential for establishing formal partnerships with local domestic violence services to facilitate streamlined access to early learning places;
- c) mechanisms to waive or reduce upfront fees and bonds that may create barriers to access;
- d) staff training needs to ensure trauma-informed practice in supporting children and families fleeing domestic violence; and
- e) any resource or policy implications of implementing such initiatives.

4. That the report be presented to Council within 4 months.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Raciti

C0225(1) Item 52 Notice of Motion: Domestic Violence hubs

Motion: (Carlisle/Scott)

1. That Council acknowledges:

- a) the devastating impact of domestic and family violence on our community;
- b) Council's ongoing commitment to preventing domestic violence and supporting victim-survivors through initiatives including workplace policies, community education, and participating in the 16 Days of Activism; and
- c) the establishment of the Love and Hope Hub model at Burwood Library to provide accessible, coordinated support services for victim-survivors.

2. That Council notes that:

- a) victim-survivors often face barriers accessing fragmented support services while dealing with trauma and crisis;
 - b) co-located service hubs provide a safe, accessible way for victim-survivors to connect with multiple support services in one location; and
 - c) local libraries and community centres can serve as non-stigmatising venues for accessing domestic violence support.
3. That Council resolves to:
- a) investigate establishing regular domestic violence support hubs at suitable Council venues, based on the Love and Hope Hub model;
 - b) explore partnerships with relevant services including:
 - i. Domestic violence support organizations;
 - ii. Legal Aid NSW;
 - iii. NSW Police;
 - iv. Women's health services;
 - v. Housing support services;
 - vi. Multicultural support services; and
 - vii. Settlement services
 - c) consider funding implications in the 2024-25 Operational Plan;
 - d) identify appropriate Council venues that could safely and discreetly host support hubs;
 - e) examine staff training needs to support this initiative; and
 - f) provide a report back to Council within 4 months outlining:
 - i. proposed locations and frequency for support hubs;
 - ii. potential service delivery partners;
 - iii. resource implications and funding options;
 - iv. implementation timeline; and
 - v. measures to ensure cultural safety and accessibility.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Raciti

C0225(1) Item 53 Notice of Motion: Vacant site 26- 36 Enmore Road

Councillor Atkins withdrew this motion.

C0225(1) Item 56 Notice of Motion: Re-instate a regular market in Balmain

Councillor Tastan withdrew this motion.

Motion: (Fergusson/Byrne)

1. That Council note the significant work that the Balmain Markets Association has undertaken to re-establish a local market in Balmain including;
 - a) securing a permanent location at St Andrew's Congregational Church, Balmain;
 - b) successfully trialling a preliminary Christmas Market event at St Andrew's Church on 7 December 2024;
 - c) petitioning for local community support; and
 - d) creating a local community focussed business plan in partnership with the Balmain Rozelle Chamber of Commerce.
2. That Council notes the Balmain Markets Association projects regular weekend Balmain Markets to be in operation at St Andrew's Congregational Church by late

March 2025.

3. That Council officers meet with Trista Rose and Annette Plant from the Balmain Markets Association to discuss how Council can partner with and support the launch of the Balmain Markets and what resources might be available to assist with promotion and marketing and attracting quality vendors.
4. That Council report back to the March 2025 Council meeting, advising the outcome of the discussion.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Raciti

Councillor Raciti returned to the meeting at 10:25pm

C0225(1) Item 57 Notice of Motion: Free Pool Days

Motion: (Antoniou/Barlow)

1. That Council note operating and delivering high quality, accessible pools and aquatic services is a core community service and:
 - a) as the effects of climate change intensify over the coming years and decades, access to swimming facilities will become increasingly important from a community health and wellbeing perspective; and
 - b) the current cost-of-living crisis may be a prohibitive barrier for many in our community wanting to access and use our swimming facilities.
2. That Council officers bring a report to a future Council meeting including recommendations and budget parameters for running a trial providing free pool entry at Inner West Council Aquatic Centres and pools during the summer, with the days to be determined by Council staff in accordance with operational requirements. This may include but is not limited to days where temperatures are expected to be +33°C.

Motion Lost

For Motion: Crs Antoniou, Atkins, Barlow, Blake and Tastan

Against Motion: Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott and Smith

C0225(1) Item 60 Notice of Motion: Celebrating the Vietnamese community in Marrickville

Motion: (Barlow/Howard)

1. That Council note the success of the 2025 Lunar New Year events program in Ashfield and surrounds and congratulates the staff and community partners involved in delivering this program.
2. That Council consult with local Marrickville residents and business community to identify ways the Council can recognise and celebrate Vietnamese celebrations of Lunar New Year, including additional events.
3. That Council receive a report outlining options to create additional events celebrating Lunar New Year in 2026, including opportunities to activate 'Little Vietnam' and surrounds, as well as Marrickville Town Hall. The report should

include potential costs, grant funding opportunities and budget considerations for the 2025/26 Financial Year including funding options within Council's existing budget.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 61 Notice of Motion: Addi Road Community Centre's Hampers of Hope

Motion: (Barlow/Howard)

1. That Council notes the immense success of Addi Road Community Centre's 'Hampers of Hope' in 2024, and in previous years, and the enormous impact their ongoing food relief and food justice efforts have for the Inner West community.
2. That Council writes to the organisers of 'Hampers of Hope' to congratulate them on the success of their events and for their contribution to Marrickville and to the Inner West.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 62 Notice of Motion: Review into Sydenham to Bankstown T3 line closure replacement buses

Motion: (Barlow/Antoniou)

That Council write to the Transport Minister to:

- a) request a review of the Temporary Transport Plan (TTP) for the T3 Sydenham to Bankstown conversion in particular regard to increased congestion and travel times being experienced by passengers taking T3 line replacement buses;
- b) request a review of the way T3 line replacement buses are planned to run during public holidays; and
- c) request the TTP be revised to provide additional bus services in an effort to reduce travel times and overcrowding on replacement services.

Motion Lost

For Motion: Crs Antoniou, Atkins, Barlow, Blake and Tastan

Against Motion: Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott and Smith

Foreshadowed Motion (Howard/D'Arienzo)

1. That Council notes the conversion of the T3 Bankstown Line to metro is difficult for residents who live along the line.
2. That Council notes ongoing dialogue between Inner West Council and Transport for NSW on the temporary transport plan and continues to raise concerns reported

by residents via the regular monthly meetings held between Transport for NSW and Inner West Council.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 63 Notice of Motion: Pedestrian Crossing on Sydenham Road, Marrickville

Motion: (Barlow/Antoniou)

1. That Council explore options on Sydenham Road between Victoria Road and Shirlow Street, for a raised pedestrian crossing to be placed.
2. That Council urgently write to the Minister of Roads to advocate for pedestrian crossing facilities to be provided on Sydenham Road between Victoria Road and Shirlow Street.

Motion Lost

For Motion: Crs Antoniou, Atkins, Barlow, Blake and Tastan

Against Motion: Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott and Smith

Foreshadowed Motion (Howard/D'Arienzo)

That Council note consideration of raised pedestrian crossings on Sydenham Road between Victoria Road and Sydenham Station is underway as part of the Sydenham Road Strategy, as agreed by Council in October 2024.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 64 Notice of Motion: Supporting a safe, supportive and anti-racist Inner West

Councillor Antoniou withdrew this motion.

C0225(1) Item 65 Notice of Motion: City Architect

Motion: (D'Arienzo/Scott)

1. That Council introduce the role of City Architect to oversee and lead and guide architectural and urban design initiatives within the council, ensuring alignment with Council's vision for sustainable, inclusive, and well-designed built environments.
2. That Council include the creation of the City Architect position in the 2025/26 Budget with the position to sit within the Planning Directorate under the Director of Planning.

3. That Council develop a job description and recruitment strategy for the City Architect, ensuring the role is filled by a highly experienced and qualified professional with a deep understanding of urban design, public policy, and community engagement. A report on the proposed responsibilities for the position is to be tabled at the April 2025 Ordinary Council meeting. Key responsibilities are to include:
 - a) lead and advise on the design and planning of public spaces, parks, streetscapes, and civic buildings;
 - b) collaborate with proponents, architects, and urban planners to ensure high quality architectural results across the Inner West;
 - c) champion sustainability and high-quality architecture in all developments.
 - d) create design guidelines that preserve the inner west character while promoting innovative solutions; and
 - e) engage with the community to incorporate local needs into urban design decisions.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 67 Notice of Motion: New Major Residential Development Panel

Motion: (D'Arienzo/Byrne)

1. That Council establish a new Residential Development Panel to assess significant residential development applications and proposals under the new Inner West Local Environment Plan (LEP).
2. That the new panel provide a simplified and consistent approach to the assessment of significant residential developments, accelerating the approval and determination process and contributing to the delivery of new housing in the Inner West.
3. That the new panel convene regularly and will be responsible for reviewing and assessing significant residential development projects in accordance with the new LEP. This should include both the determination of applications Council is the consent authority for, as well as the assessment process for applications that are to be determined by the Eastern Sydney Planning Panel.
4. That panel membership will include the following key decision-makers:
 - a) General Manager;
 - b) Director of Planning;
 - c) General Counsel; and
 - d) City Architect (once recruited).
5. That panel responsibilities will include:
 - a) reviewing significant residential development applications and rezoning proposals based on planning, infrastructure, and legal considerations;
 - b) ensuring efficiency, consistency and clarity in the assessment process; and
 - c) reporting regularly to Council on the outcomes of panel reviews and the progress of housing delivery within the Inner West.
6. That Council officers develop and report criteria for significant residential development assessments to the April 2025 Council meeting. These criteria will

guide the new Panel in reviewing applications for major developments under the new LEP and should include a value threshold, the scale and size of the development, and high-quality design and sustainability standards.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Howard/Scott)

That Council enter into Confidential Session.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Councillor D'Arienzo left the meeting at 10:44pm as she had declared a non-significant, non-pecuniary interest in Item 68, as she has commenced new employment in the Office of the Minister for Housing and Homelessness NSW.

Confidential Session

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:

C0225(1) Item 68 Update on The EOI for the Development of Affordable Housing on Council Land (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.

C0225(1) Item 69 Appointment of Independent Audit, Risk and Improvement Committee (ARIC) Members, Minutes and Aric Annual Report (Section 10A(2)(a) of the *Local Government Act 1993* as it contains personnel matters concerning particular individuals (other than councillors).

C0225(1) Item 71 RFT 32-24 IWC Cleaning Services and Associated Products (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; AND commercial information of a confidential nature (Section 10A(2)(d)(i) of the *Local Government Act 1993*) that would, if disclosed prejudice the commercial position of the person who supplied it.

C0225(1) Item 72 RFT 44-24 Richard Murden Reserve Inclusive Playground Construction (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; AND commercial information of a confidential nature (Section 10A(2)(d)(i) of the *Local Government Act 1993*) that would, if disclosed prejudice the commercial position of the person who supplied it.

C0225(1) Item 73 Henson Park Upgrade Stage 2 (Section 10A(2)(d)(i) of the *Local Government Act 1993*) that would, if disclosed prejudice the commercial position of the person who supplied it.

RESOLUTIONS PASSED DURING CLOSED SESSION

C0225(1) Item 68 Update on the EOI for the development of affordable housing on Council land

Motion: (Howard/Clay)

1. That Council receives and approves the Tender Evaluation Report for the Stage 1 – Expression of Interest (EOI) process that recommends three (3) Preferred Respondents be progressed to Stage 2 – Request for Tender (RFT) process, to finalise and submit development proposals, including Transaction Documents, for further consideration by Council.
2. That Council, to inform and support Recommendation 1 above, endorse to progress and undertake due diligence assessments and site-specific concept design studies for a selected car park as a test-case to determine the potential development yields, indicative site massing/ scale and built form, compliance to apartment design guidelines(ADG) including Council's sustainability and environmental objectives and estimated delivery timescales and costs of construction for each component, including escalation and associated project fees, in order to validate project feasibility and development viability. The assessments and studies to be undertaken for both the prevailing FSR and height of building planning controls and any potential increase or amendment that would realistically be required in the planning controls to achieve project feasibility and development viability.
3. That Council, to inform and support Recommendation 2 above, approve that the findings and/ or recommendations of Council's master planning initiatives related to housing investigation areas and transport-oriented development for the specific precincts within which these car parks are situated, as the 'baseline' planning controls to test impacts on project feasibility and development viability.
4. That Council support and endorse the use and application of the NSW Government's recently approved *Housing Pattern Book* to accelerate the delivery of new low- and mid-rise housing, with designs and guidelines to support the construction of more high-quality housing.
5. That Council continue to endorse in-principle that a funding contribution for public car parking may be considered for a portion of the public car spaces to be provided at any or all of the shortlisted sites, which will be quantified with a lower and upper financial contribution range, by each Preferred Respondent when finalising their proposals as part of the Stage 2 – Request for Tender (RFT) process.
6. That Council undertake a full parking study in the town centres of the three shortlisted Council-owned car park sites, with the purpose of identifying opportunities to increase public parking, reporting back to Council in May 2025.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, Fergusson, Howard, Scott, Smith and Tastan

Against Motion: Macri and Raciti

Absent: Cr D'Arienzo

Amendment (Macri/Raciti)

That Council reaffirm its position and progress only to offer the car parks for affordable housing where parking numbers can be maintained or increased as per the

original motion.

Motion Lost

For Motion: Crs Macri and Raciti

Against Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, Fergusson, Howard, Scott, Smith and Tastan

Absent: Cr D'Arienzo

Councillor D'Arienzo returned to the meeting at 10.55pm

C0225(1) Item 69 Appointment of Independent Audit, Risk and Improvement Committee (ARIC) Members, Minutes and ARIC Annual Report

Motion: (Scott/Clay)

1. That Council resolves to appoint Ms Belinda Lawn and Mr Chris Davies as Independent Members to the Inner West Council Audit, Risk and Improvement Committee, for a period of four (4) years, with an option for re-appointment for a further 4 years, subject to a formal review of the member's performance.
2. That Council receive the minutes and adopt the recommendations of the Audit, Risk and Improvement Committee (ARIC) meeting held on 6 December 2024.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Scott/Howard)

That the meeting be extended to 11.10pm.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 71 RFT 32-24 IWC Cleaning Services and Associated Products

Motion: (Scott/Carlisle)

That Council defer consideration of the item until councillors are provided with a briefing on Council's cleaning services.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Councillor Raciti left the meeting at 11:00pm she had declared a significant, pecuniary interest in Item 72, as her primary residence is in close proximity to the reserve.

C0225(1) Item 72 RFT 44-24 Richard Murden Reserve Inclusive Playground Construction

Motion: (Scott/Howard)

1. That Council accepts the tender submitted by Romba Pty Ltd, Unit 3/17 Bromley Road, Emu Heights NSW 2750, for the Richard Murden Reserve Inclusive Playground Construction for the lump sum price of \$1,948,040.00 excluding GST (\$2,142,844.00 Inc. GST).
2. That Council delegate authority to the General Manager to authorise variations to this contract up to the value of the contingency amount noted in the confidential report.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan

Against Motion: Nil

Absent: Cr Raciti

Councillor Raciti returned to the meeting at 11:02pm

C0225(1) Item 73 Henson Park Upgrade Stage 2

Motion: (Byrne/Macri)

1. That Council note the \$2M funding contribution from the AFL towards the Henson Park Stage 2 Upgrade.
2. That Council commit a financial contribution of \$5.5M towards the Henson Park Stage 2 Upgrade as part of the 2025/26 budget, drawing on funds from the following sources:
 - a) developer contributions previously from nearby developments including at the former Timber Yards site;
 - b) funding owed by Sydney Airport Corporation to Council; and
 - c) infrastructure Reserves.
3. That Council advise the Office of Local Government on the changes to the funding package for Stage 2 in accordance with Public Private Partnership guidelines.
4. That Council delegate authority to the General Manager to enter into agreements or similar regarding the delivery of Stage 2 of the Henson Park upgrade.
5. That the approved designed and costings be circulated to councillors and a briefing session be held.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Scott/Carlisle)

That the meeting be extended to 11.30pm.

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

C0225(1) Item 74 Review of Organisational Structure

Motion: (Scott/Smith)

That Council proceed with the proposed new organisational structure of five Directors and General Counsel reporting to the General Manager as outlined below:

- **Director Planning;**
- **Director Corporate;**
- **Director Community;**
- **Director Engineering;**
- **Director Property and Major Projects; and**
- **General Counsel.**

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Procedural Motion (Byrne/Scott)

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

Motion Carried

For Motion: Crs Antoniou, Atkins, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

Against Motion: Nil

Meeting closed at 11.22pm.

PUBLIC SPEAKERS:

Item #	Speaker	Suburb
Item 3:	Campbell Knox Jesse McNicoll Richard Gray Uri Windt Rabbi Eli Feldman	Ashfield Glebe St Peters Annandale Newtown
Item 5:	Will Atkins Rebecca Fernandez Neil Tonkin Paul Avery Terence Kelly	Balmain East Balmain Lilyfield Balmain Newington
Item 12:	Rod Walker	Williamstown
Item 13:	Edward Walsh Rory Steinle-Davies David Lethem Bob Stephenson Hugh Davies	Balmain Birchgrove Balmain Balmain Balmain
Item 47:	Greg Pattison Heleana Genaus	Balmain Annandale
Item 50:	Larissa Brisbane Rachel Bunder	Ashfield Ashfield
Item 55:	Robert Pringle Julie Tubby	Rozelle Rozelle
Item 56:	Trista Rose	Balmain
Item 58:	Donald Semken	Ashfield
Item 64:	Campbell Knox Jesse McNicoll	Ashfield Glebe
Item 65:	Heleana Genaus	Annandale
Item 68:	Morris Hanna Arthur Alepidis Simon Konstantinidis	Marrickville Beverly Hills Marrickville

Unconfirmed minutes from the Ordinary Council meeting held on 18 February 2025.

Item No: C0325(1) Item 1
Subject: LIGHTING TRIAL ON SPORTING GROUNDS
Prepared By: Aaron Callaghan - Parks Planning and Ecology Manager
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

1. That Council retain the following winter hours for sporting ground flood lighting use in order to facilitate dog walking after dark in winter:
 - a) Mondays reduced lighting until 7.30pm;
 - b) Tuesdays, Wednesdays, Thursdays and Fridays 5pm-9pm; and
 - c) Saturdays and Sundays – no lighting except:
 - i. 5pm-10pm on all-weather synthetic surfaces subject to Council approval; and
 - ii. on natural turf grounds for finals series games or one-off events subject to approval by Council.
2. That Council continue to undertake detailed placemaking in park master plans and park upgrades, to ensure safety by design considerations are embedded in park master plans including the provision of lighting to Australian Standards on pathways, identified hotspots and key pedestrian routes.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

This report outlines the outcomes of community engagement which was undertaken between June - October 2024 in relation to a sporting ground lighting trial. The report highlights patronage numbers utilising the sporting grounds during the trial period and feedback received from community members and community-based sporting clubs.

BACKGROUND

At the Council meeting held on 4 June 2024, Council resolved the following in part:

3. *That Council commit to extended hours for lighting at all council-managed sports grounds during winter months, allowing lights to remain on until at least 9:00pm between June 1 and October 1 annually, subject to a trial period of two months, during which Council will write to residents and signage will be erected at each ground informing users of the trial and providing an avenue to provide feedback, with a report to be tabled following the trial including feedback from park users.*

DISCUSSION

The lighting trial operated from 1 June 2024 through 1 October 2024 from 5pm-9:15pm on the following sporting grounds:

1. Algie Park
2. Arlington Recreation Reserve
3. Ashfield Park
4. Balmain Road (Callan Park)
5. Birchgrove Oval
6. Blackmore Park
7. Camperdown Oval
8. Centenary Park
9. Cohen Park
10. Easton Park
11. Glover Street (Callan Park)
12. Hammond Park
13. HJ Mahoney Reserve
14. King George Park
15. Leichhardt #2
16. Leichhardt #3
17. Mackey Park
18. Marrickville Park
19. Petersham Park
20. Pratten Park
21. Steel Park
22. Tempe Reserve
23. Waterfront Drive (Callan Park)

Community Sports and Lighting of Sporting Grounds

In terms of regular winter sporting use, sporting ground lighting has been programmed to be switched on from 5pm through to 9:15pm on the above listed sporting grounds for seasonal sports training on Tuesdays, Wednesdays, Thursdays and Fridays. Previously to the lighting trial, and in line with Council's adopted Sporting Ground Allocations Policy on Monday evenings, all sports grounds were previously closed for rest and recovery and also to provide residential respite from weekend winter sport. This policy requirement was placed on hold during the trial period.

Community Engagement Outcomes

Community feedback on the lighting trial was advertised via letter drop to local residents and through A1 posters in the parks listed. Formal community feedback on the lighting trial was open from the 25 June 2024 until 31 August 2024.

A total of 884 people visited the Your Say project page, a total of 99 visitors provided feedback through the online survey and 15 provided feedback via email. A total of 74% of respondents of the online survey completely agreed with the proposal. The main reasons for supporting lighting provision in parks was the ability to exercise at night, increasing safety and being able to walk dogs at night. Of the 15 email respondents, 60% were against the proposal citing concerns with light and noise pollution for local residents and biodiversity, along with energy consumption and parking issues. A copy of the engagement summary report is included at *Attachment 1* to this report.

During the engagement process a number of individual submissions were also received by Council officers during the lighting trial. A full summary of these emailed submissions is provided as an Attachment 2 to this report. In summary, the majority of written submissions, coming from both residents and sporting clubs opposed the lighting trial and highlighted the following concerns:

- Increased energy costs to ratepayers
- Light pollution
- Residential amenity impacts
- Overuse of sporting grounds
- Wildlife and biodiversity impacts.
- Antisocial behaviour in parks after dark

Submissions in support of the lighting trial highlighted support for the following:

- Additional training access outside of community sporting training times.
- Lighting should be extended to all playground areas
- Improved safety for park users and enhanced community connection

Young Leaders Workshop

As part of the Community engagement process, Council representatives attended the Young Leaders Working Group meeting on 5 August 2024 to discuss the lighting trial and seek feedback from young people.

The following recommendations were provided at the Young Leaders Workshop:

1. Consider turning off the lights on the weekend evenings as people have the whole day to utilise the parks (vs during the week when at school/work)
2. Lock the public toilets in the evenings, for safety of the community as instances where dangerous materials found on bathroom floor
3. Skate parks having lights on is a good thing

Amenity impact on nearby residents

Residents who expressed concern about the lighting trial cited amenity impacts around light spill as well as noise associated with the additional lighting. Residents asked for respite by way of some nights of the week having no lights or shortened hours. In consideration of these concerns and in keeping with the recommendations of the Young Leaders Workshop it is recommended that no lights are proposed for weekend nights unless associated with a formal sporting game, and that on Monday nights, when no games are played the lights are turned off early at 7.30pm.

Overuse of Sporting Grounds-Maintaining a Safe Playing Surface

Overuse of sporting grounds was a key issue raised by sporting clubs. They were concerned regarding the impact of dogs on the turf and that the extended lighting attracted informal community that creates further wear and tear on the turf.

Council's current sporting grounds are oversubscribed in terms of winter use with sporting grounds being used for training and games in excess of 34 hours a week. The recommended national standard for sporting ground use, in terms of maintaining good turf coverage is 24 hours per week of use. The over subscription of use, combined with adverse winter weather conditions and other approved sporting ground uses (*including companion animal off leash access- when there is no sporting use*), is being overcome to a degree through significant investment in increased maintenance regimes. Alternative technologies including all weather synthetic surfaces to address growing sports training and competition needs also forms part of a multi strategy solution.

Energy Costs - Lighting Trial

Energy costs associated with running the lighting trial from 1 June to 1 October during non-sporting allocation use cost Council a total of \$62,300 of additional expenditure.

Community Access Data - Light Trial Sporting Ground Inspections.

Council officers undertook random inspections of sporting grounds during the lighting trial. The inspections recorded visitor numbers during peak access times. As highlighted in *Table 1* below, visitor numbers and usage were low. Regular operational inspections of the sporting grounds concur with the low usage numbers and highlighted that there was no noticeable adverse deterioration in ground conditions during the lighting trial period.

Table 1.0 Sporting Ground lighting trial survey results

Sporting Ground	Day	Time	People walking	People jogging / running	People walking the dog on leash	Dogs off leash	Team(s) organised training or games	Social sport
Centenary Park	29/07/2024	6pm - 7:30pm	5	2	3	0	1 team - 16 players	2
Ashfield Park	29/07/2024	6pm - 7:30pm	3	1	0	0	0	2
Blackmore Oval	5/08/2024	6pm - 7:30pm	4	2	0	6	0	0
Tempe Reserve	5/08/2024	6pm - 7:30pm	2	2	4	0	1 team - 14 players	0
King George Park	9/08/2024	6pm - 7:30pm	only on Bay Run	only on Bay Run	only on Bay Run	2	0	0
Marrickville Park	12/08/2024	6pm - 7:30pm	0	1	0	0	0	2

Lighting Improvements in Parks

As part of its commitment to park master plans and through its park plans of management process, Council is continuing to develop park master plans for improved lighting in parks. This provides a benefit to the local community and as this improved park lighting continues to be rolled out it offers the opportunity for additional lighting in nearby sporting fields to be reduced.

Currently, major lighting upgrades are being completed in Henson Park to support evening winter access by dog walkers and similar upgrades are also being completed at Camdenville Park. Council has also previously upgraded lighting as part of its Parksafes program at Camperdown Memorial Rest Park.

As major lighting upgrades are completed off field – as has happened at Henson Park, on field lighting will only occur as required to support sporting stakeholder allocations.

Conclusion

The lighting trial was well supported as demonstrated by the Community Engagement documentation. Sporting clubs raised concerns about degradation of the field but this was not demonstrated by the trial. Nearby residents pointed out the ongoing impact to them regarding light spill in particular and accordingly the winter lighting of sporting fields is recommended to become permanent with early lights off on Monday (7.30pm) and no lighting on weekends unless associated with a formal sports game.

FINANCIAL IMPLICATIONS

The energy costs associated with running the lighting trial from 1 June to 1 October 2024 outside of normal sports training hours (Saturday, Sundays and Mondays) resulted in an unbudgeted cost implication of \$62,300.

Attachment 1 has been published separately in the Attachments Document on Council's Website <https://www.innerwest.nsw.gov.au/about/the-council/council-meetings/current-council-meetings>

ATTACHMENTS

1.  Engagement Outcomes Report – Published Separately on Council's website
2.  Emailed Submissions to Lighting Trial

Attachment 2 Lighting Trial Written Submissions

RESIDENT – AGAINST

Below are summaries of the 7 submissions received from local residents expressing no support for the trial. The following issues were raised

- I am daily impacted by the noise levels emanating from the various sporting activities
- I am opposed to the extension of the lights as I am now subjected to yelling and screaming from the oval potentially 7 nights a week until 9pm, as well as during the day on weekends
- No extension of lighting at Ashfield Park
- Could consideration be given to having at least Sunday night without lights and on Saturdays lights out at 7pm, consistent with the closing time of the Council aquatic centers
- Hugely increased number of people, the noise, the parking problems and the inability to use the actual oval, these sorts of informal leisure activities are no longer possible
- Has the strong likelihood of encouraging more formal sporting events and therefore further discouraging use of the area for informal activities which are quite possible in the ambient light
- Lights are already on the days/nights of events, we find we often have to park 1/2km or more from our houses
- As one of our neighbours once said 'let there be night'
- Its cold in the park at night
- Increased use of these floodlights is a nuisance and a bad decision, significantly worsens light pollution
- This is a huge step backwards for the light pollution. It's bad for wildlife
- Waste of energy – right when energy costs are increasing across Australia, this sends the message that the Inner West Council is comfortable wasting funds lighting up sportsgrounds that are not in use 7 nights a week
- Nuisance to local residents – I live near Petersham Park and the flood lights shine brightly on all houses opposite the park
- How do you justify keeping the whole park illuminated till 10.00pm 24/7?
- People will be able to keep playing tennis in the tennis court as the park lights also illuminate the tennis courts
- The park will attract people 24/7 from everywhere not just the local council area
- Adults and teenagers have now taken over the children's playground screaming and yelling keeping me from enjoying some quiet time at home in the evenings
- The lights on till 10.00pm have also attracted unwanted behaviour with people letting their dogs run wild and barking in the park, people going into the tennis court screaming and yelling with soccer balls, loud music, dogs running around in tennis court barking. Also adults taking over the children's playground making it unbearably noisy
- Residents in Dulwich Hill also have increased aircraft flying low so more noise and pollution

Council officer response:

- Residential amenity concerns have been noted and opposition to lighting the sporting ground at Ashfield Park (during non-sporting use) has also been noted
- Opposition to the trial on the basis of respecting and preserving residential amenities noted

- In terms of sports training, while lighting is permitted on training days until 9pm a 15 minute grace period is provided to allow sporting clubs the ability to safely gather equipment, training gear and safely exit the sportsgrounds with good lighting coverage. This is not considered unreasonable and takes into account the safety needs of the sporting community
- Opposition in relation to lighting pollution, energy costs and impacts on wildlife along with the need to respect residential amenity is acknowledged

RESIDENTS - FOR

Below are summaries of the 3 submissions received from local residents expressing support for the trial. The following issues were raised

Issue

- Strongly support keeping lights on – safety reasons and community connection
- My son and his friends would be grateful to have the opportunity to train independently in the early evening
- I think the lighting should also be extended to playgrounds too. Not just sporting fields
-

Council officer response:

- The lighting trial was not designed to encourage further coaching or intensification of sporting grounds after dark
- There are no plans by Council to light playgrounds after dark – also bordered by resident properties

SPORTING STAKEHOLDERS

4 submissions were received from sporting clubs. They did not support the lighting trial and raised the following issues:

Issue

- Concern with social groups using the fields when they don't have a booking or even when the parks are closed
- Causes undue problems for community sporting clubs who during the Winter months are primary hirers of sports fields
- parks being taken offline through over-use for maintenance that ultimately impacts organised community activities
- Strong opposition to the initiative of extending lighting hours
- Council sports fields are highly trafficked areas that often deteriorate as the winter sporting season progresses
- Council does not currently permit the hiring of sports fields on Monday nights to allow fields the appropriate time to recover and to ensure they remain playable throughout the winter sporting season
- Leaving lights on at night creates a higher risk of overuse and damage to the playing surface which can lead to increased maintenance costs and more frequent repairs
- It is clear that there are groups in the community who are not field hirers who plan on fields even when they are closed, which damages them for hirers like ourselves. This is currently happening during daylight and twilight hours.
- How does Council plans to keep fields in good condition if they are being used 24/7?

- Security for storage facilities at fully lit grounds in the middle of the night, as well as light pollution for residents and wildlife
- Lights should be turned off during wet weather

Council officer Response

- Sporting Ground degradation and maintaining a safe playing surface is a key concern for Council as is managing carrying capacity and ensuring that winter sporting users have access to quality turf sporting grounds throughout the winter sporting season.
- Council officers note the need for Council to actively manage and monitor the use of turf sporting grounds to ensure that sporting grounds are not overused or inappropriately accessed by unauthorized sporting users
- During wet weather lighting is turned off to discourage access to sporting grounds

Individual Submissions In Full Lighting Trial Written Submissions

RESIDENTS NON-SUPPORT

1. Issue

No extension of lighting at Ashfield Park.

I am opposed to the extension of the lights as I am now subjected to yelling and screaming from the oval potentially 7 nights a week until 9pm, as well as during the day on weekends. This intensification of the use of the oval is unreasonable for residents, as the noise generated by sporting activities is always very loud whether its children having training sessions or adults playing soccer games and often extends beyond 9pm as players are leaving the field.

Consideration be given to having at least Sunday night without lights and on Saturdays lights out by 7pm, consistent with the closing times of the Council Aquatic Centres.

Council officer Response

Residential amenity concerns have been noted and opposition to lighting the sporting ground at Ashfield Park (during non-sporting use) has also been noted.

2. Issue

As an Inner West resident, I would like to provide some feedback about the Council's decision to keep sporting ground lights on until 9pm all week. - Firstly, I am appalled that the Council made this decision without any community consultation. - We live close to Birchgrove Oval and along with most of the community here, enjoy the oval and its surroundings. As the only space of this size in the Balmain/Birchgrove area, when it is available it is used for a multitude of informal activities - picnicking, walking, running, playing with our children and much many more. - When the oval is in use by formal sporting activities (as it is 4 nights a week and all day on both Saturday and Sunday for a lot of the year), because of the hugely increased number of people, the noise, the parking problems and the inability to use the actual oval, these sorts of informal leisure activities are no longer possible. We constantly observe the locals reclaiming the space after the sporting crowds leave. - Having the lights on until 9 pm (actually 9.15pm since Council staff unilaterally decided to ignore the previously approved DA) has the strong likelihood of encouraging more formal sporting events and therefore further discouraging use of the area for informal activities which are quite possible in the ambient light. - With Balmain's narrow streets, small

houses (largely) and lack of garages we locals often have trouble parking near our houses and this is exacerbated when there are organised sporting activities on the oval. With the lights on every night, the amount of traffic coming into the peninsula with be hugely increased. Already on the days/nights of events, we find we often must park 1/2 km or more from our houses. We accept this as a price we pay for living near an oval but I would hope for consideration of the needs of the local residents as well as those of sporting clubs. As one of our neighbors once said "Let there be night"! I would appreciate it if you could take my thoughts into account.

Council officer Response

Opposition to the trial on the basis of respecting and preserving residential amenity is noted.

In terms of sports training, while lighting is permitted on training days until 9pm a 15 minute grace period is provided to allow sporting clubs the ability to safely gather equipment, training gear and safely exit the sports grounds with good light coverage. This is not considered unreasonable and takes into account the safety needs of the sporting community.

3. Issue

I had to get moving on from Algie Park because I was truly freezing. More time there would probably have brought to mind the word 'constantly' as being at least as good as 'permanently' for clarity.

Council officer Response

Warm weather gear when using sporting grounds in winter evenings is encouraged.

4. Issue

I would like to strongly object to the council's proposal to turn on sports ground floodlights every night from 5pm to 9pm for 7 days a week throughout winter months. I live close to Petersham Park, and the increased use of these floodlights is a nuisance and a bad decision... Significantly worsens light pollution - Australian environmental law and planning instruments at state and federal levels recognise the seriously adverse effects of light pollution. While other local councils across Sydney have taken strong steps to address light pollution - this is a huge step backwards for the Inner West. Light pollution is bad for wildlife - and we have a generation of children growing up now who are not able to easily see stars at night without driving hours out of the city. Waste of energy - Right when energy costs are increasing across Australia, this sends the message that the inner West Council is comfortable with wasting funds lighting up sports grounds that are not in use 7 nights a week. Nuisance to local residents - I live near Petersham Park and the flood lights shine brightly on all houses opposite the park. They shine into windows and are offensive to have to put up with every single evening.

Thanks for allowing me to provide this feedback, I hope it's taken on board.

Council officer Response

Opposition in relation to lighting pollution, energy costs and impacts on wildlife along with the need to respect residential amenity is acknowledged.

5. Issue

Has Inner West Council gone mad keeping lights on in Hammond Park till 10.00pm 7 nights a week forever?? I live at (address deleted by Council officer) next door to the tennis courts where lights stay on till 9.30pm 7 nights a week. Now the park lights staying on till 10.00pm weeknights for soccer training by Ashfield Pirates Soccer Club and attracting more people more cars more trouble to Hammond Park. Plus, parents parking on Frederick St blocking my driveway.

When do I get to enjoy quiet time in my home NEVER!!!! I'm the rate payer and yet again Council has come up with the most inconsiderate idea of all time. How do you justify keeping the whole park illuminated till 10.00pm 24/7??? People will be able to keep playing tennis in the tennis court as the park lights also illuminate the tennis courts. The extra light next to the tennis court has been illuminating the tennis court since you authorised upgrading that light. It has also illuminated my house and all bedrooms for months. Are you for real??? I want this light removed now. The park will attract people 24/7 from everywhere not just the local council area. Soccer training by Ashfield Pirates will take over the park 7 nights a week till past 10.00pm and use the park for summer night soccer games.

Again Ashfield Pirates get more and more STOP giving into Ashfield Pirates. Adults and teenagers have now taken over the children's playground screaming and yelling keeping me from enjoying some quiet time at home in the evening. It has also prevented me from getting to sleep at night. All the surrounding residents in Lucy St Frederick st Church St and Henry st have also been suffering. The lights on till 10.00pm have also attracted unwanted behavior with people letting their dogs run wild and barking in the park, people going into the tennis court screaming and yelling with soccer balls, loud music, dogs running around in tennis court barking. Also adults taking over the children's playground making unbearable noise.

Why don't you illuminate the large parks in the Inner West not the small Hammond Park.

I have also been unwell and when I go to bed early on these cold nights I cannot get to sleep or get the rest I need to be able to function the next morning. How would you like to have lights shining into your bedrooms and having people screaming dogs barking keeping you and your family awake?? This lighting has also caused great damage to the eco system for the night life of nocturnal animals in the park. Lighting can be very disorientating to animals that are trying to move at night.

So PLEASE turn lights off the lights at 8.00pm weeknights and don't turn them on Saturday and Sunday nights. PLEASE listen to the rate payers and surrounding residents.

Council officer Response

Concerns in relation to residential amenity and antisocial behavior after dark wildlife concerns have been noted.

6. Issue

I'm against this where I live in Dulwich Hill bc already we have soccer 365 days a year from 6am to now a proposed 9pm.

Council should consider creating other sporting grounds as we are overcrowded, and more lights create more pollution.

Residents in Dulwich Hill also have increased aircraft flying low so more noise and pollution.

I just wish council would seek to allow residents to enjoy their surroundings as nature also intended but we seem to be competing with more medium density housing, cars, and increased use of the oval and reserve which despite all your noise pollution signs don't apply to some users. JF laxton reserve is an amphitheater whereby all conversations in the bbq area and play area are amplified to residents.

I'd love a sign on placed there banning amplified music, maintenance of the roller (one of the play equipment which makes a dreaded noise) and more trees or something to muffle conversations.

Council officer Response

Concerns in relation to residential amenity and antisocial behavior after dark have been noted.

Park User/Local Resident /Sporting Stakeholder

Resident

7. Issue

As a resident who lives in a unit in Pembroke St directly opposite the oval, I am daily impacted by the noise levels emanating from the various sporting activities. I am writing this on a Sunday night and at 8.45pm awaiting for the yelling to cease. I am opposed to the extension of the lights as I am now subjected to yelling and screaming from the oval potentially 7 nights a week until 9pm. as well as during the day on weekends. This intensification of the use of the oval is unreasonable for residents, as the noise generated by sporting activities is always very loud whether its children having training sessions or adults playing soccer games and often extends beyond 9pm as players are leaving the field. My efforts to drown out the noise by having my TV on at high volume are unsuccessful. The noise from the oval can be heard in all rooms. I acknowledge that groups use the oval in summer, taking advantage of the daylight, however at least the activity ceases by sunset which is around 8PM. Recommendations:

- No extension of lighting at Ashfield Park
- Keep lights on at parks which are not in close proximity of residents and redirect sporting groups to utilise these grounds. Has Council been monitoring the usage of the grounds during the trial.?
- If the Inner West Council insists on keeping lights on at Ashfield Park, (given Council has already made a decision to extend to 1st Oct), could consideration be given to having at least Sunday night without lights and on Saturdays lights out at 7pm , consistent with the closing time of the Council aquatic centers.
- I appreciate the opportunity to provide feedback and thank you for your consideration of my comments. I hope that with regard to the Sports Ground, the Inner West Council continues to adhere to a core objective of the Ashfield Park Management plan of ensuring " activities are managed having regard to any adverse impact on nearby residences ".

Council officer Response

Concerns in relation to residential amenity and antisocial behavior after dark have been noted.

RESIDENTS – IN SUPPORT

8. Issue

Strong support keeping lights on – safety reasons and community connection

Council officer Response

Support for the lighting trial is noted.

9. Issue

Resident is grateful to have the opportunity to train independently in the early evenings

Council officer Response

The lighting trial was not designed to encourage further coaching or intensification of use of sporting grounds after dark

10. Issue

Lighting should also be extended to playgrounds too. Not just sporting fields.

Council officer Response

There are no current plans by Council to light playgrounds after dark.

SPORTING STAKEHOLDERS – NON-SUPPORT

11. Issue

Marrickville FC does not agree with this trial. As you already know, we have massive issues with social groups using the fields when they don't have a booking or even when the parks are closed. They do not care if the field has been closed by Council or by Clubs and continue to play on it. While we are all doing the right thing to preserve these fields, they, put bluntly, don't care. We have been reporting these issues for months and not one ranger has come down to deal with the situation.

The Council has requested that clubs stay in their designated booking however, it would be difficult to stop people coming down to use the park when everyone else will be. We will not be policing this nor do we think it's fair for our members of the community to be treated differently.

Council officer Response

Council Officers note the need for Council to actively manage and monitor the use of turf sporting grounds to ensure that sporting grounds are not overused or inappropriately accessed by unauthorized sporting users. Council does not have the resources to actively patrol sporting grounds after hours. The potential overuse of sporting grounds during the winter sporting season is addressed in this report.

12. Issue

This is an "interesting" experiment by Council. From a regional sports body level and noting the reaction of some of the clubs located within the LGA, while Council's extension of lights may a logical idea behind it, it will I believe cause undue problems for community sporting clubs who during the Winter months are primary hirers of sports fields. Extended lighting has the potential to:

Having unauthorised/unsupervised use of sports fields in months when growth is at its minimum can impact the status of a sports field for when hirers seek to use that space. Additional traffic on a sports field when Council has determined a maximum number of hours usage can cause field degradation. On the flip side Clubs will see addition park usage and ask why they are unable to have structured use of that same space while lights are on.

- On site disputes between hirers and non-hirers as to who has access to a venue if it becomes a belief the park is open for anyone to use all the time.
- Damage caused by unsupervised evening park usage.

One question I have is would lights be on if a park is closed for wet weather/maintenance? I do believe by opening up fields at a time when turf growth doesn't exist, and generally in the back half of a Winter season fields are at their most stress, will impact Council financially with parks being taken offline through over-use for maintenance that ultimately impacts organised community activities.

Council officer Response

Sporting Ground degradation and maintaining a safe playing surface is a key concern for Council as is managing carrying capacity and ensuring that winter sporting users have access to quality turf sporting grounds throughout the winter sporting season.

During wet weather lighting is turned off to discourage access to sporting grounds.

13. Issue

I am writing on behalf of Ashfield Pirates FC to express strong opposition to the initiative of extending lighting hours for Hammond Park, Ashfield Park, and Pratten Park, particularly given the current restrictions imposed on local sports clubs regarding ground usage.

While the extended lighting may seem like a positive step, it has had unintended negative consequences for the condition of the grounds.

As clubs, we are unable to use the fields when they are closed due to weather or maintenance, yet the lights remain on until 9 pm for the general public. Unfortunately, this has led to frequent misuse, with large groups often gathering and engaging in activities that cause significant damage to the fields. This has accelerated the wear and tear, making it difficult for the grounds to recover and maintain their quality, which ultimately affects all users.

The increased deterioration of the fields puts pressure on already limited resources and prevents the grounds from being used to their full potential when they are open. This policy undermines efforts to preserve the quality of the fields for everyone who enjoys them.

We urge the council to reconsider this initiative and better align lighting hours with responsible and sustainable use of the grounds to ensure their long-term viability.

Council officer Response

Council officers note the need for Council to actively manage and monitor the use of turf sporting grounds to ensure that sporting grounds are not overused or inappropriately accessed by unauthorized sporting users. Council does not have the resources to actively patrol sporting grounds after hours. The potential overuse of sporting grounds during the winter sporting season is addressed in this report.

14. Issue

I write on behalf of AFL NSW/ACT regarding Inner West Council's *Sports Ground Lighting Trial* and the possibility of this trial becoming permanent. We have some concerns regarding our local clubs who may be affected by any permanent ongoing change which we believe should be considered in any upcoming Council decisions.

Council sports fields are highly trafficked areas that often deteriorate as the winter sporting season progresses. While recognising that Council sports fields are public assets typically available for use by the general public when not booked for organised sport, we have concerns that a permanent extension of the lighting trial will increase foot traffic to unsustainable levels and create challenges for local sporting participants and the Council's maintenance teams.

Our primary concern with any decision to light fields beyond organised sport bookings is primarily centred around misuse by casual or informal groups. For example, Inner West Council does not currently permit the hiring of sports fields on Monday nights to allow fields the appropriate time to recover and to ensure they remain playable throughout the winter sporting season.

Should the *Sports Field Lighting Trial* become permanent it may encourage informal use of the fields during these designated rest periods leading to long term damage. We have received feedback from our stakeholders that this has occurred at HJ Mahoney Reserve,

where large groups of users have been playing unorganised teams sports on Monday nights during the trial. The rest period is essential for preserving the integrity of the turf, particularly after weekend activities.

Additionally, we believe that by having the lights on regardless of booking allocations, has the potential to create conflicts between sporting clubs and members of the community as to who has right of use. It may also place a significant burden on Council as without a formal system to regulate usage there is a higher risk of overuse and damage to the playing surface which can lead to increased maintenance costs and more frequent repairs.

While we applaud Council's intent to ensure that sports grounds are utilised by all members of the community, we do believe that a permanent extension of the trial will have a detrimental impact to playing fields, local sporting clubs and Council maintenance teams. Thank you for your consideration of our feedback. Please do not hesitate to contact me should you have any queries.

Council officer Response

Council officers note the need for Council to actively manage and monitor the use of turf sporting grounds to ensure that sporting grounds are not over used or inappropriately accessed by unauthorized sporting users. Council does not have the resources to actively patrol sporting grounds after hours. The potential overuse of sporting grounds during the winter sporting season is addressed in this report.

15. Issue

I am emailing in my capacity as President of the Sydney Rangers Football Club. We are a community football club who are hirers of Tempe Reserve in Inner West and have been for the previous two years.

I understand you are seeking feedback regarding the proposal to light sporting fields 24/7 next year during the winter period.

I wanted to share some thoughts on behalf of our club:

- We commend the Council for seeking ways to ensure residents can enjoy outdoor spaces in one of the most densely populated areas in Sydney and we understand the need to maximise these hours.
- As a hirer of fields in the area, we strive to look after and cherish the spaces we have been offered the opportunity to play on as part of the agreement between ourselves and the Council.
- This includes not playing on fields during wet weather, and particularly this year, making the decision to call off some games even when Council has left them open. We understand that playing on fields that are wet or damaged is detrimental to the long-term health of the field.
- It is clear that there are groups in the community who are not field hirers who play on fields even when they are closed, which damages them for hirers like ourselves.
- This is currently happening during daylight and twilight hours, which is clearly already too difficult for Council to cover.
- I also understand that this trial will see fields lit on a Monday which we understood was a rest day for fields and we are keen to understand the potential impact of this lack of rest on the playing surface.
- My email is not to demand action either way, but I would like to understand how Council plans to keep fields in good condition if they are being used 24/7? Particularly when we are not able to enforce when local informal groups and dog walkers utilise the spaces when they are closed now.
-

- I also have other concerns about security for storage facilities at fully lit grounds in the middle of the night, as well as light pollution for local residents and wildlife.
-
- Thank you for opening up this decision to feedback and for everything you do for the community and sports clubs like ours. Playing football and having a ground in the inner west is a great privilege and I hope you find our feedback constructive as we seek the best solution for residents and hirers alike.

Council officer Response

Comments and concerns regarding the ongoing management and maintenance of turf sporting grounds have been noted.

Item No: C0325(1) Item 2
Subject: CENTENARY RESERVE - ALL WEATHER SPORTING SURFACE DEVELOPMENT
Prepared By: Aaron Callaghan - Parks Planning and Ecology Manager
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

1. That Council undertake community engagement and seek community feedback for a period of 42 days on the following options for improvements to Centenary Reserve:
 - a) maintain and renovate current natural turf sporting ground surfaces;
 - b) provision of one All-weather surface at Centenary Reserve, with cricket displaced from the parkland; and
 - c) provision of two All-weather surfaces at Centenary Reserve with the inclusion of a synthetic cricket wicket.
2. That following the conclusion of the exhibition period, the outcomes of community engagement be brought back to Council. The report will also include details on a recommended project, including updated costings and delivery timelines.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 2: Liveable, connected neighbourhoods and transport
- 4: Healthy, resilient and caring communities
- 5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

This report highlights a proposed engagement framework for consulting the community in relation to the development of two all-weather surfaces at Centenary Reserve, Ashfield. Importantly, the report highlights the estimated cost implications associated with the project moving forward.

BACKGROUND

At the Council meeting held on 21 November 2023, Council resolved the following:

That Council begin investigating provision of improved accessibility and an all-weather surface in Centenary Park, Croydon. This process should be conducted in consultation with park users and the community.

DISCUSSION

In April 2024, Council officers from the Parks Planning and Ecology team, along with staff members from Parks Capital held initial engagement with the stakeholders from Ashfield Cricket Club, Burwood Soccer and Super Six-A-Side Soccer (*commercial summer user*).

In terms of local sporting user feedback:

Ashfield Cricket Club:

- Expressed concerns about the potential health and environmental impacts of all-weather surfaces and concerns about a possible increase in injuries on all-weather surfaces
- The club is experiencing growth in both juniors and seniors registrations
- Losing a cricket wicket would adversely affect the club and games, especially for juniors. There is no alternative venue to relocate Ashfield cricket in the local area

Soccer Sixes:

- Supports the creation of an all-weather surface at the park
- Prefers two synthetic fields
- Believes that injuries will decrease due to the evenness of the playing surface
- Notes that the park has traditionally been used for sports and should continue to be

Burwood Football Club:

- Supports the creation of an all-weather surface at the park
- Requires at least one all-weather field, with a preference for two
- Notes significant loss of playing time due to rain, affecting approximately 30% of training activities are lost every season
- Highlights the disadvantage of not having such facilities compared to other clubs with all-weather synthetic fields, which can play more games and hold more training session
- Points out that increased capacity would enable more community programming, including an all-abilities program and other inclusive activities

Other items:

- Parking is not currently a significant issue, but improvements, such as angle parking on surrounding streets, would be welcome
- A lighting upgrade should be included in the works
- An upgrade to perimeter fencing should be included
- Cricket Nets should be reoriented if possible
- The height of Cricket Nets should be increased if possible
- Additional line markings for multi-sport use, potentially including a jogging track around the oval, should be considered

Table 1 Centenary Reserve - Options for An All-Weather Surface Development

Option	Positives	Negatives
Option 1- Maintain and renovate current natural turf Surfaces	<p>Budget estimates are approximately \$2 million for a complete upgrade including lighting. Works are already included in the forward capital works programme for 2026/2027</p> <p>Maintains current sporting content for summer and winter use.</p> <p>Maintains a traditional parkland appearance and community use.</p>	Does not address increased capacity needs for local soccer or the loss of playing time due to adverse weather.
Option 2 - Provision	Budget Implications are lower for	Cricket is displaced from the

of One Single All Weather Synthetic Surface	a single synthetic surface at a construction cost of \$4 Million 60% of the parkland is retained as natural turf	parklands as Cricket cannot play on half-synthetic, half- natural turf field. There are no other suitably sized playing fields in the area to support cricket relocation and Ashfield Cricket would need to relocate to a neighbouring LGA
Option 3 - Provision of two All Weather Synthetic Surfaces	Cricket is retained and there is no displacement of existing sports as a synthetic cricket wicket can be placed between the two all-weather sporting fields. Increased capacity for sporting content for winter soccer and summer six-a-side soccer.	Natural turf is reduced to 40% percent of the parkland. \$7.5 Million estimated cost to deliver two all-weather surfaces with a synthetic cricket wicket.

Cost Implications

The cost implications for renovating and upgrading the existing natural turf surfaces are estimated at \$2 Million dollars. This work is currently planned in the forward capital works program for 2026/27.

The capital delivery costs associated with *design and delivery* of one all-weather surface is estimated at \$4 Million.

The capital delivery costs associated with *design and delivery* of two all-weather surfaces along with a synthetic cricket wicket at Centenary Reserve is valued at approximately \$7.5 Million in terms of delivery costs.

In terms of current funding provision, Council's forward budget allows a total funding of \$2,185,000k for upgrades to Centenary Reserve Sporting Grounds. These costings highlight that should Option 3 be preferred a shortfall of approximately \$5 Million would result, dependent on the scope for the project. Subject to the outcomes of future community engagement and future Council endorsement of this project, grant opportunities to help fund the project at both State and Federal level would need to be explored and applied for where appropriate.

Options Assessment

In September 2024, an initial assessment on the proposed all weather surface options for the parkland was undertaken along with a preliminary engagement of the sporting stakeholders.

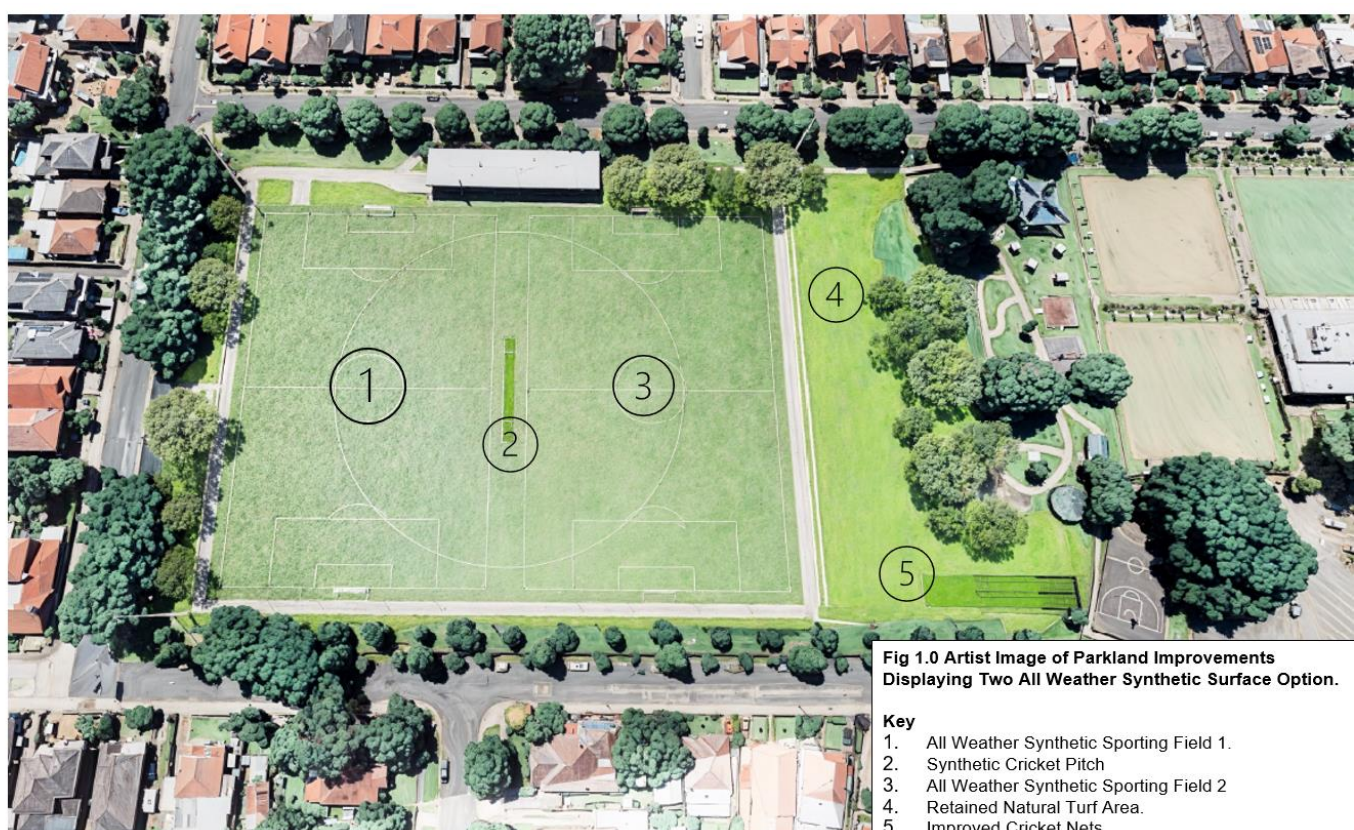
Option 1 – retain the fields as natural turf and upgrade in accordance with Council's renovation and upgrade schedule. While this option is within budget it does not address issues of accessibility and an all weather surface. Nor does it acknowledge the high demand and wear on sports fields in this area and the low availability of all-weather sports fields generally. Within these constraints however it does accommodate all sporting stakeholders.

Option 2 – provision of one single all-weather surface is an option that is partially accommodated within the current budget allocation for the renovation and upgrade of the existing natural turf. It addresses the high demand for sporting fields on behalf of soccer however this is completely at the expense of local cricket who are traditionally homed at Centenary Park. Cricket requires a larger pitch and the game cannot be played across a part synthetic part natural turf. Implementation of a single synthetic field at Centenary Park

effectively removes cricket from the Inner West LGA as there is nowhere else to accommodate this sport.

Option 3 – the creation of two all-weather synthetic soccer fields at Centenary Reserve. This model includes the provision of an artificial cricket wicket between the two sporting fields. This scenario ensures no net loss of sporting content within the parkland. The proposal maintains the openness of the park (no fencing) and approximately 40% of the parkland will be retained as natural turf for general community recreation moving forward. This is the preferred option of stakeholders consulted so far but has budget implications for Council.

Fig 1.0 provides an illustrated image of parkland improvements highlighting the option of two all-weather synthetic surfaces and a synthetic cricket wicket.



Future Community Engagement

Subject to endorsement by Council it is proposed that Council officers undertake community engagement on the proposed redevelopment of the parkland, encompassing all three options and that a further report is brought back to Council on the outcomes of Community Engagement in June 2025 along with final project costing estimates.

FINANCIAL IMPLICATIONS

The financial implications associated with this project have been highlighted in the body of this report and future reporting will be undertaken upon the completion of community engagement on recommended option for parkland improvements.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 3
Subject: 11-11A EDINBURGH ROAD, MARRICKVILLE PLANNING PROPOSAL
Prepared By: Daniel East - Senior Manager Strategic Planning
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

1. That Council support the Planning Proposal for 11-11A Edinburgh Road, Marrickville for the reasons recommended in the Council officer's assessment report (*Attachment 1*) to permit an additional Floor Space Ratio of 2.25:1 for self-storage units only on the site subject to the following conditions:
 - a) remove the proposed height of building control in line with the Inner West Local Planning Panel's recommendations.
 - b) amend the proposed site-specific clause to require deep soil planting as per below:
 - i. 7.5% of the site be provided as deep soil/ landscaping if the existing warehouse is largely retained on the site; and
 - ii. 15% of the site be provided as deep soil/ landscaping if more than 25% of the existing warehouse building is removed.
2. That Council forward the Planning Proposal with the above-mentioned changes to the Minister of Planning for Gateway Determination in accordance with section 3.34 of the *Environmental Planning & Assessment Act 1979*.
3. That Council following receipt of a Gateway Determination and compliance with its conditions by the proponent, the Planning proposal and supporting documentation be placed on public exhibition for a minimum of 28 days.
4. That Council receive a post exhibition report for its consideration.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

3: Creative communities and a strong economy

EXECUTIVE SUMMARY

The privately led Planning Proposal for 11-11A Edinburgh Road, Marrickville seeks to amend the Inner West Local Environmental Plan 2022 to provide self-storage uses on the site. The Planning Proposal will facilitate the development of the site for a total of 22,745sqm of floorspace comprising of self-storage units which will serve surrounding businesses and the growing population.

This Planning Proposal and supporting technical studies have been assessed in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and relevant guidelines. Subject to changes outlined in this report, the Planning Proposal has demonstrated strategic merit as it is consistent with State and Local Government aspirations relating to retaining and managing industrial land and will support ongoing viability for the industrial lands within the Eastern City District.

The proposal has sufficient strategic and site-specific merit to proceed to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. There are no significant issues that cannot be addressed at the post-exhibition or development application stage.

BACKGROUND

A revised Planning Proposal (Attachment 2) was lodged by Urbis Ltd in November 2024 for 11-11A Edinburgh Road, Marrickville to amend the Inner West Local Environmental Plan 2022 (IWLEP 2022) by:

- allowing additional FSR of 2.25:1 resulting in a total 3.2:1 FSR for self-storage premises only,
- introducing a maximum building height control of 30m, and
- requiring a minimum 7.5% of the site area as deep soil planting.

The Proposal has a long history with Council since its original submission in September 2023. The revised proposal was submitted following concerns raised by officers with the original proposal in relation to urban design and lack of deep soil, tree canopy coverage and urban heat mitigation measures. The proposal has since been updated by the proponent to include a minimum 7.5% of the site area as deep soil planting as an LEP site-specific provision.

The Planning Proposal was referred to the Inner West Local Planning Panel (IWLPP or the Panel) on 17 December 2024. The Panel's advice is provided as Attachment 12 and discussed below in this report.

Following the Panel's advice, the Planning Proposal is recommended to be revised further to remove the proposed height control and further enhance opportunities for landscaping from 7.5% to 15% of the site area. Refer to the detailed discussion in the below report.

Site And Surrounding Context

11 and 11A Edinburgh Road, Marrickville form a rectangular shaped lot of approximately 7,127 m². The site is currently occupied by two 2-storey warehouse buildings with an at-grade loading area that is occupied by National Storage and a single storey building occupied by a smash repairs workshop.

The site has a 94m frontage to Edinburgh Road along the southern boundary, a 94m frontage to Smidmore Street along the northern boundary and a 67m frontage to Murray Street on the western boundary. The eastern boundary of the site abuts 54 Smidmore Street, a vehicle repair station.

The site is zoned E4 - General Industrial and the maximum FSR for the site is 0.95:1 under the IWLEP 2022. There is no height of building development standard for the site.

The site topography varies from approximately RL 4.5m Australian Height Datum (AHD) on the southern and western boundaries of the site and RL 5.7m AHD in the eastern and northern parts of the site.

The site is in a floodplain and parts of the site would be impacted during a 1% Annual Exceedance Probability (AEP) event.

Context

Macro Context

Within Inner West Sydney's Marrickville, National Storage Marrickville is located at the edge of Marrickville, St Peters and Newtown. The area is a diverse mixture of commercial and residential uses, with several schools and parks nearby.

Llewellyn Estate Enmore

Heritage Conservation Area
Owned by John Wells in 1794.
Enmore Park (previously Marrickville Park) was the first park in Marrickville

Marrickville Metro

Historically Vicars Woollen Mill

National Storage Marrickville

11-11A Edinburgh Road,
Marrickville NSW 2204

Goodsell Estate St Peters

Heritage Conservation Area
Thought to be Sydney's first brickworks.
Camdenville Park was historically used as a brick pit

Bedford and Austral Brickworks

Heritage listed brickworks started by Josiah Gentile. It became one of the biggest in the area and was known as "The Flat".

Sydenham Drainage Pit and Pumping Station

Heritage-Listed
The purpose of the pit and pumping station is to prevent the whole of the surrounding area from flooding.

Connection

St Peters Train Station and Sydenham Station provide a primary connection between Newtown's residential area and Marrickville's residential area.

M8 Tunnels

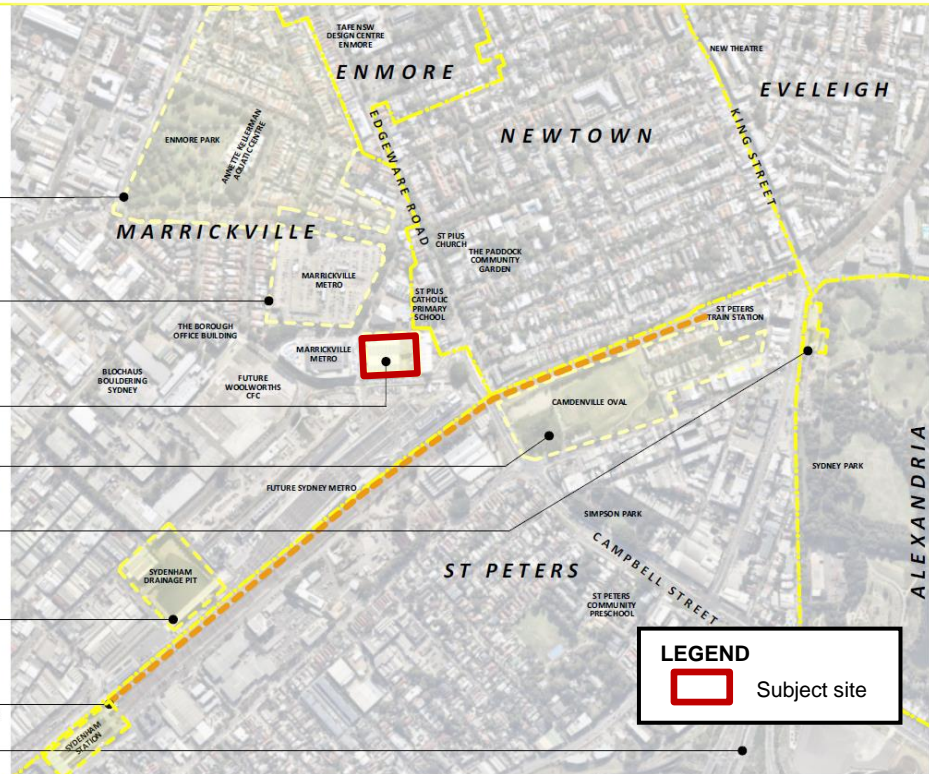


Figure 1. Local Context

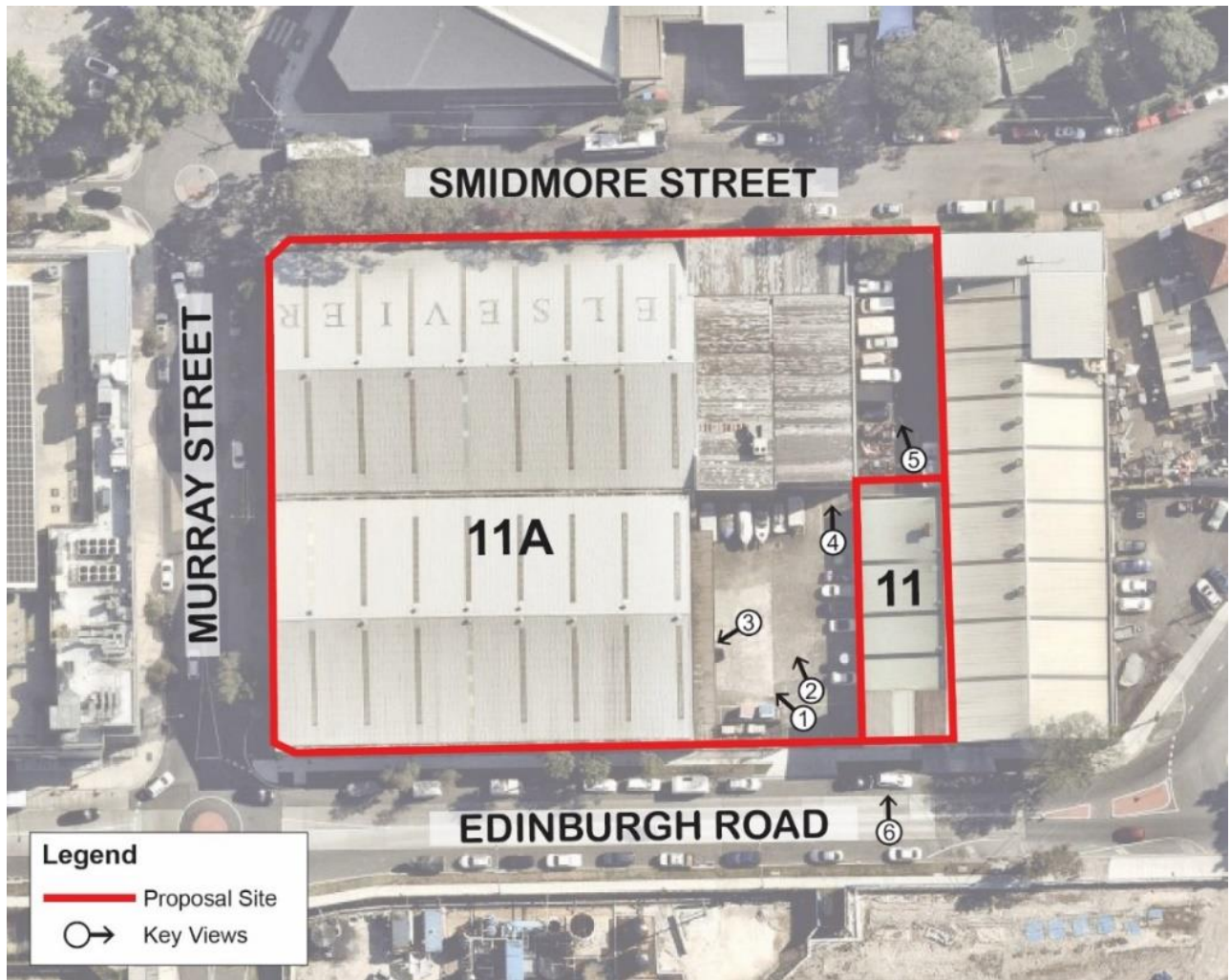


Figure 2. Subject Site Aerial (Key View photos shown in Figure 3)



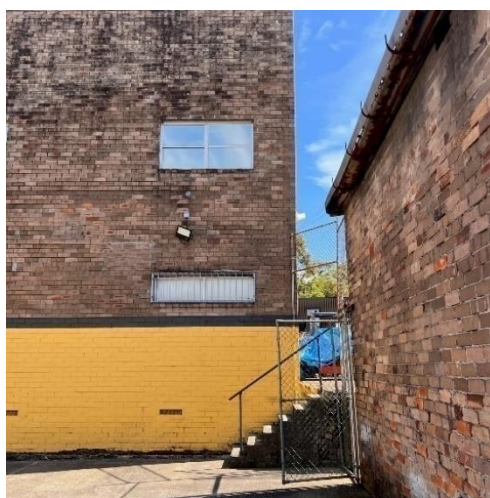
1. National Storage from Edinburgh Road



2. Parking & loading area



3. Internal view of self-storage



4. Mid-block level change



5. Parking area



6. Smash and auto repair shop

Figure 3. Existing site and surrounding areas

The Planning Proposal

This privately led Planning Proposal (Attachment 2) seeks to amend the IWLEP 2022 by introducing the following additional clauses for 11& 11A Edinburgh Road, Marrickville (Lot 1 in DP607677 and Lot 67 in DP4991) in Part 6 to:

- exceed the mapped floor space ratio (existing FSR 0.95:1) by an amount no greater than 2.25:1 if the building is used for self-storage units.
- introduce a maximum building height of 30m (RL34.53)
- provide a minimum of 7.5% of the site area as deep soil planting.

This LEP amendment intends to facilitate the development of the site for a total of 22,745 sqm of floorspace comprising of 7 storeys for self-storage units resulting in an overall FSR of 3.2:1. See Figures 5 – 6 below for the proposed design scheme.

The Planning Proposal also seeks to identify the site on the Key Sites Map (see Figure 4 below) for application of the above site-specific provision.

No changes are proposed to the zoning or permissible land uses.



Figure 4. Proposed Key Sites Map

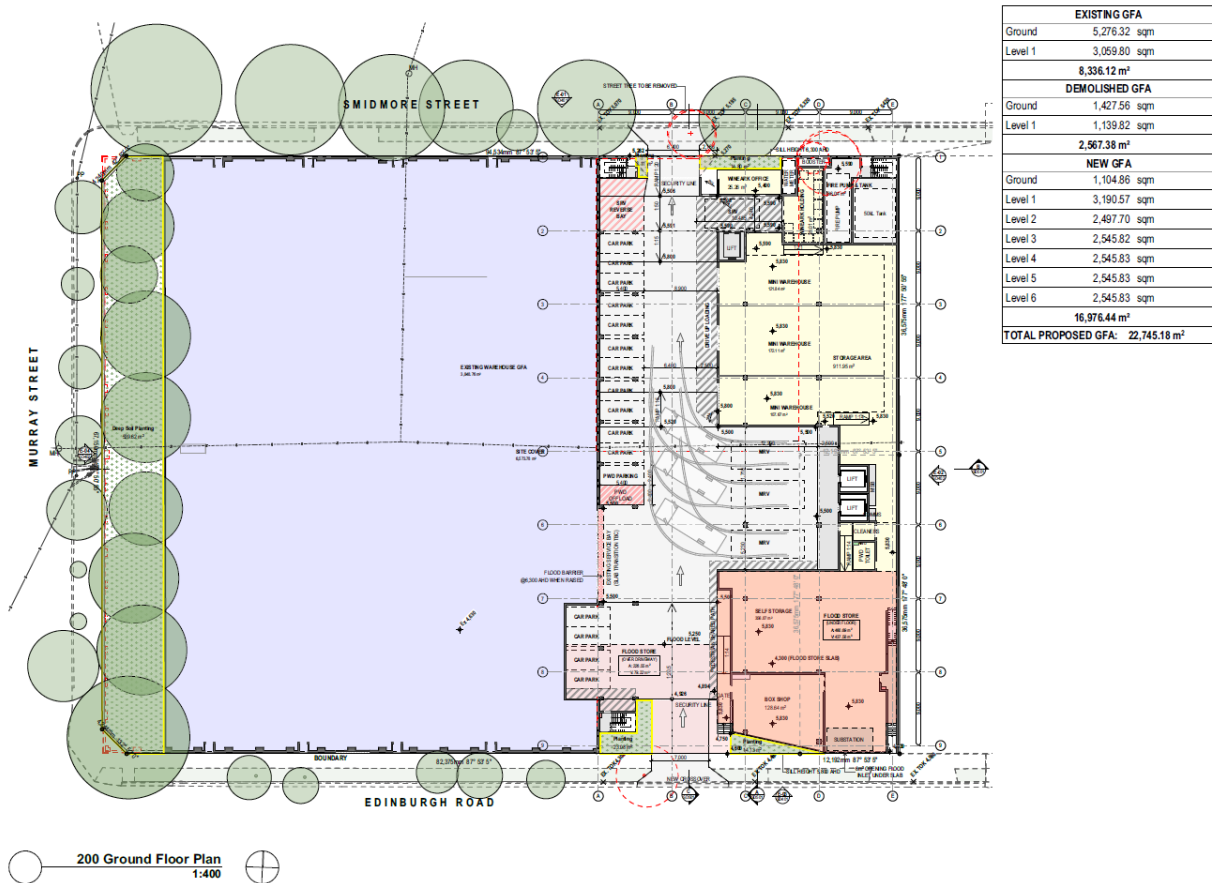


Figure 5. Concept Ground Floor Plan - Indicating deep soil area along western boundary

*NOTE SIGNAGE SHOWN IS INDICATIVE AT THIS STAGE



Figure 6. Concept Section fronting Edinburgh Street

DISCUSSION

Planning Proposal Assessment Summary

The Planning Proposal has been assessed in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979 and the Local Environmental Plan Making Guidelines 2022. A summary of the matters for consideration is provided in Table 1. A detailed assessment is provided in the Planning Proposal Assessment Checklist (*Attachment 1*).

Strategic Merit

The Planning Proposal is consistent with the Metropolis of Three Cities Plan (2018) and the Eastern City District Plan (2018). It also aligns with Council's Local Strategic Planning Statement (LSPS), Community Strategic Plan and the Employment and Retail Lands Strategy (EaRLS) as discussed below.

It specifically aligns with:

- NSW Government's Greater Sydney Region Plan and Eastern City District Plan Objective 23 & Priority E12 respectively relating to *"Retaining and managing industrial and urban services land"*,
- Council's LSPS Action 9.1 *"Preparing LEP provisions to preserve industrial and urban services land and provide additional opportunities to provide urban services"*, and
- Council's EaRLS Action 2.4.1 to *"review development standards for land zoned IN1 – General Industrial and IN2 – Light Industrial and consider the potential for increases in or removal of height and/or floor space standards where feasibility studies demonstrate that this is required for redevelopment for industrial purposes"*.

Key reasons for this support include:

- The proposed increase in FSR will accommodate additional urban services to support the Harbour CBD and Eastern Economic Corridor. The site is well-positioned within key employment lands located near major logistics hubs around Port Botany, the Sydney CBD and the growing residential population within the Inner West.
- The Proposal will provide key storage facilities which can support the increased residential population and surrounding businesses, as well as last-mile storage for operators within the Inner West and Inner Sydney.
- The Proposal strengthens the viability and protection of industrial land by increasing the density of industrial floorspace and sets a precedent in the area to increase the supply of industrial land to support emerging industries and businesses.

The economic justification (*Attachment 8*) estimates the demand for self-storage space within the 5km catchment area. Below extract from the Economic Report (p.5):

"Accounting for both existing and proposed facilities, there will continue to be a shortage of self-storage space within the 5km catchment area. From 2022 to 2037, the demand gap for storage area will remain around 33,000 sqm to 91,000 sqm unless additional supply (over and above the proposed facilities) is developed."

The proposed development will help to reduce the shortage of self-storage facilities by adding ~8640 sqm within the catchment area."

Table 1 - Self Storage Demand Gap (Economic Report (Appendix F, Urbis))

Self-Storage Demand Gap (sq.m)				
	2022	2027	2032	2037
Demand	150,000	170,000	195,000	225,000
Supply	117,438	133,809	133,809	133,809
Demand Gap	32,563	36,192	61,192	91,192

Further, the proposal will support business investment in the surrounding area and optimise the use of the current site by intensifying its current use. There is limited industrial land in Inner Sydney, and this will add to the supply.

The Proposal also aligns with relevant Section 9.1 local planning directions and State Environmental Planning Policies as discussed in detail in Attachment 1 and summarised in the below table.

Table 2 – Summary of Strategic Matters for Consideration

Matters for Consideration	Council Response
Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?	<p>The Planning Proposal gives effect to Inner West Council's EaRLS which sets out principles to ensure the long-term supply of industrial land, more commercial space and identifies distinct areas of business and employment lands. The proposed uplift for self-storage units is relevant to Principle 2 of the EaRLS '<i>Industrial and urban services lands are protected and managed</i>'. This intensification aligns with actions to support existing employment clusters and increasing employment floorspace.</p> <p>It also achieves Planning Priority 9 of the Inner West LSPS '<i>A thriving local economy</i>' as this Planning Proposal seeks to preserve and provide additional opportunities to provide urban services.</p>
Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	A Planning Proposal is the appropriate pathway to amend development standards to permit a more intense use of the land for self-storage units.
Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	<p>The Planning Proposal is consistent with the regional and district plans and strategies in regard to supporting employment, industrial lands and by providing services for the growing population in the area.</p> <p>Landscaping and urban heat island is a key matter for consideration as discussed in Table 2.</p>
Is the Planning Proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?	As above.
Is the planning proposal consistent with any other applicable State or regional studies or strategies?	As above.
Is the Planning Proposal consistent with applicable SEPPs?	The Planning Proposal is consistent.
Is the Planning Proposal consistent with applicable Local Planning Directions (Section 9.1 Directions)	Local Planning Direction 4.1 Flooding – The Planning Proposal is accompanied with a Flood Assessment report (Attachment 6) and satisfies this direction. Council's Flood Engineers provided further

Matters for Consideration	Council Response
	<p>advice which can be addressed at the Development Application stage.</p> <p>Local Planning Direction 4.5 Acid Sulfate Soils – Planning Proposal is accompanied with an Acid Sulfate Soils Assessment (Attachment 7). It deemed that no management plan was required for the site. Further requirements can be addressed at the Development Application stage.</p>
Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or habitats, will be adversely affected because of the proposals?	The subject site does not contain any critical habitat or threatened species, populations or ecological communities, or their habitats.
Are there any other likely environment effects of the planning proposal and how are they proposed to be managed?	<p>Sydney Airport Obstacle Limitation Surface Level (OLS) – referrals were sent to the relevant State authorities. There was no objection to the Planning Proposal.</p> <p>Built form and scale - See below Table 3 – Site specific matters for built form and scale discussion.</p> <p>Landscaping – See below Table 3 – Site specific matters for deep soil area discussion.</p> <p>Transport and Traffic – The traffic generated by the proposed development will be minimal. The self-storage uses would not require additional parking as the time needed at a self-storage facility is not significant and there are not a high number of workers on site at any given time.</p>
Has the planning proposal adequately addressed any social and economic effects?	The Planning Proposal does not have any adverse impacts on heritage items and will have minimal impact to existing social infrastructure given the nature of the proposed uses. Regarding impact on existing retail centres, the proposed development will provide storage and facilitate investment and growth in local businesses. Council has not received any letter of offer to provide public benefits associated with the proposed uplift on this site. It is recommended that the proponent investigate opportunities to provide public benefits as part of a future development application including any potential public art opportunities.
Is there adequate public infrastructure for the planning proposal?	This Planning Proposal is not expected to significantly increase demand for infrastructure. The site is in an existing industrial precinct with good access to public transport via Sydenham and St Peters Railway Stations. The Preliminary Traffic Assessment report (Attachment 5) concluded that the site is appropriately serviced with parking and will not significantly impact the surrounding road

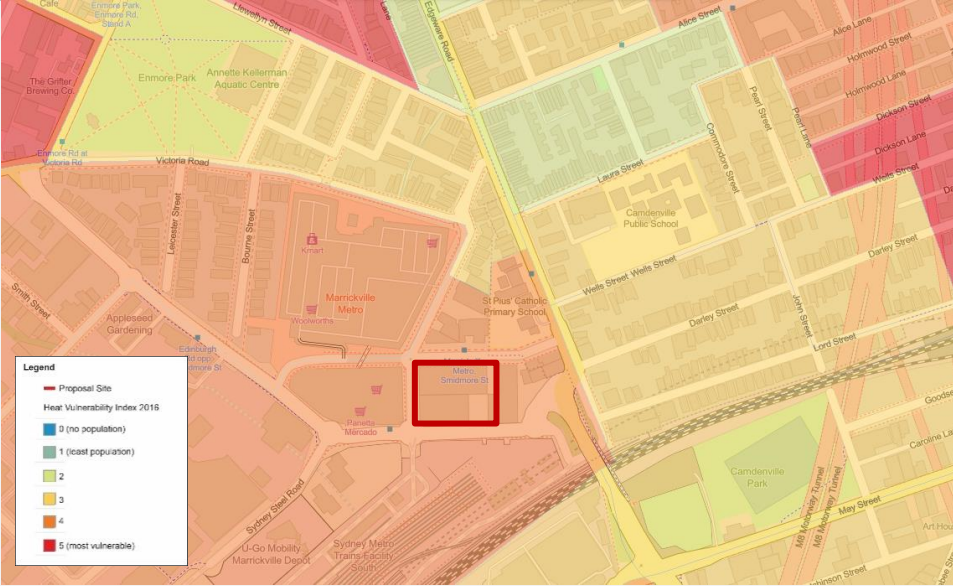
Matters for Consideration	Council Response
	network.
What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	<p>The Gateway Determination will advise the full list of public authorities to be consulted as part of the Planning Proposal process and any views will be included in this Planning Proposal following consultation.</p> <p>Pre-lodgement advice was sought from the following agencies:</p> <ul style="list-style-type: none"> • Department of Planning, Housing and Infrastructure (DPHI) • Transport for NSW (TfNSW) • Sydney Metro • Civil Aviation Safety Authority (CASA) • DCCEW <p>Other agencies identified for further consultation are:</p> <ul style="list-style-type: none"> • Ausgrid • Sydney Water • Sydney Airport Corporation

Site-Specific Matters

Table 3 – Site specific issues for consideration

Key issues	Council Response
Flooding	<p>The site is located on flood prone land and is identified in the Marrickville DCP 2011 as an overland flow path.</p> <p>Council's Flood Risk Management Plan identifies a Flood Planning Level (FPL) of 5.83, which is sufficiently raised above the 1% Annual Exceedance Probability (AEP).</p> <p>A Flood Assessment Report (Attachment 6) has been provided by HydroStorm Consulting dated 31 October 2024 which addresses relevant clauses (3)(a)-(h), Council's Flood Management requirements and the NSW Floodplain Development Manual.</p> <p>The proposed concept plan indicates that most of the new warehouse floorspace is at or above this level, however the existing warehouse level, Edinburgh Road driveway, box shop level and wine storage area on the ground floor are not.</p> <p>Ministerial Direction 4.1(3)(d) states <i>"a planning proposal must not contain provisions that apply to the flood planning area which permit a significant increase in the develop and/or dwelling density of that land."</i> Whilst the proposal does increase the development potential of a site in a flood planning area, this is considered to be appropriate as flooding impacts can be mitigated through modifications to the design at the development application stage.</p> <p>Attachment 2 outlines the modifications required to the concept plan at the</p>

Key issues	Council Response
	development application stage to address flooding issues.
Acid Sulfate Soils	<p>The site is identified as Class 2 Acid Sulfate Soils (ASS) in the IWLEP 2022. An ASS assessment report prepared by Martens Consulting Engineers (Attachment 7) was submitted with the Planning Proposal.</p> <p>The report states that no basement is intended on site and that future works will involve the disturbance of less than 1,000 tonnes of soil material. The assessment also found that on site soils do not meet the definition of Actual acid sulphate soil or Potential acid sulphate soil. Due to this, it finds that the site soils do not require an ASS Management Plan prior to development consent.</p> <p>Further detailed investigation will be undertaken at development application stage when the extent of soil disturbance is fully understood.</p>
Traffic	<p>Given that the proposal relates to increasing the FSR for self-storage uses only through a site-specific LEP provision, the potential traffic impacts are minimal. The proposal would result in a slight increase in traffic generation during peak hours and have a negligible impact on the surrounding road network. This is demonstrated in the proponent's Transport Assessment Report (Attachment 5).</p> <p>Concerns were raised by Council's Traffic engineers and TfNSW (at the pre-lodgement stage) regarding the potential traffic impacts of other permissible uses under the E4 – General Industrial zone that may result from an increased FSR, namely 'hardware and building supplies'.</p> <p>Consequently, through the pre-lodgement stage, the Planning Proposal has been modified by the proponent to limit the FSR uplift to the self-storage facility land use only.</p> <p>Further, compliance with the parking controls or any justification to provide reduced parking should be demonstrated at the Development Application stage.</p>
Urban design	<p>The proposed bulk and scale of the development up to 30m (7 storeys) raises potential visual and amenity concerns. However given the site's location and context, the level of impact is not significant and considered acceptable. The site is in an industrial area and not directly adjoining any residential areas, so there are no major concerns regarding overshadowing or visual privacy.</p> <p>Further, the built form could be refined at the Development Application stage by reducing the excessive use of blank walls and including high-quality materials on the building facades. There are also opportunities to include public art on the façades.</p> <p>Further Clause 6.9 of the Inner West LEP 2022 will require the DA to undergo an assessment against design excellence criteria including review by Council's Architectural Excellence Panel.</p>
Urban heat	<p>The site is located in an urban industrial area which is severely affected by urban heat due to lack of tree canopy and deep soil planting.</p> <p>According to the Australian Bureau of Statistics (2016), the site is identified to have a Heat Vulnerability Index (HVI) of 4 out of 5 see Figure 7 below. Such areas are deemed to be most vulnerable to the adverse effects of the urban heat island effect.</p>

Key issues	Council Response
	 <p>Figure 7. Heat Vulnerability Index (NSW SEED, 2016)</p> <p>The proposal has been revised since its original submission to provide 7.5% of the site area as deep soil planting along the Murray Street frontage (67.1m). This would result in an area of 534 sqm which can accommodate approximately 6 large trees in a good location that also improves the public domain amenity along Murray Street.</p> <p>The Inner West's Tree Management DCP has a tree canopy target of 25% for industrial land. The NSW Greener Neighbourhood Guide sets a deep soil target of 15% for the site area of industrial sites.</p> <p>The proposal includes the following justifications for the reduced provision of 7.5% deep soil planting:</p> <ul style="list-style-type: none"> • The NSW Greener Neighbourhood Guide target of 15% is aspirational. The site currently has no deep soil or tree canopy. • Retaining the existing warehouse on site is crucial to the viability of the project. • Partial removal of the existing warehouse is the only means to achieve deep soil landscaping. Any further demolition of the existing warehouse will require significant structural and NCC related upgrades to the building that will render the project unfeasible. <p>Further, the proponent has explored options to provide 15% deep soil and has demonstrated that any landscaping coverage above 7.5% would not be feasible on the site as it would:</p> <ul style="list-style-type: none"> • impact the servicing and function of the existing storage facility and viability of the business (proponent intends to retain the existing warehouse building on the site) • require redesign due to the roof structure • impact the building fire safety requirements. • potentially worsen flooding on the site <p>The concept architectural drawings indicate an approximate 534sqm of deep soil area (7.5m x 67.1m) deep soil area located along the Murray</p>

Key issues	Council Response
	<p>Street boundary.</p> <p>The proposed landscaping is located along a frontage that adds value to the public domain and streetscape. Due to the constraints on the site and proponent's stance for major retention of the existing warehouse, 15% would not be achievable.</p> <p>The proposed deep soil provision is generally considered acceptable in this circumstance as:</p> <ul style="list-style-type: none"> • Significant consideration has gone into options testing for a range of deep soil outcomes with the proposed arrangement delivering the best outcome. This includes substantial modifications to the proposal since the original 2023 submission which provided zero deep-soil planting. • Contextually, this will be a generous onsite deep soil provision. • If undertaken in line with the concept plan, locating the deep soil continuously along the Murray Street frontage will have a positive contribution to the public domain and allow for the planting of a meaningful tree canopy. • It's acknowledged that retention of the existing warehouse is preferred urban design outcome and supports the feasibility of the project. • Inclusion of site-specific target of deep soil planting in the LEP will provide certainty regarding the delivery of this deep soil planting and landscaping at the development application stage. • A review of recently approved developments applications for industrial sites throughout Marrickville indicates that new developments are usually providing deep soil below 5% of the site area. <p>The IWLPP have recommended that the proposal should provide 15% deep soil planting in accordance with the Greener Neighbourhoods Guide. While in principle Council officers support increased provision of deep soil planting on this site, and in the wider precinct, it is impractical to achieve the 15% deep soil planting on the site unless the existing warehouse is demolished. Through discussions with the proponent, it has been established that demolishing the existing warehouse has major operational impacts and it would substantially affect the viability of the project.</p> <p>Consequently, it is recommended that the site-specific provision regarding the provision of deep soil planting be amended in the Planning Proposal to:</p> <ul style="list-style-type: none"> - provide 7.5% deep soil planting if the existing warehouse is largely retained on the site; or - provide 15% deep soil planting if more than 25% of the existing warehouse building is removed. <p>This approach allows opportunities for additional deep soil planting in the instance if the existing warehouse is demolished in the future. The current provision of minimum 7.5% deep soil planting and retaining the existing warehouse is also considered acceptable as it would increase the supply of urban services land while maintaining the project to be viable for the proponent.</p>

Inner West Local Planning Panel Advice

In accordance with Division 2.5 (2.19) of the EP&A Act 1979, the Planning Proposal was referred to the IWLPP on 17 December 2024. The IWLPP resolved that the Planning Proposal should be conditionally supported. See Table 2 below summarising IWLPP's concerns and Council Officer's response. IWLPP Meeting Report and Minutes are provided in Attachment 11 and 12. Further, the proponent's response to the IWLPP advice is provided in Attachment 13.

Table 4: IWLPP Advice and Council Officer's response

IWLPP Advice	Council Officer Response
Concerns FSR will be used for uses other than self-storage facility through State Environmental Planning Policy (Exempt & Complying Development Codes)	<p>It is unlikely that the additional FSR will be used for uses other than self-storage via the Exempt and Complying Development Codes pathway.</p> <p><i>SEPP (Exempt & Complying Development Codes), Part 1, Division 2 Exempt and complying development</i> would not apply to the site as the site is affected by Acid Sulfate Soils Class 2.</p> <p><i>As per clause 1.19 Land on which complying development may not be carried out Clause (1)(c),</i> development under certain codes cannot be carried out on land identified on Acid Sulfate Soils Map as being Class 1 or Class 2.</p> <p>Further, the Proponent welcomes the opportunity to work with Council on the drafting of the planning provisions.</p>
To exclude site from Clause 4.6	As per the Local Planning Direction 1.4A, the objective of this direction is to maintain flexibility. At the development application stage, it is highly unlikely that a clause 4.6 would be allowed as the site has been given adequate additional uplift through the planning proposal pathway.
Against the proposed 30m HOB control	The Panel's concerns are understood regarding the potential mismatch of FSR and height control. It is recommended that the proposed height control therefore be removed from the proposal. This is consistent with the existing approach for industrial lands in the LEP where there are no height controls, and the built form is largely governed by the FSR control.
That the deep soil area should be increased to 15% in line with the NSW Greener Neighbourhood Guide.	As discussed in Table 3 under Site-Specific Matters - Urban Heat, The Planning Proposal is recommended to be amended to provide 7.5% - 15% deep soil planting depending on the level of alterations proposed to the existing warehouse.

Conclusion

The Planning Proposal for 11 & 11A Edinburgh Road, Marrickville has been assessed in accordance with the EP&A Act and relevant LEP Making guidelines. The Planning Proposal is generally consistent with regional, district and local plans and policies and will increase the

supply of urban services land in the Inner West. Subject to the following changes, the Planning Proposal is recommended to be supported:

- Remove the proposed height control to avoid any mismatch of FSR and height controls
- Amend the site-specific provision regarding deep soil planting to provide:
 - o 7.5% of the site area as deep soil planting if the existing warehouse is largely retained on the site; or
 - o 15% of the site area as deep soil planting if more than 25% of the existing warehouse building is removed.

The Planning Proposal with the above-mentioned changes has sufficient strategic and site-specific merit. It is therefore recommended that this proposal be supported to progress through the Gateway process.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

ATTACHMENTS

1. [↓](#) Council's detailed assessment Checklist
2. [↓](#) Proponent Planning Proposal
3. [↓](#) Indicative Concept Architectural Plans
4. [↓](#) Urban Design Report
5. [↓](#) Traffic Impact Assessment
6. [↓](#) Preliminary Flood assessment
7. [↓](#) Acid Sulfate Soils Assessment
8. [↓](#) Economic Strategic Positioning Paper
9. [↓](#) Geotechnical Assessment
10. [↓](#) Proposed LEP Maps
11. [↓](#) IWLPP Report
12. [↓](#) IWLPP Meeting Minutes
13. [↓](#) Proponent's Response to IWLPP Minutes



ASSESSMENT CHECKLIST

PLANNING PROPOSAL APPLICATION No. PPAP/2023/0001

11 & 11A Edinburgh Road Marrickville

1. Planning Proposal (LEP Amendment Request) Application Details	
Planning Proposal Application Number:	PPAP/2023/0001
Property Address:	11 & 11A Edinburgh Road, Marrickville
Legal Description:	Lot 1 DP 607677 Lot 67 DP 4991
Date of Lodgement:	Submitted via TechOne 7/09/2023 Date of original lodgement i.e. Fees Paid 21/09/2023 Lodgement of revised scheme 1/11/2024
Type of Planning Proposal (Basic/Standard/Complex):	Standard
Pre-Planning Proposal meeting Minutes (If attended):	Pre-lodgement advice is attached under Appendix I.
Proponent:	The Trust Company Limited c/- Urbis Pty Ltd
Owner/s of the property Notification (Written and signed):	The Trust Company Limited as Custodian for National Storage Property Trust
Current zoning:	E4 - General Industrial
Description of Proposal:	To amend the Inner West LEP 2022 with site specific development standards: <ul style="list-style-type: none"> allowing additional FSR of 2.25:1 resulting in a total 3.2:1 FSR for self-storage premises only, introducing a maximum building height control of 30m, and requiring a minimum 7.5% of the site area as deep soil planting.
Does it propose to reclassify public land?	No
Related projects or similar Planning Proposals (any that would impact upon the outcome of this project for e.g. Strategic Sites and Corridor Study):	Not applicable
Site visit undertaken:	8 November 2023

1. Planning Proposal (LEP Amendment Request) Application Details

Site Description/Context

11 and 11A Edinburgh Road, Marrickville form a rectangular shaped lot of approximately 7,127 m².

The site is currently occupied by two 2-storey warehouse buildings with an at-grade loading area that is occupied by National Storage and a single storey building occupied by a smash repairs workshop.

The site has a 94m frontage to Edinburgh Road along the southern boundary, a 94m frontage to Smidmore Street along the northern boundary and a 67m frontage to Murray Street on the western boundary. The eastern boundary of the site abuts 54 Smidmore Street, a vehicle repair station.

The site currently accommodates a self-storage facility and a vehicle body repair workshop.

The site is zoned E4 - General Industrial and the maximum FSR for the site is 0.95:1 under the Inner West Local Environmental Plan 2022 (IWLEP 2022). There is no height of building development standard for the site.

The site topography varies from approximately RL 4.5m AHD on the southern and western boundaries of the site and RL 5.7m AHD in the eastern and northern parts of the site.

The site is in a floodplain and parts of the site would be impacted during a 1% Annual Exceedance Probability (AEP) event.

Description of all existing uses and existing development on the land:

- Two 2-storey warehouse buildings with an at-grade loading area that is occupied by National Storage (self-storage facility)
- A single storey building occupied by a vehicle body repair workshop
- Hardstand parking and loading areas throughout the site (see below images)

History of the subject site:

Determination no. 1749, dated 4 November 1957, approved the erection of a brick storeroom to be used for light paper fancy goods.

Determination no. 10671, dated 8 December 1986, approved an application for the purpose of metal plate cutting and related light engineering work.

DA201700178, approved 12 July 2017, use of the premises for motor vehicle mechanical and smash repairs workshop with associated signage.

Aerial photographs

Key views in Figure 1 below correspond with the site photos on following page.

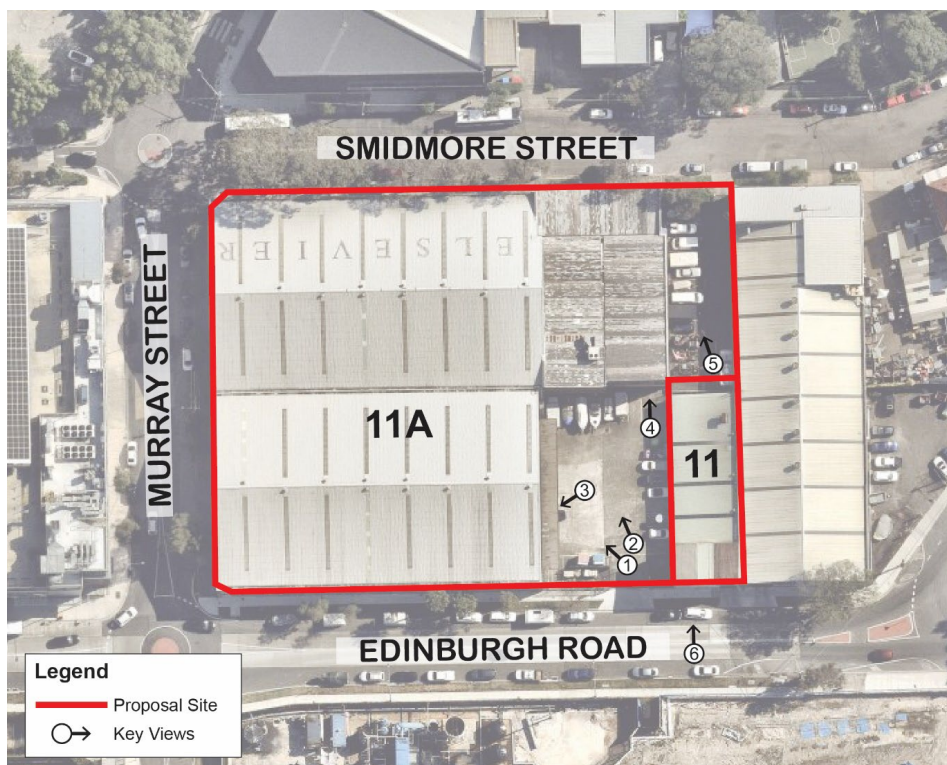


Figure 1 - Aerial photograph with key views

Site photos

(Photos taken by Council, 8 November 2023)



1. National Storage from Edinburgh Road



2. Parking & loading area



3. Internal view of self-storage



4. Mid-block level change



5. Parking area



6. Smash and auto repair shop

Figure 2 – Montage of Key Views

1. Planning Proposal (LEP Amendment Request) Application Details

Description of surrounding properties:

East of site:

Properties to the east of 11 & 11A Edinburgh Rd are primarily industrial uses including car services and scrap yards. Further to the east, situated on the same block as the site, is an office/retail business.

- a. 54 Smidmore St – Haa Haa Scooter, Motorbike and Car Rental, Marrickville
- b. 58 Smidmore St – Wolverton Scrap Metals
- c. 211 Edgeware Rd – Ironbin Pty Ltd, , JT Autocare, Marrickville Auto Repairs, Damn Good Productions
- d. 1/3 Edinburgh Rd – Metro Service Centre

South of site:

- e. Sydney Metro train stabling yards

North of site:

- f. 1-3 Smidmore Rd – Complex of businesses (light industrial, retail)
- g. St Pius' Catholic Primary School
Subject site is opposite rear edge of school comprising of private open space and playgrounds.

West/Northwest of site:

- h. Marrickville Metro Shopping Centre
Adjacent to the site is Marrickville Metro, a sub-regional shopping centre that is anchored by major tenants including Kmart, Woolworths, Aldi, and Coles and accommodates over 100 specialty stores including restaurants and food courts set across two sites. Access is provided via Murray Street and Smidmore Street with over 1,600 parking spaces being available across the two sites.
- i. Woolworths fulfilment centre (approved but not constructed)
To comprise of a two-storey warehouse and 7-storey office building. The customer fulfilment centre will receive, store and dispatch online grocery orders for delivery to customers' homes. Vehicle access and egress during operation of the customer fulfilment centre will be via one of four driveways on Sydney Steel Road and two driveways on Edinburgh Road.

Figure 3 on page 7 identifies each of these surrounding businesses or land uses on a map.

Any former Council resolutions:

N/A



Figure 3 - Map of surrounding properties

Legend

- Proposal Site
- (A) Haa Haa Scooter, Motorbike and Car Rental, Marrickville
- (B) Wolverton Scrap Metals
- (C) Marrickville Auto Repairs, JT Autocare, Ironbin Pty Ltd, Damn Good Productions
- (D) Metro Service Centre
- (E) Sydney Metro Development
- (F) Complex of Industrial businesses
- (G) St Pius' Catholic Primary School
- (H) Marrickville Metro Shopping Centre
- (I) Approved Woolworths Customer Fulfilment Centre

2. Site Affections (affecting whole or part of the site)		
Affection	Y/N	Comment
Is the site a Heritage Item? If so insert Item Number(s).	No	
Is the site a Draft Heritage Item?	No	
Is the site Listed on the State Heritage Register?	No	
Is the site subject to an Interim Heritage Order?	No	
Is the site Listed as a Heritage Item in a State Environmental Planning Policy (includes SREPs)?	No	
Is the site located within Conservation Area? If so insert name of the conservation area.	No	
Is the site in the vicinity of any Heritage Items? If so insert Heritage Item Number(s) and descriptions.	No	
What Acid Sulfate Soils Class(es) affects the site?	Yes	Class 2
Is the site Flood affected? (This includes tidal inundation)?	Yes	Overland Flood Affected
Is the site located within the foreshore area (Foreshore building line)?	No	
Is the site reserved for a public purpose?	No	
What Australian Noise Exposure Forecast contour located within?	Yes	20-25 Australian Noise Exposure Forecast (ANEF) 2039
Is the site affected by any road widening or realignment?	No	
Is the site or any part of the site reserved for acquisition?	No	
Is there an order under the Tree (Disputes Between Neighbours) Act 2006?	No	
Is there a site compatibility certificate (Seniors Housing, Infrastructure, Affordable Rental Housing)?	No	
Is the site a Boarding House?	No	

2. Site Affectations (affecting whole or part of the site)		
Affectation	Y/N	Comment
Does Council have information on the subject land relating to contamination and /or is the site identified on Council's GIS Contamination Layer on latitude? If so provide details.	No	
Is the site located within close proximity to Port or Railway Land or any other land uses that could have adverse impacts upon the amenity of the site?	Yes	Sydney Metro stabling yards
Are there any site specific provisions (additional permitted uses) applying to the site?	Yes	The E4 - General Industrial Zone has vehicle repair workshops as an additional permitted use.
Development applications		
Are there any recent or contentious development applications for the site?	Yes	DA201700178 was approved on 12 July 2017 for use of the premises as a motor vehicle mechanical and smash repairs workshop with associated signage.
Outstanding notices		
Are there any outstanding notices and orders applying to the subject site?	No	
Caveats or other property restrictions		
Are there any caveats or other property restrictions affecting the site?	No	
Development contributions – Identify applicable plans		
Inner West Local Infrastructure Contributions Plan 2023	Yes	Local contributions applicable at development application stage.
Environmental Planning and Assessment Amendment (Housing and Productivity Contributions) Act 2023	Yes	State contributions applicable at development application stage.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section A – Need for the Planning Proposal

PART 1 - OBJECTIVES AND INTENDED OUTCOMES

This section must provide a clear and concise description of the planning proposal and be written in plain English, so it is easily understood by the community.

Objectives

- To increase the allowable floor space on site for self-storage uses.

Intended outcomes

- Increase the supply of land for the purposes of a self-storage facility.
- Support the growth of the Eastern Economic Corridor through the provision of additional industrial floor space which will support the growing demand for self-storage floor space which caters to time sensitive and last mile distribution across the eastern and south-eastern suburbs of Sydney.
- Leverage the site's strategic location to support international trade gateways, being Sydney Airport, Port Botany and the Sydney CBD, including their current operations, capacity and future growth.
- Provide increased support industry floorspace in the form of self-storage uses to respond to the growing domestic demand for self-storage resulting from increased dwelling density and apartment living.
- Incentivise the revitalisation of the site and contribute to addressing the shortage of self-storage space.

PART 2 - EXPLANATION OF PROVISIONS

This section must provide a detailed statement of how the objectives or intended outcomes will be achieved by amending an existing LEP.

Intended provisions

To amend the IWLEP 2022 by including a new site-specific provision for the subject site at 11-11A Edinburgh Road, Marrickville under Part 6 as per below:

- allow the development to exceed the mapped FSR of 0.95:1 by 2.25:1 for self-storage uses. This would result in an overall FSR of 3.2:1 for self-storage units only.
- set a maximum height of building of 30m (RL34.53) for the new development seeking to utilise the additional FSR.

- require a minimum of 7.5% of the site area to be provided as deep soil planting.

The Planning Proposal also seeks to identify the site on the Key Sites Map (see Figure 4 below) for application of the above site-specific provision.

No changes to the zone or permitted uses are proposed.



Figure 4 – Proposed Key Sites map

PART 3 - JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

This section must provide a detailed assessment of the proposal's strategic and site-specific merit to determine whether the Planning Proposal should be supported – Refer to Sections A to E below.

Determine: Satisfactory, unsatisfactory, or not applicable

Question 1.

Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

Satisfactory.

The Planning Proposal gives effect to Inner West Council's Employment and Retail Lands Strategy (EaRLS) which sets out principles to ensure the long-term supply of industrial land, more commercial space and identifies distinct areas of business and employment lands. It provides clear controls for productive commercial and industrial land uses to facilitate job growth and thriving economies.

The site is within an EaRLS identified Key Employment Land as shown in Figure 5.

Action 9.1 of the Inner West LSPS is to implement the EaRLS which includes *"Preparing LEP provisions to preserve industrial and urban services land and provide additional opportunities to provide urban services."*

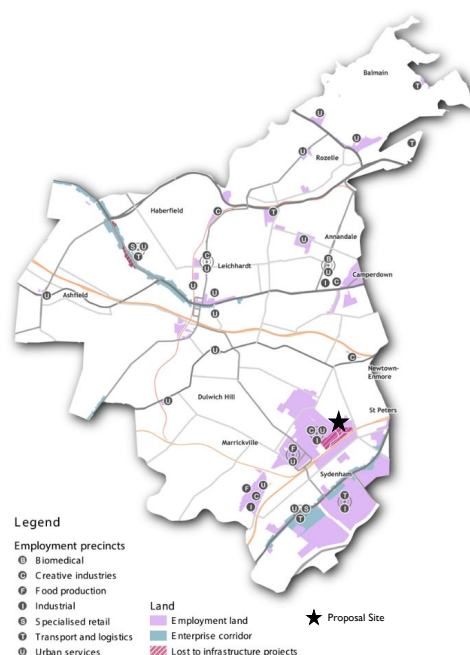


Figure 5 - Excerpt from EaRLS identifying Key Employment Lands

Question 2.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is the appropriate pathway to amend development standards to permit a more intense use of the land for self-storage purposes.

The only other means of achieving the proposal would be through a clause 4.6 variation of the FSR development standard. This would represent an over 200% variation. Due to the extent of the variation, a Planning Proposal to amend the development standard is required.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Question 3.

Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)? Consistency with relevant strategies is demonstrated below:

Greater Sydney Region Plan - A Metropolis of Three Cities

Direction 1: A city supported by infrastructure

Objective 1: Infrastructure supports the three cities
Consistent

The Proposal seeks to intensify self-storage uses which will support the growing population and businesses in the local area, particularly within a 5km radius as depicted in Economic Strategic Positioning Paper (Appendix F).

Objective 2: Infrastructure aligns with forecast growth – growth infrastructure pact
Not applicable

Objective 3: Infrastructure adapts to meet future needs
Not applicable

Objective 4: Infrastructure use is optimised
Not applicable

Direction 2: A collaborative city

Objective 5: Benefits of growth realised by collaboration of governments, community and business
Not applicable

Direction 3: A city for people

Objective 6: Services and infrastructure meet communities' changing needs
Not applicable

Objective 7: Communities are healthy, resilient and socially connected
Not applicable

Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods

Not applicable

Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation

Not applicable

Direction 4: Housing the city

Objective 10: Greater housing supply

Not applicable

Objective 11: Housing is more diverse and affordable

Not applicable

Direction 5: A city of great places

Objective 12: Great places that bring people together

Not applicable

Objective 13: Environmental heritage is identified, conserved, and enhanced

Not applicable

Direction 6: A well-connected city

Objective 14: *A Metropolis of Three Cities* – integrated land use and transport creates walkable and 30-minute cities

Not applicable

Objective 15: The Eastern, GOP, and Western Economic Corridors are better connected and more competitive

Consistent

The site is in the Marrickville industrial precinct. It provides essential urban services that support specialised economic activities. It is located close to Sydney Airport and Port Botany which are identified as major asset and trade gateways within the Eastern Economic Corridor. The Planning Proposal seeks to deliver additional employment floorspace which can support the ongoing viability of businesses which service and require access to these trade gateways.

Whilst storage premises are not job intensive, the use is critical in supporting a range of industrial and commercial activities in the area due to shortfalls of on-site storage given the commonly small size of Inner West tenancies.

Objective 16: Freight and logistics network is competitive and efficient

Consistent

The proposal will support this objective by retaining and intensifying industrial land for port, intermodal and logistics uses from the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth.

Objective 17: Regional connectivity is enhanced

Not applicable

Direction 7: Jobs and skills for the city

Objective 18: Harbour CBD is stronger and more competitive

Consistent - same as Objective 15

Objective 19: Greater Parramatta is stronger and better connected

Not applicable

Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City

Not applicable

Objective 21: Internationally competitive health, education, research and innovation precincts

Not applicable

Objective 22: Investment and business activity in centres

Not applicable

Objective 23: Industrial and urban services land is planned, retained and managed

Consistent

The proposal seeks to retain the existing E4 - General Industrial zone and increase the maximum FSR to facilitate the expansion of existing industrial land. It will support the growing demand for storage floor space close to Sydney Airport, Port Botany and the Sydney CBD, and time sensitive / last mile distribution across the eastern and south-eastern suburbs of Sydney.

Objective 24: Economic sectors are targeted for success.

Not applicable

Direction 8: A city in its landscape

Objective 25: The coast and waterways are protected and healthier.

Not applicable

Objective 26: A cool and green parkland city in the South Creek corridor.

Not applicable

Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.

Not applicable

Objective 28: Scenic and cultural landscapes are protected.

Not applicable

Objective 29: Environmental, social and economic values in rural areas are maintained and enhanced

Not applicable

Objective 30: Urban tree canopy cover is increased

Consistent

This proposal will provide opportunities for on-site landscaping and tree canopy cover as it will stipulate a minimum requirement of 7.5% of the site to be provided as deep soil planting in the LEP, or 15% in the event that more than 25% of the existing warehouse building is removed. The supporting concept plan includes 7.5% area along the Murray Street frontage as landscaping which will contribute to the tree canopy cover in this industrial precinct which is a very high urban vulnerability index due to the heat island effect.

[NSW Greener Neighbourhoods Guide](#) (2021) sets a tree canopy target of 25% and deep soil target of 15% deep soil area on industrial sites. The proponent has explored options to provide 15% deep soil and justified that any landscaping coverage above 7.5% would impact the servicing and function of the existing storage facility and viability of the business. As the existing site does not contain any trees or deep soil, the proposed 7.5% (534sqm) of deep soil area has a positive impact for the site.

A site specific LEP Clause for a tree canopy target will not be included, tree canopy cover will be assessed at the Development Application stage in accordance with the DCP.

Refer to Part 3 Section Question 9(A) *Landscaping* for full discussion.

Objective 31: Public open space is accessible, protected and enhanced.

Not applicable

Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths

Not applicable

It is noted that the Planning Proposal acknowledges the future cycling facility on the opposite on Edinburgh Road which is likely to be installed with redevelopment of the site opposite to the subject site. It is currently owned by Sydney Metro. Council will seek a wider path on the Sydney Metro site along Edinburgh Road to provide a shared path or path and cycleway.

Direction 9: An efficient city

Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change

Consistent

Objective 34: Energy and water flows are captured, used and re-used.
Not applicable

Objective 35: More waste is re-used and recycled to support the development of a circular economy.
Not applicable

Direction 9: A resilient city

Objective 36: People and places adapt to climate change and future shocks and stresses
Consistent

Objective 37: Exposure to natural and urban hazards is reduced
Consistent

The site is located within a flood planning area. Council's Flooding Engineers have advised that flooding risk could be addressed through design changes to achieve the relevant flood planning levels and the use of flood gates for the existing ground level floor space. This will be dealt with at the development application stage.

Objective 38: Heatwaves and extreme heat are managed
Consistent

The proposal is consistent with the objective to manage heatwaves and extreme heat. The supporting concept plan includes 7.5% area dedicated to deep soil planting which will mitigate urban heat island effect.

Further measures to mitigate heat including roof and façade treatments and green infrastructure will be considered at the DA stage.

Refer to Part 3 Section Question 9(A) *Landscaping* for full discussion.

Direction 7: Implementation

Objective 39: A collaborative approach to city planning
Not applicable.

Objective 40: Plans refined by monitoring and reporting
Not applicable

The Six Cities Region Plan

Direction 1: An embedded First Nations Voice

Not applicable

Direction 2: A connected Six Cities Region

Not applicable

Direction 3: Housing supply, diversity and affordability

Not applicable

Direction 4: Inclusive places linked to Infrastructure

Not applicable

Direction 5: Powering local jobs and economies

Consistent

The Planning Proposal is consistent with this direction as it seeks to intensify employment uses, specifically for self-storage which can provide additional support for existing and new businesses in the area.

Direction 6: Climate-resilient green cities

Consistent

The Planning Proposal addresses how urban heat island effect will be mitigated through the provision of 7.5% deep soil planting, or 15% in the event that more than 25% of the existing warehouse building on site is removed.

The concept plan submitted with the Planning Proposal seeks to limit demolition of the existing warehouse on site. Making use of existing structures is the most sustainable construction method.

The Proponent has acknowledged the advice given by Council's Urban Sustainability Team stating that details such as green walls, facades and green roofs will be further considered through the detailed design at the DA Stage.

Flooding is an issue highlighted in this direction to achieve a resilient city. While the site is located on flood prone land, Council's Flooding Engineers have advised that the relevant flood planning levels can be achieved at the development application stage, with raising levels on the ground floor, lifting retail goods off the ground and above the flood planning level and using flood barriers to protect the existing warehouse floor space.

Eastern City District Plan
Direction 1: A city supported by infrastructure
E1: Planning for a city supported by infrastructure Not applicable
Direction 2: A collaborative city
E2: Working through collaboration Not applicable
Direction 3: A city for people
E3: Providing services and social infrastructure to meet people's changing needs Consistent
<p>The proposal seeks to intensify self-storage uses which will support the growing demand for storage. The Strategic Positioning Paper (Appendix – F) identifies a high demand for self-storage in the local market. The current facility on site has a 95% occupancy rate, 9.7% higher than the average Sydney self-storage occupancy rate of 83%.</p> <p>The paper forecasts that demand for self-storage within a 5km radius of the facility will increase from 150,000sqm to 225,000sqm by 2037.</p> <p>Without further growth in available self-storage facility floor space, demand is expected to significantly outstrip supply, stymieing sectors and businesses that rely on self-storage as well as driving up prices for self-storage.</p>
E4: Fostering healthy, creativity, culturally rich and socially connected communities Not applicable
Direction 4: Housing the city
E5: Providing housing supply, choice, and affordability with access to jobs, services and public transport Not applicable
Direction 5: A city of great places
E6: Creating and renewing great places and local centres and respecting the District's heritage. Not applicable

Direction 6: A well connected city

E10: Delivering integrated land use and transport planning and a 30-minute city
Not applicable

Direction 7: Jobs and skills for the city

E7: Growing a stronger and more competitive Harbour CBD

Consistent

The Planning Proposal states the following:

“The proposed increase in FSR will accommodate additional industrial floorspace to support the Harbour CBD and Eastern Economic Corridor. The site is positioned within key employment lands which are located in close proximity to major logistics hubs around Port Botany, the Sydney CBD and the growing residential population within the Inner West which has recently seen housing growth in medium density residential dwelling. The Proposal will provide key storage facilities which can support the increased residential population and surrounding businesses, as well as last-mile storage for operators within the Inner West and Inner Sydney.”

This is considered to be satisfactory including that:

- Marrickville is identified in the Eastern City District Plan as an “important industrial area.” Additional industrial floorspace in the area will unlock further economic growth in the region and have positive knock on- effects for other businesses and industries that rely on self-storage.
- The proposal partially achieves Action 25 “review as required, planning controls to facilitate economic activity to deliver on the job targets.”

E8: Growing and investing in health and education precincts and the Innovation Corridor

Not applicable

E9: Growing international trade gateways

Not applicable

E11: Growing investment, business opportunities and jobs in strategic centres

Not applicable

E12: Retaining and managing industrial and urban services land
Consistent

The Planning Proposal states the following:

“The proposal seeks to deliver additional industrial floor space capacity to accommodate the strong demand for self-storage floor space. The increase in FSR on the site will enable the site to increase its contribution of industrial floorspace which is entirely consistent with this key Planning Priority. Further, as National Storage provide storage to both domestic users and commercial businesses, the facility would improve its contribution to supporting local urban service lands by providing a support function to these businesses.”

This is considered to be satisfactory including the following:

- The proposal strengthens the viability and protection of industrial land by increasing the density of industrial floorspace.
- The proposal partially achieves a key action of the EaRLS to increase the floorspace allowance of industrial sites. This strategy was developed under the “retain and manage principle” of this objective.

E13: Supporting growth of targeted industry sectors

Consistent

The Planning Proposal states the following:

“The proposed plan amendment will provide additional industrial floor space and storage space to support emerging industries including boutique breweries, coffee roasters and other artisans that are becoming more prevalent in Marrickville, Erskineville and the Inner West and Inner Sydney”

This is satisfactory including the following:

- Multiple industrial and commercial businesses, including many home industries rely on self-storage to facilitate their businesses. Increase the supply of this use will unlock growth for businesses and investment in the area.

Direction 8: A city in its landscape

E14: Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways

Not applicable

E15: Protecting and enhancing bushland and biodiversity.

Not applicable

E16: Protecting and enhancing scenic and cultural landscapes
Not applicable

E17: Increasing urban tree canopy cover and delivering Green Grid connections
Consistent

The Planning Proposal includes landscaping on site through the provision of 7.5% deep soil area along the western boundary which will contribute to tree canopy cover. The Marrickville DCP 2011 sets an onsite tree canopy target of 25% for industrial sites. Tree canopy cover will be assessed at the DA stage.

Refer to Part 3 Section Question 9(A) *Landscaping* for full discussion.

E18: Delivering high quality open space
Not applicable

Direction 9: An efficient city

E19: Reducing carbon emissions and managing energy, water and waste efficiently.
Consistent

The concept plan submitted with the Planning Proposal seeks to limit demolition of the existing warehouse on site. Making use of existing structures is the most sustainable construction method. Further measures can be considered at the DA stage.

Direction 10: A resilient city

E20: Adapting to the impacts of urban and natural hazards and climate change.
Consistent – as per above.

Industrial Lands ‘Retain and Manage’ Policy Review – Review Findings Paper (2023)

Draft Guiding Principle 1. Securing capacity of industrial and urban services land

Consistent

The Planning Proposal seeks to retain the existing E4 - General Industrial zoning. Existing uses can continue on the site. The FSR intensification for self-storage uses will increase the capacity for urban services.

Draft Guiding Principle 2. Supporting sustainability Policy and aspirations

Consistent

Whilst the Planning Proposal aligns with the government objectives to increase urban services land and optimise the freight and logistics network, it does not appropriately address this principle to minimise environmental impacts.

Draft Guiding Principle 3. Optimising diverse supply chains supported by infrastructure

Consistent

The additional self-storage uses will be able to support existing and new businesses in the area that are in highly accessible locations, supporting an efficient and resilient freight network.

Draft Guiding Principle 4. Boosting economic activity to support current and emerging industries

Consistent

The proposal will facilitate additional self-storage uses to support current and emerging industries the area, contributing to securing current and future economic growth.

Draft Guiding Principle 5. Encouraging innovation

Consistent

This is a unique proposal to intensify the industrial uses on the site to meet the evolving needs of future users. Industrial lands in Greater Sydney are under threat from other competitive uses such as residential and commercial. This proposal sets a precedent to optimise the use of existing industrial lands and adapt to the changing needs of businesses and emerging industries.

Draft Guiding Principle 6. Providing business certainty

Consistent

The Planning Proposal through its increased floor space will provide certainty to the existing and future businesses in the Marrickville industrial area.

Draft Guiding Principle 7. Servicing population needs

Consistent

The proposal seeks to provide additional self-storage to service residents and businesses which is in increasing demand.

Draft Guiding Principle 8. Consideration of transition to alternative uses

Not applicable as the proposal will retain the existing permissible uses.

Future Transport Strategy 2056

Consistent

The Future Transport Strategy is underpinned by 14 strategic directions. Outcomes relevant to this proposal are:

- Connecting our customers' whole lives;
- Successful places for communities; and
- Enabling economic activity.

The proposal aligns with the Future Transport Strategy as it supports integrated land use and transport planning by providing additional employment land along an existing freight network route whilst also supporting urban services in close proximity to higher-density development and employment around a public transport node.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Question 4.

Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Our Place Inner West – Local Strategic Planning Statement

Theme 1. An Ecologically Sustainable Inner West

Planning Priority 1: Adapt to climate change

Consistent

The proposal has demonstrated an ability to be able to adapt to flooding and urban heat. Further consideration is to be undertaken at the DA stage.

Planning Priority 2: Inner West is a zero emissions community

Not applicable

Planning Priority 3: A diverse and increasing urban forest that connects habitats of flora and fauna

Consistent

The Proposal seeks to provide 7.5% (534 m²) deep soil planting. While the NSW Greener Neighbourhoods Guide aims to achieve a minimum of 15% deep soil, as previously stated, the proponent has demonstrated to Council that a deep soil coverage above 7.5% is adequate in the local context and to ensure the development remains feasible and serviceable. Provision of planting along Murray Street frontage will provide opportunities for biodiversity.

Refer to Part 3 Section Question 9(A) *Landscaping* for full discussion.

Council notes that the concept plans identify three trees for removal. Planning Proposal pathway does not give approval to remove trees this would be determined at the DA Stage.

Planning Priority 4: Inner West is a water sensitive city with clean waterways

Not applicable

Planning Priority 5: Inner West is a zero-waste community

Consistent

Theme 2. Unique, liveable, networked neighbourhoods

Planning Priority 6: Plan for high quality, accessible and sustainable housing growth in appropriate locations integrated with infrastructure provision and with respect for place, local character and heritage significance

Not applicable

Planning Priority 7: Provide for a rich diversity of functional, safe and enjoyable urban spaces connected with and enhanced by their surroundings

Not applicable

Theme 3. Sustainable Transport

Planning Priority 8: Provide improved and accessible sustainable transport infrastructure

Not applicable

Theme 4. Creative Communities and a Strong Economy

Planning Priority 9: A thriving local economy

Consistent as per the following statement in the Planning Proposal: *“The proposed plan amendment does not seek any change to the existing E4 General industrial land use zoning. The proposed FSR uplift will facilitate the delivery of additional industrial floor space to support the retention and management of industrial zoned land which will support the successful operation of other local businesses which are also operating to achieve this planning priority.”*

Theme 5. Caring, happy, healthy communities

Planning Priority 10: Recognise and sustain Aboriginal and Torres Strait Islander cultures and histories

Not applicable

Planning Priority 11: Provide accessible facilities and spaces that support active, healthy communities

Not applicable

Theme 6. Progressive Local leadership

Planning Priority 12: Inner West involves and listens to the community

Not applicable

Planning Priority 13: Develop diverse and strong stakeholder relationships through collaboration with government, community and business to deliver positive planning outcomes and realise the benefits of growth

Consistent – the proponent has engaged with Council throughout the pre-lodgement and planning proposal stages. Further engagement with other government agencies, business and community will be carried out at the public exhibition stage.

Planning Priority 14: Deliver visionary long-term planning and responsible decision making reflective our Community strategic plan

Not applicable

Inner West Housing Strategy

Not applicable – Housing is not relevant to this proposal.

Community Strategic Plan – June 2022

Strategic Direction 1: An ecologically sustainable Inner West

Consistent

The Planning Proposal is consistent with this direction to increase tree canopy coverage. The proposal seeks to provide 7.5% deep soil planting which can contribute to increasing tree canopy.

The concept plan submitted with the Planning Proposal seeks to limit demolition of the existing warehouse on site. Making use of existing structures is the most sustainable construction method.

The proponent has acknowledged the advice given by Council's Urban Sustainability Team stating that details such as green walls, facades and green roofs will be further considered through the detailed design at the DA Stage.

Strategic Direction 2: Liveable, connected places and transport

Not applicable

Strategic Direction 3: Creative communities and a strong economy

Consistent

The Planning Proposal achieves this Strategic Direction particularly Outcome 3.3 *The local economy is thriving* as it seeks to intensify urban services which will provide the needed storage space for existing and emerging businesses. Additionally, the retention of the existing E4 - General Industrial zone ensures the protection of employment land, aligning with the Inner West Employment and Retail Lands Strategy.

Strategic Direction 4: Healthy, resilient and caring communities

Not applicable

Strategic Direction 5: Progressive, responsive and effective civic leadership

Not applicable

Employment and Retail Lands Strategy 2021

Principle 1: Centres are distinctive and productive

Consistent

The Planning Proposal partially achieves Strategy 1.6 *Diversify business activity* by delivering additional self-storage space which has capabilities to support the growth of existing and emerging local businesses.

Principle 2: Industrial and urban services lands are protected and managed

Consistent

The Planning Proposal retains the existing E4 - General Industrial zone which aligns with Strategy 2.2 *Protect employment lands from being eroded by conflicting and incompatible uses* and Strategy 2.3. The proposal looks to increase employment floor space. More specifically, the proposal will intensify self-storage space that already exists on site, which there is a demonstrated demand for. This is outlined in the Economic Strategic Positioning Paper (Appendix F).

Principle 3: Spaces for business are suitable and available

Consistent

The Planning Proposal seeks to intensify floor space for a self-storage use, a land use with demonstrated demand in the local area and Greater Sydney. Self-storage facilities can also act as small warehouses and storage for a range of small to medium businesses, unlocking specialised spaces for businesses to establish and grow.

Principle 4: The planning framework is clear

Consistent

The Planning Proposal aligns with Strategy 4.2 *Manage land use conflicts between employment and residential uses* since the existing E4 - General Industrial zone is being retained and no additional land uses are being introduced.

Our Place Inner West: Going Places – Integrated Transport Strategy

The Integrated Transport Strategy is underpinned by 7 principles. The most relevant and demonstrated by this proposal are:

- Principle 1: Plan Land Use
The Planning Proposal seeks to provide additional self storage space close to public transport – St Peters and Sydenham Railway Stations. Additionally, the introduction of the future bike link connection along Sydney Steel Road and Edinburgh Road will provide active and sustainable transport options to access the site.
- Principle 6: Freight and Deliveries
The intensification of storage floorspace may be used by time sensitive and last mile distribution services. The site is located close to existing key freight routes including Princes Highway and the WestConnex St Peters Interchange.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Question 5.

Is the planning proposal consistent with any other applicable State or regional studies or strategies?

As discussed under Question 1

Question 6.

Is the Planning Proposal consistent with applicable SEPPs?

SEPP (Housing) 2021

Consistent

The Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.

SEPP (Primary Production) 2021

Consistent

The Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.

SEPP (Resources and Energy) 2021

Not applicable

SEPP (Resilience and Hazards) 2021

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Consistent

The site is zoned E4 - General Industrial and is in an established industrial precinct. Clause 4.6 of the SEPP states that a consent authority must not consent to development unless it has considered whether the land is contaminated and if required, it is satisfied that the land will be remediated before the land is used for that purpose.

As there are no changes to the permissible land uses proposed, contamination requirements can be addressed at the development application stage.

SEPP (Industry and Employment) 2021

Consistent

Advertising and signage structures will need to be assessed against the relevant clauses of this SEPP at the development application stage.

SEPP (Transport and Infrastructure) 2021

Consistent - The Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.

SEPP (Biodiversity and Conservation) 2021

Not applicable

SEPP (Planning Systems) 2021

Consistent - The Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.

SEPP (Precincts – Eastern Harbour City) 2021

Not applicable

SEPP (Precincts – Central River City) 2021

Not applicable

SEPP (Precincts – Parkland City) 2021

Not applicable

SEPP (Precincts – Regional) 2021

Not applicable

SEPP (Exempt and Complying Codes) 2008

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Consistent - Part 5A of the Codes SEPP sets the complying development parameters for industrial buildings. Approval of an industrial building through complying development may be possible through the Codes SEPP.

SEPP (Building Sustainability Index: BASIX) 2004

Not applicable

SEPP (Sustainable Building) 2023

Consistent

The Planning Proposal does not contain provisions that contradict or would hinder the application of this SEPP.

SEPP No 65 – Design Quality of Residential Apartment Development

Not applicable

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Question 7.

Is the Planning Proposal consistent with applicable Local Planning Directions (Section 9.1 Directions)

FOCUS AREA 1 PLANNING SYSTEMS

Direction 1.1 Implementation of Regional Plans

Consistent

The Planning Proposal will give effect to the Greater Sydney Region Plan and the Eastern City District Plan. It is generally consistent with the planning principles, directions and priorities contained in the Region Plan as assessed in Part 3, Section B, Question 3 in this report. A relevant objective from these plans includes creating connected and competitive economic corridors and ensuring that industrial land is planned, retained and managed.

Direction 1.2 Development of Aboriginal land Council land

Not applicable

Direction 1.3 Approval and referral requirements

Not applicable

Direction 1.4 Site specific provisions

Consistent

The proposal intends to introduce a new site-specific LEP provision to allow an increased FSR for self-storage uses.

The proposal does not seek changes to permissible land uses or existing E4 - General Industrial zone. It is also not considered to be more restrictive, as it allows additional FSR for the self-storage land use, which is currently permissible.

It is also worth noting that use of a site-specific provision is an intentional pathway to alleviate concerns relating to potential environmental and traffic impacts. If a blanket uplift of up to FSR of 3.2:1 was permitted, there may be a number of adverse environmental impacts such as traffic associated with intensification of the range of permissible land uses under the E4 – General Industrial zone.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Direction 1.4A Exclusion of Development Standards from Variation Consistent

The proposal does not seek to exclude application of Clause 4.6 of the IWLEP 2022.

FOCUS AREA 1 PLANNING SYSTEMS – PLACE BASED

Direction 1.5 Parramatta Road Corridor Urban Transformation Strategy Not applicable

Direction 1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan Not applicable

Direction 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan Not applicable

Direction 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan Not applicable

Direction 1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor Not applicable

Direction 1.10 Implementation of the Western Sydney Aerotropolis Plan Not applicable

Direction 1.11 Implementation of Bayside West Precincts 2036 Plan Not applicable

Direction 1.12 Implementation of Planning Principles for the Cooks Cove Precinct Not applicable

Direction 1.13 Implementation of St Leonards and Crows Nest 2036 Plan Not applicable

Direction 1.14 Implementation of Greater Macarthur 2040 Not applicable

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Direction 1.15 Implementation of the Pyrmont Peninsula Place Strategy

Not applicable

Direction 1.16 North West Rail Link Corridor Strategy

Not applicable

Direction 1.17 Implementation of the Bays West Place Strategy

Not applicable

Direction 1.18 Implementation of the Macquarie Park Innovation Precinct

Not applicable

Direction 1.19 Implementation of the Westmead Place Strategy

Not applicable

Direction 1.20 Implementation of the Camellia-Rosehill Place Strategy

Not applicable

Direction 1.21 Implementation of South West Growth Area Structure Plan

Not applicable

Direction 1.22 Implementation of the Cherrybrook Station Place Strategy

Not applicable

FOCUS AREA 2: Design and Place - Blank

FOCUS AREA 3 – BIODIVERSITY AND CONSERVATION

Direction 3.1 Conservation Zones

Not applicable

Direction 3.2 Heritage Conservation

Not applicable – the site is not directly affected by heritage items or heritage conservation areas; however, it is in the vicinity of heritage items. Any heritage impacts associated with the development should be addressed at the detailed design stage.

Direction 3.3 Sydney Drinking Water Catchments

Not applicable

Direction 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs

Not applicable

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Direction 3.5 Recreation Vehicle Areas

Not applicable

Direction 3.6 Strategic Conservation Planning

Not applicable

Direction 3.7 Public Bushland

Not applicable

Direction 3.8 Willandra Lakes Region

Not applicable

Direction 3.9 Sydney Harbour Foreshores and Waterways Area

Not applicable

Direction 3.10 Water Catchment Protection

Not applicable

FOCUS AREA 4: RESILIENCE AND HAZARDS

Direction 4.1 Flooding

Consistent

A Flood Assessment Report has been provided by HydroStorm Consulting (Appendix – D) dated 31 October 2024 which addresses relevant clauses (3)(a)-(h), Council's Flood Management requirements and the NSW Floodplain Development Manual. The report recommends the following:

- The floor levels of the proposed development comply with the required Flood Planning Level (FPL).
- The loss of flood storage is compensated through provision of compensatory storage of equal magnitude onsite. This is likely to mitigate any adverse impacts due to the development. However, this would be confirmed at the detailed design stage.
- Raising the entry to the existing warehouse/building and provision of flood gate at the entrance to the existing building would lower the flood risk to that building.

Further Council's Engineers have reviewed the concept plan and flood study and recommended that a detailed flood assessment will be required at the development application stage. Modifications will be required to the development plans at the development application stage to comply with the relevant FPLs.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

The Flood Risk Management Plan identifies a FPL of 5.83 which is sufficiently raised above the 1% AEP Flood Level on Edinburgh Road (5.25m AHD) and the 1% AEP flood level on Smidmore Street (5.78m AHD).

Council's Flooding Engineer's also advised the following:

- A majority of the new warehouse is provided at or above this level, however some areas are proposed below this level.
- The current levels of the entry ramp from Edinburgh Road do not provide sufficient protection to the existing warehouse and will rely on a flood barrier in events smaller than a 1% AEP event.
- Commercial parking ramps and parking spaces are allowed to provide a ramp up to 5% or 1:20. This would allow for a landing at the entry of the existing warehouse of 5.50m AHD.
- The landing should be raised to a minimum level of 5.5m AHD. A flood barrier is only supported for the prevention of water levels higher than this.
- It is noted that it would require modification to the transition ramp between the new and old warehouse components, however a compliant ramp can be provided within a length of 6m.
- Any loss of flood storage resulting from amendments to the ramps will need to be accounted for with any future submission.
- The proposed box shop is below the FPL at Edinburgh Road. There appears to be adequate ceiling height to raise floor levels in this area to minimise the frequency of flooding. The floor levels should be raised as high as practicable to reduce the recurrence of flooding and damage to stock stored in this area. Any proposal for a floor level below the FPL must be supported by a suitably detailed flood risk management plan.
- The Wine Storage is located below the FPL and is susceptible to the entry of flood waters. A minor shop front could be considered at street level for the Wine Ark Office only, subject to all temporary holding areas and medium to long-term storage being provided at or above the FPL of 5.8m AHD.

The above issues can be addressed through modifications of the architectural plans at the development application stage.

Direction 4.2 Coastal Management

Not applicable

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Direction 4.3 Planning for Bushfire Protection

Not applicable – The Site is not identified as bushfire prone land.

Direction 4.4 Remediation of Contaminated Land

Consistent

This Planning Proposal does not seek to change the E4 - General Industrial zone or the use of the site as a self-storage. Therefore, it is considered that the site is suitable for its intended use.

Direction 4.5 Acid Sulfate Soils

Consistent

The site is classified as Acid Sulfate Soils (ASS) Class 2 under the IWLEP 2022. Class 2 risk designates that any works undertaken below the natural ground surface or by which the water table is likely to be lowered, will require an Acid Sulfate Soils Management Plan (ASSMP) or a preliminary assessment as per ASSMAC (1998) prior to development consent.

The proposal satisfies the consistency clause (a) as it includes an Acid Sulfate Soils Assessment (Appendix – E) prepared by Martens Consulting Engineers dated June 2022. The report concludes that the site's soils do not require an ASSMP prior to development consent. Further detailed investigation will be undertaken at the development application stage when the extent of soil disturbance is known.

Direction 4.6 Mine Subsidence and Unstable Land

Not applicable

FOCUS AREA 5 – TRANSPORT AND INFRASTRUCTURE

Direction 5.1 Integrating Land Use and Transport

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Consistent

The site is located in proximity to public transport (Sydenham and St Peter's Train Stations and local buses) providing access to jobs and services while reducing private car use.

The proposal will support the efficient movement of freight by providing storage space for businesses in a location accessible to the regional road network and a wide Greater Sydney delivery catchment.

The additional industrial floorspace and complementary land use activities will provide for increased access to employment opportunities and business services within the Inner West LGA.

Direction 5.2 Reserving Land for Public Purposes

Not applicable

Direction 5.3 Development Near Regulated Airports and Defence Airfields

Consistent

The site is located approximately 2km from Sydney Airport. The industrial land use is compatible with current and future airport operations. As the proposal is not seeking to rezone the land, intensification is acceptable and will not impact on the effective and safe operation of the airport. Consultation will be undertaken with Sydney Airport at the public exhibition stage.

The proposal will have to satisfy the Obstacle Limitation Surface (OLS) requirements relating to maximum building height at the detailed design stage.

Direction 5.4 Shooting Ranges

Not applicable

FOCUS AREA 6 - HOUSING

Direction 6.1 Residential zones

Not applicable

Direction 6.2 Caravan parks and manufactured home estates

Not applicable

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

FOCUS AREA 7: INDUSTRY AND EMPLOYMENT

Direction 7.1 Employment Zones

Consistent

The Planning Proposal retains the E4 - General zone and seeks to increase the FSR for self-storage uses. This aligns with objectives (a) and (b).

The proposed amendment to increase the maximum FSR will facilitate the retention and optimise the use of existing industrial land within the Eastern Harbour City to support the growing demand for additional industrial floor space and storage close to Marrickville, Sydney Airport, Port Botany, and the Sydney CBD. In accordance with the Direction, the proposal will:

- Support employment growth in a suitable location, providing increased job opportunities highly accessible by public transport,
- Protect employment land in the employment zone by facilitating the long-term viable operation of the site, and
- Support the viability of the Marrickville centre by ensuring the long-term viability of the existing industrial site through provision of self-storage floor space to support businesses and residents to meet market demand.

Direction 7.2 Reduction in non-hosted short-term rental accommodation period

Not applicable

Direction 7.3 Commercial and Retail Development along the Pacific Highway, North Coast

Not applicable

FOCUS AREA 8: RESOURCES AND ENERGY – NA

Direction 8.1 Mining, Petroleum Production and Extractive Industries

Not applicable

FOCUS AREA 9: PRIMARY PRODUCTION

Direction 9.1 Rural zones (does apply)

Not applicable

Direction 9.2 Rural lands, and

Not applicable

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section B – Relationship to the strategic planning framework

Direction 9.3 Oyster Aquaculture

Not applicable

Direction 9.4 Farmland of State and Regional Significance on the NSW Far North Coast

Not applicable

SITE SPECIFIC MERIT

Does the proposal give regard and assess impacts to the following:

- A) the natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)

Consistent

The site is affected by overland flood and Acid Sulfate Soils (ASS). Detailed assessment is provided under the Local Planning Directions in Part 3 Section B Question 7 of this report (page 39 and 42 for flooding and ASSs respectively).

- B) existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates

Consistent

- C) services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision

Consistent

The proposal will have no major infrastructure impacts as the increased FSR limit applies to the self-storage use only.

A Preliminary Traffic Impact Assessment Traffic (Appendix C) submitted determines that an increases FSR would result in a slight increase in traffic generation and have insignificant implications on the surrounding road network.

The Planning Proposal will not significantly increase demand for infrastructure. The site is connected to water, power, sewer and gas.. Any upgrades required to existing services will be identified during the detailed development application stage.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist
Section B – Relationship to the strategic planning framework
3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist
Section C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT
Question 8.
Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or habitats, will be adversely affected because of the proposals?
<p>A) Identify if the land subject to the proposal has the potential to contain critical habitat or threatened species, populations or ecological communities, or their habitats</p> <p>The site is currently completely built out by either an existing building or hardstand area. It is not identified as an area with potential to contain a threatened species, population, ecological community, or habitat.</p>
<p>B) If yes, undertake studies that are necessary to confirm the presence of these species or habitats and their significance. An assessment of its significance and/or consultation should place to inform the Gateway determination</p> <p>Not applicable</p>
<p>C) Mapping may be provided in the proposal to identify known vegetation communities located within or near the site</p> <p>Not applicable</p>
<p>D) An assessment of significance in accordance with Part 7A of the Fisheries Management Act 1994 and the 'Threatened Species Assessment Guidelines', may be required prior to Gateway determination</p> <p>Not applicable</p>
<p>E) Identify any approvals required under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) and Biodiversity Conservation Act 2016</p> <p>Not applicable</p>
<p>F) Any adverse impacts will trigger the requirement for the PPA to consult on the planning proposal with relevant authorities and government agencies</p> <p>Not applicable</p>

OVERALL COMMENT

The Planning Proposal is highly unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats. The proposal is within an established industrial precinct. The site does not contain any vegetation. Street trees are located along the three street frontages.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Question 9.

Are there any other likely environment effects of the planning proposal and how are they proposed to be managed?

- A) Environmental effects unique to a planning proposal may not be addressed in the strategic planning framework. These matters may be identified in informal guidelines, codes or policies prepared by other public authorities and government agencies. Environmental effects may include natural hazards such as flooding, land slip, bushfire hazard, etc

Landscaping

As shown below in Figure 6, from Australian Bureau of Statistics 2016 the site is identified to have a Heat Vulnerability Index (HVI) of 4 out of 5. Such areas are deemed to be most vulnerable to the adverse effects of urban heat.

The [Inner West's Tree Management DCP](#) has a tree canopy target of 25% for industrial land. Additionally, [NSW Greener Neighbourhoods Guide \(2021\)](#) sets a tree canopy target of 25% and deep soil target of 15% deep soil area on industrial sites.

The proposal includes site-specific provision requiring 7.5% of the site for deep soil which can contribute to an increased tree canopy and help mitigate urban heat island effect. accordance with Council's tree management controls in the DCP, a canopy target of 25% is required for industrial land. The proposal includes site-specific provision requiring 7.5% of the site for deep soil which can contribute to an increased tree canopy and help mitigate urban heat island effect.

The proposal includes the following justifications for the reduced provision of 7.5% deep soil planting:

- The NSW Greener Neighbourhood Guide target of 15% is aspirational. The site currently has no deep soil or tree canopy.
- Retaining the existing warehouse on site is crucial to the viability of the project.

- Partial removal of the existing warehouse is the only means to achieve deep soil landscaping. Any further demolition of the existing warehouse will require significant structural and NCC related upgrades to the building that will render the project unfeasible.

Further, the Proponent has explored options to provide 15% deep soil and has demonstrated that any landscaping coverage above 7.5% would not be feasible on the site as it would:

- impact the servicing and function of the existing storage facility and viability of the business (proponent intends to retain the existing warehouse building on the site)
- require redesign due to the roof structure
- impact the building fire safety requirements.
- potentially worsen flooding on the site

The concept architectural drawings indicate an approximate 534sqm of deep soil area (7.5m x 67.1m) deep soil area located along the Murray Street boundary.

The proposed landscaping is located along a frontage that adds value to the public domain and streetscape. Due to the constraints on the site and proponent's stance for major retention of the existing warehouse, 15% would not be achievable.

The proposed deep soil provision is generally considered acceptable in this circumstance as:

- Significant consideration has gone into options testing for a range of deep soil outcomes with the proposed arrangement delivering the best outcome. This includes substantial modifications to the proposal since the original 2023 submission which provided zero deep-soil planting.
- Contextually, this will be a generous onsite deep soil provision.
- If undertaken in line with the concept plan, locating the deep soil continuously along the Murray Street frontage will have a positive contribution to the public domain and allow for the planting of a meaningful tree canopy.
- It's acknowledged that retention of the existing warehouse is preferred urban design outcome and supports the feasibility of the project.
- Inclusion of site-specific target of deep soil planting in the LEP will provide certainty regarding the delivery of this deep soil planting and landscaping at the development application stage.
- A review of recently approved developments applications for industrial sites throughout Marrickville indicates that new

developments are usually providing deep soil at or below 5% of the site area.

IWLPP have recommended that the proposal should provide up to 15% deep soil planting in accordance with the Greener Neighbourhoods Guide. While in principle Council officers support increased provision of deep soil planting on this site, and in the wider precinct, it is impractical to achieve the 15% deep soil planting on the site unless the existing warehouse is demolished. Through discussions with the proponent, it has been established that demolishing the existing warehouse has major operational impacts and it would substantially affect the viability of the project.

Consequently, it is recommended that the site-specific provision regarding the provision of deep soil planting be amended in the Planning Proposal to:

- provide 7.5% deep soil planting if the existing warehouse is largely retained on the site; or
- provide 15% deep soil planting if more than 25% of the existing warehouse building is removed.

This approach allows opportunities for additional deep soil planting in the instance if the existing warehouse is demolished in the future. The current provision of minimum 7.5% deep soil planting and retaining the existing warehouse is also considered acceptable as it would increase the supply of urban services land while maintaining the project to be viable for the proponent. Considering the significant uplift and IWLPP advice, Council recommends that an LEP clause be included that requires 15% deep soil area if more than 25% of the original warehouse building at 11 Edinburgh Road is removed.

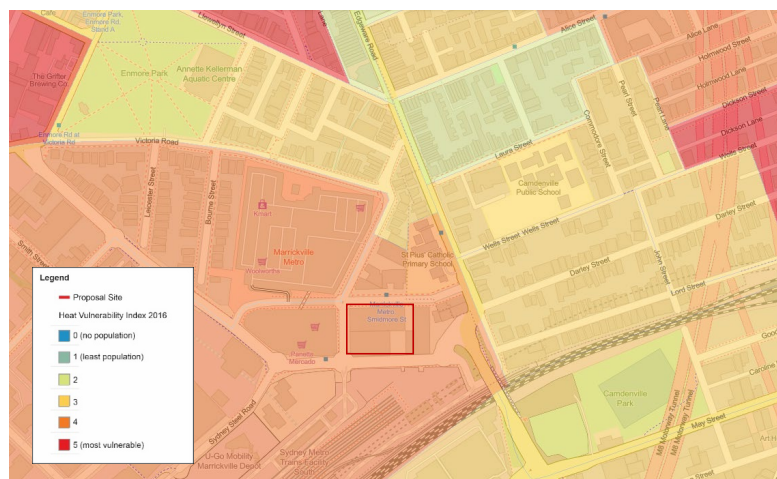


Figure 6 - Heat Vulnerability Index (NSW SEED, 2016)

Sydney Airport Obstacle Limitation Surface Level (OLS)

Located close to Sydney Airport, the site is subject to an OLS of 51m AHD. The proposed height of building is 30m (RL34.53) which is within the OLS.

A referral to Sydney Airport and the Civil Aviation and Safety Authority (CASA) was made during the pre-lodgement phase. Sydney Airport did not reply to Inner West's Council's request. CASA replied with the following statement:

"CASA has no objection to the proposal on condition that the finalised developed height does not infringe the Prescribed Airspace for Sydney Airport as declared by the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts."

Further consultation will be undertaken with the relevant government agencies at the public exhibition stage as per the Gateway determination conditions. A referral to Sydney Airport and CASA will also be undertaken at the development application stage.

The Inner West Local Planning Panel's concerns are understood regarding the potential mismatch of FSR and height control. It is recommended that the proposed height control therefore be removed from the proposal. This is consistent with the existing approach for industrial lands in the LEP where there are no height controls, and the built form is largely governed by the FSR control.

Built form and scale

The proposed bulk and scale of the development up to 7 storeys may have some visual and amenity impacts, however given the site's location and context, the level of impact is not significant and considered acceptable. The site is in an industrial area and not directly adjoining any residential areas, so there are no major concerns regarding overshadowing or visual privacy.

Further, the built form could be refined at the development application stage by reducing the excessive use of blank walls and including high-quality materials on the building facades.

Transport and traffic

Given that the proposal relates to increasing the FSR for self-storage uses only, the potential traffic impacts are minimal. The proposal would result in a slight increase in traffic generation during peak hours and have a negligible impact on the surrounding road network.

The proposal would result in a slight increase in traffic generation during peak hours and have a negligible impact on the surrounding road network

as demonstrated in the proponent's Transport Assessment Report (Appendix C).

Concerns were raised by Council's Traffic Engineers and Transport for NSW (TfNSW) at the pre-lodgement stage regarding the potential traffic impacts of alternate permissible uses in the land use table under E4 – General Industrial zone that may result from the proposed FSR increase, namely 'hardware and building supplies'.

The proponent has since modified the Planning Proposal to limit the FSR uplift to self-storage uses only.

Council's Traffic Engineers raised concerns regarding the lack of on-site parking. The proposed concept plan does not comply with the existing DCP's car parking provisions. Compliance with the parking controls or any justification to provide reduced parking should be demonstrated at the development application stage. Any future development application must also provide adequate on-site bike parking for staff and customers.

Further, the points below must be considered at the detailed design stage:

- The proposed driveway appears to be 7m wide and it is necessary that the footpath outside the driveway reinforces pedestrian priority via surface materials, gradients, layback position, etc. in the plan.
- A stopping area to accommodate an 8.8m Medium Rigid Vehicle should be provided on the site so waiting vehicles don't block the footpath.
- Adequate visibility by drivers of people walking on the footpath should also be provided, however this simultaneously needs to avoid creating a vast vehicle entry point.
- Investigate how public and active transport access and needs would integrate with the surrounding established and potential transport network (i.e. Sydney Metro). The Practitioner's Guide to Movement and Place can be utilised to assist in guiding desired outcomes for street and road environments

Note detailed assessment of flooding and ASS issues has been completed under the Local Planning Directions in Part 3 Section B Question 7 of this report (page 39 and 42 for flooding and ASSs respectively).

B) The Planning Proposal should identify any other environmental effects and prepare information or undertake investigations to address an identified matter

None required.

C) Scope of these investigations may be identified in the Planning Proposal and may need to be undertaken to inform the Gateway determination

None required.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Question 10.

Has the Planning Proposal adequately addressed any social and economic effects?

A) Identify effects on items or places of non-Aboriginal or Aboriginal cultural heritage not already addressed elsewhere

The site has no identified or known items of European or Aboriginal significance. However, there are heritage listed items around the site including:

- Local Heritage Item I1742: Waugh & Josephson industrial buildings former – Inter-war functionalist workshop, including interiors, showroom and offices
- Local Heritage Item I1316: St Pius Church, Church Hall and Presbytery, including interiors
- Local Heritage Item I1286: Mill House, including interiors
- Local Heritage Item I1250: Brick

The proposal will not adversely impact these adjacent heritage items.

B) Estimate the number of jobs or housing growth (e.g. construction/post-construction and housing diversity)

The Strategic Positioning Paper (Appendix F) identifies that:

- Construction phase will provide a total of 96 jobs (39 direct, 58 indirect), and
- Post construction will provide a total of 27 jobs (15 direct, 12 indirect).

C) Identify the impact on existing social infrastructure, such as schools and hospitals

The Planning Proposal will have minimal impact on the existing social infrastructure, given the nature of proposed uses.

D) Identify the need for public open space or impacts on green infrastructure

The Planning Proposal will have minimal impact on public open space.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

E) Identify the impact on existing retail centres

The site is close to Marrickville Metro Shopping Centre and the recently approved Woolworths Customer Fulfilment Centre. It is also close to the Marrickville local centre. The proposed self-storage use will not compete with the surrounding retail centres. Retail businesses often need storage space to support their operations. Increased self-storage floor space will facilitate investment and growth in these small businesses.

F) Identify measures to mitigate any adverse social or economic impacts, where necessary, and whether additional studies are required

Not applicable

G) Identify any proposed public benefits

Council has not received any letter of offer to provide public benefits associated with the proposed uplift on this site. Notwithstanding, it is recommended that the proponent investigate opportunities to provide public benefits associated with streetscape improvements and public art to benefit the wider area.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)

Question 11.

Is there adequate public infrastructure for the Planning Proposal?

- A) Generally, this applies where the planning proposal includes development that will, or is likely to, require the provision of, or increase the demand for, public facilities and services

This Planning Proposal is not expected to significantly increase demand for infrastructure. The site is in an existing industrial precinct with good access to public transport via Sydenham and St Peters Railway Stations. It is also in proximity to road transport infrastructure including the St Peters Interchange, and the M4 and M5 Motorway. The Preliminary Traffic Assessment report concluded that the site is appropriately serviced with parking and will not significantly impact the surrounding road network.

Similarly, the proposal will not result in additional burden on existing public infrastructure such as schools, hospitals or open space given the nature of proposed uses.

- B) Address whether existing infrastructure is adequate to serve or meet the needs of the proposal and how any predicted shortfall in infrastructure provision could be met

The site is connected to water, power, sewer and gas. Any upgrades required to existing services will be identified during the detailed development application stage.

- C) Undertake studies required to identify the extent of any infrastructure shortfall, potential mechanisms or strategies to address any shortfall and which agencies have been consulted as part of that process

Not required at this stage – further analysis may be required at the Post-Gateway stage

- D) The proponent/PPA is to identify what local and regional infrastructure may be needed

The proposal should contribute towards local and regional infrastructure through local infrastructure contributions plan and housing and productivity contributions at the development application stage.

- E) For Planning Proposals likely to place additional demands on public infrastructure, it is important to undertake consultation with the public authorities and government agencies responsible for the provision of that infrastructure. The Gateway determination will confirm whether a local contributions plan is required to be exhibited with the planning proposal and require regular feedback on the progress of finalizing an infrastructure strategy and high-level costs

Increased demand beyond current infrastructure capacity is not expected as a result of the Planning Proposal. Referrals to relevant agencies including Transport for NSW, Ausgrid, Sydney Water and other public authorities will be undertaken as per the Gateway determination.

- F) For Planning Proposals, a local contributions plan may be required. Liaison with the council is necessary

The Inner West Local Infrastructure Contributions Plan 2023 (Contributions Plan 2023) requires that all development with a value greater than \$200,000 that result in a net population or worker increase pay Section 7.11 contributions.

The value of the future redevelopment of the site in accordance with the proposed plan amendment will be determined by a registered Quantity Surveyor in accordance with Contributions Plan 2023, and the applicable infrastructure contributions will be calculated at the development application stage.

3. Department of Planning, Industry and Environment's Guide to Preparing Planning Proposals Information Checklist

Section E – STATE AND COMMONWEALTH INTERESTS

Question 12.

What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

- A) The Planning Proposal should nominate the state and federal agencies to be consulted and outline the matters that have triggered the need for the referral. Consultation will be confirmed by the Gateway determination
- B) The proponent or PPA should get preliminary views of any state or federal agency prior to submitting a Planning Proposal and include them in this section including any preliminary issues raised. This should include any scope of additional information/ investigations, evidence of consultation and any agreement in relation to the progression of the Planning Proposal

The Gateway Determination will advise the full list of public authorities to be consulted as part of the Planning Proposal process and any views will be included in this Planning Proposal following consultation.

Pre-lodgement advice was sought from the following agencies:

- Department of Planning, Housing and Infrastructure (DPHI)
- Transport for NSW (TfNSW)
- Sydney Metro
- Civil Aviation Safety Authority (CASA)
- DCCEW

Other agencies identified for further consultation are:

- Ausgrid
- Sydney Water
- Sydney Airport Corporation

Any issues raised will be incorporated into this Planning Proposal following the consultation period.

4. Maps Mapping (including current and proposed zones/changes etc.)

- A) Mapping must be consistent with the Department's Standard Technical Requirements for Spatial Datasets and Maps using the same format, symbology, labelling and appropriate map scale.

The Planning Proposal seeks to make the following amendments to IWLEP 2022 maps:

- Amend existing Key Sites Map.

Refer to Appendix H.

5. COMMUNITY CONSULTATION

- A) Must describe Consultation and outcomes undertaken with council, state agencies or authorities during the pre-lodgement stage

Consistent – community consultation will be undertaken following Gateway Determination.

The proposal has had a long history of consultation with Council staff. A Pre-lodgement consultation meeting was undertaken with Inner West Council's officers on 27 March 2023. The proponent provided a Scoping Proposal with supporting documents and received feedback on 17 May 2023 detailing various matters that needed to be addressed in the draft Planning Proposal.

This Planning Proposal has generally addressed the concerns raised in Council's advice (Appendix I). Further, the original proposal submitted in 2023 had various issues regarding lack of deep soil planting and landscaping. The proponent has positively responded to these issues by updating the Planning Proposal and submitting revised documentation indicating the provision of deep soil planting and landscaping on the site, including stipulating a site-specific provision for deep soil planting in the LEP which will provide certainty regarding the delivery of on-site tree planting. Further, on Council officer's request, the proponent has provided justification regarding the inability to meet 15% deep soil planting target for this site. This justification is considered acceptable in this instance and overall, the proposal will improve the site's existing conditions which has no deep soil planting and landscaping.

- B) Any community consultation undertaken, or consultation with other key stakeholders

Consistent

The Planning Proposal acknowledges the standard consultation processes outlined in Division 3.4 of the EP&A Act and that the Planning Proposal to be publicly exhibited for at least 28 days.

Notification of public exhibition will be as follows –

- Notice on Council website
- Written correspondence to adjoining and surrounding landowners

If successful at the Gateway stage, the Gateway determination and Planning Proposal would be publicly exhibited and made available as digital and hard copies at Council offices and any other locations for the interested parties to view the submitted documentation.

6. PROJECT TIMELINE

The project timeline should include:

- Anticipated commencement date (date of Gateway determination)
- Anticipated timeframe to finalise the infrastructure studies/plan
- Anticipated timeframe for completion of any additional technical studies, not completed prior to Gateway
- Timeframe for public agency consultation
- Anticipated dates of public exhibition and, if required, a public hearing
- Timeframe for submissions to be considered
- Timeframe for the consideration of a proposal after the exhibition
- Date the plan will be made (where council is the LPMA) or date of submission to the Department to finalise the LEP
- Date of notification

The anticipated project timeline has been informed by the applicant's Indicative timeframe. In conjunction with these timeframes, see Table 1 for Project timeline with indicative dates which will be updated in the Planning Proposal submitted to DPE for Gateway Determination.

Table 1 - Proponent's Submission Indicative Timeframe

Process	Indicative Timeframe	Months
Revised proposal submitted by the proponent	1 year	November 2024
Consideration by Council	1 months	November – December 2024
IWLPP decision	4 months	December 2024
Council decision	2 months	March 2025
Submitted for Gateway	4 weeks	March 2025
Gateway determination	2 months	May 2025
Post Gateway changes (Pre-exhibition)	2 months	June – July 2025
Public exhibition period	1 month	August 2025
Consideration of submissions	Included in public exhibition period and assessment	Sept – Nov 2025
Submission to DPE for finalisation	4 weeks	December 2025
Gazettal of LEP amendment	9 months from the issue of Gateway determination	February 2026

Attachments

- Attachment 1 – Planning Proposal: 11 & 11A Edinburgh Road, Marrickville
 - Appendix A – Indicative Concept Architectural Plans
 - Appendix B – Urban Design Report
 - Appendix C – Traffic Impact Assessment
 - Appendix D – Preliminary Flood assessment
 - Appendix E – Acid Sulfate Soils Assessment
 - Appendix F – Economic Strategic Positioning Paper
 - Appendix G – Geotechnical Assessment
 - Appendix H – Proposed LEP Maps



DRAFT PLANNING PROPOSAL

11 – 11A Edinburgh Road, Marrickville

Prepared for
NATIONAL STORAGE
November 2024



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0040147
Report Number	FINAL

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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EXECUTIVE SUMMARY

This Draft Planning Proposal has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of National Storage in support of a proposed amendment to the *Inner West Local Environmental Plan 2022 (IWLEP 2022)*.

The Draft Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the Department of Planning and Environment (**DPE**) *Local Environmental Plan Making Guideline (the LEP Guideline)* dated August 2023.

The following table outlines the key components of the proposed plan amendment including the relevant requirements listed in Section 2 of the LEP Guideline.

Table 1 Key Components

Item	Description
Site Address	11 and 11A Edinburgh Road, Marrickville NSW 2204
Legal Description	Lot 1 in DP607677 and Lot 67 in DP4991
Existing Planning Controls	<p><i>Inner West Local Environmental Plan 2022</i></p> <ul style="list-style-type: none"> Land use Zone: E4 General Industrial Height of Building: N/A Floor Space Ratio: 0.95:1
Proposed Amendments	<p>The Draft Planning Proposal seeks to include the following additional clause in Part 6 of the IWLEP 2022 that permits:</p> <ul style="list-style-type: none"> the building on Lot 1 in DP607677 and Lot 67 in DP4991 to exceed the floor space ratio by an amount no greater than 2.25:1 if the building is used for self-storage units. redevelopment on Lot 1 in DP607677 and Lot 67 in DP4991 to provide a minimum of 7.5% of the site area as deep soil area <p>In addition, the Planning Proposal seeks to introduce a building height control of 30m (RL34.53) across the site.</p>
Technical Studies	<p>The Draft Planning Proposal has been informed by the following technical documents and studies:</p> <ul style="list-style-type: none"> Indicative Concept Architectural Plans prepared by HAL Architects Urban Design Report prepared by HAL Architects Preliminary Flood Assessment prepared by Hydrostorm Consulting Preliminary Traffic Impact Assessment prepared by Ason Group Acid Sulfate Soils Assessment prepared by Martens Geotechnical Assessment prepared by Martens Strategic Positioning Paper prepared by Urbis

The Draft Planning Proposal has been subject to a rigorous assessment process which demonstrates that the proposed amendments to Part 6 of the IWLEP 2022 are entirely appropriate and justified based on the following matters:

Strategic Merit

- The Draft Planning Proposal gives effect to the *Greater Sydney Region Plan* and the *Eastern City District Plan* and is consistent with the *Our Place Inner West: Local Strategic Planning Statement*, *Our Inner West 2036: Community Strategic Plan* and *Inner West Employment and Retail Lands Strategy*
- The site is located in proximity to the Sydney CBD, Sydney Airport and Port Botany which are major logistics hubs as well as the growing residential population within the Inner West which has recently seen housing growth in medium density residential dwelling. The proposal will provide key storage facilities which can support the increased residential population and surrounding businesses, as well as last-mile storage for operators within the Inner West and Inner Sydney.
- The proposal will support the retention, management and support ongoing viability for the industrial lands within the Eastern City District and generate additional employment opportunities during construction and operation within an accessible location.
- The proposal will support the growing demand for additional storage floor space close to Sydney Airport, Port Botany and the Sydney CBD, and time sensitive and last mile distribution across the eastern and south-eastern suburbs of Sydney.
- The proposed amendments to Part 6 of the IWLEP 2022 will allow for increased FSR and building height to support self-storage units on the site only and not to other industrial land uses which may cause adverse environmental impacts to the surrounding area.
- The proposed inclusion of the deep soil planting on the site will reduce any potential urban heat impacts and provide adequate landscaping and tree canopy cover in accordance with the NSW Government's Greener Neighbourhoods Guide.
- The Draft Planning Proposal is aligned with existing strategic policy and does not rely upon a change in circumstances that has not been recognised by the existing strategic planning framework.

Site-Specific Merit

- Indicative concept designs prepared for the increased 2.25:1 control to the FSR control for the site solely for use as self-storage units demonstrate that the increase in FSR will be consistent with the evolving built form character of the Marrickville Industrial area, particularly recently completed or approved developments surrounding the site including the Marrickville Metro and the approved Woolworths Customer Fulfilment Centre.
- Indicative concept designs prepared for the building height control of 30m (RL34.53) will be consistent with the evolving built form character of the Marrickville Industrial area, particularly recently completed or approved developments surrounding the site including the Marrickville Metro expansion and the approved Woolworths Customer Fulfilment Centre both fronting Edinburgh Road.
- The site is located in proximity to Port Botany, Sydney Airport, Sydney CBD and the Inner West which are seeing growth in demand for additional storage floor space and time sensitive last mile distribution facilities across the eastern and south-eastern suburbs of Sydney
- The site is well-located to optimise recent major investments and upgrades in road transport infrastructure which enhance the connectivity of the site including the St Peters Interchange, M8 Motorway, and M4 and M5 Link Tunnels.
- The Draft Planning Proposal will result in positive social benefits through increased employment floor space within close proximity to public transport services including Sydenham and St Peters Railway Stations, and Sydney Metro upgrade of Sydenham Station.
- Future development of the site can be suitably accommodated within the surrounding transport network and will not adversely impact the surrounding road network.
- Whilst the site is identified as being flood prone land, appropriate mitigation measures can be implemented in the detailed design of future development of the site that would ensure future development of the site would not have an unreasonable flood impact.

- The site is located in an existing industrial precinct and will increase the floor space supported by the existing industrial zoned land.

Accordingly, as the proposal demonstrates both Strategic Merit and Site-Specific Merit it is **recommended** the Planning Proposal is endorsed by Council to enable a gateway determination by DPE.

1. INTRODUCTION

This Planning Proposal request has been prepared by Urbis Pty Ltd on behalf of National Storage (the proponent) in support of a proposed amendment to *Inner West Local Environmental Plan 2022 (IWLEP 2022)* at 11 and 11A Edinburgh Road, Marrickville. National Storage are a publicly listed company on the Australian Stock Exchange who operate over 200 facilities across Australia and New Zealand. National Storage purchased the site at 11-11A Edinburgh Road, Marrickville in August 2020 and took over the current self-storage operation in the building at 11 Edinburgh Road. The building at 11A Edinburgh Road currently operates as a smash repairs workshop. National Storage identified that there is significant capacity within the site to expand the existing self-storage offer to respond to market demand.

This Planning Proposal seeks to amend the planning controls under the IWLEP 2022 to achieve this outcome and expand the storage offer on the site.

1.1. VISION AND OBJECTIVES

The Draft Planning Proposal seeks to deliver critically needed industrial floor space in the form of self-storage close to Sydney Airport and Sydney Central Business District (**CBD**).

The key objectives of the Planning Proposal are:

- Support the growth of the Harbour CBD and Eastern Economic Corridor through delivering additional industrial floor space for use as self-storage space.
- Improve and increase the supply of self-storage space within the Inner West local government area (**LGA**)
- Preserve existing permitted land uses on the site to support long-term flexibility of employment land uses within the Sydenham-Marrickville Industrial Area.

Each of these matters is addressed in detail throughout this planning proposal report and technical deliverables demonstrating how the objectives will be realised through the Planning Proposal and future development.

1.2. PROPOSED PLAN AMENDMENTS

A Planning Proposal Request has been prepared in accordance with Section 3.33 of *the Environmental Planning and Assessment Act 1979 (EP&A Act)* and the Department of Planning and Environment (**DPE**) guidelines '*Local Environmental Plan Making Guidelines*' (**LEP Guidelines**) dated August 2023.

This Planning Proposal seeks to amend the IWLEP 2022 by including the following additional clauses in Part 6 to permit:

- building on Lot 1 in DP607677 and Lot 67 in DP4991 to exceed the floor space ratio by an amount no greater than 2.25:1 if the building is used for self-storage units.
- building on Lot 1 in DP607677 and Lot 67 in DP4991 to not exceed a maximum building height of 30m (RL34.53)
- redevelopment on Lot 1 in DP607677 and Lot 67 in DP4991 to provide a minimum of 7.5% of the site area as a deep soil area

No changes are proposed to the E4 General Industrial zone provisions which currently apply under the IWLEP 2022.

It is noted that no height control applies to the site and the proposed maximum building height for self-storage development will be 30 metres (RL34.53) which is below the Obstacle Limitation Surface (**OLS**) for Sydney Airport as it applies to the site. Report Structure

The Planning Proposal report is structured as follows:

- **Section 2:** detailed description of the site, the existing development and local and regional context.
- **Section 3:** pre-lodgement and Planning Proposal scoping background.

- **Section 4:** key features of the proposed Indicative Layout Plan which is intended to be delivered as an outcome of the Planning Proposal.
- **Section 5:** the existing statutory context of the site.
- **Section 6:** comprehensive description and assessment of the requested Planning Proposal in accordance with the DPE guidelines.
- **Section 7:** conclusion and justification.

1.3. PROJECT TEAM

This Planning Proposal has been prepared through significant collaboration with the project team and is supported by a range of technical inputs as shown in **Table 1** below.

Table 2 Planning Proposal Project Team

Technical Input	Consultant	Appendix
Indicative Concept Architectural Plans	Hayes Anderson Lynch Architects	Appendix A
Urban Design Report	Hayes Anderson Lynch Architects	Appendix B
Traffic Impact Assessment	Ason Group	Appendix C
Preliminary Flood Assessment	HydroStorm Consulting	Appendix D
Acid Sulfate Soils Assessment	Martens	Appendix E
Economic Strategic Positioning Paper	Urbis	Appendix F
Geotechnical Assessment	Martens	Appendix G
Proposed LEP Maps	Urbis	Appendix H

2. SITE CONTEXT

2.1. SITE DESCRIPTION

The land to which this Planning Proposal relates to is 11 and 11A Edinburgh Road, Marrickville as shown in Figure 1.

Figure 1 Aerial Photograph



Source: Urbis, 2023

The site is currently occupied by two 2-storey warehouse buildings with an at-grade loading area that is occupied by National Storage and a single storey building occupied by a Smash Repairs Workshop. The site has three street frontages being:

- a frontage to Edinburgh Road of approximately 94m
- a frontage to Smidmore Street of approximately 94m, and
- a frontage to Murray Street of approximately 67m.

The site and existing structures are illustrated in the site photography contained in Figure 2 below.

Figure 2 Site Photography



Picture 1 View of the 11A Edinburgh Road site from corner of Murray Street and Edinburgh Road

Source: Urbis, 2023



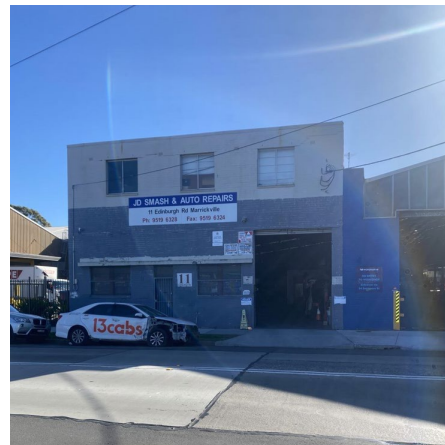
Picture 2 View of the sites from Edinburgh Road

Source: Urbis, 2023



Picture 3 View of the 11A Edinburgh Road site entrance at Edinburgh Road

Source: Urbis, 2023



Picture 4 View of the 11 Edinburgh Road site

Source: Urbis, 2023



Picture 5 View of the 11A Edinburgh Road site from Smidmore Street

Source: Urbis, 2023



Picture 6 View of the 11A Edinburgh Road site from the corner of Smidmore Street and Murray Street

Source: Urbis, 2023

URBIS
DRAFT PLANNING PROPOSAL REPORT - 11 AND 11A EDINBURGH ROAD,
MARRICKVILLE, NOVEMBER 2024

SITE CONTEXT 7

The key features of the site, including the legal description, natural environment and built environment are summarised in Table 3.

Table 3 Site Description

Feature	Description
Street Address	11 and 11A Edinburgh Road, Marrickville NSW 2204
Legal Description	Lot 1 in DP607677 and Lot 67 in DP4991
Site Area	7,127m ²
Site Dimensions	94.6m x 73.2m
Easements and Restrictions	N/A
Site Topography	The site is relatively flat with levels varying across the site from approximately RL 4.5m AHD on the southern and western boundaries of the site and RL 5.7m AHD in the eastern and northern parts of the site.
Vegetation	There are no trees located on the site. However, there are trees within the Smidmore Street, Murray Street and Edinburgh Road setbacks.
Services and Utilities	The site is within an established industrial precinct and is connected to water, power, sewer and gas. The need to augment existing services and infrastructure will be reviewed as part of the detailed design of the development at the DA stage.
Hydrology	<p>The proposal site is 1.4km south-east of the Alexandria Canal which runs in a south-western direction until it merges with the Cooks River. The direction of groundwater flow at the site is likely towards these two main bodies of water.</p> <p>It is located in a floodplain and parts of the site would be impacted during a 1% Annual Exceedance Probability (AEP) event.</p>

Figure 3 Location Plan



Source: Urbis, 2023

2.2. LOCALITY CONTEXT

The site is located within the Sydenham Industrial precinct which is generally bound by Smidmore Street to the north, Railway Parade and the railway line to the east, Marrickville Road/the railway line to the south and Meeks Road/Farr Street/Shepherd Street to the west. The industrial precinct includes the following:

- Large free standing industrial buildings.
- Industrial estates including smaller individual warehouse buildings to the south and east.
- Manufacturing, freight and logistics uses and includes storage facilities, car smash repairs, warehousing and factories.

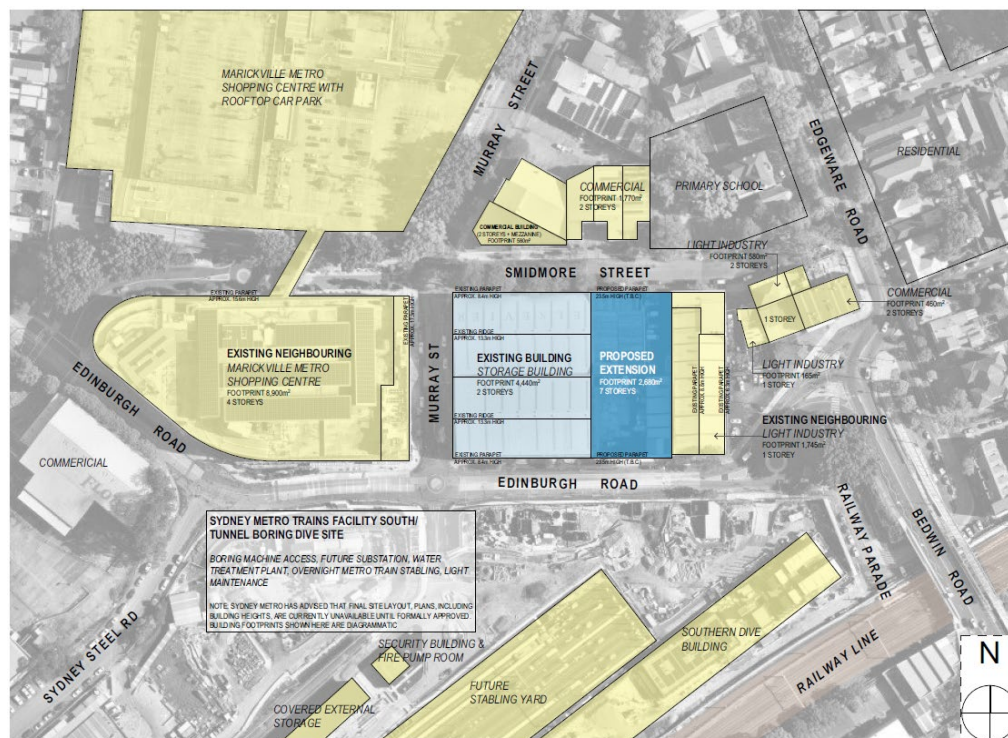
The Marrickville Metro Shopping Centre lies adjacent to the north and west of the site. It is a sub-regional shopping centre that is anchored by major tenants including Kmart, Woolworths, Aldi, and Coles and accommodates over 100 specialty stores including restaurants and food courts set across two sites. Access is provided via Murray Street and Smidmore Street with over 1,600 parking spaces being available across the two sites.

The Woolworths Customer Fulfilment Centre (SSD-10468) was recently approved for a two-storey warehouse and 7-storey office building. The Customer Fulfilment Centre will receive, store and dispatch online grocery orders for delivery to customers' homes. Vehicle access and egress during operation of the Customer Fulfilment Centre will be via one of four driveways on Sydney Steel Road and two driveways on Edinburgh Road.

St Pius Primary School is located adjacent to the north of the site and the Sydney Metro Dive Tunnelling Site is located to the south-west of the site between Edinburgh Road, Sydney Steel Road and the Railway Lines.

There is residential development located to the east and north of the site along Edgware Road and to the west along Edinburgh Road and Bourne Street. The site is also located approximately 850m from St Peters Railway Station and 1.2km from Sydenham Railway Station.

Figure 4 Surrounding Development



Source: HAL, 2023

The expansion of the Marrickville Metro Shopping Centre to the site fronting Edinburgh Road (MP09_0191), and the recently approved Woolworths CFC at 74 Edinburgh Road (SSD-10468) establish a significant built form shift within the surrounding context. These developments accommodate forms of up to 32.32 metres and FSR of 1.39:1, plus a significant volume of hardstand and parking which do not attribute FSR. These developments provide key contextual urban design and character references for future redevelopment of the site.

The site is well serviced by road transport with frontages to Edinburgh Road and Smidmore Street. The site also benefits from its proximity to Princes Highway with it being 800m to the east of the site. As part of the Sydenham to Bankstown Metro Project, a future bike link connection along Sydney Steel Road and Edinburgh Road to Sydenham Station is being developed that will improve cycle and pedestrian access to the site.

The site is within the Inner West LGA which has undergone significant urban renewal and gentrification over recent decades. The Inner West is characterised by small-scale dwellings and medium density residential developments which have seen growth in the residential population who demand support services such as self-storage.

2.3. STRATEGIC CONTEXT

The site is located within the Eastern Harbour City within the Eastern City District and the Inner West Local Government Area (LGA). It is located within the Eastern Harbour Economic Corridor which extends from Macquarie Park to the international trade gateways of Sydney Airport and Port Botany. The proximity of the site to Sydney Airport and Port Botany are key elements to the ongoing industrial use of the Sydenham

Industrial Precinct. The Precinct provides support services to these key trade gateways, while also being impacted by height limitations and acoustic impact from the airport operations.

The site is also well-located to benefit from significant transport infrastructure investments, including the WestConnex and Sydenham Metro Station upgrade which forms part of the City and Southwest Metro Line. These new and upgraded transport connections will provide for reduced travel times across the Sydney rail and road networks, enabling a more efficient freight and logistics sector and enhancing the attractiveness of the Sydenham Industrial Precinct to drive increased investment and employment growth.

The Draft Planning Proposal gives detailed consideration to the relevant strategic planning policies relevant to the site and its future development, including:

- *Greater Sydney Region Plan: A Metropolis of Three Cities – Connecting People (the Region Plan)*
- *Our Greater Sydney 2056: Eastern City District Plan – Connecting Communities (the District Plan)*
- *Our Place Inner West: Local Strategic Planning Statement (LSPS)*
- *Our Inner West 2036: Community Strategic Plan*
- *Going Places An Integrated Transport Strategy for Inner West (ITS).*

Each of these policies is addressed in detail in the Planning Proposal Assessment in Section 6.3 of this report, demonstrating the strategic merit of the proposal in accordance with the LEP Guideline.

3. PRE-LODGEEMENT/ SCOPING BACKGROUND

3.1. CONSULTATION WITH COUNCIL

Prior to lodgement of this planning proposal, the proponent and representatives from the project team held a meeting with Council officers on 27 March 2023 to obtain preliminary feedback on the Scoping Proposal. Council issued their Scoping Proposal feedback on 17 May 2023. The letter and accompanying documents detail the matters that need to be addressed in the preparation of the draft Planning Proposal, based on referral responses obtained from public agencies and technical experts within Council.

A summary of the matters discussed during the meeting are provided in Table 4.

Table 4 Pre-Lodgement Discussions

Matter	Section of the Report
<i>Inner West Council – Scoping Proposal Advice</i>	
<p><u>State and Local Strategic Plans</u></p> <p>A review of strategic planning strategies included the Metropolis of Three Cities: Greater Sydney Region Plan, Eastern City District Plan, Inner West's Local Strategic Planning Statement (LSPS), Employment and Retail Lands Strategy (ERLS), Community Strategic Plan (CSP) 2036 and Integrated Transport Strategy (ITS).</p> <p>Given the retention of the industrial zoning and the lack of additional permitted uses being sought, the proposal largely aligns with these strategies.</p> <p>In any future planning proposal, a detailed assessment of the proposal against these strategies is required. This should include consistencies and inconsistencies. Refer to Section 2 of the Local Environmental Plan Making Guideline (September 2022) for further details.</p>	<p>A review of the proposals consistency with the Metropolis of Three Cities: Greater Sydney Region Plan, Eastern City District Plan, Inner West's Local Strategic Planning Statement, Employment and Retail Lands Strategy, Community Strategic Plan (CSP) 2036 and Integrated Transport Strategy (ITS) has been undertaken in Section 6.3</p>
<p><u>Land Use Zoning</u></p> <p>As of 26 April 2023, the site is zoned E4 - General Industrial. Prior to this, it was zoned IN1 - General Industrial. A savings provision for the IN1 - General Industrial zone is in place for two years. This means any land uses that were permissible under the IN1 - General Industrial zone will remain so until 26 April 2025. For further information please see DPE's webpage on employment zones reform.</p> <p>Generally, the proposal seeks to continue using the self-storage facility which will continue to be permitted in the E4 General Industrial zoning. Any future planning proposal must address consistency</p>	<p>The Planning Proposal does not seek to amend the underlying zoning or permitted land uses. An assessment of the proposal's consistency with Ministerial Direction 7.1 Employment Zones has been undertaken in Section 6.3.</p>

Matter	Section of the Report
with Section 9.1 Ministerial Direction 7.1 Employment Zones.	
<p><u>Floor Space Ratio (FSR) and Urban Design</u></p> <p>The proposal seeks to increase the FSR of the site from 0.95:1 to 3.4:1. The indicative scheme illustrates that the existing buildings on the site would be retained, and the proposed extension would be next to the existing building footprint with up to 17,270 sqm new GFA in a 7-storey building. The total proposed GFA is 23,789 sqm.</p> <p>Whilst the detailed architectural plans are noted, Council requires that an urban design analysis be undertaken to adequately take into consideration any bulk and scale impacts of the proposed development in formulating the proposed FSR on this site. This should consider the existing and future desired context of the locality with specific consideration for approved and potential developments within the vicinity of the site.</p> <p>Further, the urban design study should provide analysis of the existing area and the desired future character of the area including analysis of the built form, landscape design (street trees, open space and vegetation), overshadowing impacts and visual impact analysis from the surrounding public domain, particularly any low-density residential streets (for example – Smidmore Street, Mary Street, Edgeware Road and Darley Street).</p> <p>The design should also consider opportunities for maximising deep soil areas within the proposal and introduce new large canopy trees within the subject site and along the streetscapes.</p>	<p>An Urban Design Study (Appendix B) has been prepared for the proposal and it includes an analysis of the existing area, desired future character, overshadowing and visual impacts. These impacts are also discussed in Section 6.3.</p> <p>Consideration of landscaping and deep soil zones as part of the design has been undertaken in Section 4.6.</p>
<p><u>Height of Building (HOB)</u></p> <p>No HOB development standard applies to the site. This is consistent with other industrial zoned sites in the southern portion of the LGA. Height for this site is limited by FSR, development assessment considerations, complying development allowances and the Obstacle Limitation Surface (OLS) from Sydney Airport.</p> <p>The proposed 3.4:1 FSR would allow for a significantly taller building. The indicative scheme indicates that the building would have a maximum height of 23.5m. Any future proposal must be</p>	<p>The Urban Design Report prepared by HAL Architects (Appendix B) includes consideration of the built form in the context of the surrounding development character bulk and scale.</p> <p>The Planning Proposal seeks to support a building form which will be compliant with the Sydney Airport OLS requirements. The OLS for the site is 51 AHD. The indicative concept design for the proposal indicates that the proposed height of the development would be 30m (34.53 AHD) which is well below the OLS for the site. This is further discussed in in Section 6.3.</p>

Matter	Section of the Report
<p>accompanied with an urban design report which considers the potential amenity impacts of the proposed scale of the development and must be compliant with Sydney Airport's OLS requirements.</p>	
<p><u>Acid Sulfate Soils</u></p> <p>The site is classified as Acid Sulfate Soils Class 2 under the IWLEP 2022. Any future planning proposal must adequately address consistency with Section 9.1 Ministerial Direction 4.5 Acid Sulfate Soils.</p>	<p>Table 19 provides details on the planning proposal's consistency with Ministerial Direction 4.5 Acid Sulfate Soils.</p>
<p><u>Marrickville Development Control Plan 2011 (MDCP 2011)</u></p> <p>The future desired use and form of the site will need to be assessed against the MDCP 2011. Prior to submission of the planning proposal, a general assessment of the MDCP 2011 should be undertaken to ensure the objectives and controls can be achieved. Specific attention should be given to Section 9.39 which covers the strategic intent of the site's locality known as "Marrickville Metro (Precinct 39)."</p>	<p>A general assessment of the proposal's compliance with the Marrickville DCP has been undertaken in Section 5.2.2. This confirms that the indicative concept design of the proposal is compliant with the identified controls and is consistent with the strategic intent of the Marrickville Metro locality. A more detailed compliance assessment with the DCP controls will be undertaken at the DA stage.</p>
<p><u>Traffic & Parking</u></p> <p>The preliminary traffic impact assessment submitted with the proposal concludes that the proposal is supportable on traffic planning grounds as it would not result in adverse impacts on the surrounding road network or the availability of on-street parking. This is considered acceptable given the low traffic generation rate of a use such as a self-storage facility.</p> <p>Council's traffic engineers and Transport for NSW have requested for further detailed traffic impact analysis which also considers the transition to higher order uses on the site, such as hardware and building supplies and light industry uses which are permissible in the E4 zoning and can potentially result in adverse traffic impacts on the local network.</p> <p>A detailed traffic impact assessment should be submitted with the planning proposal which:</p> <ul style="list-style-type: none"> at a high level considers the traffic impacts of other uses which may be permitted in the E4 Zone. It is also noted that any change of uses 	<p>A Preliminary Traffic Assessment has been prepared by Ason Group (Appendix C).</p> <ul style="list-style-type: none"> The Planning Proposal will support self-storage facilities on the site which is consistent with the existing operation of the site. The Planning Proposal seeks to change the FSR supported on the site for this use only. Therefore, any increase in development yield achieved by the change in the Site controls is considered only for the future use of the site as a self-storage facility. Refer to Section 3.3 of the Preliminary Traffic Assessment for traffic counts undertaken in June 2023. The traffic from the approved Woolworths development (application no. DA/2022/0280, approved 2/04/2023), has been adopted for the Background Case and Project Case scenarios in the modelling assessment. Refer to Section 5.3 of the Preliminary Traffic Assessment Refer to Section 5.3 of the Preliminary Traffic Assessment for the impacts of the proposal on

Matter	Section of the Report
<p>on the site would be subject to its own site-specific merit assessment at the development application stage. And therefore, does not have to fully resolved at the planning proposal stage;</p> <ul style="list-style-type: none"> includes traffic counts of adjacent streets as well as traffic modelling of the adjacent intersections at Murray Street and Edinburgh Road and Edinburgh Road and Bedwin Road; accounts for potential future traffic impacts from redevelopment of surrounding properties, including the Woolworths Customer Fulfilment Centre that was recently approved at 74 Edinburgh Road, Marrickville; assesses the impacts on the level of service for surrounding intersections; provides swept paths analysis for vehicles turning to/ from the site; meets the relevant MDCP car parking requirements for industrial/ light industrial uses; and considers the future cycleway on the opposite side of Edinburgh Road. <p>Further some of the detailed matters relating to access, parking and traffic generation are not planning proposal matters and will need to be addressed at the development application stage.</p>	<p>the level of service for surrounding intersections.</p> <ul style="list-style-type: none"> Refer to Appendix A of the Preliminary Traffic Assessment for swept paths analysis. The parking assessment for the Proposal has given regard for the self-storage uses. It is noted that parking requirements are a matter for future development applications. Nevertheless, the proposed design submitted as part of the Planning Proposal can provide sufficient parking for the proposed storage use. Apart from the design considerations, which are a matter for future development applications, the proposed amendment to the FSR control for the site will not adversely impact on the delivery of the future cycleway.
<p><u>Flooding</u></p> <p>The site is in a floodplain and subjected to flooding from Smidmore Street to the north, Edinburgh Road to the south and Murray Street to the west as per the MDCP. Any planning proposal submitted to Council must adequately address consistency with the section 9.1 Ministerial Direction 4.1 Flooding, including:</p> <ul style="list-style-type: none"> relevant recommendations of the NSW Government's 2022 Flood Inquiry Report; clearly addressing the requirements of Direction 4.1, providing clear assessment and consideration the level of flood hazard(s) that may impact the proposal. <p>Further If the application proceeds to development assessment stage, Council's stormwater engineers</p>	<p>A Preliminary Flood Assessment Report (Appendix D) has been prepared by HydroStorm Consulting. Section 7.4 of the report addresses the NSW Government's 2022 Flood Inquiry Report, Section 7.1 of the report addresses the Ministerial Direction and Section 8 of the report addresses Council's stormwater engineer advice. This advice will also be addressed during the DA stage.</p>

Matter	Section of the Report
<p>have provided the following advice in relation to detailed design matters:</p> <ul style="list-style-type: none"> ▪ A flood certificate must be obtained from Council and the proposed flood modelling must be calibrated to match the flood levels provided in the flood certificate. ▪ Any new development cannot rely on flood gates for flood mitigation. Any new floor levels should be designed at the flood planning level to protect the site from flooding. ▪ The existing warehouse is below the floor planning level. If this is to be retained, this will require floodproofing works to ensure building remains protected from flooding. Flood gate(s) may be acceptable in protecting the existing building and doors. This does not apply to the new development, only the existing building. ▪ Flooding at Smidmore Street and Edinburgh Road can be treated as two distinct flooding areas. If the flood depth on Smidmore Street is less than 300mm then a freeboard of 300mm will be acceptable at Smidmore Street. ▪ A reduced freeboard for vehicle access and parking may be acceptable in accordance with the MDCP 2011. Justification will need to be provided for any reduction below the flood planning level. ▪ The proposed flood storage offset may be unnecessary. Water currently enters the outdoor carpark to a depth of 500mm and maintenance of this storage area may be difficult. The storage area will need to be justified by pre and post flood modelling and if flood storage is required on site, then it must be self-draining under gravity. Council's latest flood model can be made available via a formal application. ▪ A flooding management plan for the self-storage units may be submitted in order to minimise damage to property and risk to life where a reduced freeboard is required and justified. 	

Matter	Section of the Report
<p><u>Contamination</u></p> <p>Any future planning proposal must adequately address consistency with the Section 9.1 Ministerial Direction 4.4. Remediation of Contaminated Land. A Detailed Site Investigation (DSI) and Remediation Action Plan (RAP) may be required at the development application stage to ensure consistency with SEPP (Resilience and Hazards) 2021.</p>	<p>The site is currently used for industrial purposes as a self-storage facility and smash repair works. The Planning Proposal maintains the sites industrial use. Any required remediation will be investigated at the detailed DA stage.</p>
<p><u>Development near regulated airports and defence airfields</u></p> <p>The site is located nearby Sydney Airport and is affected by the 20-25 ANEF contour. Any future planning proposal must adequately address consistency with the Section 9.1 Ministerial Direction 5.3 Development Near Regulated Airports and Defence Airfields.</p>	<p>This is discussed in Table 19.</p>
<p><u>Urban sustainability</u></p> <p>Inner West Council is responding to the climate crisis by working to become carbon neutral and 100% renewable. It is strongly encouraged to exceed the minimum LEP/DCP sustainability requirements for the proposed development to assist with reducing carbon emissions and achieving carbon neutrality. Refer to Council's Climate and Renewables Strategy for further information.</p> <ul style="list-style-type: none"> ▪ The future development may increase the urban heat island effect. Cooling measures should be incorporated into the design to counter this effect. This could include green walls and/or facades, landscaping surrounding the building, or a green roof. Please refer to Council's Green Roofs, Walls and Facades Technical Guidelines for further information. ▪ Use of Solar energy is strongly encouraged. The future development is well suited for rooftop solar. If it were to be used as self-storage units, the site could be disconnected from gas and powered entirely by electricity with all daytime energy demand being met by onsite solar. The extensive roof space could accommodate a very large solar array which could also feed excess energy into the grid. 	<p>These issues will be further considered and addressed during detailed design at the DA stage.</p>

Matter	Section of the Report
<p><u>Other design matters</u></p> <p>Detailed design matters relating to access, acoustics, waste and resource recovery etc. are to be addressed at the development application stage. Pre-DA advice can be obtained if the planning proposal is supported to further guide the detailed design of the new development.</p>	Noted.
<p><u>Section 7.11 & 7.12 Contributions</u></p> <p>The <i>Inner West Local Infrastructure Contributions Plan 2023</i>, prepared under Sections 7.11 and 7.12 of the <i>Environmental Planning and Assessment Act 1979</i>, and applies to the site. This plan replaces the former <i>Marrickville Contributions Plan 2014</i>. These contributions are to be determined and paid at the development application stage.</p>	Noted.
<p><u>Land value uplift and planning agreements</u></p> <p>Council has adopted the Voluntary Planning Agreements Policy which sets out the purpose, scope and objectives for the preparation of planning agreements. This policy sets out a robust set of guidelines or procedures for determining how residual value is captured and can contribute towards an innovative delivery of public infrastructure, facilities, works services and social amenities in line with Council strategic planning objectives for planning proposals.</p> <p>The planning proposal should consider the requirements of this policy. If a letter of offer is made to enter into a planning agreement, this should be negotiated directly with Council's Strategic Properties team.</p>	A Voluntary Planning Agreement will be negotiated with Council during the Planning Proposal process.
<u>State agency consultation</u>	
<p><u>Department of Planning and Environment (DPE)</u></p> <p>DPE raised the following key matters:</p> <ul style="list-style-type: none"> How does the planning proposal justify the proposed increase in the site's maximum FSR from 0.95:1 to 3.4? How does the proposal demonstrate strategic and site-specific merit, including how the proposal addresses the Eastern City District Plan, the Inner West LSPS and other 	<p>The following matters have been addressed:</p> <ul style="list-style-type: none"> The increase has been justified in Section 6.3. The proposal has demonstrated the strategic and site-specific merit in Section 6.3. The requirements of the relevant SEPPs have been addressed in Section 6.3. The key issues have been addressed in Section 6.3 and supporting documentation has been provided which addresses the potential

Matter	Section of the Report
<p>requirements in the relevant Section 9.1 Ministerial Directions?</p> <ul style="list-style-type: none"> How have the requirements of the relevant State Environmental Planning Policies been addressed? How does the planning proposal intend to manage key issues and have all the relevant supporting documents been provided (i.e., acoustic, flooding, economic, transport, overshadowing, access and parking etc)? This should include impacts on the site and surrounding land. Have all community and agency stakeholders been identified for consultation (i.e., TfNSW, Sydney Metro, the GCC, Ausgrid and Sydney Airport Corporation)? 	<p>impact of the site on surrounding land and how this would be managed.</p> <ul style="list-style-type: none"> The following community and agency stakeholders have been identified for consultation and they are: TfNSW, Sydney Metro, Ausgrid, Sydney Water and Sydney Airport Corporation.
<p><u>Transport for NSW (TfNSW)</u></p> <p>TfNSW raised the following matters:</p> <ul style="list-style-type: none"> Concerns may be raised regarding the potential traffic impacts of alternate permissible uses in the land use table under IN1 – General Industrial (now E4 – General Industrial) that may result from the proposed increase of FSR, namely ‘hardware and building supplies’. It is suggested that an assessment of an alternative development scenario (ie. worst-case scenario) is considered to ensure the planning proposal can be reasonably developed in the future under the proposed FSR change and impacts managed within the existing constraints of the local road network. Investigate how public and active transport access and needs would integrate with the surrounding established and potential transport network (ie. Sydney Metro). The Practitioner’s Guide to Movement and Place can be utilised, where appropriate, to assist in guiding desired outcomes for street and road environments. 	<p>A Preliminary Traffic Assessment has been prepared by Ason Group (Appendix C).</p> <ul style="list-style-type: none"> As above, this Planning Proposal refers to the specific storage facility use, consistent with the existing operation of the site. It is understood that the Planning Proposal will seeking changes to Council’s controls for this use only. Therefore, any increase in development yield achieved by the change in the Site controls is not considered necessary. These are considered more detailed design considerations for future development applications. However, we note the following: <ul style="list-style-type: none"> Refurbishment and redevelopment (which would maintain the heritage elements of the existing building) of the Site would ultimately improve the streetscape which will be a key desire line for the future metro; As shown by the concept design provided to support the Planning Proposal, the removal of one of the existing buildings presents an opportunity for a through site link, increasing permeability for pedestrians and cyclists.

Matter	Section of the Report
	Further, the access strategy will reduce traffic volumes on Edinburgh Road, which is likely to be a key desire line for pedestrian and cyclists, noting the connectivity from the Bedwin Road cycle path
<p><u>Sydney Metro</u></p> <p>Sydney Metro raised the following matters:</p> <ul style="list-style-type: none"> The proponent must consult with Sydney Metro to consider integration with the proposed shared path along the southern side of Edinburgh Road. Corridor protection – consideration of State Environmental Planning Policy (Transport and Infrastructure) 2021 and submission of a report to demonstrate compliance with the Sydney Metro Underground Corridor Protection Guidelines and/or Sydney Metro At Grade and Elevated Section Corridor Protection Guidelines as applicable (available from www.sydneymetro.info) 	<ul style="list-style-type: none"> Noted. Consultation with Sydney Metro will be undertaken. A report confirming compliance with Sydney Metro Underground Corridor Protection Guidelines and/or Sydney Metro At-Grade and Elevated Section Corridor Protection Guidelines will be undertaken at the DA stage.
<p><u>Civil Aviation Safety Authority (CASA)</u></p> <p>CASA had no objection to the proposal on condition that the finalised developed height does not infringe the Prescribed Airspace for Sydney Airport as declared by the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts.</p>	<p>The Obstacle Limitation Surface (OLS) for the proposal site is 51m AHD. The indicative concept building height for the proposal is 30m (34.53 AHD) which is well below the OLS for the site.</p>

3.2. POST-LODGEMENT CONSULTATION WITH INNER WEST COUNCIL

Following formal lodgement of the Planning Proposal report on 28 August 2023, we have worked with Council to identify suitable landscape response for the site. In October 2024, Council indicated support for a proposal which provided 7.5% deep soil planting and qualitative tree canopy coverage for the site.

In response to this agreement, the Planning Proposal has been updated and the revised Planning Proposal package issued to Council.

4. THE PROPOSAL

4.1. OVERVIEW

National Storage has identified high demand for self-storage facilities within the trade-catchment of the Site. This demand is for both residential uses of private storage of personal items, as well as businesses operating within the Inner West and broader Eastern City region.

The project team have worked closely to create an Indicative Concept Plan for future redevelopment of the site which seeks to provide landscaping on the site, retain the majority existing shed structure on the western portion of the site, while also supporting a new building located on the eastern part of the site which will provide modern storage units. The combination of these building forms is able to accommodate an increased Floor Space Ratio while remaining below the OLS for Sydney Kingsford Smith Airport.

The Indicative Concept Plan has informed the scope of the Planning Proposal amendments required to support the future development vision of the site. The key elements of the Planning Proposal amendments to the IWLEP 2022 are summarised in this section.

4.2. INNER WEST LOCAL ENVIRONMENTAL PLAN 2022 AMENDMENT

The Planning Proposal proposes to amend Part 6 of the IWLEP 2022 to include an additional clause that states.

(1) This clause applies to land at Lot 1 in DP607677 and Lot 67 in DP4991, 11-11A Edinburgh Road, Marrickville, identified as "XX" on the Key Sites Map

(2) A building on the subject land may exceed the floor space ratio shown on for the land on the Floor Space Ratio Map by an amount no greater than 2.25:1 if the building is used for the purposed of self-storage units.

(3) A building on the subject land may not exceed a maximum building height of 30m (RL34.53)

(4) Redevelopment of the site will require the provision of a minimum of 7.5% of the site area to be provided as deep soil area.

(5) In this clause –

Self storage units means a premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

No other changes are proposed to the zoning or permissible land uses.

4.3. INDICATIVE LAYOUT PLAN – DESIGN PRINCIPALS

The Indicative Concept Plans have been prepared by Hayes Anderson Lynch Architects (HAL) to inform the scope of the Planning Proposal and associated amendments to the IWLEP 2022, and test suitability of the future massing in the surrounding built form context.

The Indicative Concept Plan includes the provision of landscaping on part of the western portion of the site, retention of the majority of the existing brick warehouse building which is located on the western portion of the site. While the warehouse does not have any heritage status, the building is intact, and its brick construction is reflective of the brick manufacturing industries within Marrickville and surrounding suburbs.

To support the retention of the brick warehouse, built form testing on the eastern portion of the Site has indicated that a form of 7-storeys can be supported below the OLS for Kingsford Smith Airport. The new eastern structure will accommodate a range of storage units including mini-warehouses at Ground Floor, a range of sizes of regular self-storage units, a specialised wine storage facility, known as 'Wine Ark', Box Shop fronting Edinburgh Road and building services and amenities.

The key design principles which have guided the development of the Indicative Concept Plan are detailed in the Urban Design Report prepared by HAL and are summarised as follows:

- OLS for the Sydney Kingsford Smith Airport to limit height
- Surrounding approved Development RLs (Reduced Levels) to guide bulk and scale suitability
- Strong street edge to most street frontages extending the existing warehouse street frontages and Marrickville Metro
- Scale of walls and form that responds to current industrial character of surrounding site interfaces.
- Use of brick at lower levels to connect with historic industries and also complement retained warehouse form
- Provision of extensive landscaping along street frontages in suitable locations.

4.4. LAND USE AND BUILT FORM MASSING

The Indicative Concept Plan for the proposal provides a multi-level self-storage premises that will comprise two buildings that will be joined by an undercover driveway that provides access and egress through the site. The concept scheme involves:

- Seven storeys of self-storage units being developed on the existing 11A Edinburgh Road, Marrickville site.
- 2 levels of self-storage units across the existing 11 Edinburgh Road, Marrickville site, utilising the majority of the existing warehouse building.
- Ancillary offices, box shop and associated car parking and loading and manoeuvring areas accessed via Edinburgh Road.
- 7.5m wide landscaping area on the western portion of the 11 Edinburgh Road, Marrickville site.
- The potential built form is consistent and compatible with the locality. Its scale is complementary to the shifting scale of development within the industrial area fronting Edinburgh Road, including:
- The recently completed Marrickville Metro expansion at 20 Smidmore Street, Marrickville which provides a strong street edge to all street frontages and having a maximum building height of approximately RL26.7m.
- The approved Woolworths Customer Fulfilment Centre at 74 Edinburgh Road, Marrickville which includes a mix of building heights across the site, and a maximum building height of RL37.06m
- The indicative Concept Plans demonstrate that the Planning Proposal will support the development of a high-quality self-storage premises on the site which aligns will and complements the evolving built form of the Marrickville Industrial Area and service the growing demand for self-storage within the Marrickville Industrial Area.

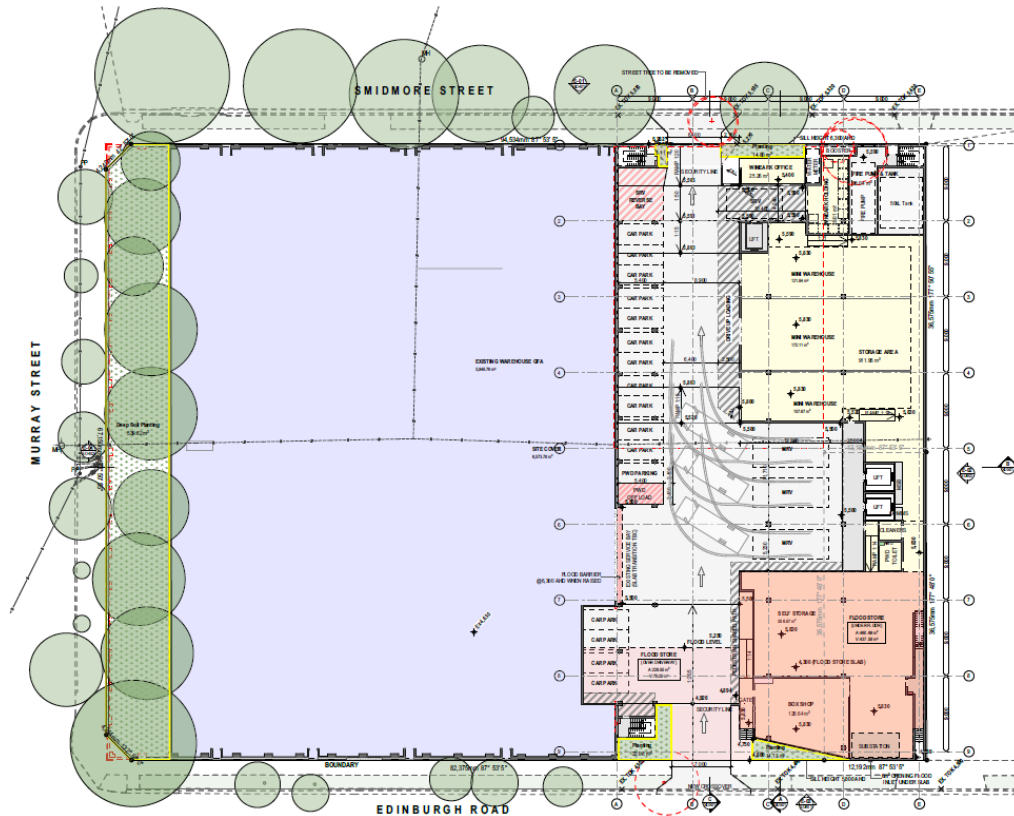
Key numerical details of the concept design are provided in Table 5. The key design elements are explored further in the Urban Design Report prepared by HAL Architects (**Appendix B**). An indicative concept design of the ground floor plan, elevations and sections are provided in Figure 5 to Figure 8.

Table 5 Key Proposal Numerical Details

Element	Indicative Development Outcome
Land use	<ul style="list-style-type: none"> ▪ Self-storage units: 22,725m² ▪ Office/retail premises: 25m²
Total Gross Floor Area	22,745m ²
Floor Space Ratio	3.2:1
Building Height	30m (RL34.53)
Car parking	16 spaces

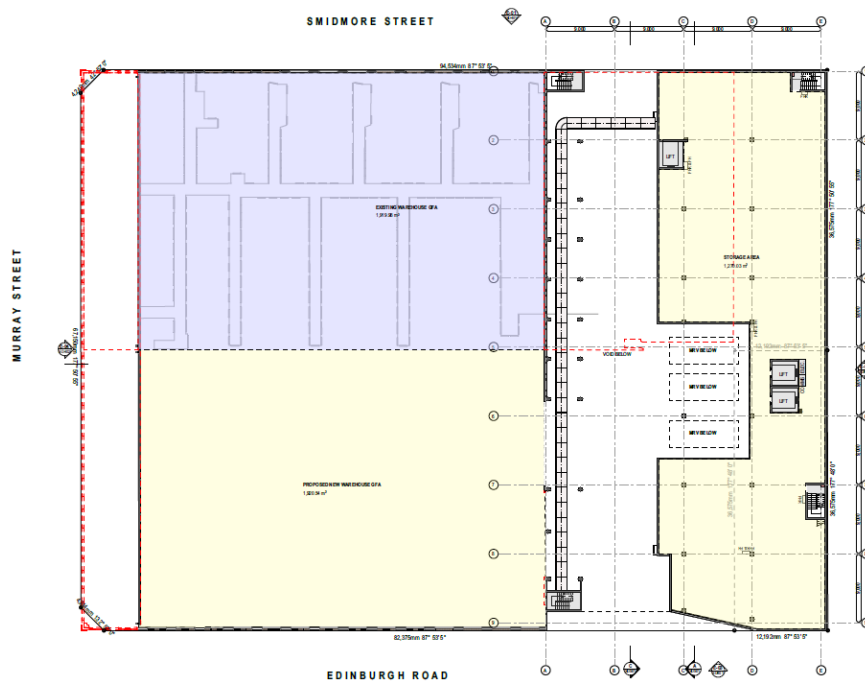
Element	Indicative Development Outcome
Deep Soil Provision	534m ² = 7.5% of the site area

Figure 5 Ground Floor Plan



Source: HAL Architects, 2024

Figure 6 Level 1 Floor Plan



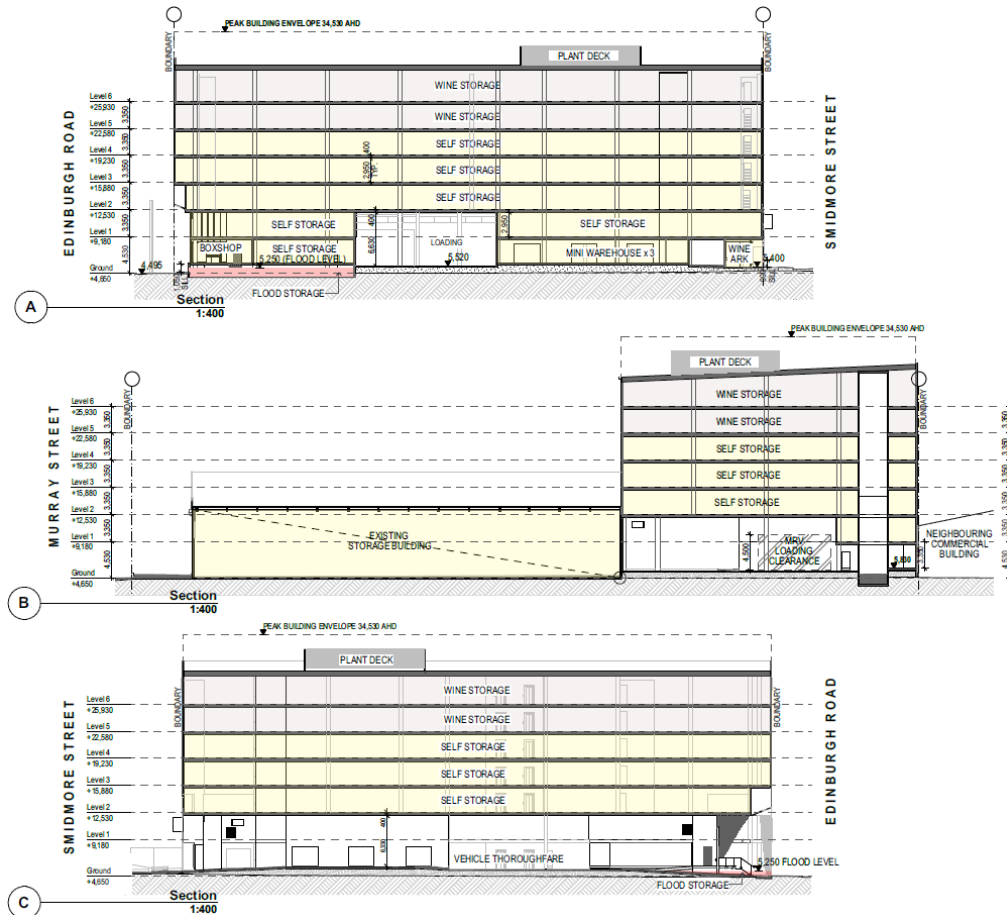
Source: HAL Architects, 2024

Figure 7 Proposed Elevations



Source: HAL Architects, 2024

Figure 8 Proposed Sections



Source: HAL Architects, 2024

4.5. ROAD HIERARCHY, TRANSPORT AND ACCESS

The site is located on the corner of three streets: Edinburgh Road, Smidmore Street and Murray Street. Current vehicle access points to the site are from Edinburgh Road and Smidmore Street. The existing vehicle access from Edinburgh Road will continue to be utilised to provide for vehicle ingress. It is proposed that the vehicle manoeuvring areas will be one-way, with the egress onto Smidmore Street being located generally in alignment with the ingress from Edinburgh Road.

Based on established guidelines, 16 parking spaces are proposed to service the site.

The site is well serviced by public transport with 3 bus stops within 400m walking distance and 5 bus services providing connections to the surrounding suburbs and Sydney CBD during the morning and evening peak periods. Sydenham Railway Station is approx. 1.2km from the site and St Peters approx. 850m from the site. There is also an existing cycle network within the vicinity of the site with an existing off-road pedestrian and cycle path on Edinburgh Road adjacent to the site and a pedestrian link that connects to Sydenham Railway Station, south of Sydney Street Road.

4.6. LANDSCAPE

The site is generally vacant of landscaping and vegetation. There are a couple of small shrubs located at the north-eastern corner of the Smidmore Street frontage where a vehicle hardstand is located.

The Indicative Concept Plan has adopted the provision of landscaping and deep soil zones on the western portion of the site. A 7.5m strip of landscaping will be provided to achieve approx. 7.5% of the site area. The detailed design of the landscaping will be further explored during the DA stage.

4.7. FLOODING

The site lies in the flood prone land of the east catchment in Marrickville. In a major flood event, once the capacity of the pipes is exceeded, overland flow paths develop and generally carry flow along the streets in the catchment. All streets surrounding the proposed development are overland flow paths with Murray Street and Edinburgh Road subject to significant flooding.

The existing building floor level is below the flood planning level and is currently exposed to flood risk from Edinburgh Road flooding. The proposed building footprint also encroaches on the flood storage area within the existing footprint along Edinburgh Road.

The indicative concept plan includes the following mitigation measures to reduce flooding impacts:

- Provision of a flood gate at the entrance to the existing building
- Provision of approx. 500m² of onsite flood storage underneath the new building. The size of the flood storage would be confirmed during detailed design at the DA stage.

4.8. DEVELOPER CONTRIBUTIONS

The relevant contributions plan for the site is the *Inner West Local Infrastructure Contributions Plan 2023*. The applicable contribution rate is \$3,187 per net additional worker, calculated on the net increase in workers at a site and indexed at the time of payment. The Draft Planning Proposal seeks to deliver additional self-storage floorspace through an increase in the FSR control. This additional floorspace will generate contributions at the DA stage when the net increase in workers is able to be calculated.

5. PLANNING FRAMEWORK

5.1. STRATEGIC CONTEXT

This section of the report identifies the strategic planning policy framework and the way in which the proposal is aligned with, and will contribute to the delivery of, the relevant objectives and planning priorities which are relevant to the site.

5.1.1. Greater Sydney Region Plan: A Metropolis of Three Cities

The *Greater Sydney Region Plan: A Metropolis of Three Cities (Region Plan)* provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036. The Region Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability. The following matters are relevant to the proposed development:

- *Objective 15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive*

The site is located in the major industrial area of Marrickville which helps provide essential trade and services that support specialised economic activities. It is located close to Sydney Airport and Port Botany which are identified as major asset and trade gateways within the Eastern Economic Corridor. The proposed plan amendment seeks to deliver additional floorspace which can support the ongoing viability of businesses which service and require access to these trade gateways. Further, the development will increase job opportunities in the Marrickville Industrial Area within walking distance of Sydenham and St Peters railway stations.

- *Objective 23: Industrial and urban services land is planned, retained and managed*

The proposal does not seek any change to the existing E4 General Industrial zoning. The proposed amendment to increase the current maximum FSR control would facilitate retention and optimal use of existing industrial land within the Eastern Harbour City. It would support the growing demand for additional storage floor space close to Sydney Airport, Port Botany and the Sydney CBD, and time sensitive / last mile distribution across the eastern and south-eastern suburbs of Sydney.

Overall, it is considered that the proposed FSR uplift is entirely aligned and consistent with the Greater Sydney Region Plan and will contribute to the delivery of its objectives.

5.1.2. Our Great Sydney 2056: Eastern City District Plan

The *Eastern City District Plan (District Plan)* is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The District Plan contains strategic directions, planning priorities and actions that seek to implement the objectives and strategies within the Region Plan at the district-level. The District Plan identifies the key centres, economic and employment locations, land release and urban renewal areas and existing and future transport infrastructure to deliver growth aspirations.

The Planning Proposal is aligned to the achievement of the following key planning priorities and actions contained within the District Plan:

- *Planning Priority E7: Growing a stronger and more competitive Harbour CBD*

The proposed increase in FSR will accommodate additional industrial floorspace to support the Harbour CBD and Eastern Economic Corridor. The site is positioned within key employment lands which are located in close proximity to major logistics hubs around Port Botany, the Sydney CBD and the growing residential population within the Inner West which has recently seen housing growth in medium density residential dwelling. The Proposal will provide key storage facilities which can support the increased

residential population and surrounding businesses, as well as last-mile storage for operators within the Inner West and Inner Sydney.

- **Planning Priority E12: Retaining and managing industrial and urban services land**

The proposed plan amendment seeks to deliver additional industrial floor space capacity to accommodate the strong demand within the locality. The increase in FSR on the site will enable to site to increase its contribution of industrial floorspace which is entirely consistent with this key Planning Priority. Further, as National Storage provide storage to both domestic users and commercial businesses, the facility would improve its contribution to supporting local urban service lands by providing a support function to these businesses.

- **Planning Priority E13: Supporting growth of targeted industry sectors**

The proposed plan amendment will provide additional industrial floor space and storage space to support emerging industries including boutique breweries, coffee roasters and other artisans that are becoming more prevalent in Marrickville, Erskineville and the Inner West and Inner Sydney.

5.1.3. Future Transport Strategy

The *Future Transport Strategy (Future Transport)* was released 5 September 2022 and is intended to replace *Future Transport 2056: Shaping the Future (Future Transport 2056)*, which was published in 2018. The intention of this new strategy is to take into account events, such as the COVID-19 pandemic, drought, bushfires, floods and global upheaval which has altered the trajectory of many social, economic and cultural trends in NSW. Future Transport also considers the recent strategic re-imagining of the 'Metropolis of Three Cities' into a 'Six Cities Region' underpinned by the three additional cities of the Lower Hunter and Newcastle City, the Illawarra-Shoalhaven City and the Central Coast City.

Future Transport therefore provides a refreshed take on the vision established under Future Transport 2056 and outlines a vision and strategy for the management of transport services and infrastructure across NSW. Future Transport's vision for Greater Sydney is similarly built around the concept of a 30-minute city, characterised by an integrated network of city-shaping, city-serving, and centre servicing corridors. The vision now consists of three transport outcomes, underpinned by 14 strategic directions with associated actions to realise these directions and outcomes. These outcomes are:

- Connecting our customers' whole lives;
- Successful places for communities; and
- Enabling economic activity.

These outcomes will be used to guide transport services and infrastructure in Greater Sydney to 2056. Transport networks will continue to be developed in order to support economic activity and job creation, successful and sustainable places, and an integrated 30-minute city. The Strategy identifies strategic transport corridors, which include city-shaping, city-serving and centre-serving networks that will integrate the city with 30-minute connections to strategic and metropolitan centres. In accordance with Future Transport the Proposal will support integrated land use and transport planning, providing higher-density development and employment around a public transport node.

5.1.4. Industrial Lands 'Retain and Manage' Policy Review

The Greater Cities Commission published the *Industrial Lands 'Retain and Manage' Policy Review* in June 2022 following extensive council and stakeholder consultation and technical analysis. The Review Findings Paper sets out draft Guiding Principles for industrial lands that are proposed to be included in the draft Region Plan, due to be exhibited in the second half of 2023. The draft Guiding Principles build on the strategies and principles in the Greater Sydney Region Plan and provide greater clarity on 'managing' industrial lands that respond to the changing nature of land use needs in Greater Sydney. They provide a draft strategic framework to assist councils planning for 'retain and manage' categorised industrial land. The draft Guiding Principles should be used as part of any review of how industrial land is managed.

The Planning Proposal is aligned with the draft Guiding Principles as follows:

- *Draft Guiding Principle 1: Securing capacity of industrial and urban services land*
The proposed plan amendment will contribute to ensuring there is sufficient industrial land and allowable floor area, of the right type, to meet the State's needs now and in the future.
- *Draft Guiding Principle 2: Supporting sustainability Policy and aspirations Industrial lands*
The Proposal aligns with government environmental objectives and community expectations by providing greater availability for self-storage in a location that minimises travel and delivery times and enables efficient freight and logistics, minimising environmental and social impacts.
- *Draft Guiding Principle 3: Optimising diverse supply chains supported by infrastructure*
The proposed plan amendment will enhance businesses' access to self-storage services in a highly accessible location, supporting an efficient and resilient freight network.
- *Draft Guiding Principle 4: Boosting economic activity to support current and emerging industries*
The Proposal facilitates the adaptive capacity of well-located industrial land to support both current and emerging industries, contributing to securing current and future economic growth.
- *Draft Guiding Principle 5: Encouraging innovation*
The proposed plan amendment seeks to facilitate the adaptability of the industrial site to meet the evolving needs of users, including the need for greater diversity and intensity of use and changing industry characteristics.
- *Draft Guiding Principle 6: Providing business certainty*
The Proposal seeks to foster business investment and productivity at an industrial zoned site, consistent with the function of the Marrickville industrial area
- *Draft Guiding Principle 7: Servicing population needs*
The proposed plan amendment will enable the site to best service households and businesses to provide the self-storage services needed in the Marrickville area, as well as providing access to local employment opportunities.

5.1.5. NSW Greener Neighbourhoods Guide

NSW Greener Neighbourhoods Guide (Greener Neighbourhoods Guide) provides guidance for Council on how to understand, plan for, monitor and manage urban forests and promotes best practice and consistency in urban forest planning across NSW. It's been designed to support and complement other resources related to urban forestry and green infrastructure.

The Greener Neighbourhoods Guide includes a target of 15% deep soil on industrial sites. . The target is aspirational to encourage increased landscaping to be delivered as part of new developments.

It is noted that the site is located within an existing high density urban industrial area. There is limited green landscaped areas and tree canopy within Marrickville Industrial Area, and the site currently has no landscaping or deep soil area.

The Planning Proposal illustrates the intention of the proponent to retain the existing warehouse building on the western side of the site. The building occupies approximately 60% of the site area and therefore future development potential on the site is limited to the eastern portion of the site. Given access arrangements required to service a self-storage facility, there is limited opportunity to achieve deep soil landscaping in a considered and effective way which would positively contribute to the Greener Neighbourhoods Guide objectives.

Through engagement with Inner West Council it was identified that partial demolition of the western edge of the existing warehouse building adjacent to Murray Street could achieve the desired objectives of both Council and the Greener Neighbourhoods Guide. This has been adopted in the Indicative Concept Plan to demonstrate that approximately 7.5% deep soil landscaping can be achieved on the site.

The 7.5% deep soil landscaping is adjacent to public domain and able to positively contribute to the amenity of the area, as well as increase deep soil landscaping across the site from the current development.

Given the urban context of the site and the character of the Marrickville Industrial Area, an outcome of 7.5& deep soil landscaping on the site is considered a suitable and contextually appropriate response to the Greener Neighbourhoods Guide.

5.1.6. Our Place Inner West: Local Strategic Planning Statement

Our Place Inner West: Local Strategic Planning Statement (LSPS) provides the framework and vision for land use planning over a 20-year period in the Inner West LGA. The LSPS acts as a unifying document, implementing actions in the Region and District Plans and the council's own priorities in the community strategic plan it prepared under the *Local Government Act 1993*.

The six key themes of the LSPS are:

- Theme 1: An ecologically sustainable Inner West
- Theme 2: Unique, liveable, networked neighbourhoods
- Theme 3: Sustainable transport
- Theme 4: Creative communities and a strong economy
- Theme 5: Caring, happy, healthy communities
- Theme 6: Progressive local leadership.

The Planning Proposal will positively contribute to the achievement of the following key Planning Priorities of the LSPS:

- *Planning Priority 5: Inner West is a zero-waste community*

The proposed plan amendment seeks to deliver additional industrial floor space capacity to be utilised as a storage premises. It will provide additional space for the temporary storage of a range of items and support the reduction of waste and promote opportunities to reuse and recycle items.

- *Planning Priority 9: A thriving local economy*

The proposed plan amendment does not seek any change to the existing E4 General industrial land use zoning. The proposed FSR uplift will facilitate the delivery of additional industrial floor space to support the retention and management of industrial zoned land within the Inner West LGA. It will optimise the potential of the site to provide employment opportunities and provide a land use which will support the successful operation of other local businesses which are also operating to achieve this goal.

The proposed plan amendment is considered entirely consistent with the local planning priorities. It provides a significant investment in the Inner West LGA which will support additional local jobs and the retention of existing industrial land to strengthen the economic operations of the Eastern Harbour City and Inner West.

5.1.7. Inner West 2036: Community Strategic Plan

Our Inner West 2036 is the Inner West Community Strategic Plan (CSP) which was adopted by Council in June 2022. It provides the vision and goals for the future of the Inner West over the next 10 years up to 2036. The five key strategic directions that underpin the CSP are:

- Strategic Direction 1: An ecologically sustainable Inner West
- Strategic Direction 2: Liveable, connected neighbourhoods and transport
- Strategic Direction 3: Creative communities and a strong economy
- Strategic Direction 4: Healthy, resilient and caring communities
- Strategic Direction 5: Progressive, responsive and effective civic leadership.

The community outcomes and strategies the planning proposal is likely to positively contribute to achieving are listed and discussed below:

- *Outcome 1.6: Inner West as a zero-waste community with an active share economy*

The proposed amendment will deliver additional storage floorspace in the Inner West. This will provide additional capacity for the temporary storage of items and support the reduction of waste and promote opportunities to reuse and recycle items.

- *Outcome 3.3: The local economy is thriving*

The proposed plan amendment does not seek to change the existing E4 General Industrial land use zoning. It will support the retention and management of industrial zoned land within the Inner West LGA, providing increased floorspace to support local businesses, employment opportunities and last-mile storage for a range of business operating in the Inner West and Inner Sydney.

5.1.8. Inner West Employment and Retail Lands Strategy

The *Inner West Employment and Retail Lands Strategy (Employment and Retail Lands Strategy)* provides a strategic approach to the management of business and industrial zoned land in the Inner West LGA. It recognises that the effective management of land supply for employment and commercial uses will benefit businesses, residents and the local economy of the Inner West. The key principles that underpin the Employment and Retail Lands Strategy are:

- Centres are distinctive and productive
- Industrial and urban services lands are protected and managed
- Spaces for business are suitable and available
- The planning framework is clear.

The Proposal is consistent with the following strategies:

- *Strategy 1.6: Diversify business activity*

The proposed amendment will deliver additional space for a storage premises. This will help to support the growth of local businesses and home industries by providing additional storage capacity for the storage of materials and stock.

- *Strategy 2.2: Protect employment lands from being eroded by conflicting and incompatible uses*

The proposed plan amendment does not seek to change the existing land use zoning of the site. It will increase the floorspace supply of industrial land in the Inner West LGA and will ensure the retention of industrial zoned land in a key employment land area of the Inner West LGA.

- *Strategy 2.3: Retain a diversity of industrial land, urban services land and employment generating uses*

The proposed plan amendment does not seek to change the existing E4 General industrial land use zoning. Given the size of the site is over 7,000m² it is a significant land holding that will support the retention and management of industrial zoned in the inner west LGA.

- *Strategy 2.4: Floor space is flexible and adaptable*

This strategy identified the opportunity to review and identify suitable sites where additional employment floor space can be accommodated. The proposed amended FSR is wholly aligned with this strategic objective, seeking to increase the FSR on the site to accommodate increased self-storage floorspace which is of itself an employment lands use, as well as providing a key support service to the viability of employment uses within the Inner West. The Indicative Concept Plan illustrates that the size of the site allows for a variety of storage spaces to service both domestic and business users.

- *Strategy 2.5: Maximise employment outcomes when negotiating outcomes from urban renewal/infrastructure projects*

The proposed plan amendment will increase the amount of industrial floor space in the key Marrickville-Sydenham Employment precinct. It will maintain the existing E4 General Industrial land zoning and provide additional employment capacity adjacent to the recently completed Marrickville Metro expansion and Sydney Metro South Tunnel Dive Site which is anticipated to see redevelopment at the completion of the tunnelling of the Chatswood to Bankstown Metro Line.

5.1.9. Our Place Inner West: Going Places – An Integrated Transport Strategy

Our Place Inner West: Going Places – An Integrated Transport Strategy (Inner West ITS) provides the vision, principles and actions for future transport in the Inner West. The Inner West ITS is based upon 5 key priorities:

- Priority 1: Walking; facilities for people living with a disability; specialist transport services
- Priority 2: Cycling; personal mobility devices; bicycle deliveries
- Priority 3: Public transport
- Priority 4: Delivery services and freight
- Priority 5: Rideshare/taxis; carpool; carshare; motorbikes; private electric vehicles; private non-electric vehicles.

The priorities are supported by seven principles and associated principles. The Proposal is consistent with the principles of the Inner West ITS as follows:

- *Principle 1: Plan land use to support active and sustainable transport for reduced travel times and distances*

The proposed plan amendment will deliver additional storage floorspace located in close proximity to St Peters and Sydenham Railway Stations. With the introduction of the future bike link connection along Sydney Steel Road and Edinburgh Road, this will help support the use of active and sustainable transport to access the site.
- *Principle 6: Manage freight and goods delivery network to enhance efficiency and Inner West liveability*

The proposed plan amendment will provide additional storage floorspace that may be used by time sensitive and last mile distribution services. The site is located in close proximity to key freight routes including Princes Highway and the WestConnex St Peters Interchange.

5.1.10. Inner West Local Housing Strategy

The *Inner West Local Housing Strategy (Local Housing Strategy)* provides Council's housing vision and highlights the community's aspirations for housing in the LGA over the next 20 years. A key action identified in the Local Housing Strategy relevant to the Planning Proposal is:

- *Investigate opportunities for affordable, seniors and student housing as part of Marrickville Metro. At a residential floorspace ratio of 2:1 (in additional to commercial floorspace), the site could potentially produce 750 dwellings.*

The delivery of residential development in line with this objective could result in development of the adjoining Marrickville Metro site with a FSR of 2:1 for residential development, in addition to the 0.75:1 commercial floorspace currently permissible on the site. This would result in development immediately adjacent to the subject site achieving a development with an FSR of approximately 2.75:1. This Proposal would deliver a development with bulk and scale consistent with this outcome, however, would be entirely focused on supporting employment lands uses.

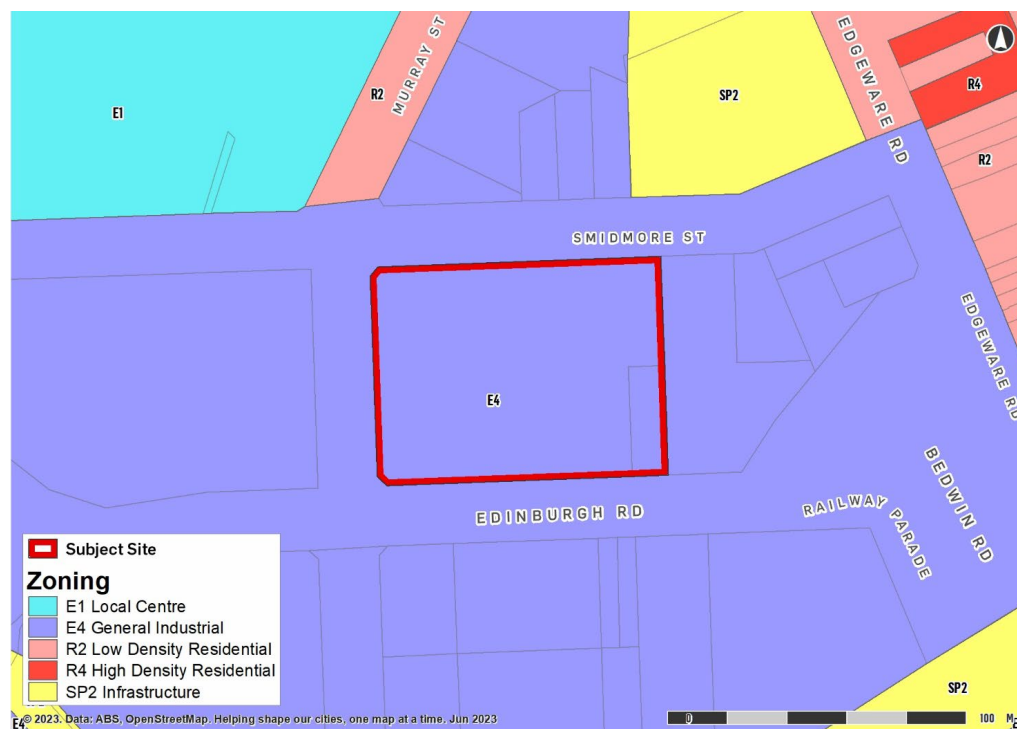
In addition, the proposed plan amendment would provide increased floorspace for self-storage which would support the growth of medium and high-density housing in the area.

5.2. STATUTORY CONTEXT

5.2.1. Inner West Local Environmental Plan 2022

Inner West Local Environment Plan 2022 (IWLEP) is the primary environmental planning instrument applying to the site. The site is zoned E4 General Industrial as shown in Figure 9 below. The zone objectives and permitted uses are shown in Table 6, including a preliminary assessment of the indicative concept design.

Figure 9 Land Use Zoning Map



Source: Urbis, 2023

Table 6 E4 Zone Provisions

Provision	Complies
<p><u>Objectives of the zone</u></p> <ul style="list-style-type: none"> To provide a range of industrial, warehouse, logistics and related land uses To ensure the efficient and viable use of land for industrial uses To encourage employment opportunities To protect industrial land in proximity to Sydney Airport and Port Botany and the Eastern 	<p>The Planning Proposal is consistent with the objectives of the E4 General Industrial zone. The proposed plan amendment seeks to increase the volume of employment floorspace able to be delivered in the site, which will support and strengthen the ongoing viability of the Marrickville Industrial Area. The Planning Proposal specifically links the uplift of floorspace to 'self-storage units' which provides a key support service to other employment lands within the Inner West LGA, as well as the residential population. The location of the Site in close proximity to the Sydney CBD,</p>

Provision	Complies
<p><i>Economic Corridor of the Greater Cities Commission</i></p> <ul style="list-style-type: none"> To retain existing and encourage new industrial uses to meet the needs of the community. 	<p>Sydney Airport and Port Botany also provides opportunity to deliver last-mile self-storage for businesses located within these surrounding centres and key domestic and international gateways.</p>
<p><u>Permitted without consent</u></p> <p>Nil</p>	<p>N/A</p>
<p><u>Permitted with consent</u></p> <p><i>Agricultural produce industries; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4</i></p>	<p>The Draft Planning Proposal seeks to provide the additional FSR uplift for self-storage premises which is a use that is permitted with consent in the zone.</p>
<p><u>Prohibited</u></p> <p><i>Agriculture; Air transport facilities; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Vehicle body repair workshops; Water recreation structures; Water supply systems</i></p>	<p>The Draft Planning Proposal does not propose to permit any prohibited uses on the site.</p>

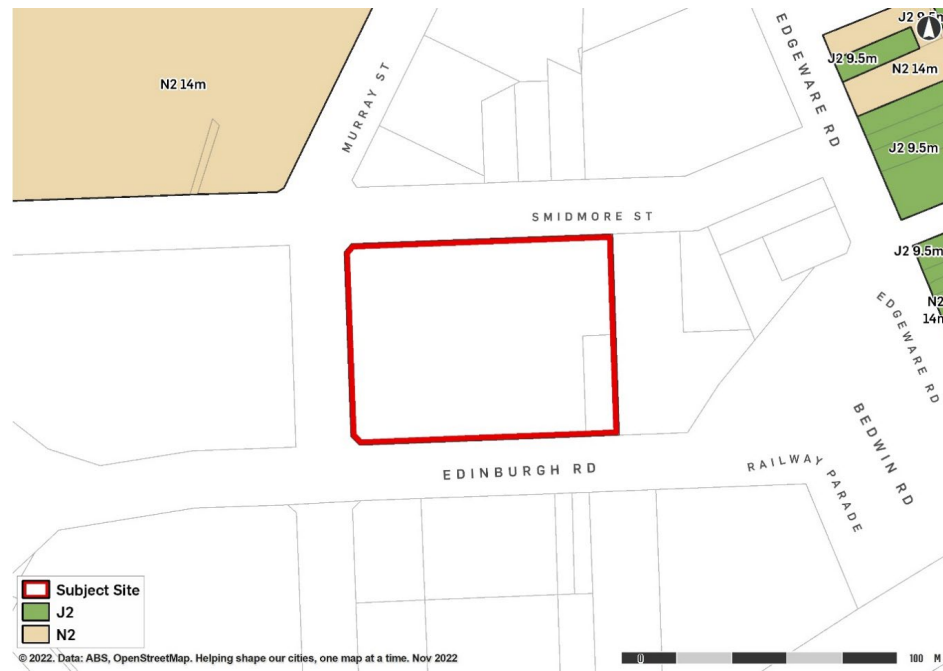
The Planning Proposal does not seek to make any changes to the E4 General Industrial zone provisions including the zone objectives, permitted uses and prohibited uses. It does propose to include a new site-specific clause in the IWLEP permitting an increased FSR specifically if the site is used for the purposes of self-storage units. Further, if redevelopment of the site occurs, a minimum of 7.5% of the total site area should be provided as deep soil area. To provide guidance on the future building form on the site, the planning proposal seeks to introduce a height of building control to apply to the site. This is detailed in Section 4.2 above.

Table 7 IWLEP Compliance Table

Provision	Complies
<u>Height of Buildings (clause 4.3)</u> N/A – refer Figure 10	Yes – the site does not have a prescribed maximum building height control. Notwithstanding, the draft Planning Proposal seeks to including an additional clause in Part 6 of the IWLEP that permits a Lot 1 in DP607677 and Lot 67 in DP4991 to not exceed a maximum building height of 30m (RL34.53)
<u>Floor Space Ratio (clause 4.4)</u> 0.95:1 – refer Figure 11	<p>Yes – the draft Planning Proposal does not seek to alter the base FSR of the site.</p> <p>However, it does propose to include an additional clause in Part 6 of the IWLEP 2022 that permits a building on Lot 1 in DP607677 and Lot 67 in DP4991 to exceed the floor space ratio by an amount no greater than 2.25:1 if the building is used for self-storage units.</p>
<u>Heritage Conservation (clause 5.10)</u> The site is not identified as a local heritage item or located within a heritage conservation area – refer Figure 12. However, there are several listed items within the vicinity of the site including: <ul style="list-style-type: none"> Local Heritage Item I1742: Waugh & Josephson industrial buildings former – Inter-war functionalist workshop, including interiors, showroom and offices Local Heritage Item I1316: St Pius Church, Church Hall and Presbytery, including interiors Local Heritage Item I1286: Mill House, including interiors Local Heritage Item I1250: Brick paving along Murray Street and Victoria Road. 	Yes – the site is not identified as a local heritage item or located within a heritage conservation area therefore compliance with this clause is note required. However, the Indicative Concept design has considered the existing environment and history of the local area. During detailed design of the development, further consideration of how the building fits with the existing streetscape and history of the area will be undertaken.
<u>Flood Planning (clause 5.21)</u> Development consent must not be granted unless the consent authority is satisfied the development will satisfy the relevant flood provisions.	A Preliminary Flood Assessment has been undertaken which demonstrates that the relevant provisions can be accommodated within the future development including the increased floorspace. The preliminary flood assessment confirms that:

Provision	Complies
	<ul style="list-style-type: none"> Floor levels of the proposed development comply with the required flood planning level Loss of flood storage is compensated through the provision of storage under the building and partly along the driveway. This is likely to minimise adverse impacts due to the development. Provision of a flood gate at the entrance to the existing building would lower the flood risk to that building.
<u>Acid Sulfate Soils (clause 6.1)</u> Class 2	An Acid Sulfate Soils Management Plan will be prepared if required at the DA stage to address any works below the natural ground surface or works by which the water table is likely to be lowered.
<u>Earthworks (clause 6.2)</u> Earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Earthworks requires for the future redevelopment of the site in accordance with the proposed plan amendment will be addressed in detail at the DA staged and based on the final design.
<u>Stormwater management (clause 6.3)</u> Development consent must not be granted unless the consent authority is satisfied that the development avoids a significant adverse impact of stormwater runoff on adjoining properties.	Stormwater management for the future redevelopment of the site in accordance with the proposed plan amendment will be addressed in detail at the DA stage.
<u>Additional local provisions</u>	The draft Planning Proposal seeks to an additional clause that permits: <ul style="list-style-type: none"> a building on the site to exceed the floor space ratio by an amount no greater than 2.25:1 if the building is used for self-storage units. a building on the site to not exceed a maximum building height of 30m (RL34.53) a minimum of 7.5% of the site area to be provided as deep soil planting

Figure 10 Height of Building Map



Source: Urbis, 2022

Figure 11 Floor Space Ratio Map

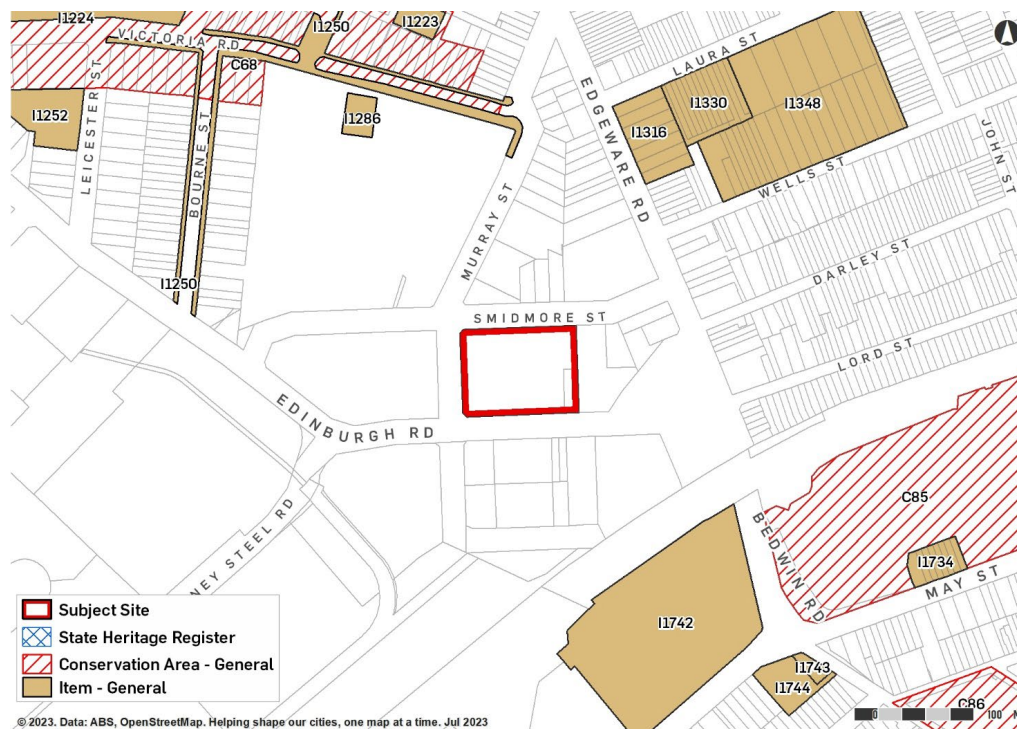


Source: Urbis, 2023

Item 3

Attachment 2

Figure 12 Heritage Map



Source: Urbis, 2023

5.2.2. Marrickville Development Control Plan 2011

Marrickville Development Control Plan 2011 (MDCP) provides the detailed development controls which apply to land across the former Marrickville local government area. The key controls which are relevant to the site and any future development application that would progress in accordance with the proposed land use zones is summarised in Table 8 below.

Table 8 Summary of Relevant DCP Provisions

Reference	Provision	Compliance
2.7.3 – Solar access for surrounding buildings	C3: Where adjoining sites include non-residential uses like commercial, industrial and other public/community buildings, Council will consider the merits of the case having regard to the use of those parts of such buildings that are impacted by any additional overshadowing.	The site is adjoined to the east by an existing smash repair workshop, industrial buildings and a primary school to the north, a shopping centre to the west and future development on the Sydney Metro land to the south. As demonstrated by the overshadowing analysis provided in the Urban Design Report (Appendix B), the proposed concept design will have a minimal overshadowing impact on surrounding sensitive receivers.

Reference	Provision	Compliance
	<p>C13: New buildings and additions must be sited and designed to maximise direct solar access to reduce reliance on artificial lighting and heating.</p> <p>NB Applications for commercial, industrial, and other development must demonstrate compliance with the above control, for example, through solar access diagrams.</p>	<p>The solar access of the proposed new building at 11A Edinburgh Road will be further investigated during detailed design at the DA stage. The new building will be designed to the street edge and boundary as per the existing building at 11A Edinburgh Road.</p>
2.18.11.8 – Industrial development	<p>C28 Landscaped area</p> <p>i. A continuous minimum landscaped area 1.5m wide across the entire frontage of the property, excluding driveways, must be provided. This width must be increased to 2 metres where the site exceeds 600m² and to 3 metres when the site exceeds 1,000m².</p> <p>ii. For corner sites, a continuous minimum landscaped area 1.5 metres wide across the entire secondary frontage of the property, excluding driveways, must be provided.</p> <p>iii. If an existing site is to be refurbished or is subject to a change of use application, the required landscaped area will be sought where it is possible without structural alterations.</p>	<p>The site area is 7,127m². The indicative concept design identifies that a landscaped area that exceeds 3m width and accounts for approx. 7.5% of the site area will be provided along the length of the Smidmore Street part of the site.</p>
6.1.2 – Built form and character	<p>C12: The maximum height of an industrial building must be consistent with the height of other industrial buildings in the immediate vicinity.</p>	<p>As detailed in the Urban Design Report (Appendix B), the indicative concept design height of the proposal will be 34.53 AHD (30m). This is consistent with surrounding buildings including the approved Woolworths Customer Fulfilment Centre that will have a maximum building height of 37.06 AHD.</p> <p>The introduction of a building height control of 30m (RL34.53) will enable a building form to be designed that will complement the surrounding urban character and fit within the proposed building height.</p>
	<p>C13: The maximum height of an industrial building must comply with other controls in this DCP relating to urban design, solar</p>	<p>This will be further investigated and confirmed at the DA stage.</p>

Reference	Provision	Compliance
	access, privacy and residential to industrial interface.	
	C14: Parts of the Inner West Local Government Area are affected by obstacle limitation surface (OLS) restrictions as imposed by Air Services Australia. Under Clause 6.6 of MLEP 2011 Council is required to refer development applications for proposed developments which it considers will penetrate the OLS to Air Services Australia. An applicant may choose to contact Air Services Australia directly for their opinion prior to lodging a development application.	The OLS for the site is 51 AHD. The proposed height control is 34.53AHD (30m) which is well below the OLS. The final height of the building form will be within the proposed building height control and will be confirmed at the DA stage.
	C15: Where the overall heights (including any rooftop or exposed structures in excess of 1.5 metres) of a proposed development are higher than surrounding development, a submission must be lodged with the development application supporting the proposed height. Unless proper planning reasons are presented, heights above those existing in the locality will not be supported by Council.	Surrounding buildings including the approved Woolworths Customer Fulfilment Centre will have a maximum building height of 37.06 AHD. The proposed building height control of 30m reaches 34.53 AHD. The proposed height control does not exceed the height of surrounding development and respond to the evolving character of the area.
	C19: New buildings must be designed to: <ul style="list-style-type: none"> i. Address the street and highlight any non-industrial aspects (such as the office section) of the development; ii. Avoid long blank walls facing the street and long continuous roof lines; iii. Provide regular modulation to the facade or division of massing; iv. Architecturally express the structure of the building by variation and minimal use of reflective glass; v. Visually reinforce entrances, office components and stair wells of units to create rhythm on long facades and reduce perceived scale; vi. Introduce variation in unit design within building works; 	The indicative concept design of the proposed building has been designed to be consistent with the bulk and scale of the surrounding built form. The design of the proposal will be further refined during DA stage.

Reference	Provision	Compliance
	<p>vii. Introduce solid surfaces, preferably masonry, and incorporate horizontal and vertical modulation including windows in appropriate proportions and configurations;</p> <p>viii. Address the street to which it presents, with suitable architectural elements;</p> <p>ix. Avoid long expanses of roofs; and</p> <p>x. Avoid bulky roof forms or extensive blank facades in a single material or colour.</p>	
	<p>C23: Consideration must be given to the likely impacts of proposed height and configuration of buildings on adjacent sites. Sensitivity to the resultant character of the street must be addressed at the design stage of proposed developments and addressed in the site and context analysis plan. Refer to Section 2.3 (Site and Context Analysis) of this DCP for more details.</p>	<p>An indicative concept design has considered the impacts of the proposed bulk and scale of the building on adjacent. This will be further refined and addressed as part of the DA.</p>
9.39.2 – Desired future character of Marrickville Metro (Precinct 39)	<p>The desired future character of the area is:</p> <ol style="list-style-type: none"> 1. To protect the identified Heritage Items within the precinct. 2. To protect the integrity and on-going retention of the existing industrial zoned land, particularly those identified as being of State significance. 3. To retain the existing employment generating land uses. 4. To ensure that the redevelopment of the Marrickville Metro shopping centre addresses existing conflicts between the operation of the centre and the amenity of surrounding residential areas. 5. To protect significant streetscapes and/or public domain elements within the precinct including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns. 6. To enhance existing streets and encourage pedestrian activity, where 	<p>As detailed in the Urban Design Report, the indicative concept design has considered how the bulk, scale and design of the proposed development would fit with the future character of the area. The proposal would also protect and retain existing industrial zoned and employment generating land. This would be further refined and addressed as part of the DA.</p>

Reference	Provision	Compliance
	<p>appropriate, through improvements to road infrastructure and landscaping.</p> <p>7. To support pedestrian and cyclist access, activity and amenity including maintaining and enhancing the public domain quality.</p> <p>8. To facilitate efficient parking, loading and access for vehicles that minimises impact to streetscape appearance, commercial viability and vitality and pedestrian safety and amenity.</p>	

5.2.3. Infrastructure Contributions

The *Inner West Local Infrastructure Contributions Plan 2023* (**Contributions Plan 2023**) requires that all development with a value greater than \$200,000 that results in a net population or worker increase is required to pay Section 7.11 contributions.

The value of the future redevelopment of the site in accordance with the proposed plan amendment will be determined by a registered Quantity Surveyor in accordance with Contributions Plan 2023, and the applicable infrastructure contribution will be calculated.

6. PLANNING PROPOSAL ASSESSMENT

The Planning Proposal request has been prepared in accordance with Section 3.33 of the EP&A Act and the DPE guidelines 'Local Environmental Plan Making Guidelines' dated August 2023.

This section addresses each of the matters to be addressed as outlined in the guidelines, including:

- Objectives and intended outcomes.
- Explanation of provisions.
- Justification including need for proposal, relationship to strategic planning framework, environmental, social and economic impacts and State and Commonwealth interests.
- Draft LEP maps which articulate the proposed changes.
- Likely future community consultation.
- Project timeline.

Each of these matters has been informed by the technical deliverables lodged with the Draft Planning Proposal, including the indicative concept design and the detailed assessment reports.

6.1. PART 1: OBJECTIVES AND INTENDED OUTCOMES

The objectives of the Planning Proposal are to amend the FSR in IWLEP 2022 to deliver critically needed industrial floor space close to Sydney CBD and the Eastern Economic Corridor for self-storage.

The intended outcomes of the proposed plan amendment include:

- Support the growth of the Harbour CBD and Eastern Economic Corridor through the provision of additional industrial floor space which will support the growing demand for additional storage floor space which caters for time sensitive and last mile distribution across the eastern and south-eastern suburbs of Sydney.
- Leverage the site's strategic location to support international trade gateways, being Sydney Airport, Port Botany and the Sydney CBD, including their current operations, capacity and future growth.
- Provide increased support industry floorspace in the form of self-storage to respond to the growing domestic demand for self-storage resulting from increased dwelling density and apartment living.
- Incentivise the revitalisation of the site and contribute to addressing the shortage of self-storage space.
- Realise the development potential of the site while respecting aeronautical operations.
- Provide direct economic investment into the locality and deliver employment opportunities through future redevelopment of the site during construction and operational phases.
- Deliver improvements to the existing streetscape and site appearance and infrastructure upgrades which benefit the site and locality.

The objectives and intended outcomes for the Draft Planning Proposal are aligned with the strategic planning policies identified in Section 2.3 and discussed in further detail in Section 6.3.

6.2. PART 2: EXPLANATION OF PROVISIONS

The objectives and intended outcomes of the Planning Proposal will be achieved by amending the IWLEP 2022 as follows:

- Amend Part 6 to include an additional clause that permits:
 - a building on the site to exceed the floor space ratio by an amount no greater than 2.25:1 if the building is used for self-storage units.
 - any future redevelopment of the site is to provide a minimum of 7.5% of the site area as deep soil planting
- Identifying the site on the Inner West Local Environmental Plan 2022 'Key Sites' map.

- Include a 30m (RL34.53) height control on the Height of Building Map in the Inner West Local Environment Plan 2022.

6.2.1. Rationale for Proposed Statutory Amendments

This Planning Proposal makes the case for change to amend the statutory development standard that apply to the site.

Presently the site has a Floor Space Ratio control of 0.95:1 and no Height of Building control or deep soil control which is consistent across the majority of the Marrickville Industrial Area. However, by increasing the Floor Space Ratio and Height of Building control for redevelopment of the site for self-storage will enable the site to deliver additional employment floorspace. This will support both local residents and businesses without adversely affecting the surrounding road networks or flood storage capacity. Further, the inclusion of a deep soil provision will ensure future redevelopment of the site assists in mitigating urban heat island impacts and positively contributes to the greening and tree canopy of the Marrickville Industrial Area.

The additional employment floorspace is aligned to the strategic direction for the Marrickville Industrial Area which seek to retain and manage employment lands, particularly close to key infrastructure including Sydney Airport and Port Botany. Growth in last-mile storage to support businesses within the Inner West and Inner Sydney. The Economic Strategic Positioning Paper prepared by Urbis (**Appendix F**) identifies that the proposed additional self-storage floor space on the site will:

- Be supported by high demand / occupancy within the existing facility.
- Help to address a shortage of self-storage space in the Inner West.
- Support the growing population within the Inner West.
- Support business investment in the region and facilitated the higher density utilisation of the subject site for industrial uses.
- Provide storage to service the increasing number of residents living in new apartments.
- Addressing demographic trends such as increased downsizers, smaller household sizes and greater migration.
- Provide storage to existing and future businesses in the Inner West LGA.
- Deliver construction and more ongoing jobs in Marrickville.
- Generate significant expenditure (direct and indirect) and value add to the economy.

These benefits are aligned to the objectives of strategic policy as discussed in detail in **Section 6.3** below.

6.3. JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

6.3.1. Section A – Need for the planning proposal

Q1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

Yes – The Planning Proposal has been prepared to be consistent with the Inner West Local Strategic Planning Statement. In accordance with the LSPS, the Proposal supports the retention, protection and increase of industrial lands. The Proposal will provide an increase in the capacity of industrial lands in the Inner West LGA, supporting a thriving local economy.

The Proposal seeks to deliver additional industrial floor space capacity to be utilised as a self-storage premises. It will provide additional space for the temporary storage of a range of items and support the reduction of waste and promote opportunities to reuse and recycle items. The Proposal will result in the delivery of additional self-storage space to support local businesses and residents. There is a shortage of self-storage space in the Inner West, and this was identified in the Economic Strategic Positioning Paper attached in **Appendix F**. The Proposal will assist in supporting the increased number of residents living in apartments whilst also supporting business investment in the region.

The Proposal does not seek any change to the existing E4 General industrial land use zoning. The proposed FSR uplift, Height of Building control and deep soil provision will facilitate the delivery of additional industrial

floor space to support the retention and management of industrial zoned land within the Inner West LGA; whilst also helping contribute to mitigating urban heat island impacts and greening Marrickville Industrial Area. It will optimise the potential of the site to provide employment opportunities and provide a land use which will support the successful operation of other local businesses which are also operating to achieve this goal.

The proposed plan amendment is considered entirely consistent with the local planning priorities. It provides a significant investment in the Inner West LGA which will support additional local jobs and the retention of existing industrial land to strengthen the economic operations of the Eastern Harbour City and Inner West.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes – The Planning Proposal will provide a clear and concise approach to delivering additional industrial/self-storage floorspace to support the Sydney CBD, Sydney Airport, Port Botany, and the Inner West. The proposed update to the existing FSR map will enable an additional 14,409m² GFA to be delivered in the future redevelopment of the site.

It is highly unlikely the extent of additional floorspace proposed via the Planning Proposal could be achieved through a Clause 4.6 variation as part of a Development Application due to the extent of variation and compliance with the 'Part 5 test' established by the Land and Environment Court.

Based on the above, it has been demonstrated that the Planning Proposal as outlined within this report is the most appropriate approach to realising the objectives and intended outcomes as described within Section 6.1, delivery increased employment opportunities at a highly suitable site in a timely manner.

6.3.2. Section B – Relationship to strategic planning framework.

Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

Yes – the Planning Proposal will give effect to the objectives and actions of the applicable relevant priorities in the Greater Sydney Region Plan, the Eastern City District Plan, Future Transport Strategy and the Greater Cities Commission Industrial Lands 'Retain and Manage' Policy Review as outlined in detail below.

Greater Sydney Region Plan: A Metropolis of Three Cities

The Planning Proposal is consistent with the relevant objectives of the Greater Sydney Region Plan, as discussed in detail in Table 9. Overall, it is considered that the Planning Proposal is entirely aligned and consistent with the Greater Sydney Region Plan and will contribute to the delivery of its objectives.

Table 9 Consistency with Greater Sydney Region Plan

Objectives	Consistency
Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	The site is located in the major industrial area of Marrickville which helps provide essential trade and services that support specialised economic activities. It is located close to Sydney Airport and Port Botany which are identified as major asset and trade gateways within the Eastern Economic Corridor. The proposed plan amendment seeks to deliver additional floorspace and increased job opportunities within walking distance of Sydenham and St Peters railway stations.
Objective 23: Industrial and urban services land is planned, retained and managed	The proposal does not seek any change to the existing E4 General Industrial zoning. The proposed amendment to permit an increased FSR and height of building control for self-storage units would facilitate retention and optimal use of existing industrial land within the Eastern Harbour City. It would support the growing demand for additional storage floor space close to Sydney Airport, Port Botany and the Sydney

Objectives	Consistency
	CBD, and time sensitive and last mile distribution across the eastern and south-eastern suburbs of Sydney.

Our Greater Sydney 2056: Eastern City District Plan

The Planning Proposal is consistent with the relevant objectives of the Greater Sydney Region Plan, as discussed in detail in Table 9. Overall, the proposed FSR uplift is considered entirely consistent with the planning priorities outlined within the District Plan and will contribute to the delivery of the identified actions to achieve its desired outcomes.

Table 10 Consistency with Eastern City District Plan

Objectives	Consistency
Planning Priority E7: Growing a stronger and more competitive Harbour CBD	The proposed increase in FSR for self-storage units will accommodate additional industrial floorspace to support the Harbour CBD and Eastern Economic Corridor. The site is positioned within key employment lands which are in close proximity to major logistics hubs around Port Botany, the Sydney CBD and the growing residential population within the Inner West which has more recently seen housing growth in medium density residential dwellings. The Proposal will provide key storage facilities which can support surrounding businesses, as well as last-mile storage for operators within the Inner West and Inner Sydney.
Planning Priority E12: Retaining and managing industrial and urban services land	The proposed plan amendment seeks to deliver additional industrial floor space capacity for self-storage space to accommodate the strong demand within the locality. The increase in self-storage FSR on the site will enable the site to increase its contribution of industrial floorspace which is entirely consistent with this key Planning Priority. Further, as National Storage provide storage to commercial businesses, the facility would improve its contribution to supporting local urban service lands by providing a support function to these businesses
Planning Priority E13: Supporting growth of targeted industry sectors	The proposed plan amendment will provide additional industrial floor space and storage space to support emerging industries including boutique breweries, coffee roasters and other artisans that are becoming more prevalent in Marrickville, Erskineville and the Inner West and Inner Sydney.

Table 11 Consistency with Future Transport Strategy

Objectives	Consistency
P1.2 Support growth around public transport	In accordance with Future Transport the Proposal will support integrated land use and transport planning, providing higher density development and employment around a public transport node.

Table 12 Consistency with Industrial Lands 'Retain and Manage' Policy Review

Objectives	Consistency
Draft Guiding Principle 1: Securing capacity of industrial and urban services land	The Proposal seeks to allow for sufficient and appropriate industrial space to serve the various functions of the Marrickville industrial area now and into the future. In accordance with Principle 1, the proposed plan amendment seeks to allow space for business to grow to meet market demand, long term population needs and provide local jobs. The Proposal will provide diverse urban industrial land through enabling self-storage space to service residents and businesses in the Marrickville area and Greater Sydney context.
Draft Guiding Principle 2: Supporting sustainability	In accordance with the Principle, the Proposal will minimise commute and freight vehicle travel times by providing enhanced industrial space close to key population centres, to support environmental management services and a shift towards a circular economy. The proposed plan amendment will enable self-storage to be provided for residents and businesses in a highly accessible location, minimising trip generation and reducing carbon emissions.
Draft Guiding Principle 3: Optimising diverse supply chains supported by infrastructure	In accordance with the Principle, the Proposal will enhance industrial land in close proximity to a high number of customers to enable businesses to create more localised distribution networks, including in response to market demand for rapid last mile delivery options. The proposed plan amendment supports efficient supply chain solutions for the Inner West and Eastern City District. Consistent with the Principle, the proximity of the site to road and rail transport infrastructure and the Inner West's growing population centres will support the optimisation of freight supply chains for Greater Sydney.
Draft Guiding Principle 4: Boosting economic activity to support current and emerging industries	In accordance with this Principle, the site is located in a highly accessible location to residents and other businesses to maximise access to employment opportunities. The proposed plan amendment will enable the provision of self-storage space on site to service a wide range of businesses, supporting the clustering of upstream and downstream businesses resulting in co-location and agglomeration benefits for industries.
Draft Guiding Principle 5: Encouraging innovation	In accordance with the Principle, the Proposal will support the appropriate uplift of industrial space at the site to accommodate a new use that is compatible with the local area, offering adaptability and resilience, servicing the potential for new businesses and boosting productivity on existing industrial land. The proposed plan amendment

Objectives	Consistency
	will enable the provision of a greater diversity of industrial uses in Marrickville to meet the needs of all users, at the right location.
Draft Guiding Principle 6: Providing business certainty	In accordance with the Principle, the Proposal will support the continued investment and productivity of the existing industrial site. The self-storage use is compatible with the local area and will support the role and operation of the Marrickville industrial area. The Marrickville industrial area is strategically located to transport infrastructure and nearby centres and the Proposal will support the ongoing economic function of the industrial site.
Draft Guiding Principle 7: Servicing population needs	In accordance with the Principle, the Proposal will support and enhance the ongoing operation on an industrial site that is well-located to provide urban services for local residents and the broader District. The site is highly accessible to residents and businesses to provide a self-storage service and support last mile distribution, helping to achieve the 30-minute city. In addition, the site is highly accessible to the local workforce for employment opportunities.

Assessment Criteria for Strategic and Site-Specific Merit

The Planning Proposal addresses the Assessment Criteria within the DPE guidelines as summarised in Table 13.

Table 13 Assessment of Strategic and Site-Specific Merit

Provision	Consistency
Does the proposal have strategic merit? Does the proposal:	
<i>Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site.</i> <i>This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or</i>	Yes – the Draft Planning Proposal will give effect to the Greater Sydney Region Plan and the Eastern City District Plan as outlined in detail in Table 9 and Table 10.
<i>Demonstrate consistency with the relevant LSPS or strategy has been endorsed by the Department or required as part of a regional or district plan; or</i>	Yes – the Draft Planning Proposal is entirely consistent with the <i>Our Place Inner West: Local Strategic Planning Statement</i> as outlined in Table 14.

Provision	Consistency
<i>Respond to a change in circumstances that has not been recognised by the existing planning framework</i>	N/A – The Draft Planning Proposal does not rely upon a change in circumstances that has not been recognised by the existing strategic planning framework as identified above. It has demonstrated the Draft Planning Proposal is consistent with the Greater Sydney Region Plan, the Eastern City District Plan and the Inner West LSPS.
Does the proposal have site-specific merit? Does it give regard and assess impacts to:	
<i>The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)</i>	All natural environment matters can be satisfactorily addressed as part of the DA for the development. Environmental investigation reports including flooding, acid sulfate soils and geotechnical assessments have been prepared and indicate the site is suitable for future development. Refer to Section C – Environmental, social and economic impacts which provides detailed commentary on this.
<i>Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates.</i>	The site is located within an industrial precinct and the proposal will retain industrial uses on the site.
<i>Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision</i>	As discussed in Section 6.3.4 , the site is well serviced by existing infrastructure and within an existing industrial precinct.
The site-specific merit of the Planning Proposal is discussed further in Section C – Environmental, social and economic impacts .	

Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes – The Planning Proposal has been prepared to be consistent with *Our Place Inner West: Local Strategic Planning Statement*. The Draft Planning Proposal is considered consistent with the local planning priorities. It provides for the protection of industrial land to drive significant investment in the Inner West LGA. The proposed additional floorspace will provide additional self-storage space to support the growing demand for additional storage floor space close to Sydney Airport, Port Botany and the Sydney CBD and time sensitive and last mile distribution across the eastern and south-eastern suburbs of Sydney.

The Proposal is consistent with the relevant LSPS planning priorities as identified in Table 14.

Table 14 Consistency with Inner West LSPS

Objectives	Consistency
Planning Priority 5: Inner West is a zero-waste community	The proposed plan amendment seeks to deliver additional industrial floor space capacity to be utilised as a storage premises. It will provide

Objectives	Consistency
	additional space for the temporary storage of a range of items and support the reduction of waste and promote opportunities to reuse and recycle items.
Planning Priority 9: A thriving local economy	The proposed plan amendment does not seek any change to the existing E4 General industrial land use zoning. The proposed FSR uplift for self-storage units will facilitate the delivery of additional industrial floor space to support the retention and management of industrial zoned land within the Inner West LGA. It will optimise the potential of the site to provide employment opportunities and provide a land use which will support the successful operation of other local businesses which are also operating to achieve this goal.

Inner West 2036: Community Strategic Plan

The Planning Proposal is consistent with the relevant objectives and strategies of the *Inner West 2036: Community Strategic Plan*, as discussed in detail in Table 15.

Table 15 Consistency with Inner West CSP

Objectives	Consistency
Outcome 1.6: Inner West us a zero-waste community with an active share economy	The proposed amendment will deliver additional storage floorspace in the Inner West. This will provide additional capacity for the temporary storage of items and support the reduction of waste and promote opportunities to reuse and recycle items.
Outcome 3.3: The local economy is thriving	The proposed plan amendment does not seek to change the existing E4 General Industrial land use zoning. It will support the retention and management of industrial zoned land within the Inner West LGA and provide self-storage floorspace to support local businesses and increased last-mile storage for a range of business operating in the Inner West and Inner Sydney.

Inner West Employment and Retail Lands Strategy

The Planning Proposal is consistent with the relevant strategies of the *Inner West Employment and Retail Lands Strategy* as detailed in Table 16.

Table 16 Consistency with Inner West Employment and Retail Lands Strategy

Strategy	Consistency
Strategy 1.6: Diversify business activity	The proposed amendment will deliver additional space for a storage premises. This will help to support the growth of local businesses and home industries by providing additional storage capacity for the storage of materials and stock.
Strategy 2.2: Protect employment lands from being eroded by conflicting and incompatible uses	The proposed plan amendment does not seek to change the existing E4 General Industrial zoning of the site. It will increase the floorspace supply of industrial land in the inner west LGA and

Strategy	Consistency
	will ensure the retention of industrial zoned land in a key employment land area of the Inner West LGA.
Strategy 2.3: Retain a diversity of industrial land, urban services land and employment generating uses	The proposed plan amendment does not seek to change the existing E4 General industrial land use zoning. Given the size of the site is over 7,000m ² it is a significant land holding that will support the retention and management of industrial zoned in the inner west LGA
Strategy 2.4: Floor space is flexible and adaptable	This strategy identified the opportunity to review and identify suitable sites where additional employment floor space can be accommodated. The Proposal is wholly aligned with this strategic objective, seeking to increase the FSR on the site to accommodate increased self-storage floorspace which is of itself an employment land use, as well as providing a key support service to the viability of employment uses within the Inner West.
Strategy 2.5: Maximise employment outcomes when negotiating outcomes from urban renewal/infrastructure projects	The proposed plan amendment will increase the amount of industrial floor space in the key Marrickville-Sydenham Employment precinct. It will maintain the existing E4 General Industrial land zoning and provide additional employment capacity adjacent to the Sydney Metro South Tunnel Boring Site and future Sydney Metro Sydenham to Bankstown line.

Inner West Integrated Transport Strategy

The Planning Proposal is consistent with the relevant principles of the *Inner West Employment and Retail Lands Strategy* as detailed in Table 17.

Table 17 Consistency with Inner West ITS

Principle	Consistency
Principle 1: Plan land use to support active and sustainable transport for reduced travel times and distances	The proposed plan amendment will deliver additional storage floorspace located in close proximity to St Peters and Sydenham Railway Stations. With the introduction of the future bike link connection along Sydney Steel Road and Edinburgh Road, this will help support the use of active and sustainable transport to access the site.
Principle 6: Manage freight and goods delivery network to enhance efficiency and Inner West liveability	The proposed plan amendment will provide additional storage floorspace that may be used by time sensitive and last mile distribution services. The site is located in close proximity to key freight routes including Princes Highway and the WestConnex St Peters Interchange.

Overall, it is considered that the Draft Planning Proposal is consistent with the Inner West LSPS, Inner West Employment and Retail Lands Strategy, Inner West Community Strategic Plan and Inner West Integrated Transport Strategy in accordance with the LEP Guideline.

Q5. Is the planning proposal consistent with applicable State and regional studies or strategies?

Yes – The Planning Proposal is consistent with following State and regional studies, as discussed in **Section 6** of this report:

- *A Metropolis of Three Cities: Greater Sydney Region Plan (Table 9)*
- *Eastern City District Plan (Table 10)*
- *Future Transport Strategy (Table 11)*
- *Industrial Lands 'Retain and Manage' Industrial Review (Table 12).*

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes – The Planning Proposal is consistent with relevant State Environmental Planning Policies (**SEPP**) as identified and discussed in Table 18.

Table 18 Consistency with SEPPs

Relevant Document	Consistency
SEPP (Biodiversity and Conservation) 2021	<p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> relates to biodiversity and conservation planning matters. As the site is located within an established industrial precinct, this SEPP is not relevant to the planning proposal request.</p> <p>There are currently no trees on the site. The planning proposal proposes to provide 7.5% of the site as deep soil area. This will provide trees and landscaping to increase the existing urban tree canopy coverage in the surrounding area and mitigate any potential urban heat island impacts.</p>
SEPP (Resilience and Hazards) 2021	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)</i> provides the planning framework for the management of contaminated land in NSW.</p> <p>The site is zoned E4 General Industrial and is in an established industrial precinct. Clause 4.6 of the Resilience and Hazards SEPP states that a consent authority must not consent to development unless it has considered whether the land is contaminated and if required, if it is satisfied that the land will be remediated before the land is used for that purpose.</p> <p>During detailed design of the proposal at the DA, a PSI will be undertaken to confirm whether the land is contaminated.</p>
SEPP (Sustainable Buildings) 2022	<p><i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> encourages the design and delivery of more sustainable buildings. It sets sustainability standards for residential and non-residential developments and starts the process of measuring and reporting on the embodied emissions of construction materials. Chapter 3 of the SEPP outlines the standards for non-residential development to minimise waste and energy consumption.</p>

Relevant Document	Consistency
	The planning proposal proposes to provide 7.5% of the site as deep soil area. During detailed design of the proposal at the DA stage, opportunities to explore sustainability measures will be undertaken.

Q7 *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?*

Yes – The Planning Proposal is consistent with relevant Ministerial directions under section 9.1 of the EP&A Act as identified and summarised in Table 19.

Table 19 Consistency with Section 9.1 Directions

Local Planning Directions	Assessment	Consistency
1. Planning Systems		
1.1 Implementation of Regional Plans	The Draft Planning Proposal will give effect to the Greater Sydney Region Plan and the Eastern City District Plan. It is consistent with the planning principles, directions and priorities contained in the Region Plan as outlined in Section 6.3.	Yes
1.2 Development of Aboriginal Land Council Land	Not applicable to this Planning Proposal.	N/A
1.3 Approval and Referral Requirements	Not applicable to this Planning Proposal.	N/A
1.4 Site Specific Provisions	Not applicable to this Planning Proposal.	N/A
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable to this Planning Proposal.	N/A
1.6 Implementation of North West Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to this Planning Proposal.	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area	Not applicable to this Planning Proposal.	N/A

Local Planning Directions	Assessment	Consistency
Interim Land Use and Infrastructure Implementation Plan		
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to this Planning Proposal.	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable to this Planning Proposal.	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to this Planning Proposal.	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to this Planning Proposal.	N/A
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to this Planning Proposal.	N/A
1.14 Implementation of Greater Macarthur 2040	Not applicable to this Planning Proposal.	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable to this Planning Proposal.	N/A
1.16 North West Rail Link Corridor Strategy	Not applicable to this Planning Proposal.	N/A
2. Design and Place <this Focus Area was blank when the directions were made>		
3. Biodiversity and Conservation		
3.1 Conservation Zones	Not applicable to this Planning Proposal.	N/A
3.2 Heritage Conservation	<p>The site has no identified or known items of European or Aboriginal significance. However, it is close to other listed items including:</p> <ul style="list-style-type: none"> Local Heritage Item I1742: Waugh & Josephson industrial buildings former – Inter-war functionalist workshop, including interiors, showroom and offices Local Heritage Item I1316: St Pius Church, Church Hall and Presbytery, including interiors 	

Local Planning Directions	Assessment	Consistency
	<ul style="list-style-type: none"> Local Heritage Item I1286: Mill House, including interiors Local Heritage Item I1250: Brick paving along Murray Street and Victoria Road. 	
3.3 Sydney Drinking Water Catchments	Not applicable to this Planning Proposal.	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to this Planning Proposal.	N/A
3.5 Recreation Vehicle Areas	Not applicable to this Planning Proposal.	N/A
3.6 Strategic Conservation Planning	Not applicable to this Planning Proposal.	N/A
3.7 Public Bushland	Not applicable to this Planning Proposal.	N/A
3.8 Wilandra Lakes Region	Not applicable to this Planning Proposal.	N/A
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable to this Planning Proposal.	N/A
3.10 Water Catchment	Not applicable to this Planning Proposal	N/A
4. Resilience and Hazards		
4.1 Flooding	A Flood Impact Assessment has been prepared (Appendix D) which details flood requirements as per the Councils Flood Management requirements and the NSW Floodplain Development Manual. Flood mitigation measures have been incorporated into the concept design and this is detailed in Section C below and in the Flood Impact Assessment.	Yes
4.2 Coastal Management	Not applicable to this Planning Proposal.	N/A
4.3 Planning for Bushfire Protection	The site is not identified as bushfire prone land.	Yes
4.4 Remediation of Contaminated Land	This Planning Proposal does not seek to change the E4 General Industrial zone or the use of the site as a self-storage premises. Therefore, it is considered that the site is suitable for its intended use.	Yes
4.5 Acid Sulfate Soils	An Acid Sulfate Soils assessment has been prepared (Appendix E). The assessment found that the soils do not	Yes

Local Planning Directions	Assessment	Consistency
	meet the definition of acid sulfate soils (ASS) or potential acid sulfate soils (PASS) and that preparation of an Acid Sulfate Soils Management Plan is not required. Further investigation will be undertaken at DA stage when the extent of soil disturbance is known.	
4.6 Mine Subsidence and Unstable Land	Not applicable to this Planning Proposal.	N/A
5. Transport and Infrastructure		
5.1 Integrating Land Use and Transport	<p>The Planning Proposal is consistent with the direction for the following reasons:</p> <ul style="list-style-type: none"> ▪ The site benefits from access to public transport including Sydenham Train Station and local bus services, supporting access to jobs and services and a reduction in trips by car. ▪ The Draft Planning Proposal supports the 30-minute city and a reduction in travel demand with jobs being delivered in an accessible location. ▪ The Proposal will support the efficient movement of freight through providing storage space for businesses in a location accessible to the regional road network and a wide Greater Sydney delivery catchment. ▪ The additional industrial floorspace and complementary land use activities will provide for increased access to employment opportunities and business services within the Inner West LGA. 	Yes
5.2 Reserving Land for Public Purposes	Not applicable to this Planning Proposal.	N/A
5.3 Development Near Regulated Airports and Defence Airfields	The site is located approximately 2km from Sydney airport. The industrial land use is compatible with current and future airport operations. The proposal is therefore acceptable and will not impact on the effective and safe operation of the airport.	Yes
5.4 Shooting Ranges	Not applicable to this Planning Proposal.	N/A
6.1 Residential Zones	Not applicable to this Planning Proposal.	N/A
6.2 Caravan Parks and Manufactured Home Estates	Not applicable to this Planning Proposal.	N/A
7. Industry and Employment		

Local Planning Directions	Assessment	Consistency
7.1 Business and Industrial Zones	<p>The Draft Planning Proposal does not seek to change the E4 General Industrial zone provisions.</p> <p>The proposed amendment to increase the current maximum FSR and include a height of building control will facilitate the retention and optimal use of existing industrial land within the Eastern Harbour City and support the growing demand for additional industrial floor space close to Sydney Airport, Port Botany, and the Sydney CBD.</p> <p>In accordance with the Direction, the Proposal will:</p> <ul style="list-style-type: none"> support employment growth in a suitable location, providing increased job opportunities highly accessible by public transport; protect employment land in the employment zone by facilitating the long-term viable operation of the site to provide employment generating development; support the viability of Marrickville centre through ensuring the long-term viability of the existing industrial site to provide self-storage services to support businesses and residents to meet market demand. 	Yes
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to this Planning Proposal.	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to this Planning Proposal.	N/A
8. Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable to this Planning Proposal.	N/A
9. Primary Production		
9.1 Rural Zones	Not applicable to this Planning Proposal.	N/A
9.2 Rural Lands	Not applicable to this Planning Proposal.	N/A
9.3 Oyster Aquaculture	Not applicable to this Planning Proposal.	N/A
9.4 Farmland of State and Regional	Not applicable to this Planning Proposal.	N/A

Local Planning Directions	Assessment	Consistency
Significance on the NSW Far North Coast		

6.3.3. Section C – Environmental, Social and Economic Impact

Q8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No – the Planning Proposal is highly unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats. The proposal is located in Marrickville, which is already significantly developed and some distance from any natural areas. The proposal site does not contain any vegetation on it and the vegetation is limited to street trees along the 3 street frontages.

Q9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Sydney Airport Obstacle Limitation Surface Level

The site is located north-west of the Sydney Airport and therefore affected by the Obstacle Limitation Surface (OLS) levels. The OLS across the site is 51m AHD. The Draft Planning Proposal proposes to increase density on the site, which will be accommodated through accommodating a taller building form on the eastern side of the site. The Draft Planning Proposal seeks to impose a height control of 30m (RL34.53) which is compliant with the OLS for the site.

Built Form and Scale

The Draft Planning Proposal proposes to increase the FSR control on the site from 0.95:1 to 3.20:1 and a height of building control of 30m (RL34.53) where development is for the purposes of 'self-storage units'. This increase in density has been informed by an urban design analysis of the site and surrounding context. The Urban Design Report prepared by HAL Architects (**Appendix B**) has considered a range of matters including:

- The OLS for the Sydney Kingsford Smith Airport that limits height
- The scale and form of the surrounding approved development and streetscape
- Future vision and character of the Sydenham industrial precinct and adjacent sites.
- Street frontages surrounding the site.

As a result of these matters, an indicative concept design has been developed and accompanies the Draft Planning Proposal. A visual analysis has been undertaken of the indicative concept design and this shows that the proposal would be of a similar bulk and scale to surrounding development. A solar analysis has also been prepared that shows the indicative concept design would have a minimal impact on the surrounding sensitive receivers at the winter solstice.

As demonstrated in the urban design report, the proposed indicative concept design will be of a similar bulk and scale to surrounding development including the Marrickville Metro expansion the Woolworths Customer Fulfilment Centre. The adjacent sites to the east of the site are all industrial sites that are built to the site boundary, and this is consistent with the proposed bulk and scale of the indicative concept design.

Therefore, it is considered that the proposal will be of a scale and form that is consistent with the evolving streetscape and have a negligible impact on the bulk and scale of the existing surrounding and future streetscape of the locality. Further analysis of the built form and urban design outcomes will be undertaken during the DA process.

Flooding

HydroStorm Consulting has prepared a Preliminary Flood Assessment to assess the flood affectation of the Draft Planning Proposal. The key findings and recommendations of the flood assessment are summarised below:

- The site lies in the flood prone land of the east catchment in Marrickville. In a major flood event, once the capacity of the pipes is exceeded, overland flow paths develop and generally carry flow along the streets in the catchment. All streets surrounding the proposed development are overland flow paths with Murray Street and Edinburgh Road subject to significant flooding.
- The existing building floor level is below the flood planning level and is currently exposed to flood risk from Edinburgh Road flooding.
- The proposed building footprint would encroach on the flood storage area within the existing footprint along Edinburgh Road.
- The floor levels of the proposed development comply with the required flood planning levels for the site.
- To compensate for the loss of flood storage, the indicative concept design proposes a flood storage area located below the new building footprint. Details of this would be confirmed during detailed design at the DA stage
- A flood gate would be provided at the entrance to the existing building to lower the flood risk to that building.

The Preliminary Flood Assessment demonstrates that the Draft Planning Proposal can be supported from a flood perspective. A further detailed assessment of the potential impacts and design of mitigation measures will be required at the DA stage to confirm the preliminary findings based on the final detailed design.

Traffic

Ason Group has prepared a Preliminary Traffic Impact Assessment which assesses the potential traffic impacts of the Draft Planning Proposal. Consideration has been given to the indicative concept design and the cumulative impacts of the site as a self-storage premises on the surrounding network. The key findings and recommendations of the Traffic Impact Assessment are summarised below:

- The site is well located in terms of public and active transport access, with 3 bus stops being located within 400m walking distance, Sydenham Railway Station being 1.2km and St Peters Railway Station being 850m from the site and an existing off-road pedestrian and cycle path on Edinburgh Road.
- Council's DCP does not provide parking rates for storage facilities. As a result, the car parking provision is based on the *Aurecon Self Storage Facility Traffic and Parking Study, 2009* which assessed the parking and traffic outcomes based on surveys of 32 self-storage developments. This resulted in 21 parking spaces being required for the proposal.
- A traffic survey was undertaken of the existing development to establish trip generation rate analysis of the existing storage facilities. The average site survey trip rates have therefore been adopted as follows:
 - Weekday
 - AM peak: 0.07 trips per 100m²
 - PM peak: 0.05 trips per 100m².
- SIDRA modelling confirmed that the proposal would result in a slight increase in traffic generation during peak hours and have a negligible impact on the surrounding road network and no changes to the assessed intersections (Edinburgh Road/Bedwin Road, Edinburgh Road/Railway Parade and Edinburgh Road/Murray Street) from the baseline scenario assessed.
- All internal circulation, hardstand and parking areas will be designed in accordance with relevant Australian Standards and provide for vehicles up to and including an 8.8m medium rigid vehicle.
- All access driveways, parking areas and services will be designed in accordance with relevant Australian Standard.

The Preliminary Traffic Impact Assessment demonstrates that the Draft Planning Proposal can be supported from a traffic perspective. A further detailed assessment of the potential impacts will be required at the DA stage to confirm the preliminary findings based on the final detailed design.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Yes – A strategic positioning paper was prepared as part of the Scoping Report for the Planning Proposal, and this confirmed that the proposed increase in self-storage floorspace would:

- Be supported by high demand/occupancy within the existing facility.
- Help to address a shortage of self-storage space in the inner west.
- Support the growing population within the inner west.
- Support business investment in the region and facilitate the higher density utilisation of the subject site for industrial uses.
- Provide storage space to service the increasing number of residents living in new apartments.
- Address demographic trends such as increased downsizers, smaller householder sizes and greater migration.
- Provide storage to existing and future businesses in the inner west LGA.
- Deliver construction and more ongoing jobs in Marrickville.
- Generate significant expenditure (direct and indirect) and value add to the economy.

The Planning Proposal will therefore have positive social and economic benefits for the broader community. It is considered that the proposal has addressed social and economic impacts and is in the public interest.

6.3.4. Section D – Infrastructure (Local, State and Commonwealth)

Q11. *Is there adequate public infrastructure for the planning proposal?*

Yes – there is adequate public infrastructure to service the increased demand generated by the additional self-storage floorspace as demonstrated in the technical deliverables submitted with the Planning Proposal and summarised below:

- The site is located in an existing industrial precinct with good access to public transport via Sydenham and St Peters Railway Stations. It is also located in proximity to road transport infrastructure including the St Peters Interchange, and the M4 and M5 Motorway.
- The Traffic Impact Assessment confirms that the future development of the site can be suitably accommodated within the existing road network.
- The site is within an established industrial precinct and is connected to water, power, sewer and gas. Any upgrades required to existing services will be identified during the detailed development application stage.

Based on the above, it has been clearly demonstrated that the Draft Planning Proposal is appropriate from an infrastructure perspective and will not require any significant upgrades which could impact upon local, State or Commonwealth funding arrangements.

6.3.5. Section E – State and Commonwealth interests

Q12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

Inner West Council will undertake further consultation with State and Federal public authorities and government agencies following lodgement of the Draft Planning Proposal.

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

6.4. PART 4: MAPS

The following maps contained within the IWLEP are proposed to be amended:

- Key Sites Map – Sheet 9

The proposed map amendments are provided in **Figure 13** and found in **Appendix G**. The proposed maps are consistent with the intended outcomes for the Planning Proposal as identified in **Section 6.2**.

Figure 13 Proposed Updated Key Sites Map



Source: (Urbis, 2023)

6.5. PART 5: COMMUNITY CONSULTATION

Preliminary consultation has been undertaken is outlined in **Section 3** of this report. The consultation at this stage has been limited to Council.

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days in accordance with the requirements of the DPE guidelines 'A Guide to Preparing Local Environmental Plans'.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in the local newspaper(s).
- A notice on the Council website.
- Written correspondence to adjoining and surrounding landowners.

The gateway determination and Planning Proposal would be publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

6.6. PROJECT TIMELINE

The following table sets out the anticipated project timeline. The key milestones and overall timeframe will be subject to further detailed discussions with Inner West Council and the DPE.

Table 20 Anticipated Project Timeline

Process	Indicative Timeframe
Consideration by council	4 months
Council decision	2 weeks
Gateway Determination	2 months
Pre-exhibition	2 months
Public exhibition period and Assessment	4 months
Consideration of submissions	Included in public exhibition period and assessment
Post-exhibition review and additional studies	2 months
Submission to DPE for finalisation	2 weeks
Gazettal of LEP amendment	6 months from issue of Gateway Determination

7. CONCLUSION

The planning proposal seeks to introduce an additional clause in Part 6 of the IWLEP 2022 that permits:

- a building on Lot 1 in DP607677 and Lot 67 in DP4991 to exceed the floor space ratio by an amount no greater than 2.25:1
- redevelopment on Lot 1 in DP607677 and Lot 67 in DP4991 is required to provide a minimum of 7.5% of the site as deep soil area

In addition, a maximum building height control of 30m (being 34.53 AHD) is proposed to be introduced across the site.

The Planning Proposal request has been prepared in accordance with Section 3.33 of the EP&A Act and the LEP Guidelines and is considered appropriate for the site for the following reasons:

- **Strategic Merit:**
 - The Draft Planning Proposal gives effect to the *Greater Sydney Region Plan* and the *Eastern City District Plan* and is consistent with the *Our Place Inner West: Local Strategic Planning Statement*, *Our Inner West 2036: Community Strategic Plan* and *Inner West Employment and Retail Lands Strategy*
 - The site is located in proximity to Sydney CBD, Sydney Airport and Port Botany which are major logistics hubs and the growing residential population within the Inner West which has recently seen housing growth in medium density residential dwelling. The proposal will provide key storage facilities which can support the increased residential population and surrounding businesses, as well as last-mile storage for operators within the Inner West and Inner Sydney.
 - The proposal will support the retention and protection of industrial lands within the Eastern City District and generate additional employment opportunities during construction and operation within an accessible location.
 - The proposed amendment to Part 6 of the IWLEP 2022 limits the FSR increase to self-storage units only and not to other industrial land uses which may cause unreasonable impacts to the surrounding area.
- **Site-Specific Merit:**
 - Indicative concept designs prepared for the increased 2.25:1 control to the FSR control and height of building control of 30m (RL34.53) for the site use as self-storage units demonstrates that the increase in FSR and proposed height of building control will be consistent with the evolving streetscape and have a negligible impact on the overall bulk and scale of future development
 - Future development of the site can be suitably accommodated within the surrounding transport network
 - Whilst the site is identified as being flood prone land, appropriate mitigation measures can be implemented in the detailed design of future development of the site that would ensure future development of the site would not have an unreasonable flood impact.
 - The site is located in an existing industrial precinct with good access to public transport and other infrastructure including Sydenham and St Peters Railway Stations and St Peters Interchange

Accordingly, it is **recommended** the Planning Proposal is endorsed by Council to enable a gateway determination by the DPE.

8. DISCLAIMER

This report is dated 1 November 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of National Storage (**Instructing Party**) for the purpose of Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A INDICATIVE CONCEPT ARCHITECTURAL PLANS

Item 3

Attachment 2

APPENDIX B URBAN DESIGN REPORT

Item 3

URBIS
DRAFT PLANNING PROPOSAL REPORT - 11 AND 11A EDINBURGH ROAD,
MARRICKVILLE, NOVEMBER 2024

URBAN DESIGN REPORT 67

Attachment 2

APPENDIX C TRAFFIC IMPACT ASSESSMENT

Item 3

Attachment 2

APPENDIX D PRELIMINARY FLOOD ASSESSMENT

Item 3

Attachment 2

APPENDIX E ACID SULFATE SOILS ASSESSMENT

Item 3

Attachment 2

**APPENDIX F ECONOMIC STRATEGIC POSITIONING
PAPER**

Item 3

Attachment 2

APPENDIX G GEOTECHNICAL ASSESSMENT

Item 3

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MARRICKVILLE, NOVEMBER 2024

Attachment 2

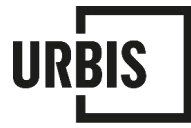
APPENDIX H PROPOSED LEP MAPS

Item 3

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MARRICKVILLE, NOVEMBER 2024

PROPOSED LEP MAPS 73

Attachment 2



SKETCH DESIGN DRAWINGS
Self Storage & Wine Storage Development

11-11A Edinburgh Road, Marrickville NSW 2204



DRAWING No.	DRAWING TITLE
SD001	Coversheet
SD002	Location Plan
SD003	Context Plan
SD004	Artist Impression
SD005	Artist Impression
SD006	Artist Impression
SD007	Artist Impression
SD008	Artist Impression
SD009	Artist Impression
SD101	Site Plan
SD201	Ground Floor Plan
SD202	Level 1 Floor Plan
SD203	Level 2 Floor Plan
SD204	Level 3-4 Floor Plan
SD205	Level 5-6 Floor Plan
SD206	Roof Plan
SD401	North & South Elevation
SD402	East & West Elevation
SD403	Materials & Colours schedule
SD501	Sections

KEY PROPOSAL STATISTICS			
Site Area	7,126.70		
Site Cover	6,573.78	92.24%	
Deep Soil Planting	594.74	8.34%	
Frontage:	264.74m		
Number of Storeys:	7		
Total Proposed GFA	22,745.18 m ²		
Floor Space Ratio (FSR)	22,745.18 : 7,126 = 3.2 : 1		
Total Car Spaces Proposed			
Car Space	16		
Building Envelope Height (a)	30m		
(b)	34,530 AHD		

EXISTING GFA		NEW GFA	
Ground	5,276.32 sqm	Ground	1,104.86 sqm
Level 1	3,059.80 sqm	Level 1	3,190.57 sqm
8,336.12 m ²		Level 2	2,497.70 sqm
		Level 3	2,545.82 sqm
		Level 4	2,545.83 sqm
		Level 5	2,545.83 sqm
		Level 6	2,545.83 sqm
		16,976.44 m ²	
DEMOLISHED GFA			
Ground	1,427.56 sqm		
Level 1	1,139.82 sqm		
2,567.38 m ²			

DEFINITIONS

Site Area:
Site area in determining the site area of proposed development for the purpose of applying a floor space ratio, the site area is taken to be:
(a) if the proposed development is to be carried out on only one lot, the area of that lot; or
(b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot or which the development is being carried out.
In addition, subdivisions 46 (7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

Existing Buildings:
Existing buildings the gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.

Gross Floor Area:
Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine; and
(b) habitable rooms in a basement or an attic; and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
(d) any area for common vertical circulation, such as lifts and stairs; and
(e) any basement;
(f) storage; and
(g) vehicular access, loading areas, garbage and services; and
(h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting; and
(i) car parking to meet any requirements of the consent authority (including access to that car parking); and
(j) any space used for the loading or unloading of goods (including access to it); and
(k) terraces and balconies with outer walls less than 1.4 metres high; and
(l) voids above a floor at the level of a storey or storey above.

Floor Space Ratio:
Floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

Building Height:
(a) in relation to the height of a building in metres the vertical distance from ground level (existing) to the highest point of the building; or
(b) in relation to the RL of a building the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

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Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
18/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title Coversheet		
Scale @ A3	Drawn: TN	Checked: BG
Project Number	Drawing Number	Issue
H4572EDI	SD001	N



Location Plan

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31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date Issue Details Checked

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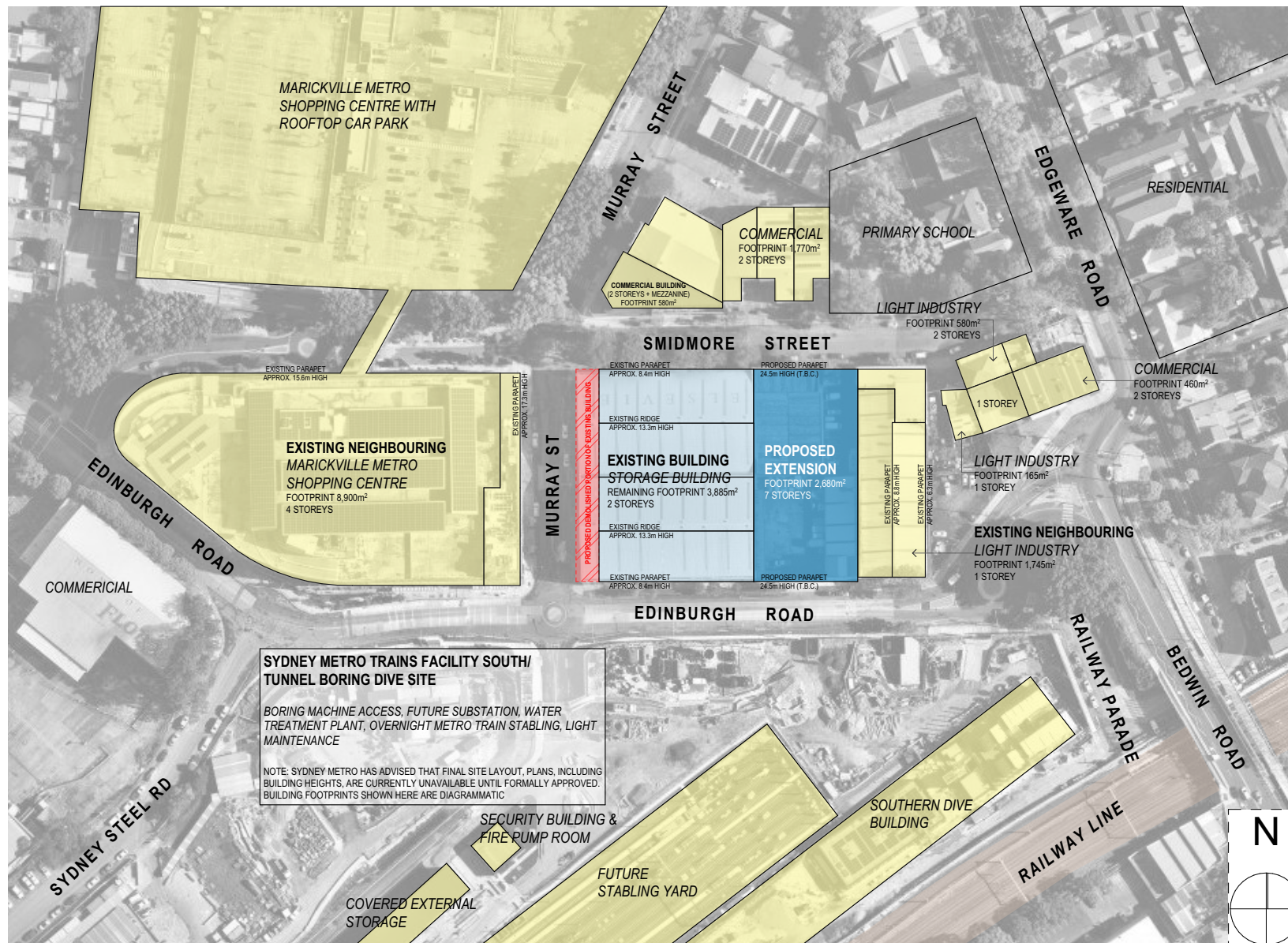
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Project **Self Storage & Wine Storage Development**
11-11A Edinborough Road,
Marrickville, NSW 2204

Drawing Title
Location Plan

Scale @ A3	Drawn: TN	Checked: BG
Project Number	Drawing Number	Issue
H4572EDI	SD002	N



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Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
18/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
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Drawing Title
Context Plan

Scale @ A3	Drawn: TN	Checked: BG
Project Number	Drawing Number	Issue
H4572EDI	SD003	N

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Indicative Edinburgh Road Elevation

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

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Self Storage & Wine Storage Development

11-11A Edinburgh Road,
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Drawing Title

Artist Impression

Scale @ A3

Drawn: TN

Checked: BG

Project Number

Drawing Number

Issue

H4572EDI SD004 N

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Indicative Edinburgh Road Entry Perspective

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project **Self Storage & Wine
Storage Development**
11-11A Edinburgh Road,
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Drawing Title
Artist Impression

Scale @ A3	Drawn:	Checked:
	TN	BG

Project Number	Drawing Number	Issue
H4572EDI	SD005	N

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Indicative Shopfront Perspective

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project

Self Storage & Wine

Storage Development

11-11A Edinburgh Road,

Marrickville, NSW 2204

Drawing Title

Artist Impression

Scale @ A3	Drawn:	Checked:
	TN	BG

Project Number	Drawing Number	Issue
H4572EDI	SD006	N

SKETCH DESIGN

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Work to be carried out in a neat and appropriate manner.

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Indicative Smidmore Street Entry Perspective

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/24	A	Sketch Design	BG
Date	Issue	Details	Checked



Project **Self Storage & Wine
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11-11A Edinburgh Road,
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Drawing Title
Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
Project Number H4572EDI	Drawing Number SD007	Issue N

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Indicative Corner of Edinburgh Rd & Murray Street

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project Self Storage & Wine

Storage Development

11-11A Edinburgh Road,

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Drawing Title

Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
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Project Number	Drawing Number	Issue
H4572EDI	SD008	N

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Indicative Corner of Smidmore & Murray Street

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
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Drawing Title
Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
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Project Number	Drawing Number	Issue
H4572EDI	SD009	N



Site Plan
1:500

SKETCH DESIGN

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SITE INFORMATION

Site Area: 7,126m²
11-11a Edinburgh Road
Marrickville NSW 2204
Lot 1 on DP 607677
Lot 67 on DP 4991

NOTE:
Boundary, contours, levels, and site services information are sourced from a Detail & Level Survey by Survey Plus on 31.03.2021

Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
18/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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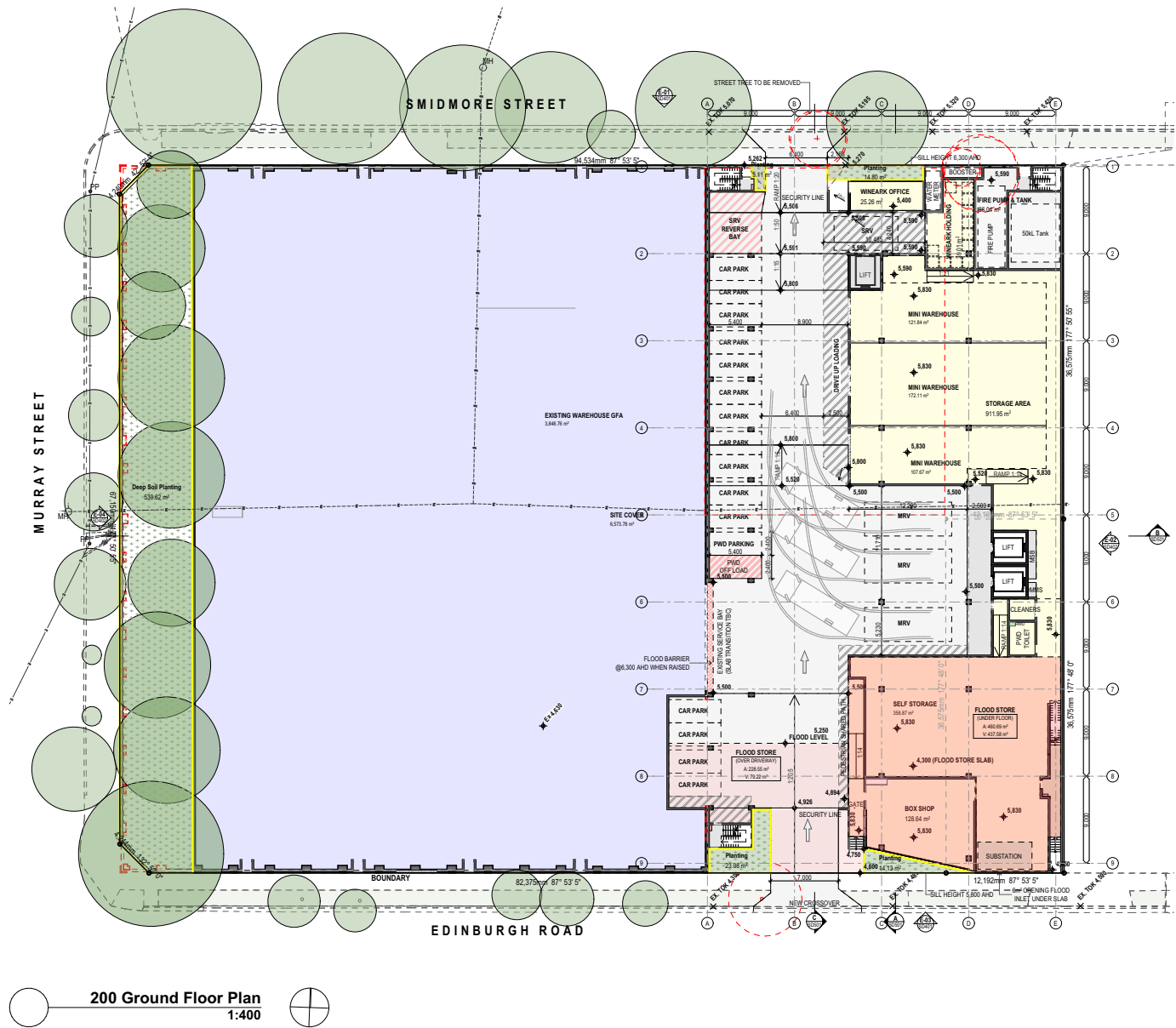


Project **Self Storage & Wine Storage Development**
11-11a Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Site Plan

Scale @ A3	Drawn:	Checked:
1:500	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD101	N

NOTE:
These drawings are for SKETCH DESIGN purposes only



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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LEGEND

- Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab
- Flood storage over slab

Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
18/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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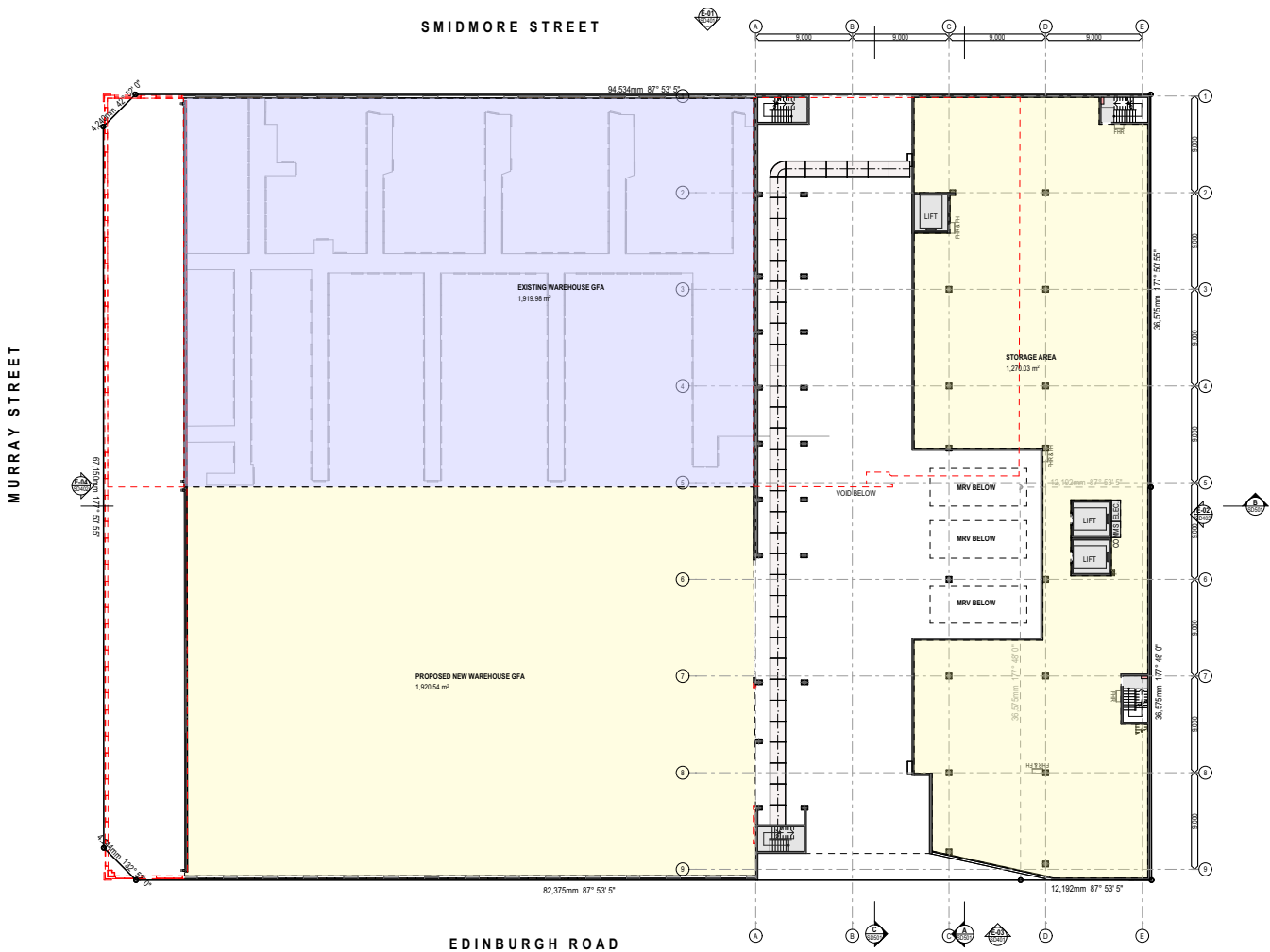
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Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Ground Floor Plan

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD201	N



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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LEGEND

- Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

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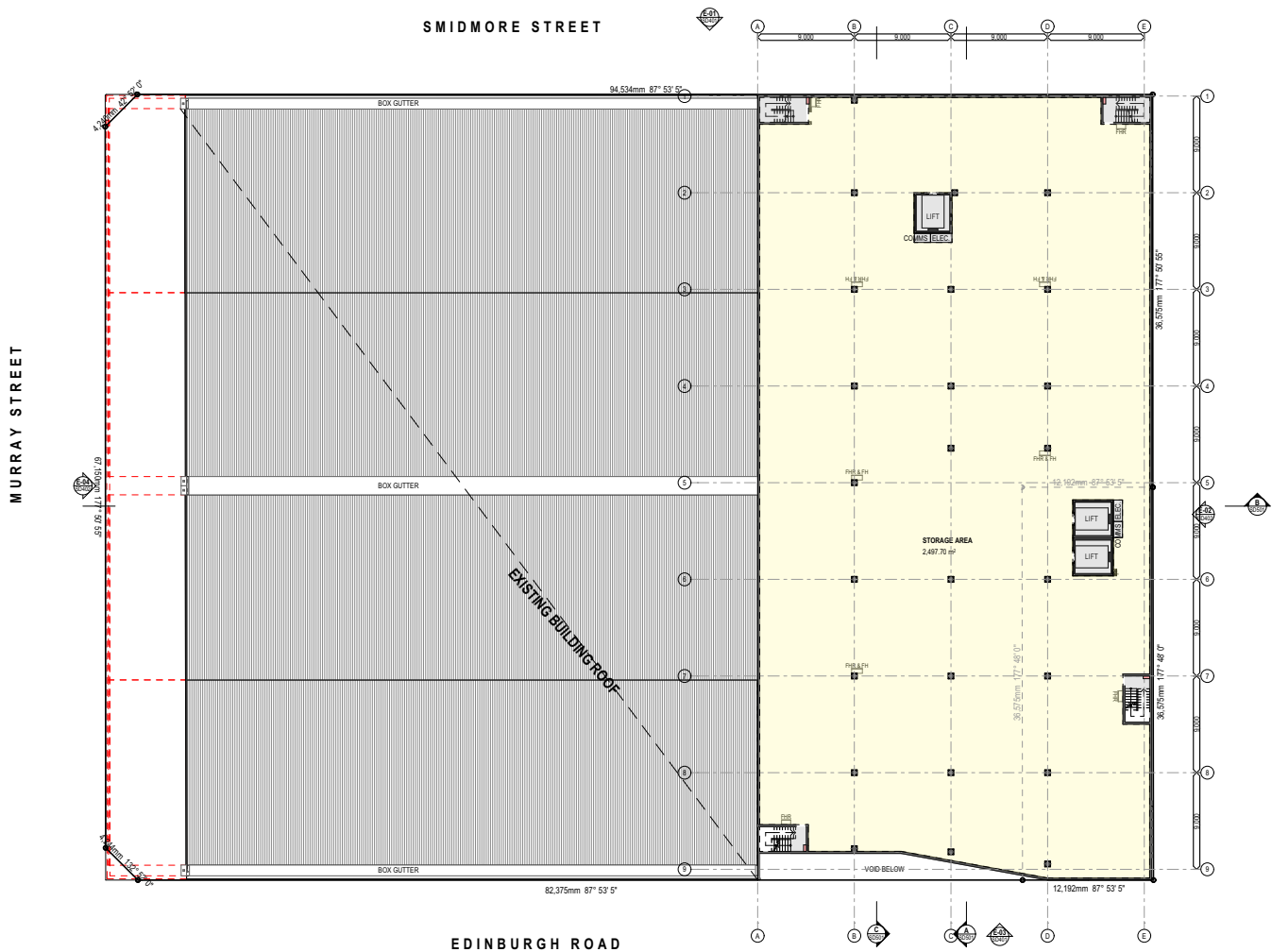


Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Level 1 Floor Plan

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD202	N

200 Level 1 Floor Plan
1:400



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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LEGEND

- Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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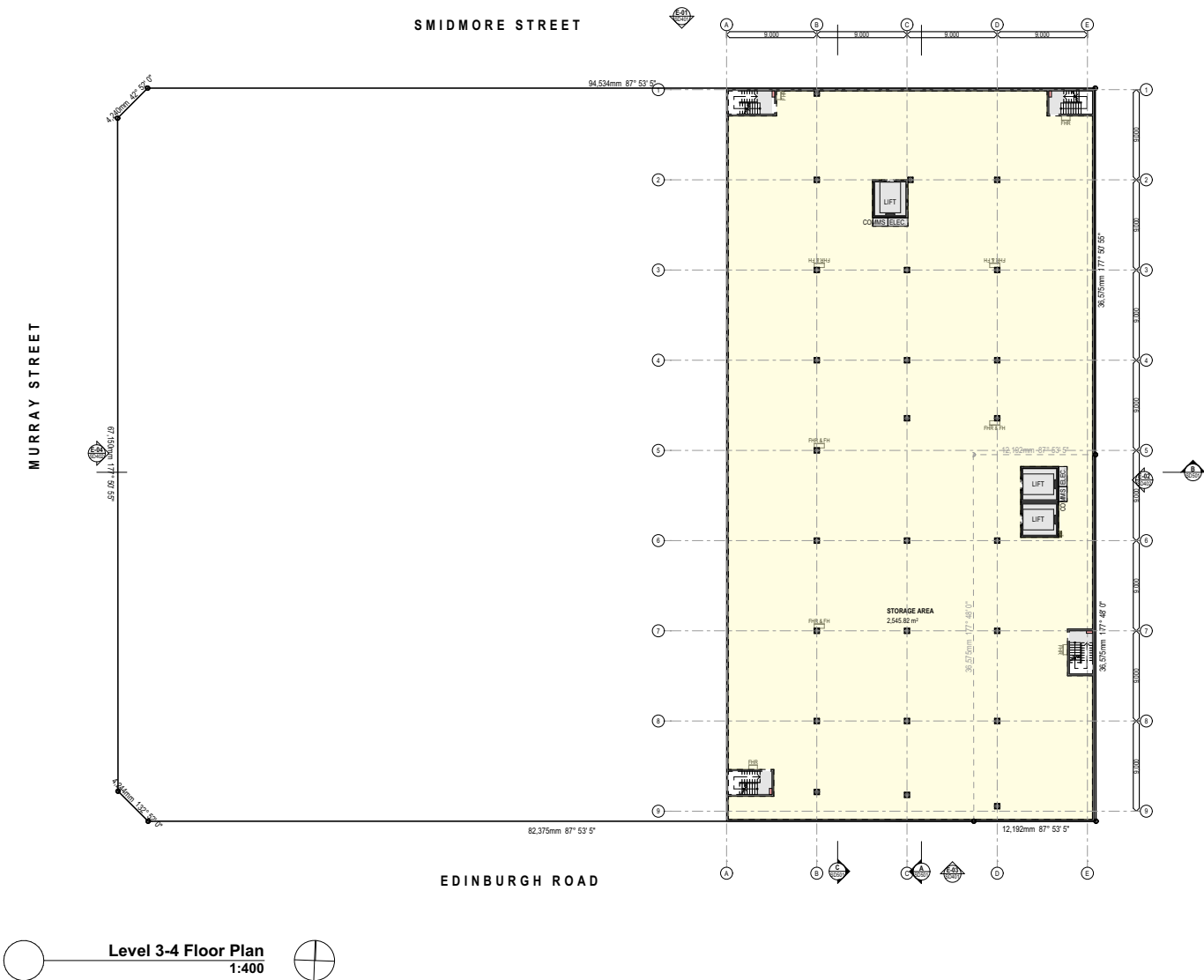


Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Level 2 Floor Plan

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD203	N

200 Level 2 Floor Plan
1:400



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

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LEGEND

- Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
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09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

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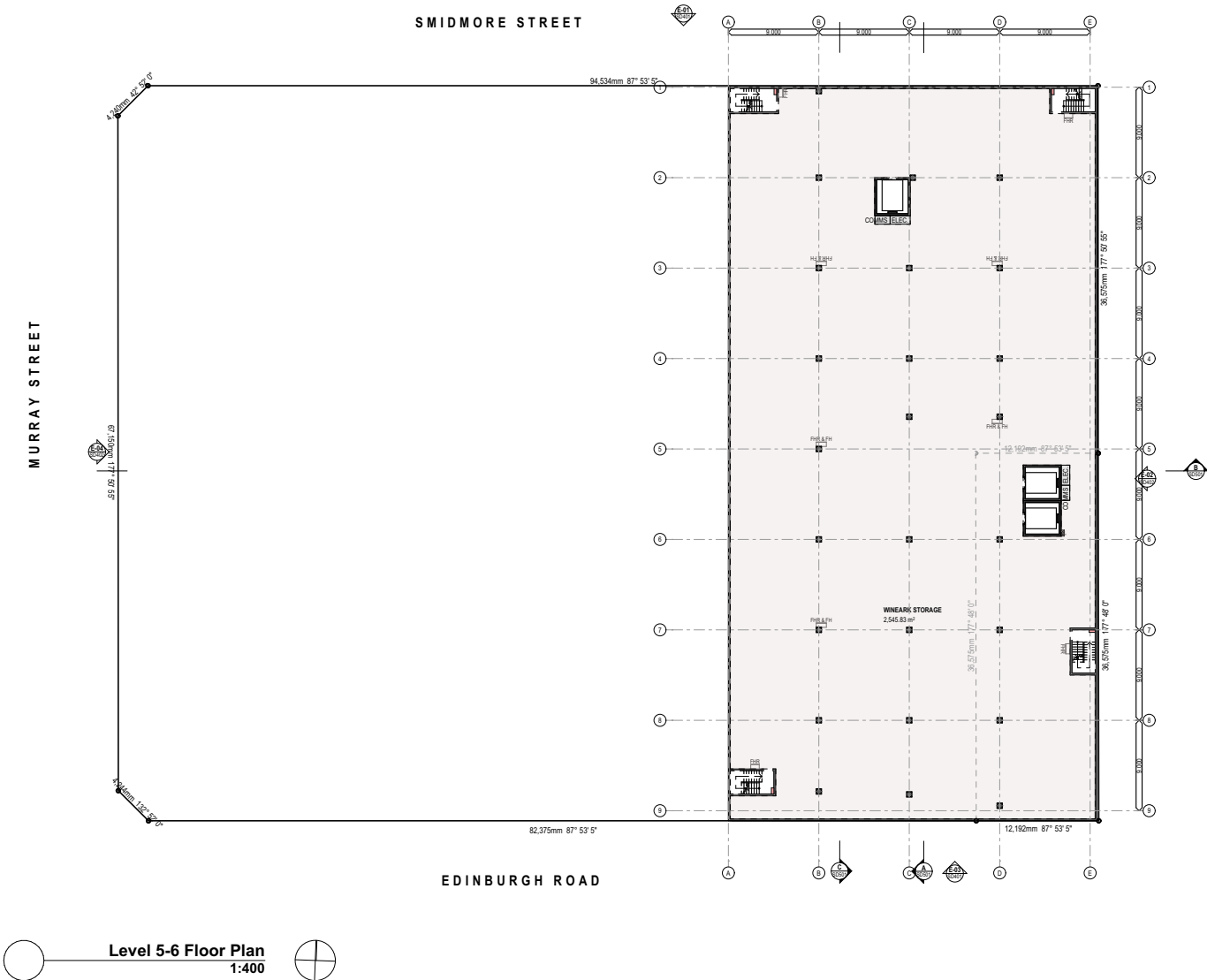
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Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Level 3-4 Floor Plan

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD204	N



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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LEGEND

- Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
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09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

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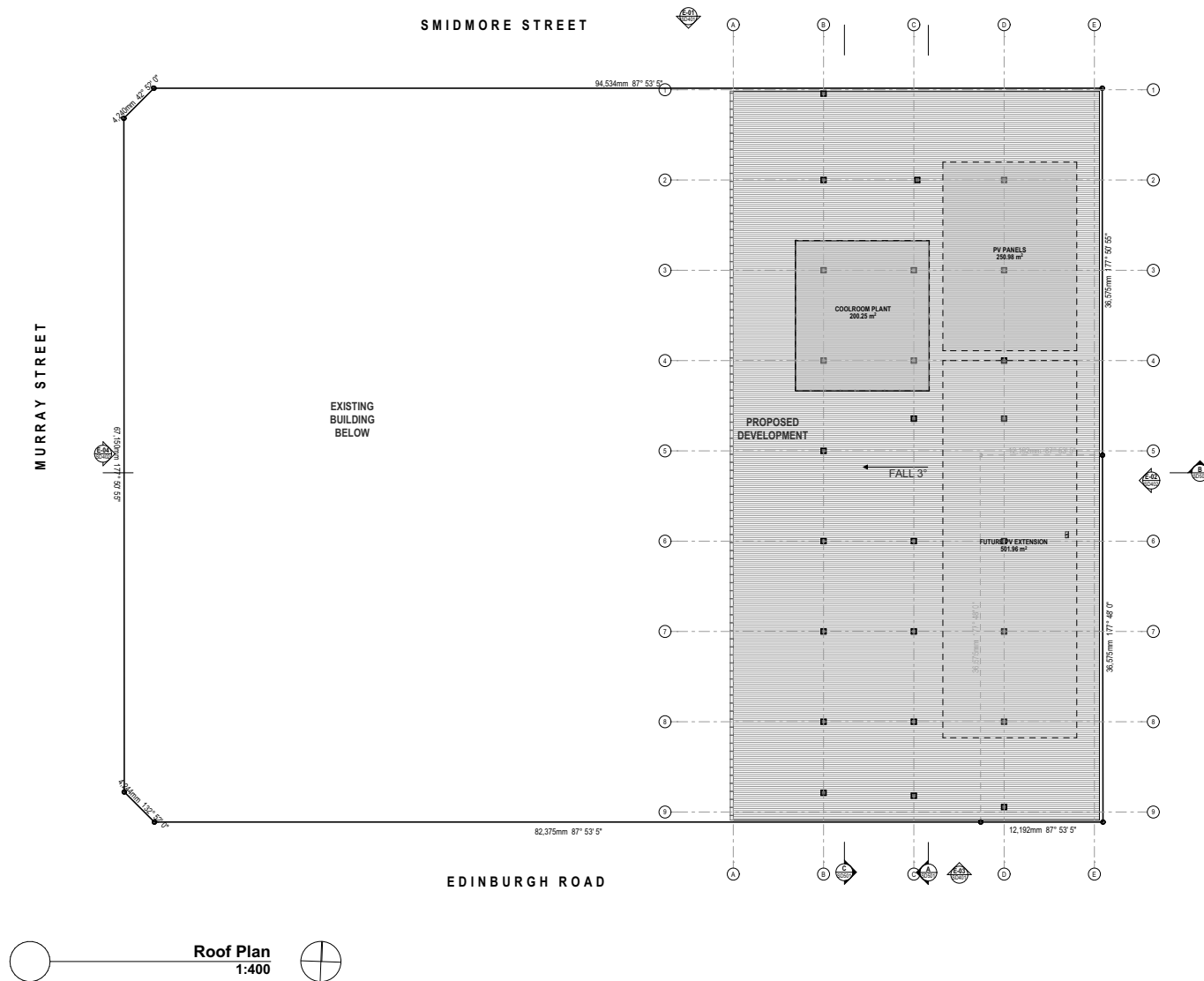
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Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Level 5-6 Floor Plan

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD205	N



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Date	Issue Details	Checked
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22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
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15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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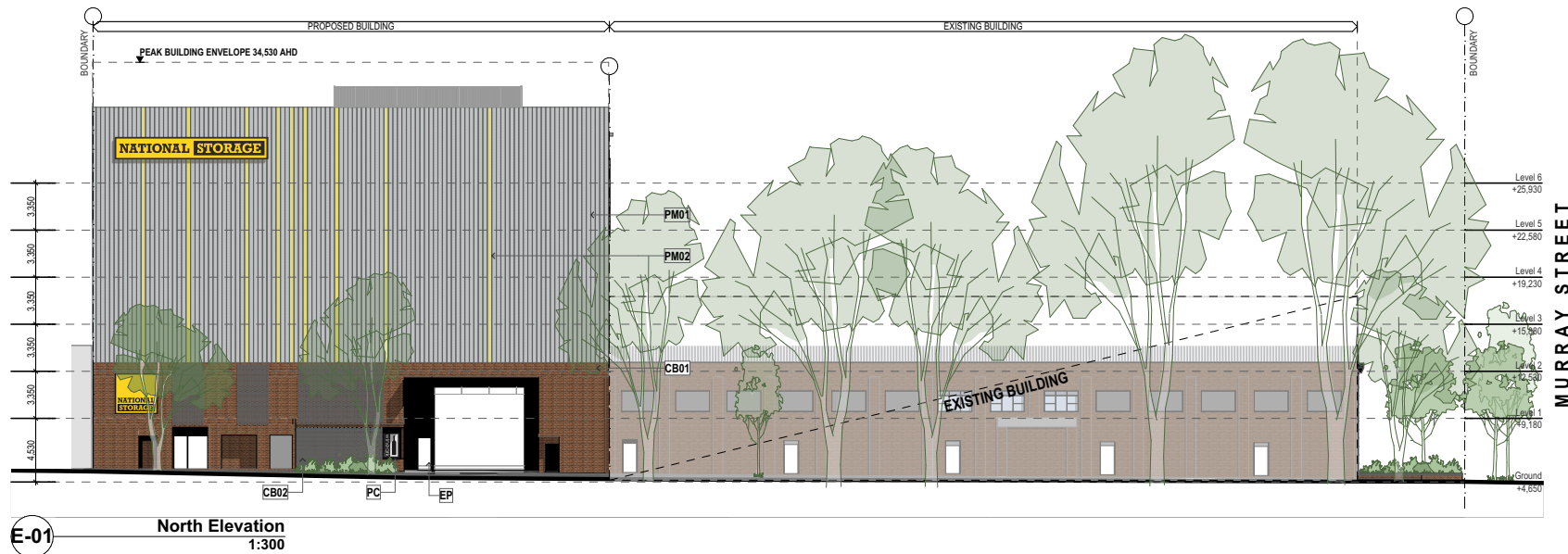


Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Roof Plan

Scale @ A3	Drawn:	Checked:
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Project Number	Drawing Number	Issue
H4572EDI	SD206	N

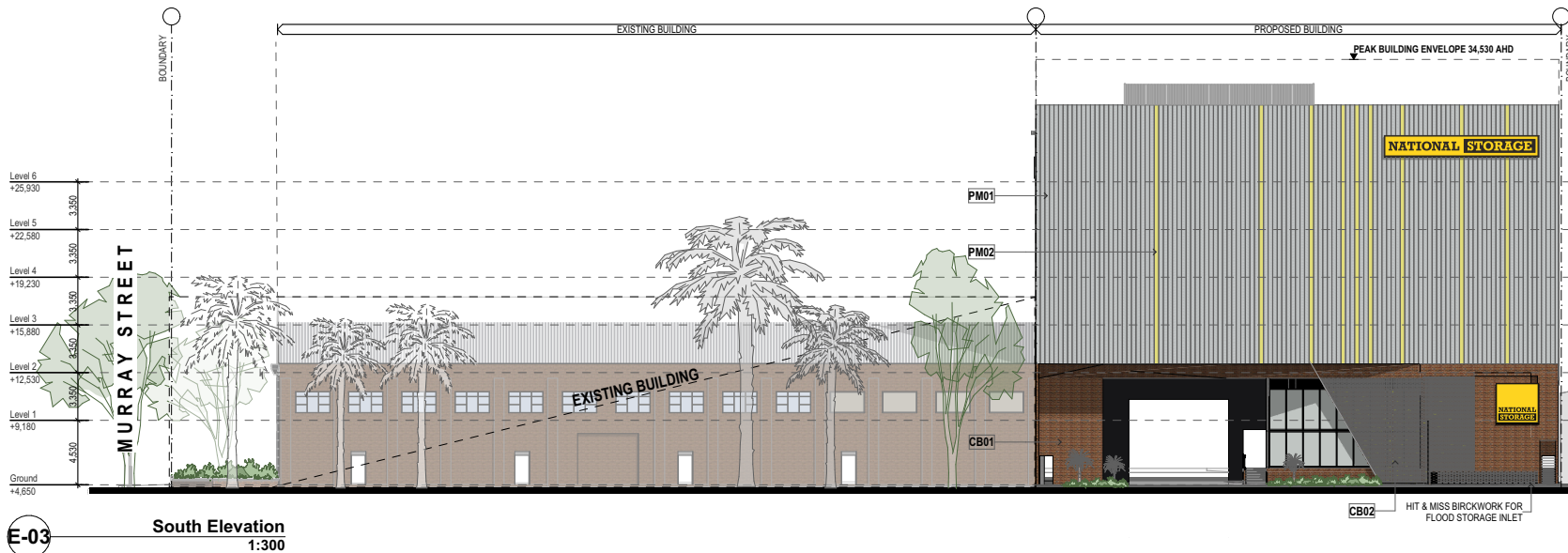
*NOTE SIGNAGE SHOWN IS INDICATIVE AT THIS STAGE



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Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
18/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG



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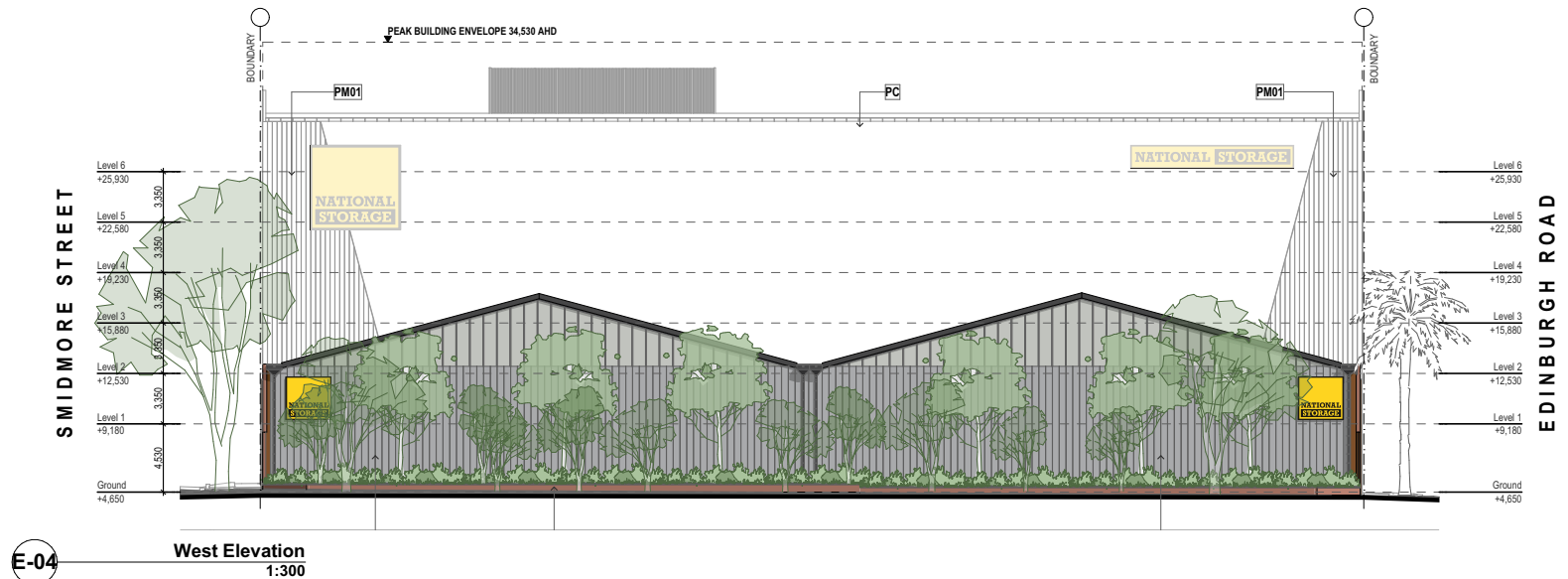
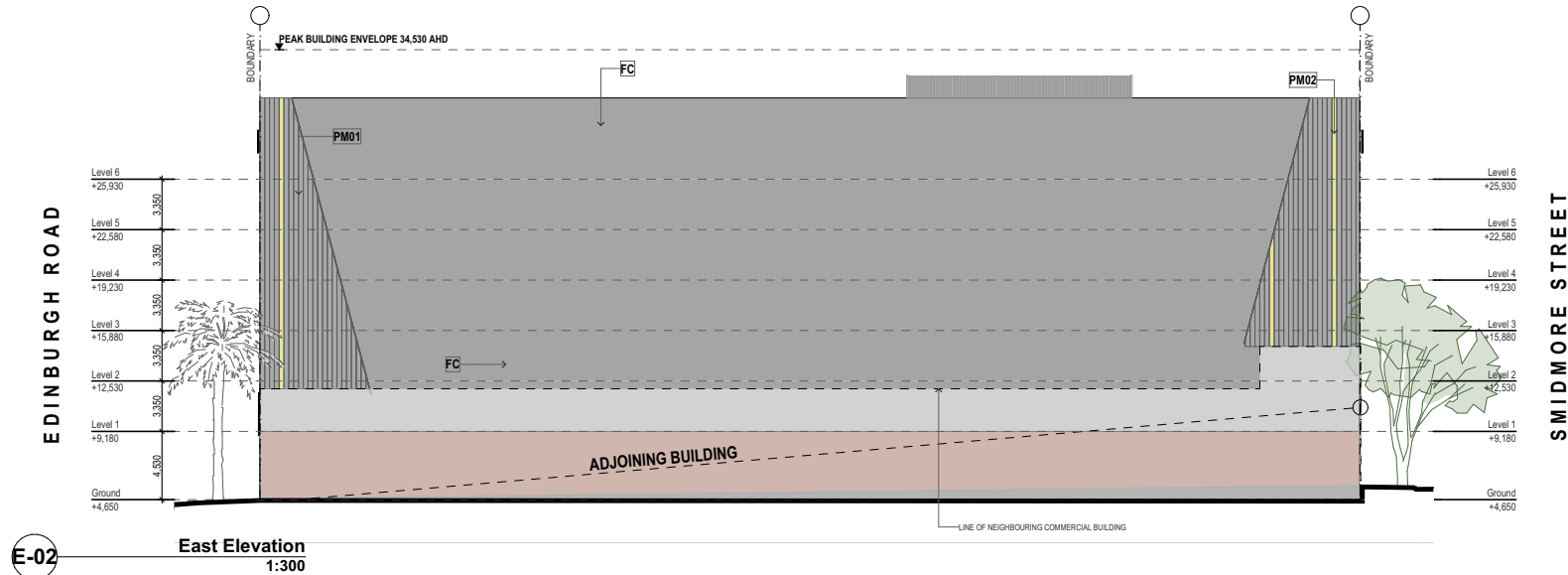
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Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
North & South Elevation

Scale @ A3	Drawn:	Checked:
1:300	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD401	N

*NOTE SIGNAGE SHOWN IS INDICATIVE AT THIS STAGE



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Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
18/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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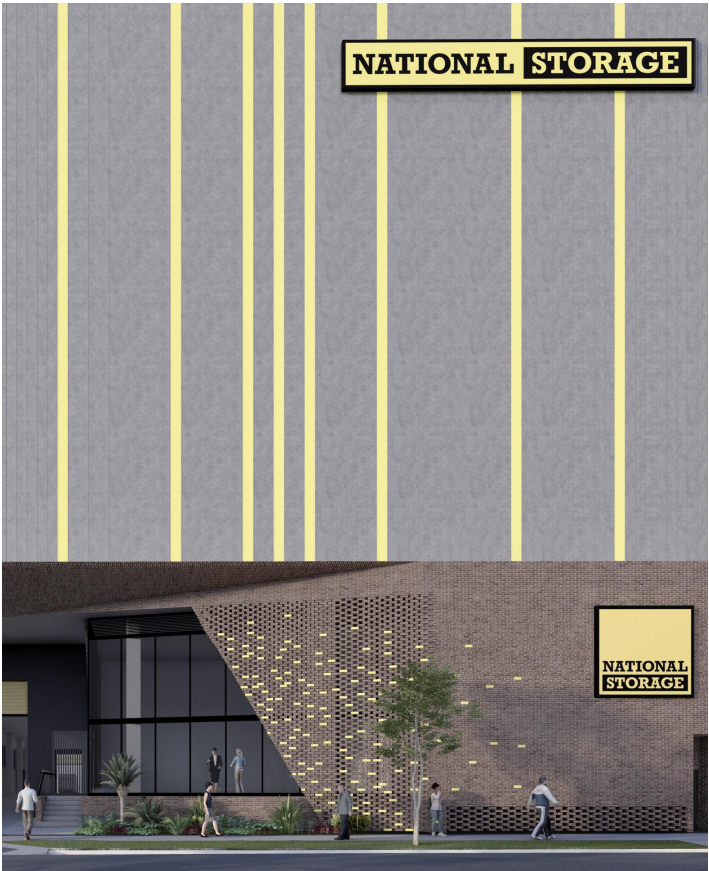
Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
East & West Elevation

Scale @ A3	Drawn:	Checked:
1:300	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD402	N

MATERIAL AND COLOUR SCHEDULE

MATERIAL CODE	MATERIAL DESCRIPTION	MATERIAL COLOURS	MATERIAL EXAMPLE IMAGE
PM#	Lysaght Architectural Wall Cladding (profile TBC)	1 - Galvanized finish 2 - Dulux Intensity Moonlight	
CB#	Brick Facing on Facade System fixed to wall substraight (relief & perforation refer elevation)	Corium browns and yellow glazed bricks (exact colour TBC)	
EP	Textured Paint	CB Monument	
FG	Feature Clear Glazing with Powdercoated Framing	Clear Glass & Satin Black frames	
FC	Precast Off Form Concrete (sealed)	Clear sealed	
PC#	Dulux Electro Powdercoat Flat finish	CB Monument	



SKETCH DESIGN

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31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
18/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked

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Project Self Storage & Wine Storage Development
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Marrickville, NSW 2204

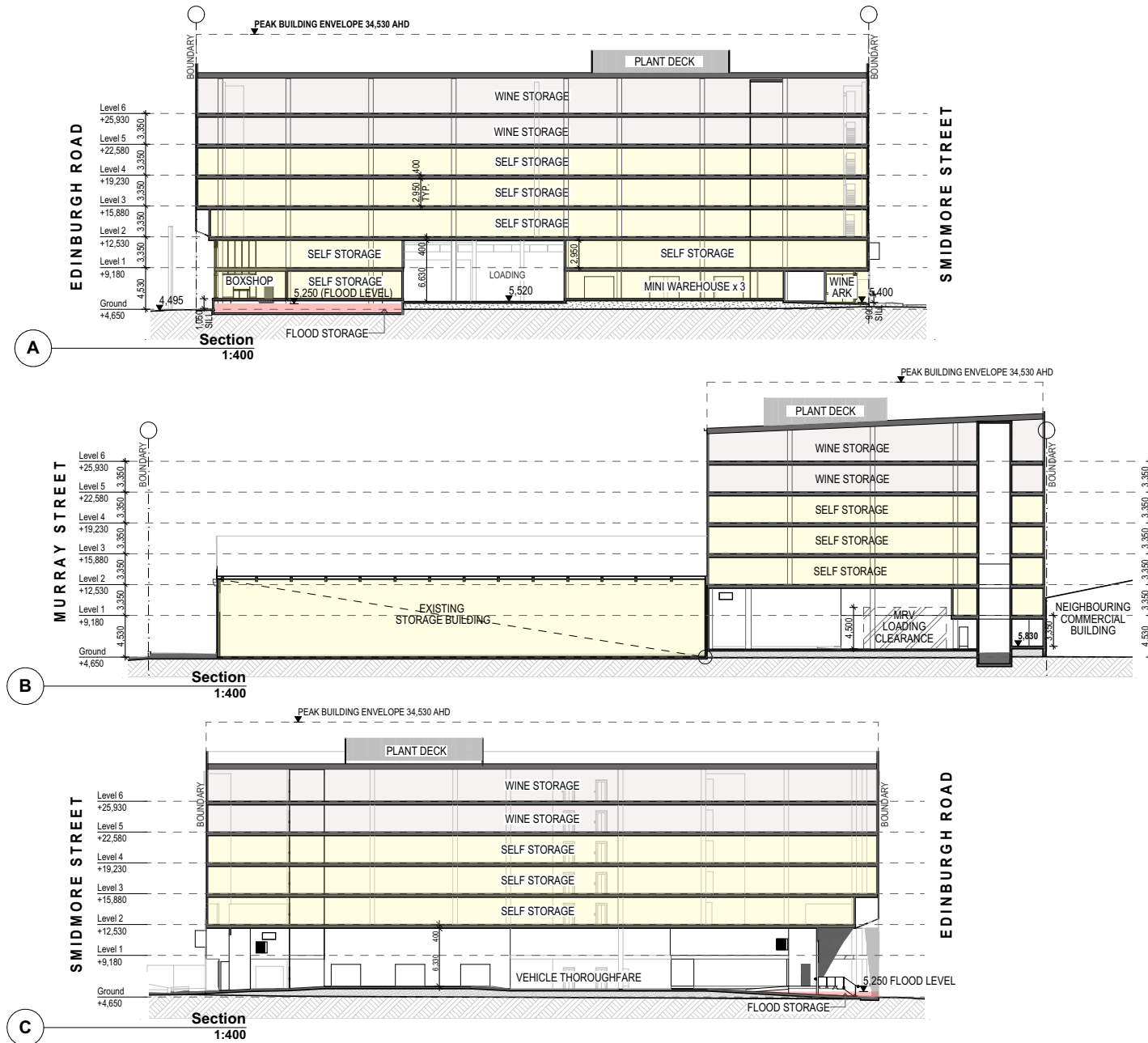
Drawing Title
Materials & Colours schedule

Scale @ A3 Drawn: TN Checked: BG

Project Number Drawing Number Issue
H4572EDI SD403 N

Attachment 3

235



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Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
18/11/22	G Sketch Design	BG
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09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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Project **Self Storage & Wine Storage Development**
11-11A Edinburch Road,
Marrickville, NSW 2204

Drawing Title
Sections

Scale @ A3	Drawn:	Checked:
1:400	TN	BG

Project Number Drawing Number Issue
H4572EDI SD501 N

Part 2: Urban Design Report

National Storage Marrickville

11-11A Edinburgh Road, Marrickville, NSW, 2204

NATIONAL STORAGE



Indicative Render

Drawing List

A2.00	Coversheet
A2.10	Architectural Statement
A2.11	Architectural Intent
A2.20	Macro Context - Greater Sydney
A2.21	Macro Context - Marrickville
A2.22	Micro Context - Historic Marrickville 01
A2.23	Micro Context - Historic Marrickville 02
A2.24	Micro Context - Historic Marrickville 03
A2.25	Macro Context - Existing Site Conditions 01
A2.26	Macro Context - Existing Site Conditions 02
A2.30	Scale, Context and Materials 01
A2.31	Scale, Context and Materials 02
A2.32	Design Proposal - Render 01
A2.33	Design Proposal - Render 02
A2.34	Design Proposal - Render 03
A2.35	Design Proposal - Render 04
A2.36	Design Proposal - Render 05
A2.37	Landscape Design
A2.40	Visual Impact Analysis 01
A2.41	Visual Impact Analysis 02
A2.42	Visual Impact Analysis 03
A2.43	Visual Impact Analysis 04
A2.50	Solar Analysis - December 9am
A2.51	Solar Analysis - December 12noon
A2.52	Solar Analysis - December 3pm
A2.53	Solar Analysis - June 9am
A2.54	Solar Analysis - June 12noon
A2.55	Solar Analysis - June 3pm

Information : Coversheet

PROJECT	National Storage Marrickville			Scale @ A3	Drawn	Checked	Drawing Title	31/10/2024 SD-E For Review	BG	
					J5	BG				
	Self Storage & Wine Storage Development				Project Number	Drawing Number				Issue
	11-11A Edinburgh Road, Marrickville, NSW, 2204				A4572ED	A2.00				SD-E
Coversheet								03/08/2023 SD-D For Review	BG	
Sketch Design								26/06/2023 SD-C For Review	BG	
								26/06/2023 SD-B For Review	BG	
								22/06/2023 SD-A For Review	BG	



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Architectural Statement and Intent

Architectural Statement

National Storage proposes to redevelop the site at 11-11A Edinburgh Road to accommodate a modern self-storage facility that caters for a wide range of users. The facility will utilise the existing warehouse structure on the western portion of the site, and deliver a new 7-storey storage facility on the eastern portion of the site. This will respond to the growing needs for both commercial and residential self-storage in the area.

Recent issues such as inflation, housing affordability and housing availability have changed the housing situation for a lot of people around Australia. More people are looking towards shared-housing options, and/or downsizing. Self storage options provide a variety of opportunities for people. In addition, the local Marrickville area is booming with industrial, commercial and local companies. National Storage Marrickville offers a range of storage sizes to meet the area's diverse needs.

Marrickville has a rich and diverse history that includes a variety of industries including timber milling, quarrying sandstone, brick making with the local clay, and metalworks. The choice of materials used within the proposed National Storage Marrickville building responds both to the local context of the area today, and to the site's vibrant history.

The proposed building is located on the east of the site and celebrates the existing onsite warehouse to the west through an expressed brick podium. This proposed podium utilises brick in modern ways that reinforce its ties to both the past and future, while responding to the diverse contexts of each frontage. As Edinburgh Road has a commercial context, the main entry to the National Storage Marrickville is prominent, featuring angled brickwork and a brick screen. As the Smidmore Street frontage faces the St Plus Catholic Primary School and the nearby residential areas, a human scale brick pattern has been utilised. The modern cubed form above the podium reflects a similar scale and proportion to the podium and other buildings in the area. The iconic yellow has been used throughout the design to create a bold yet unified appearance.

National Storage Marrickville provides a variety of storage options that respond to the needs of the local area wrapped within a bold yet considered architectural design that references the local context and history of the site while embracing its future.



Indicative Renders

Architectural Statement and Intent: Architectural Statement

PROJECT	
National Storage Marrickville	
Self Storage & Wine Storage Development	
11-11A Edinburgh Road, Marrickville, NSW, 2204	

Drawn	Checked
J5	BG
Reviewed	Approved
M4572ED	AD LD
SD-E	SD-E

Design Title	Architectural Statement
Design Stage	SKETCH DESIGN

31/10/2024 SD-E For Review	BG
03/06/2023 SD-D For Review	BG
26/06/2023 SD-C For Review	BG
26/06/2023 SD-B For Review	BG
22/06/2023 SD-A For Review	BG



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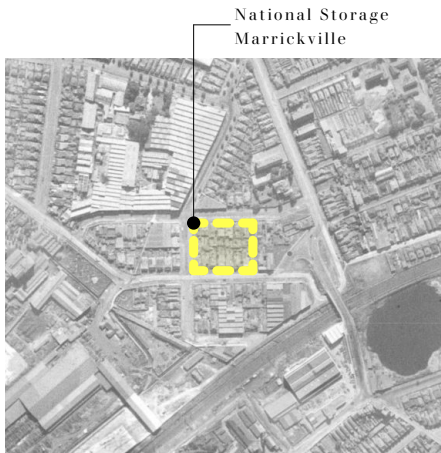
Architectural Statement and Intent

Location and Heritage

National Storage Marrickville is located at the fringe of Marrickville, near the Marrickville Metro centre, St Peters train line, St Pius Catholic Primary School, and a short walk from Newtown's well-known King Street. This location provides opportunities for a range of demographics including large or local companies, community groups and the local residential community. The site is accessible by car, public transport and on foot, adding to the project's versatility.

Marrickville has a vibrant history that is reflected in the current development pattern and land uses. The Gumbarramorra Swamp was located through this area before the 1890's and likely explains why the area still floods. Through the 1900's, the area was used for industrial works, such as brick making with the local clay, and metalworks amongst many others. Many industries began to leave the area in the 1970's, transforming the area into a more residential suburb with pockets of commercial, retail and entertainment activity. Some warehouses are still found in the area, many converted or transformed as their uses changed over the years.

The existing onsite warehouse was constructed in the 1970's, and reflects the same construction type as others in the area.



1943

Proposal

In addition to the existing warehouse on the western portion of the site, National Storage Marrickville proposes 7 storeys of storage to the eastern portion of the site, offering a diverse range of storage options to meet the varying needs of the local area, including commercial and residential storage.

The architectural design celebrates the local history while addressing the current needs of the area. The scale, form and materials used in the proposed National Storage Marrickville project are inspired by the site's history and local context.

Form and Scale

The National Storage Marrickville proposed addition responds to the area's context at a variety of scales, including the Obstacle Limitation Surface (OLS) for the nearby Sydney Airport, the height of the surrounding buildings, the context to Edinburgh Road and the context to Smidmore Street, as well as the existing onsite warehouse.

The proposed development is well below the OLS, and in scale with the neighbouring developments (see diagram below).

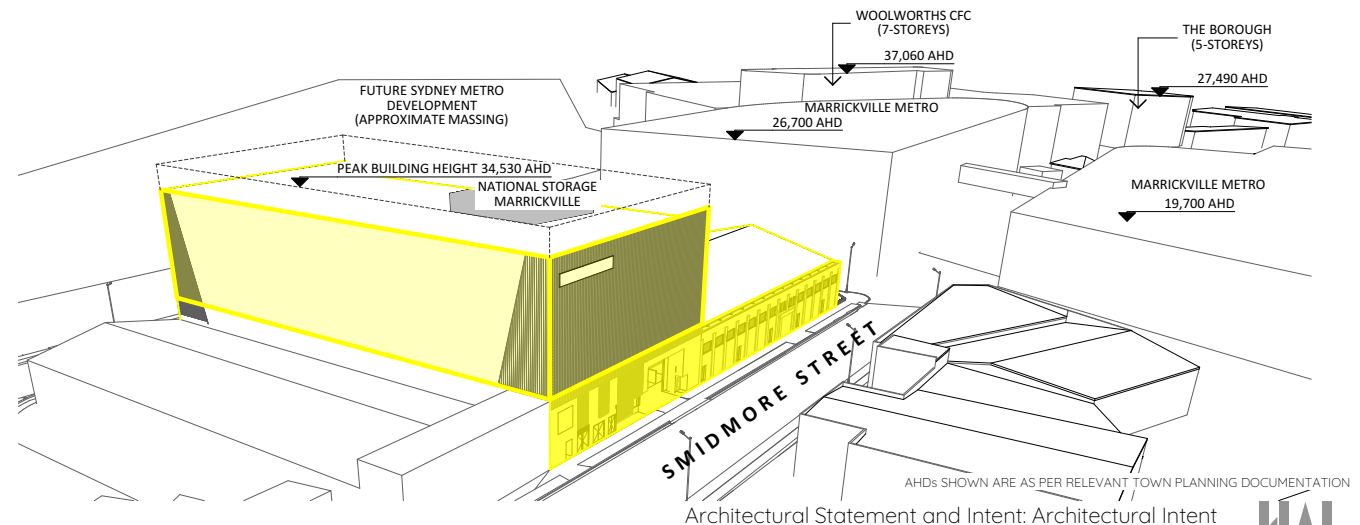
Each street frontage proposes a different facade response to address the local context. The use of brick has been utilised to create texture and an interplay of light that reinforces each facade's contextual response.

The articulated brick podium for National Storage Marrickville aligns with the brick on the existing warehouse. The cubed form above the podium utilises a metal cladding similar to the existing warehouse. The proposed building has a similar proportion to the existing warehouse and to other buildings in the area.

Materials

National Storage Marrickville's use of brick and metal were inspired by the site's history and the existing warehouse onsite. Historically, the first brickworks in Sydney was located nearby. Additionally, there were metalworks in the area during the Marrickville industrial boom of the 1900's.

Brick has an intrinsic ability of articulating the beauty of each individual brick within the whole wall. The use of this material as the podium helps to provide a human scale element with a warm and variable quality. The use of brick in the proposed sections of the podium create texture and an interplay of light while relating to the local context, history and human scale. Brick screens and angled brick walls have also been used to address the urban scale along Edinburgh Road. Yellow highlights throughout the project have been used to unify the various elements of the proposal.



PROJECT				Drawing Title			
National Storage Marrickville				Architectural Intent			
Self Storage & Wine Storage Development, 11-13A Edinburgh Road, Marrickville, NSW, 2204				SKETCH DESIGN			
Issue #A1	Drawn	Checked		31/10/2024 SD-E For Review	BG		
J5	J5	BG		03/06/2023 SD-D For Review	BG		
H4572ED1	A2.11	SD-E		26/06/2023 SD-C For Review	BG		
				26/06/2023 SD-B For Review	BG		
				22/06/2023 SD-A For Review	BG		



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Context

Macro Context

Situated in Marrickville within the Inner West Sydney Council area, the site is South-West of Sydney's city centre, and North of Sydney's Airport.

Sydney Harbour Bridge

Sydney Central Business District

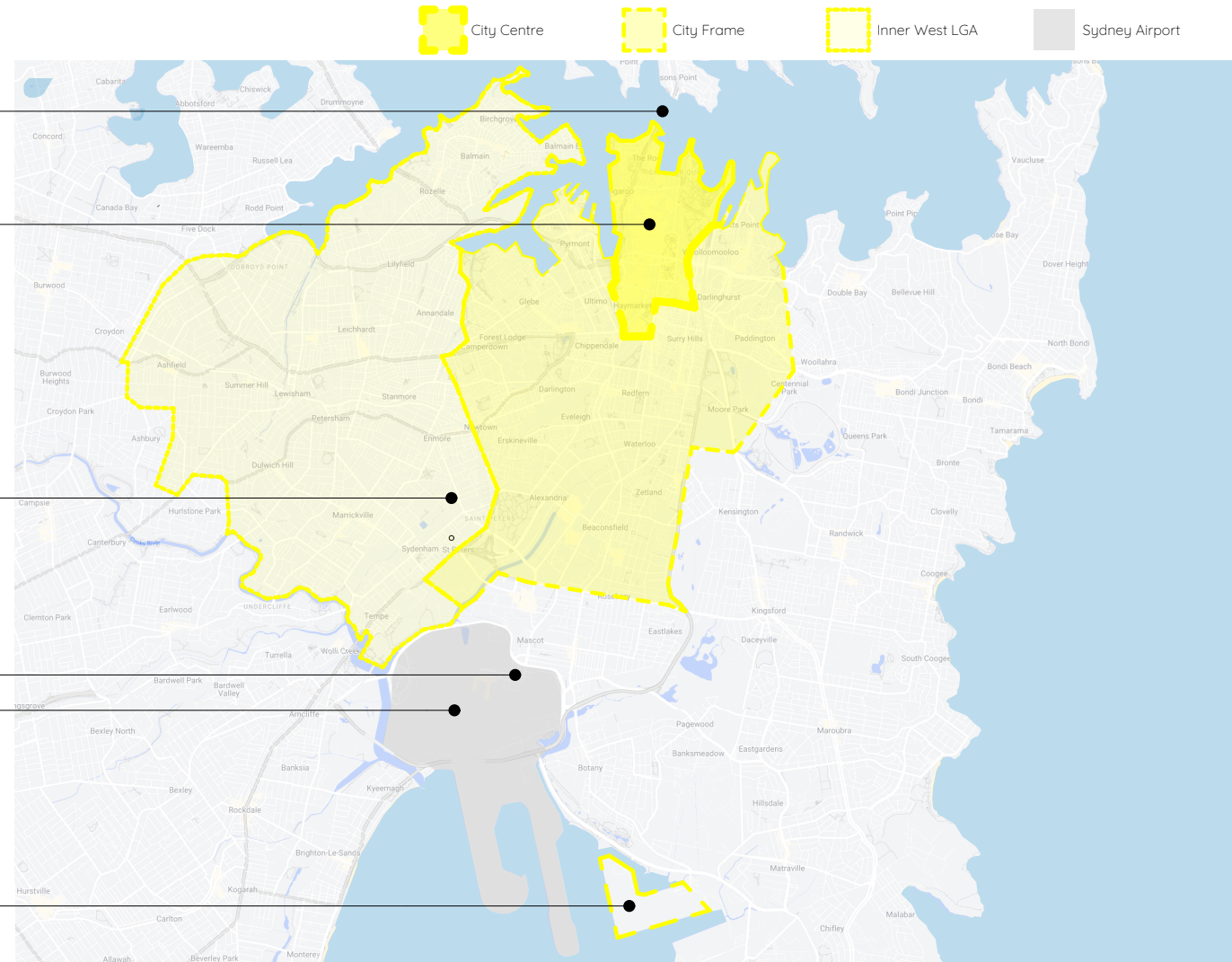
National Storage
Marrickville

11-11A Edinburgh Road,
Marrickville NSW 2204

Trade Gateway

Sydney Airport-

Port Botany-



Context: Macro Context - Greater Sydney ⊕

PROJECT	National Storage Marrickville	Scale @ A3	Drawn	Checked	Drawing Title	31/10/2024	SD-E	For Review	BG
	Self Storage & Wine Road Development	J5	J5	BG	Macro Context - Greater Sydney	03/08/2023	SD-D	For Review	BG
	11-11A Edinburgh Road, Marrickville, NSW, 2204	Project Number	Drawing Number	Issue	Phase	26/06/2023	SD-C	For Review	BG
		H4572ED	A2 20	SD-E	SKETCH DESIGN	26/06/2023	SD-B	For Review	BG
						22/06/2023	SD-A	For Review	BG



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Context

Macro Context

Within Inner West Sydney's Marrickville, National Storage Marrickville is located at the edge of Marrickville, St Peters and Newtown. The area is a diverse mixture of commercial and residential uses, with several schools and parks nearby.

Llewellyn Estate Enmore

Enmore Park (previously Marrickville Park) was the first park in Marrickville

Marrickville Metro

Historically Vicars Woollen Mill

National Storage Marrickville

11-11A Edinburgh Road,
Marrickville NSW 2204

Goodsell Estate St Peters

Heritage Conservation Area
Thought to be Sydney's first brickworks.
Camdenville Park was historically used as a brick pit

Bedford and Austral Brickworks

Heritage listed brickworks started by Josiah Gentle. It became one of the biggest in the area and was known as 'The Flat'.

Sydenham Drainage Pit and Pumping Station

The purpose of the pit and pumping station is to prevent the whole of the surrounding area from flooding.

Connection

St Peters Train Station and Sydenham Station — provide a primary connection between Newtown's residential area and Marrickville's residential area.

M8 Tunnels:

Context: Macro Context - Marrickville

PROJECT	National Storage Marrickville		Scale @ A3		Drawn	Checked	Drawing Title	31/10/2024	SD-E	For Review	BG
	Self Storage & Wine Storage Development 11-11A Edinburgh Road, Marrickville, NSW, 2204		J5			BG	Macro Context - Marrickville	03/08/2023	SD-D	For Review	BG
			Project Number	Drawing Number	Issue	Phase	26/06/2023	SD-C	For Review	BG	
			A4572EDI	A2.21	SD-E	SKETCH DESIGN	26/06/2023	SD-B	For Review	BG	
							22/06/2023	SD-A	For Review	BG	



Context

Marrickville History A Snapshot

Before European settlement, the Gumbramorra Swamp (located at the present-day border of Marrickville and St Peters, Sydenham and Tempe) played an integral role for the local ecological system and was a source of plants and animals for the local Indigenous community.

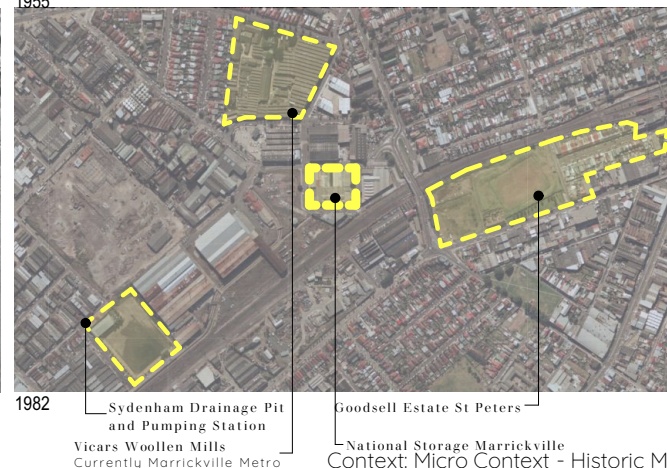
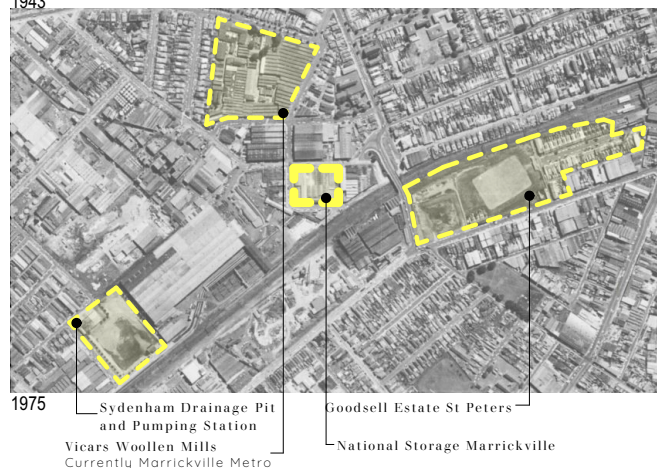
After European settlement, the Gumbramorra Swamp provided a hide-out for runaway convicts. The area provided a good source of timber and fertile soil for gardening.

The St Peters railway station was opened in 1884 as part of the Illawarra line connecting Illawarra Junction and Hurstville for the transportation of goods such as coal.

In the 1890's, the Gumbramorra Swamp was drained to make way for industries such as woollen mills, brickworks, steel and metal manufacturers. Industries in Marrickville boomed between World War I and World War II.

Marrickville Valley was once a natural wetland, prone to flooding. To alleviate the flooding problem, in the 1930's, the Sydenham Drainage Pit and Pumping Station was built to prevent the surrounding area from flooding, and allowing the area to further develop.

Many industries moved away from Marrickville in the 1970's, either closing or in search of larger premises. Conversely, the site (highlighted on the historic aerials below) was used residentially until the 1970's before being converted into industrial warehouses.



PROJECT	<div>National Storage Marrickville</div> <div>Self Storage & Wine Storage Development</div> <div>11-11A Edinburgh Road, Marrickville, NSW, 2204</div>	Scale @ A3		Drawn	Checked	Drawing Title	31/10/2024	SD-E	For Review	BG
				JS	BG	Micro Context - Historic Marrickville 01	03/08/2023	SD-D	For Review	BG
		Project Number	Drawing Number	Issue	Phase	26/06/2023	SD-C	For Review	BG	
		H4572EDI	A2.22	SD-E	SKETCH DESIGN	26/06/2023	SD-B	For Review	BG	
						22/06/2023	SD-A	For Review	BG	

NATIONAL STORAGE

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Context

Marrickville History
Photo 1956

Llewellyn Estate
Enmore

Vicars Woollen Mills
Currently Marrickville Metro

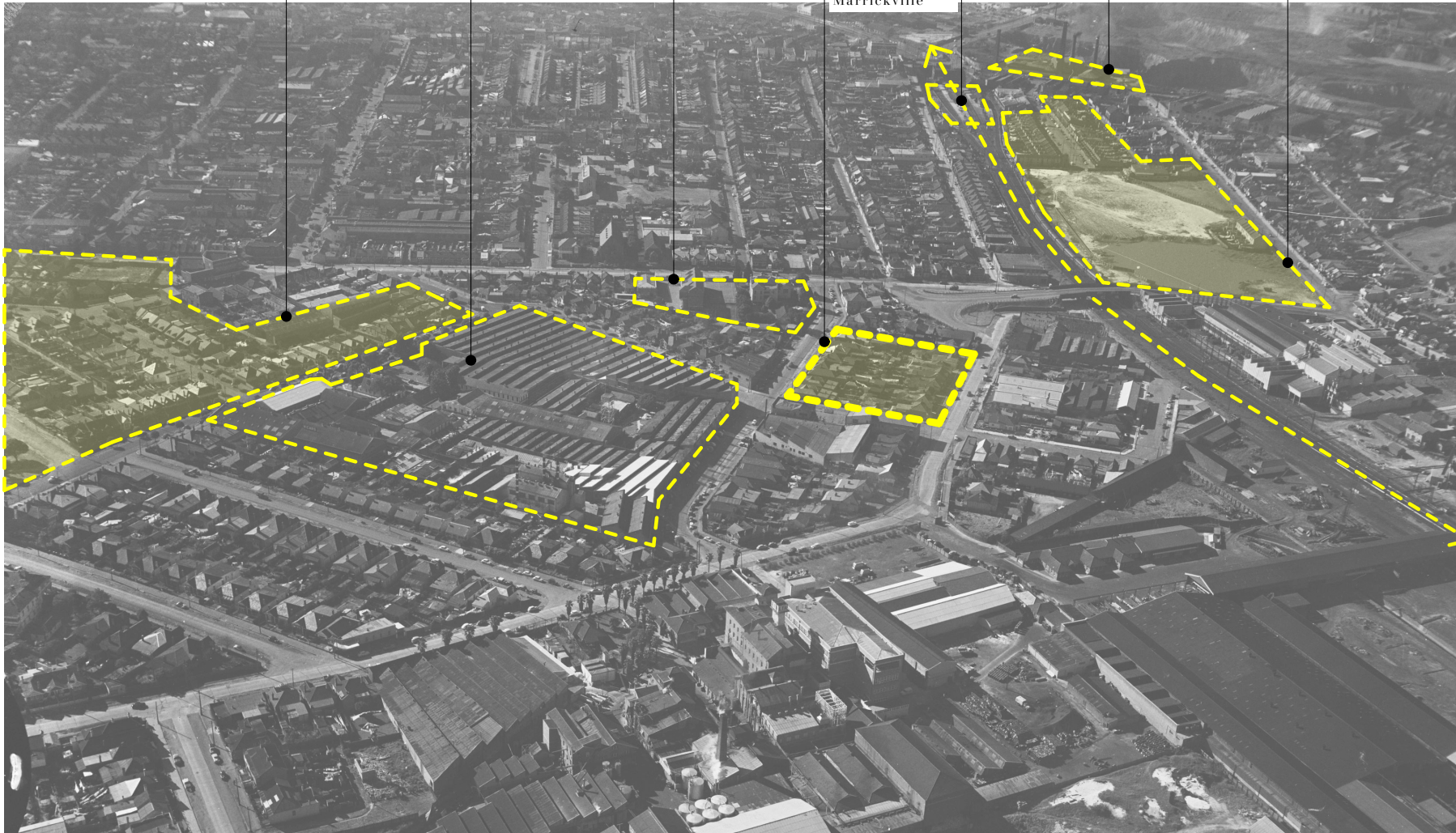
St Pius Catholic
School

National
Storage
Marrickville

St Peter's
Train Station

Bedford and
Austral Brickworks

Goodsell Estate
St Peters



Context: Micro Context - Historic Marrickville 03

PROJECT
National Storage Marrickville
Self Storage & Wine Storage Development
11,13,15A Edinburgh Road, Marrickville, NSW, 2204

Scale B A3
Drawn JS
Checked BG
Project Number H4572ED1
Sheet Number A2-24
SD-E

Drawing Title
Micro Context - Historic Marrickville 03
SKETCH DESIGN

31/10/2024 SD-E For Review BG
03/06/2023 SD-D For Review BG
26/06/2023 SD-C For Review BG
26/06/2023 SD-B For Review BG
22/06/2023 SD-A For Review BG



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Context

Existing Site Conditions



The existing site is bound by industrial buildings and the Woolworths Metro car park.

The site currently contains a brick warehouse and brick smash repair workshop.

A variety of established street trees surround the property.



Context: Macro Context - Existing Site Conditions 01

PROJECT	National Storage Marrickville			Drawing Title	31/10/2024	SD-E	For Review	BG	
	Self Storage & Wine Storage Development				03/06/2023	SD-D	For Review	BG	
	11-11A Edinburgh Road, Marrickville, NSW, 2204				26/06/2023	SD-C	For Review	BG	
					22/06/2023	SD-B	For Review	BG	
					26/06/2023	SD-A	For Review	BG	
DRAWING	Scale @ A3	Drawn	Checked	Macro Context - Existing Site Conditions 01	Drawing Title	31/10/2024	SD-E	For Review	BG
		J5	BG						
	Project Number	Drawing Number	Issue						
	H4572ED1	A2_25	SD-E						
REVISIONS	Macro Context - Existing Site Conditions 01			Drawing Title	31/10/2024	SD-E	For Review	BG	
REVISIONS	Macro Context - Existing Site Conditions 01			Drawing Title	31/10/2024	SD-E	For Review	BG	

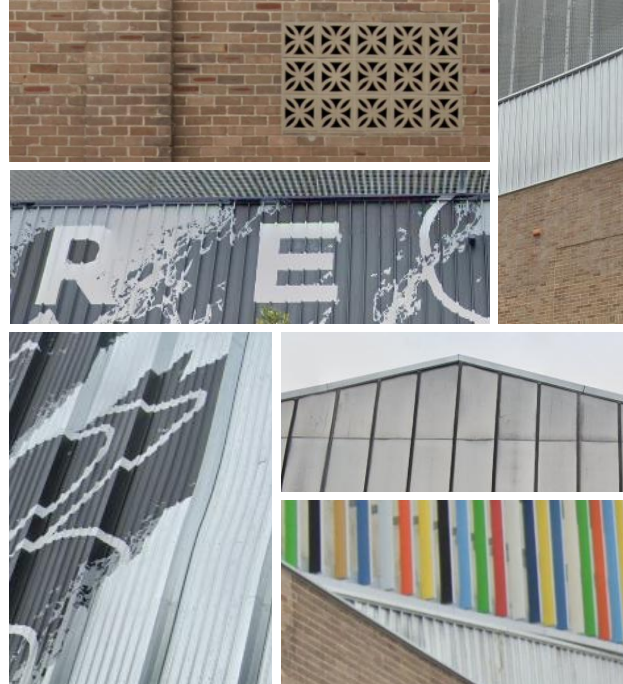
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Context

Existing Site Conditions



Existing Onsite and Contextual Materials



Context: Macro Context - Existing Site Conditions 02

PROJECT	National Storage Marrickville			Drawing Title	31/10/2024 SD-E For Review BG	BG			
	Self Storage & Wine Storage Development								
	11-11A Edinburgh Road, Marrickville, NSW, 2204								
Drawing	Issue 04	Drawn	Checked	Macro Context - Existing Site Conditions 02	03/06/2023 SD-D For Review BG	BG			
	J5		BG						
	H4572ED1	A2-26	SD-E						
Drawing	Sketch Design			26/06/2023 SD-B For Review BG	22/06/2023 SD-A For Review BG	BG			



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Urban Analysis

Scale, Context and Materials

The design of the proposed National Storage Marrickville responds the local context at a variety of scales, including the airport Obstacle Limitation Surface (OLS), the scale of the surrounding buildings and the immediate context of each street frontage and their unique context.

The OLS for the proposed site is 51,000 AHD. The overall proposed building envelope height for the development is 34,530 AHD, well below the OLS but in scale with the height of the other warehouse buildings in the area. The Marrickville Metro is 26,700 AHD and the Woolworths Metro is 37,060 AHD (refer diagram on page A2.11 Architectural Statement and Intent).

Edinburgh Road is largely populated by large-scale facades, thus the proposed design provides an urban scale facade response. As this is also the location of the main shop entry, the urban scale facade tapers towards the entry to provide a transition between urban and pedestrian scales. The brick fades from a solid angled mass to a screen, also reflecting this transition between large urban scale and individualized pedestrian scale.

The Smidmore Street leads towards the nearby school and residential areas, and requires a pedestrian scale response. Brick has been used to create texture that responds to the appropriate scale of the pedestrian. The lower brick screen creates depth to the facade and provides light to the spaces within. Above, the bricks protrude in a pattern that reflects the proportion of the existing warehouse building. Both of these uses of brick interplay with light throughout the day.



PROJECT	National Storage Marrickville	Scale @ A3	Drawn	Checked	Drawing Title	31/10/2024	SD-E	For Review	BG
	Self Storage & Wine Storage Development 11-11A Edinburgh Road, Marrickville, NSW, 2204	J5		BG	Scale, Context and Materials 01	03/08/2023	SD-D	For Review	BG
		Project Number	Drawing Number	Issue	Phase	26/06/2023	SD-C	For Review	BG
		H4572EDI	A2_30	SD-E	SKETCH DESIGN	22/06/2023	SD-B	For Review	BG

Urban Analysis

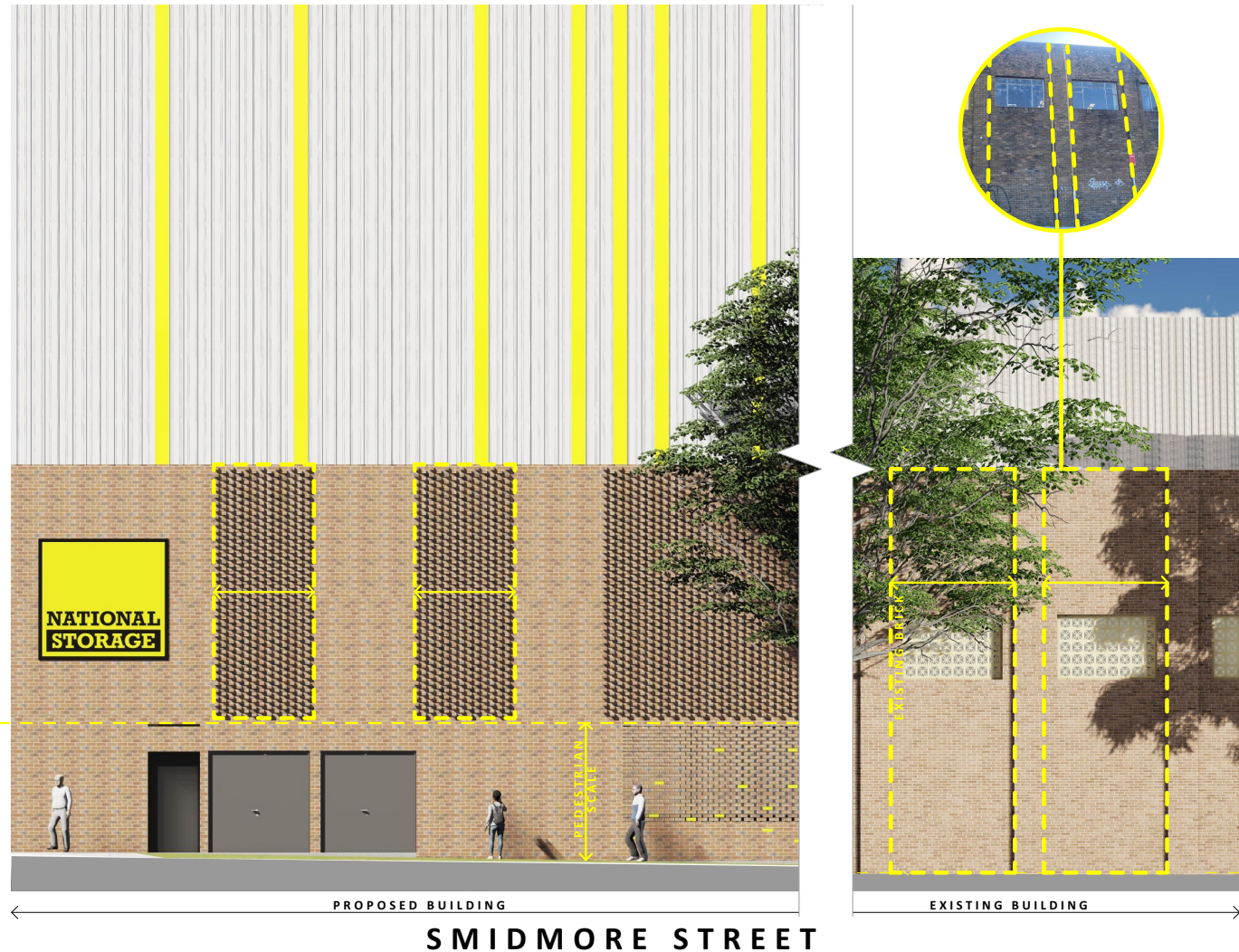
Scale, Context and Materials

Historically, the first brickworks in Sydney was located 200m to the south-east of the proposed National Storage Marrickville site. Today, the area is heritage protected and referred to as the 'Goodsell Estate' (see highlighted on the aerials on page A2.22 Micro Context - Historic Marrickville 01). This estate was named after Frederick Goodsell who owned and operated the brickworks. The clay pit that was used for the brickworks has since been transformed into Camdenville Park. Brick was used for many buildings in the area, including the townhouses within the Goodsell Estate that provide an example of worker's accommodation of the time. Brick has historical importance for the area, hence it was imperative that this material be celebrated in the National Storage Marrickville proposal.

National Storage Marrickville celebrates the existing onsite warehouse through its use of materials and scale. The brick podium uses brick in various ways to respond to the local context, including providing textural references to the existing warehouse. The Smidmore Street frontage uses protruding bricks to create a textural pattern above the pedestrian scale zone in bands that reflect the banding of the existing building.

The modern cube above the podium is clad in grey profiled metal, reflecting the upper section of the existing warehouse and several other buildings in the area (see page A2.26 Existing Site Conditions 02 for a snapshot of materials onsite and in the surrounding area). Metal working was also a significant part of the historical industry for the area.

The iconic yellow elements have been used to tie the design together and unify the varying facades of the project.



SMIDMORE STREET

PROJECT	
National Storage Marrickville	
Self Storage & Wine Storage Development	
11-13A Edinburgh Road, Marrickville, NSW, 2204	

Issue #A3	Drawn	Checked
	J5	BG
Issue #A2	Drawn/checked	SD-E
H4572ED1	A2_31	

Drawing Title	
Scale, Context and Materials 02	
Project	
SKETCH DESIGN	

31/10/2024 SD-E For Review	BG
03/06/2023 SD-D For Review	BG
26/06/2023 SD-C For Review	BG
26/06/2023 SD-B For Review	BG
22/06/2023 SD-A For Review	BG
02/06/2023 SD-A For Review	BG

Urban Analysis: Scale, Context and Materials 02



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Indicative Renders



Urban Analysis



PROJECT	
National Storage Marrickville	
Self Storage & Wine Storage Development	
11-13A Edinburgh Road, Marrickville, NSW, 2204	

Scale: 1:50	Drawn:	Checked:
J5	BG	BG
Revision:	Sheet Number:	SD-E
H4572ED1	A2-32	

Drawing Title:	Design Proposal - Render 01
Author:	SKETCH DESIGN

31/10/2024 SD-E For Review	BG
03/06/2023 SD-D For Review	BG
26/06/2023 SD-C For Review	BG
26/06/2023 SD-B For Review	BG
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Urban Analysis: Design Proposal - Render 01

Indicative Render



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Urban Analysis



Urban Analysis: Design Proposal - Render 02

Indicative Render

PROJECT	
National Storage Marrickville	
Self Storage & Wine Storage Development	
11-13A Edinburgh Road, Marrickville, NSW, 2204	

Drawn	Checked
J5	BG
Reviewed	Approved
H457ZED1	A2-33
	SD-E

Drawing Title
Design Proposal - Render 02
SKETCH DESIGN

31/10/2024 SD-E For Review	BG
03/06/2023 SD-D For Review	BG
26/06/2023 SD-C For Review	BG
26/06/2023 SD-B For Review	BG
22/06/2023 SD-A For Review	BG



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Urban Analysis



Indicative Render

Urban Analysis: Design Proposal - Render 03

PROJECT

National Storage Marrickville

Self Storage & Wine Storage Development
11-11A Edinburgh Road, Marrickville, NSW, 2204

Scale @ A3

J5

Project Number

H4572ED

Drawn

BG

Drawing Number

A2_34

Checked

Issue

SD-E

Drawing Title

Design Proposal - Render 03

Phase

SKETCH DESIGN

31/10/2024

SD-E

For Review

BG

03/08/2023

SD-D

For Review

BG

26/06/2023

SD-C

For Review

BG

26/06/2023

SD-B

For Review

BG

22/06/2023

SD-A

For Review

BG



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Urban Analysis



Indicative Render

Urban Analysis: Design Proposal - Render 04

PROJECT	National Storage Marrickville		Scale @ A3		Drawn	Checked	Drawing Title	31/10/2024	SD-E	For Review	BG
	Self Storage & Wine Storage Development 11-11A Edinburgh Road, Marrickville, NSW, 2204		J5		BG		Design Proposal - Render 04	03/08/2023	SD-D	For Review	BG
			Project Number	Drawing Number	Issue	Phase		26/06/2023	SD-C	For Review	BG
			H4572DEI	A2_35	SD-E	SKETCH DESIGN		26/06/2023	SD-B	For Review	BG
								22/06/2023	SD-A	For Review	BG



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Urban Analysis



Indicative Render

Urban Analysis: Design Proposal - Render 05

PROJECT	National Storage Marrickville Self Storage & Wine Storage Development 11-11A Edinburgh Road, Marrickville, NSW, 2204	Scale @ A3		Drawn	Checked	Drawing Title	31/10/2024	SO-E	For Review	BG
		J5	BG			Design Proposal - Render 05	03/08/2023	SO-D	For Review	BG
		Project Number	Drawing Number	Issue	Phase	26/06/2023	SO-C	For Review	BG	
		H4572DEI	A2_36	SO-E	SKETCH DESIGN	26/06/2023	SO-B	For Review	BG	
						22/06/2023	SO-A	For Review	BG	



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Urban Analysis



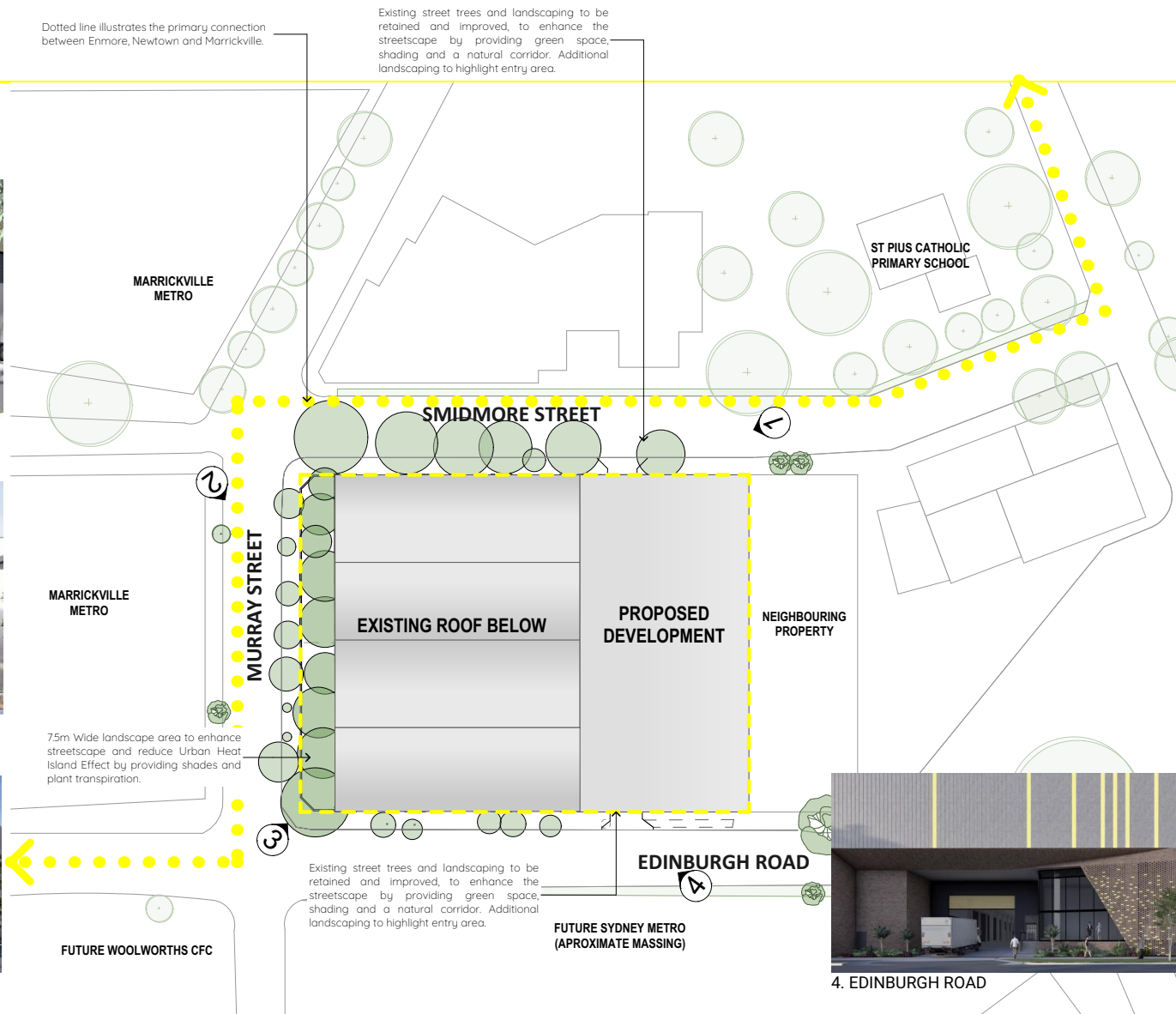
1. SMIDMORE STREET



2. MURRAY STREET



3. CORNER MURRAY ST. & EDINBURGH RD



Urban Analysis: Landscape Design

PROJECT	National Storage Marrickville			31/10/2024 SD-E For Review		
	Self Storage & Wine Storage Development			03/06/2023 SD-D For Review		
	11-13A Edinburgh Road, Marrickville, NSW, 2204			26/06/2023 SD-C For Review		
				22/06/2023 SD-A For Review		
DESIGNER	HAYES ANDERSON LYNCH			31/10/2024 SD-E For Review		
	11-13A Edinburgh Road, Marrickville, NSW, 2204			03/06/2023 SD-D For Review		
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Visual Impact Analysis



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Self Storage & Wine Storage Development	
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Approved:		
H4572ED	A2-A3	SD-E

Drawing Title:	Visual Impact Analysis 01
Author:	
Sketch Design	

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Visual Impact Analysis: Visual Impact Analysis 01



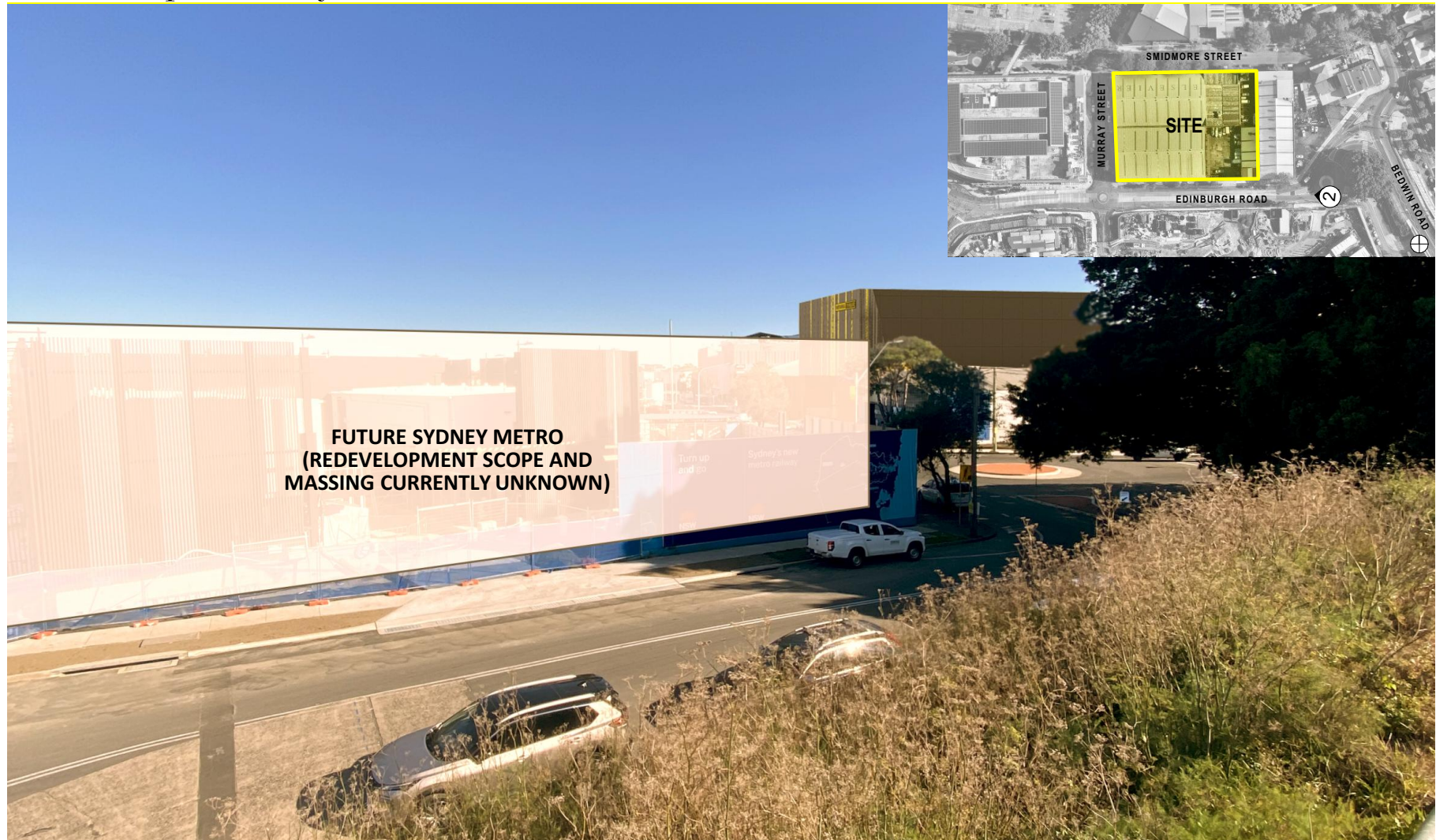
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Indicative Render

Visual Impact Analysis



PROJECT	
National Storage Marrickville	
Self Storage & Wine Storage Development	
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Revision: H4572ED1	Drawn: A2.41	Checked: SD-E

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Visual Impact Analysis



Indicative Render

PROJECT	National Storage Marrickville			Scale @ A3		Drawn	Checked	Drawing Title	31/10/2024 SD-E For Review	BG
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				Project Number	Drawing Number	Issue		26/06/2023 SD-C For Review	BG	
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Visual Impact Analysis



Indicative Render

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	Self Storage & Wine Storage Development			Visual Impact Analysis 04		03/06/2023 SD-D For Review		BG
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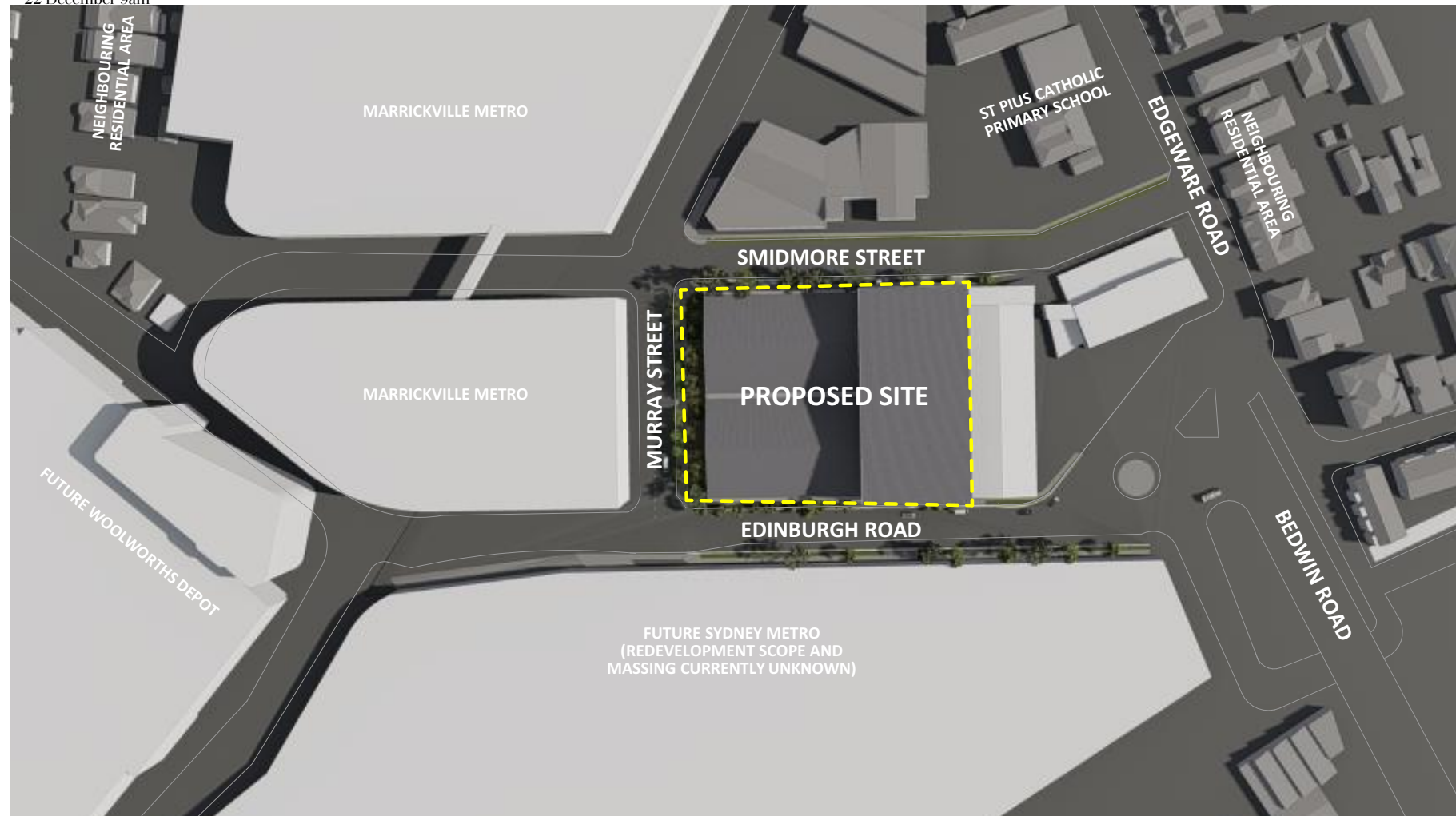
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Solar Analysis

Summer Solstice

22 December 9am



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National Storage Marrickville
Self Storage & Wine Storage Development
11.11A Edinburgh Road, Marrickville, NSW, 2204

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Sheet Number A2-50
Scale SD-E

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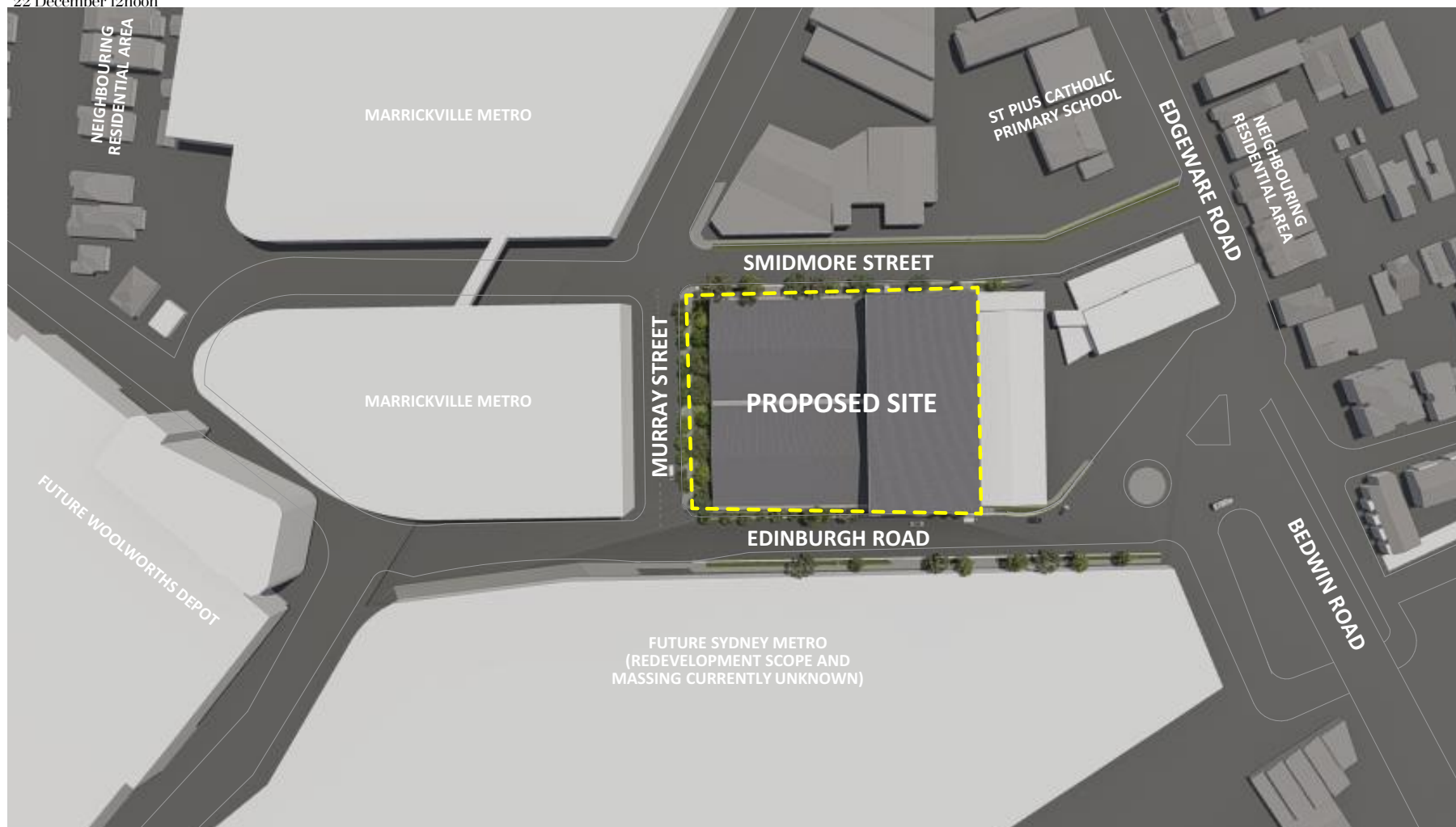
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Solar Analysis

Summer Solstice

22 December 12noon



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Self Storage & Wine Storage Development
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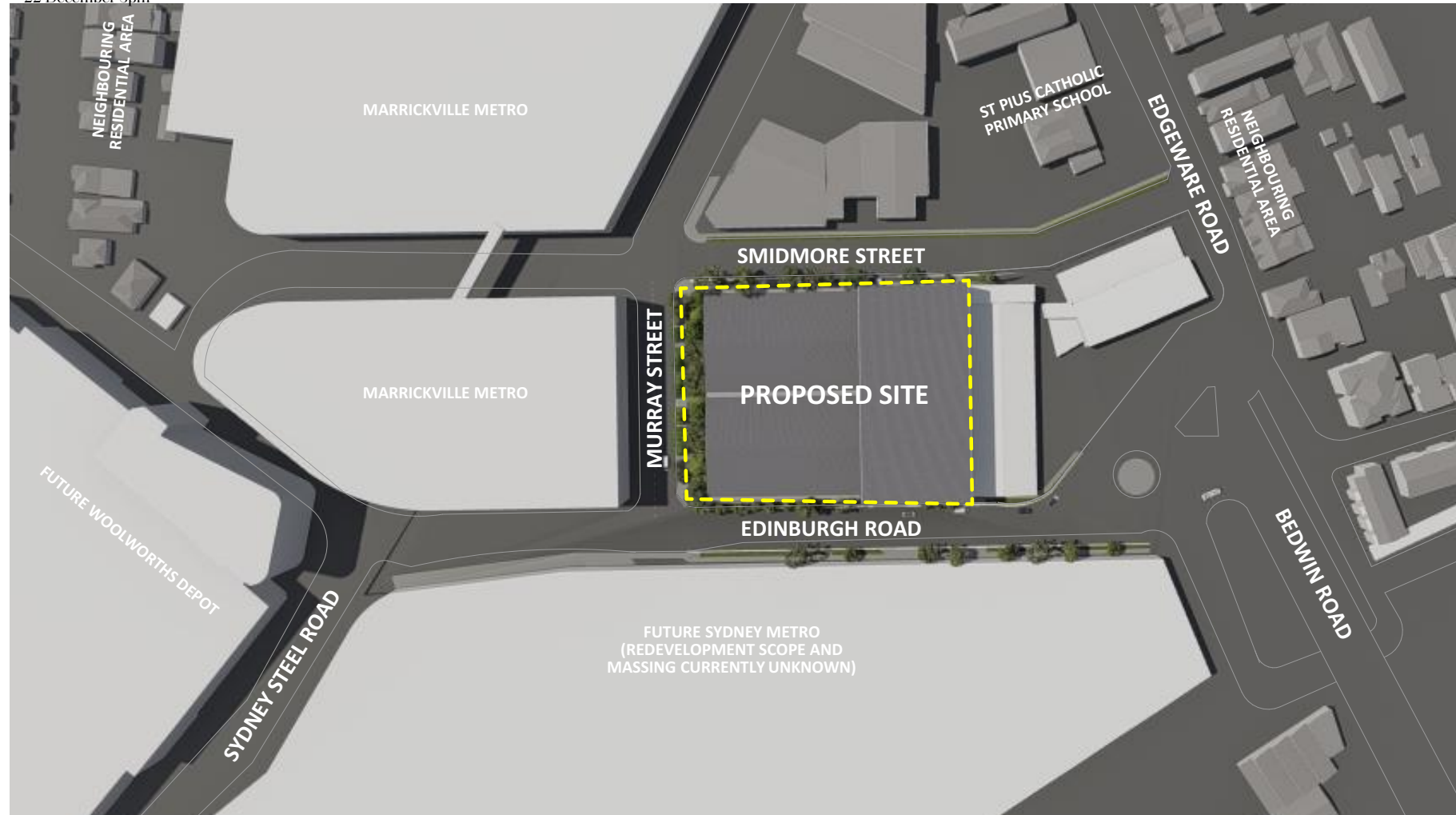
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Solar Analysis

Summer Solstice

22 December 3pm



Solar Analysis: Solar Analysis - December 3pm

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Self Storage & Wine Storage Development
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Sheet Number A2-S2
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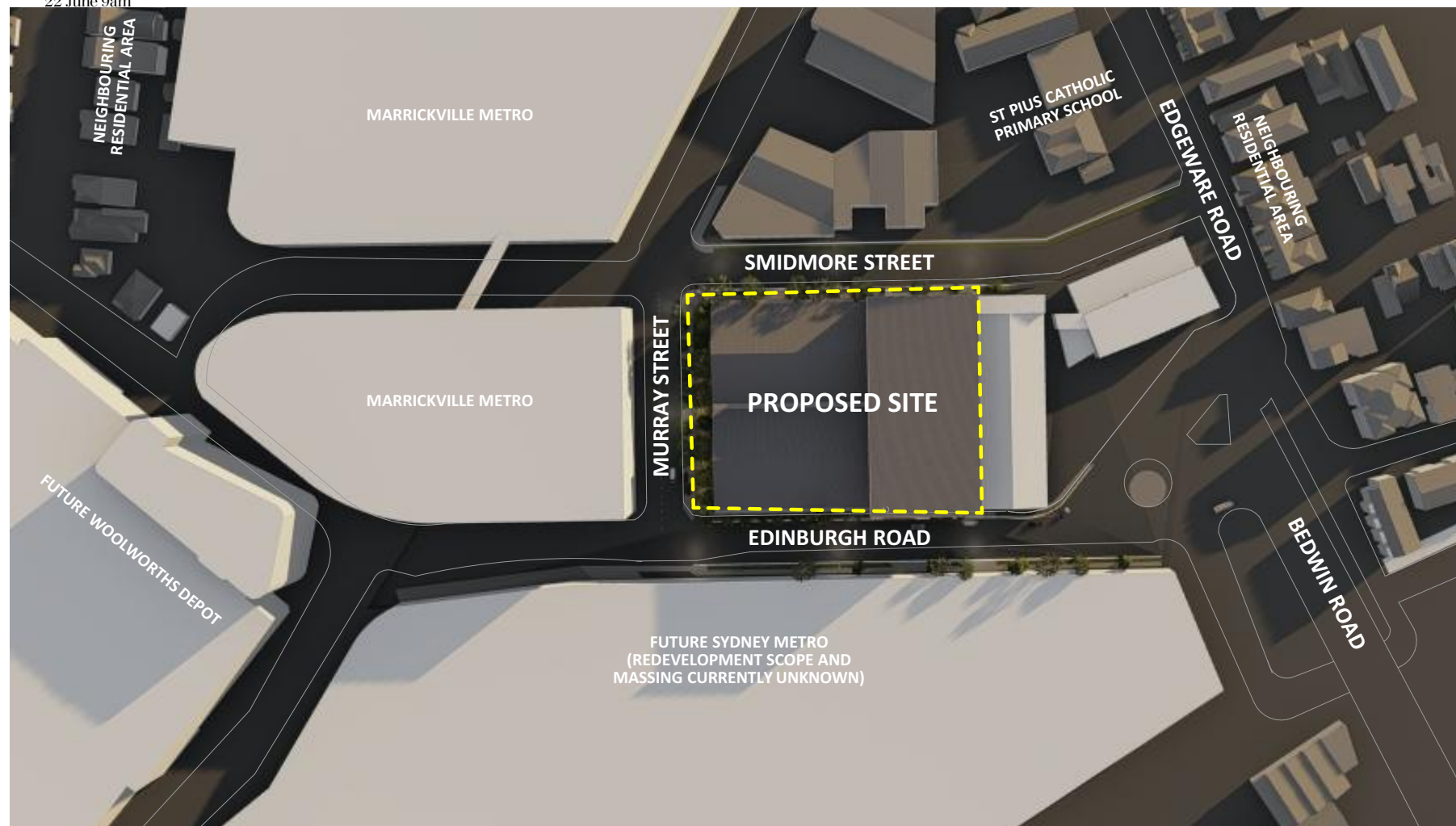
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Solar Analysis

Summer Solstice

22 June 9am



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Self Storage & Wine Storage Development	
11,11A Edinbrough Road, Marrickville, NSW, 2204	

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Project Number: H4572ED1	Sheet Number: A2-S3	Design Stage: SD-E

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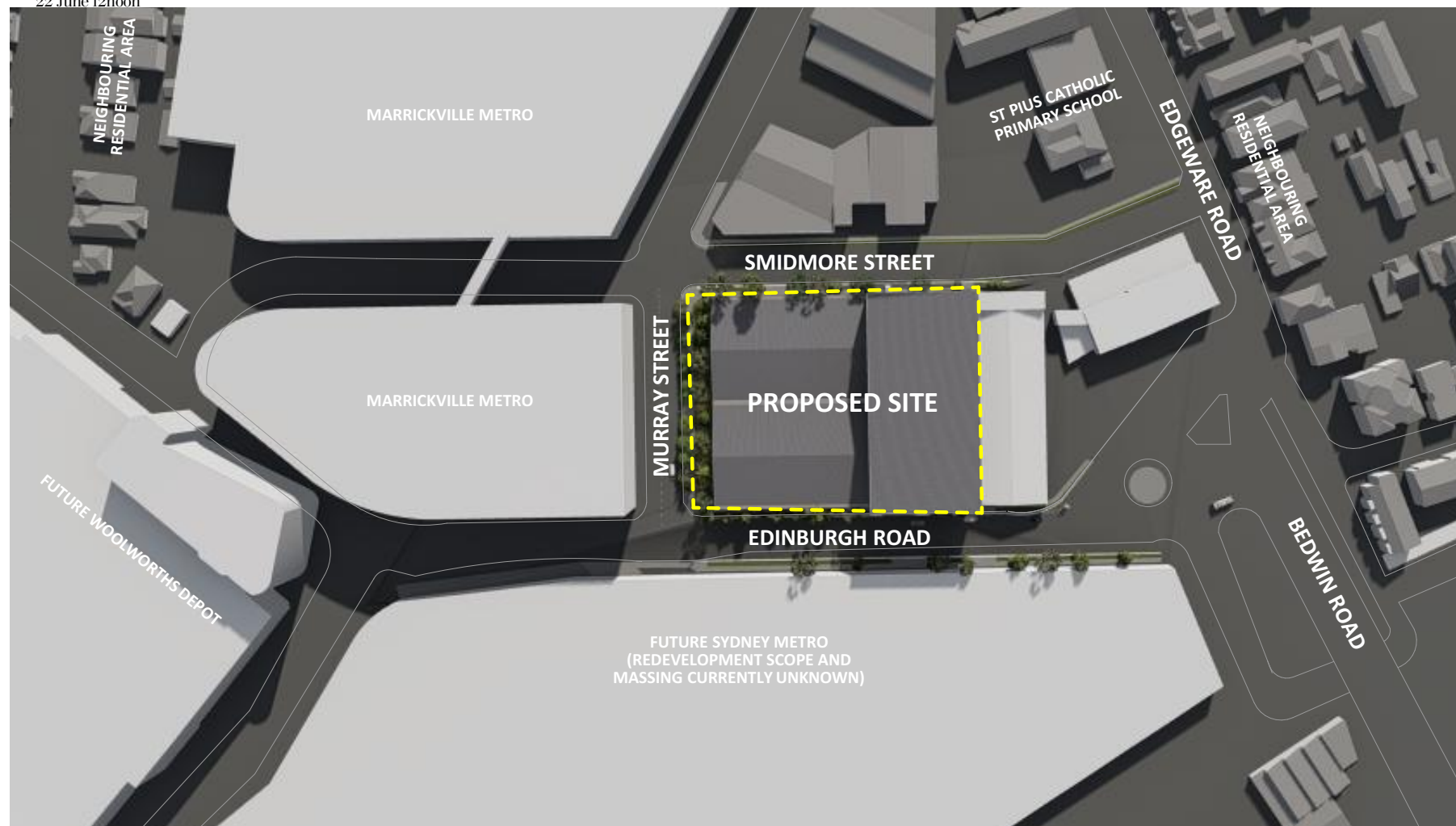
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Solar Analysis

Summer Solstice

22 June 12noon



Solar Analysis: Solar Analysis - June 12noon

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	Self Storage & Wine Storage Development		
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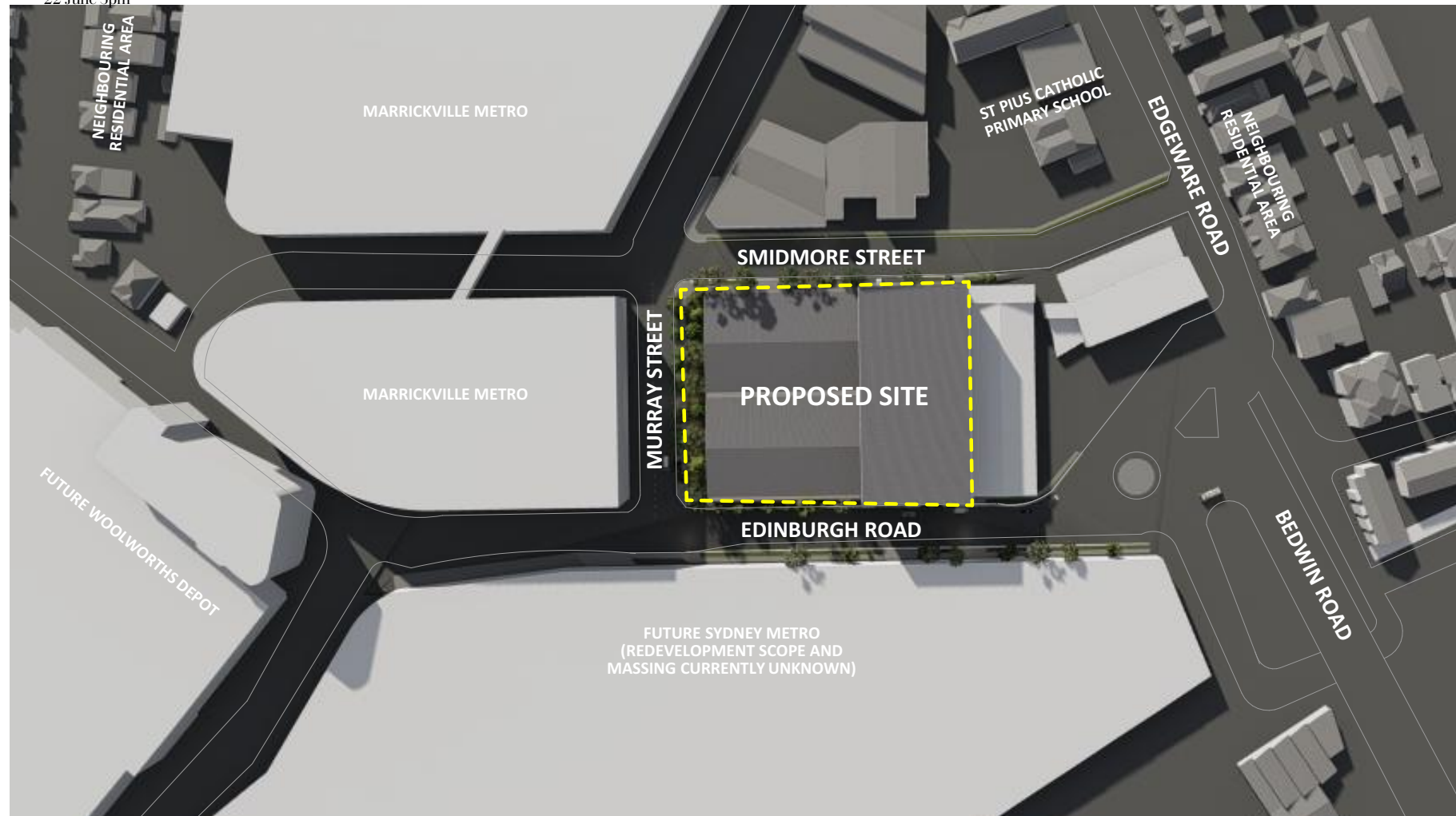
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Solar Analysis

Summer Solstice

22 June 5pm



PROJECT
National Storage Marrickville
Self Storage & Wine Storage Development
11,11A Edinburgh Road, Marrickville, NSW, 2204

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Project Number H4572ED1
Sheet Number A2-55
Design SD-E

Drawing Title
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HAYE ANDERSON LYNCH ARCHITECTS PTY LTD



Transport Assessment

Proposal Planning, National Storage

11-11a Edinburgh Road, Marrickville NSW 2204

31/10/2024

P2070

Item 3

Attachment 5



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Document Control

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Project	11-11a Edinburgh Road, Marrickville
Client	National Storage
File Reference	2070r01v3 PP TA 11-11a Edinburgh Rd, Marrickville, Issue

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II	10/11/2023	Issue	S. Bandaranayake	S. Bandaranayake
III	31/10/2024	Issue	S. Bandaranayake	S. Bandaranayake

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2070r01v3 PP TA 11-11a Edinburgh Rd, Marrickville, Issue



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APPENDICES

Appendix A. Swept Path Analysis

Appendix B. SIDRA Modelling Results

Glossary

Acronym	Description
AGRD	Austroads Guide to Road Design
AGTM	Austroads Guide to Traffic Management
CC	Construction Certificate
Council	Inner West Council
DA	Development Application
DCP	Development Control Plan
DoS	Degree of Saturation
FSR	Floor space ratio
GFA	Gross Floor Area
HRV	Heavy Rigid Vehicle (as defined by AS2890.2:2018)
LEP	Local Environmental Plan
LGA	Local Government Area
LoS	Level of Service
MOD	Section 4.55 Modification (also referred as a S4.55)
MRV	Medium Rigid Vehicle (as defined by AS2890.2:2018)
NHVR	National Heavy Vehicle Regulator
OC	Occupation Certificate
RMS Guide	Transport for NSW (formerly Roads and Traffic Authority), Guide to Traffic Generating Developments, 2002
S4.55	Section 4.55 Modification (also referenced as MOD)
S96	Section 96 Modification (former process terminology for an S4.55)
SRV	Small Rigid Vehicle (as defined by AS2890.2:2018)
TfNSW	Transport for New South Wales
TIA	Transport Impact Assessment
TIS	Transport Impact Statement
veh/hr	Vehicle movements per hour (1 vehicle in & out = 2 movements)

1 Introduction

1.1 Overview

Ason Group has been engaged by National Storage to prepare a Transport Assessment (TA) report to support a Pre-Gateway Planning Proposal (PP) at 11-11a Edinburgh Road, Marrickville (the Site). The PP is required to facilitate National Storage's proposed extension of the existing facility on the Site.

A detailed development proposal has already been developed to ensure that the Site can address National Storage's requirements for the Site which will include a consolidation of storage facilities in the area, as well as the provision of a Wine Ark Facility. The proposal developed includes an extension of an existing self-storage warehouse (2 Storey) as well as a proposed multi-storey (7 Storey) self-storage buildings.

The Site is located within the Inner West Council (LGA) and therefore consultation has already been undertaken with Council to inform the final Pre-Gateway PP submission. This Transport Assessment has been prepared with consideration to the feedback provided by Council during this process.

1.2 Transport Assessment Objectives

The broad objective of this Study is to carry out preliminary investigations into the traffic and transport impacts of the PP. As discussed, consultation and an assessment of the PP has already been conducted, and formal comments have been received from both Council and Transport for New South Wales (TfNSW). As such, a key purpose of this TA is to provide for an assessment which responds to the specific requests received and discussions held.

More precisely, the investigations undertaken include:

- Review of existing and future conditions and road network of the study area;
- Collation and analysis of traffic data / information;
- Prediction of future trips associated with the intended use;
- Evaluation of key intersections;
- Assessment of on-site parking provision, and
- Confirming that the proposal can provide a design compliant with the relevant Australian Standards (subject to further assessment at Development Application stage).

1.3 Reference Documents

In preparing this TA, Ason Group has referenced the following key planning documents:

- Marrickville Development Control Plan (DCP) 2011
- Inner West Local Environmental Plan (LEP) 2022

Ason Group has also referenced the following policies and guidelines relevant to the assessment:

- Australian Standard 2890.1:2004 Parking Facilities – Off-Street Car Parking (AS2890.1:2004);

- Australian Standard 2890.2:2018 Parking Facilities – Off-Street Commercial Vehicle Facilities (AS2890.2:2018);
- Australian Standard 2890.3:2015 Parking Facilities – Bicycle Parking (AS2890.3:2015);
- Australian Standard 2890.6:2009 Parking Facilities – Off-Street Parking for People with a Disability (AS 2890.6:2009);
- Roads and Maritime (now TfNSW) Guide to Traffic Generating Developments Updated Traffic Surveys, August 2013 (RMS Guide Update);
- Road Traffic Authority (now TfNSW) Guide to Traffic Generating Developments, October 2002 (RTA Guide); and
- Disability (Access to Premises – Buildings) Standards 2010 (Access to Premises Standards).
- Aurecon Self-Storage Facility Traffic and Parking Study 2009.
- San Diego Municipal Code- Trip Generation Manual 2003

The other document referenced in the development of this TA is:

- Colston Budd Rogers & Kafes Pty Ltd, Traffic and Access Report for Proposed Warehouse, Distribution Centre and Office Development, 74 Edinburgh Road, Marrickville, October 2020 (Woolworths Report)

2 The Proposal

2.1 Overview

A detailed proposal has been developed for the Site, with the PP required to amend the Floor Space Ratio (FSR) control of the LEP. The Proposal will provide for the expansion of the existing National Storage facility alongside provision of a Wine Ark facility and will consolidate existing facilities within wider area.

Note that Wine Ark provides for temperature-controlled storage of wines. The facility serves customers who collect wine and require specialist long-term storage of wine. Therefore, from a traffic and parking consideration, the impacts will be very low.

In summary, the Proposal relates to:

- Multi-story (7 Storey) self-storage building envelopes, comprising:
 - Ground floor with a total GFA of 4,954m²
 - Level 1 with a total GFA of 5,111m²
 - Level 2 with a total GFA of 2,498m²
 - Levels 3 to level 6, each with a GFA of 2,546m²

In summary, the total proposed GFA, including the existing self-storage warehouse, is equal to 22,745m²

Reduced copies of the site plan, prepared by HAL are provided in below.

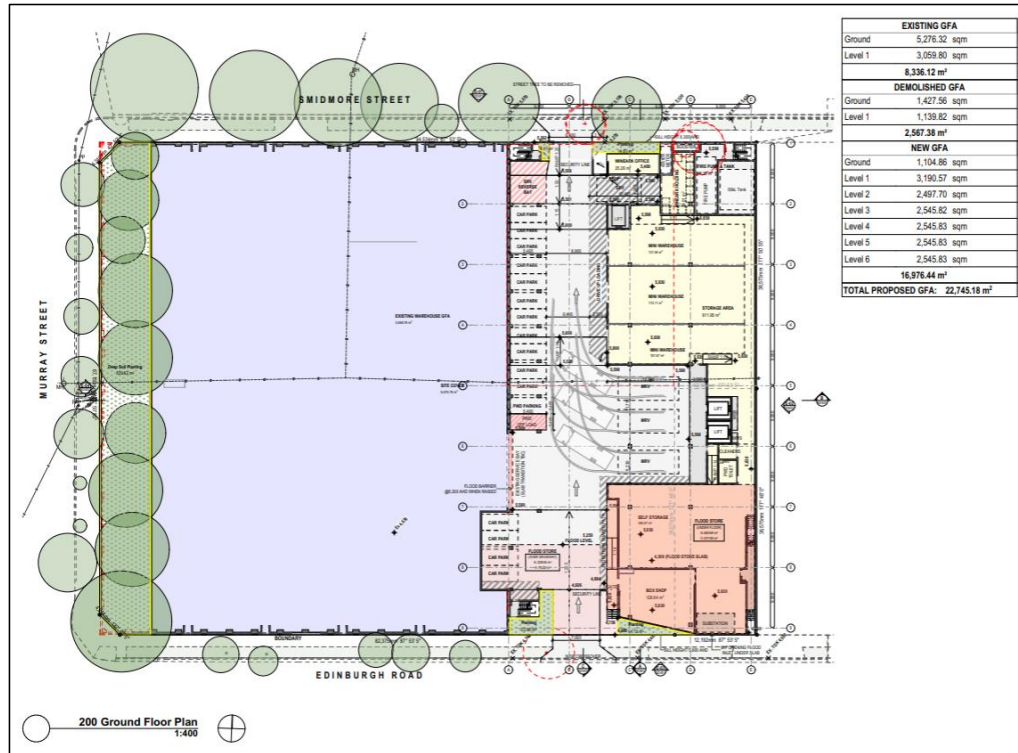


Figure 1: Ground Floor Plan

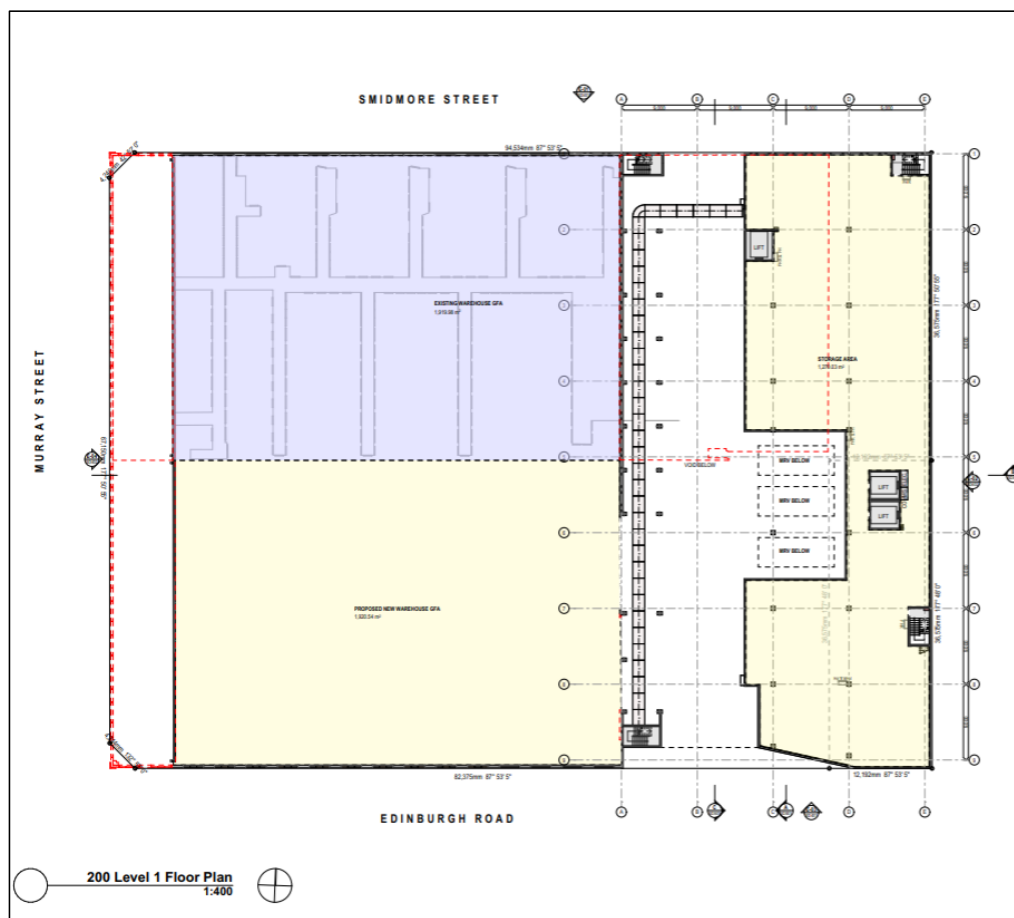


Figure 2: Level 1 Plan

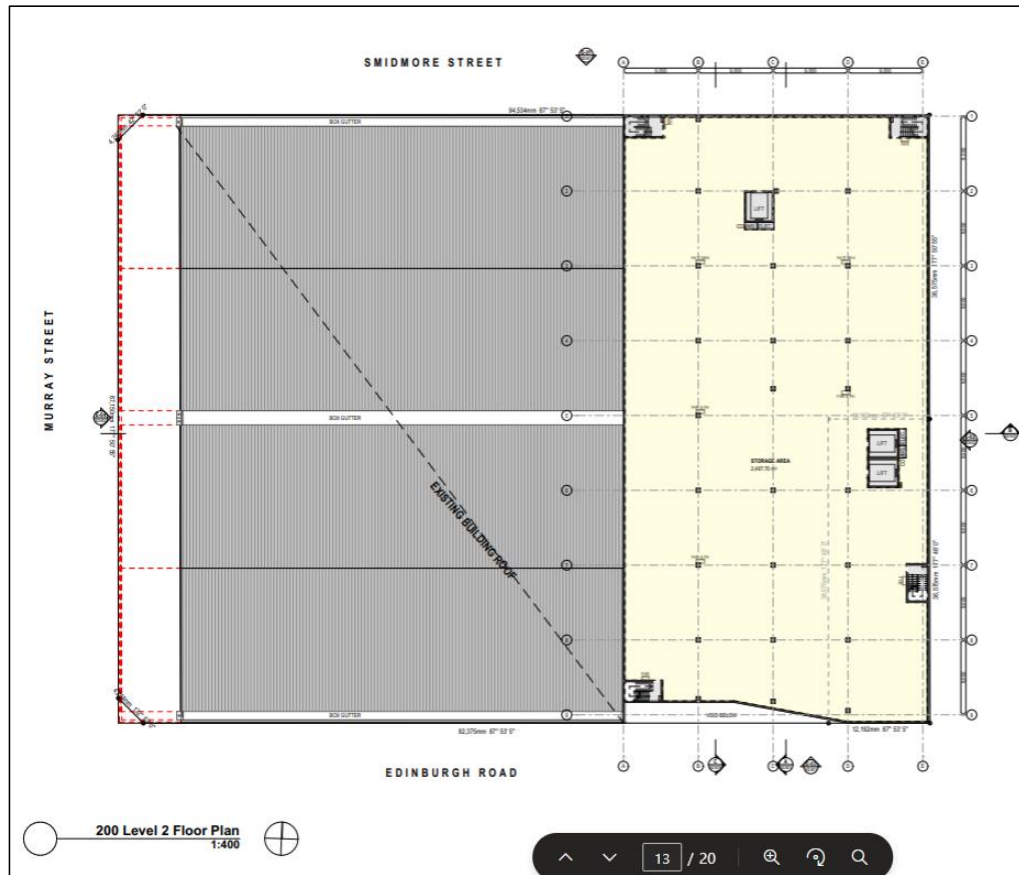


Figure 3: Level 2 Plan

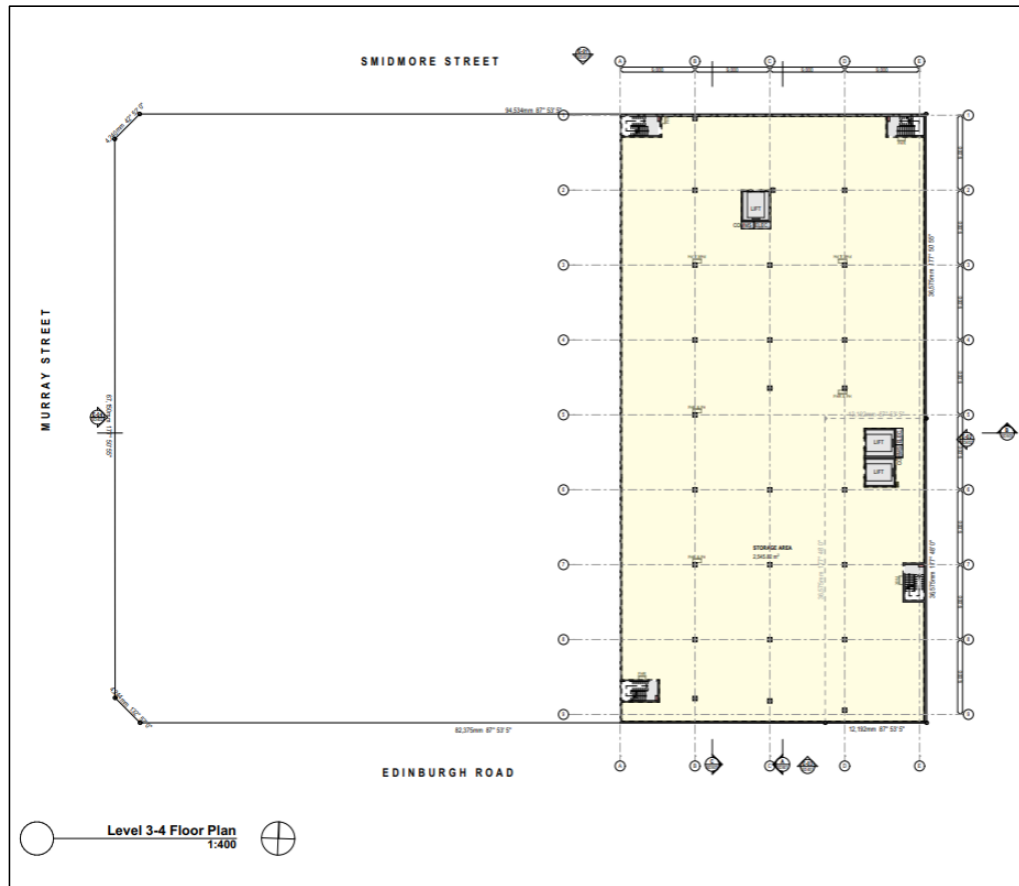


Figure 4: Level 3-4 Plan

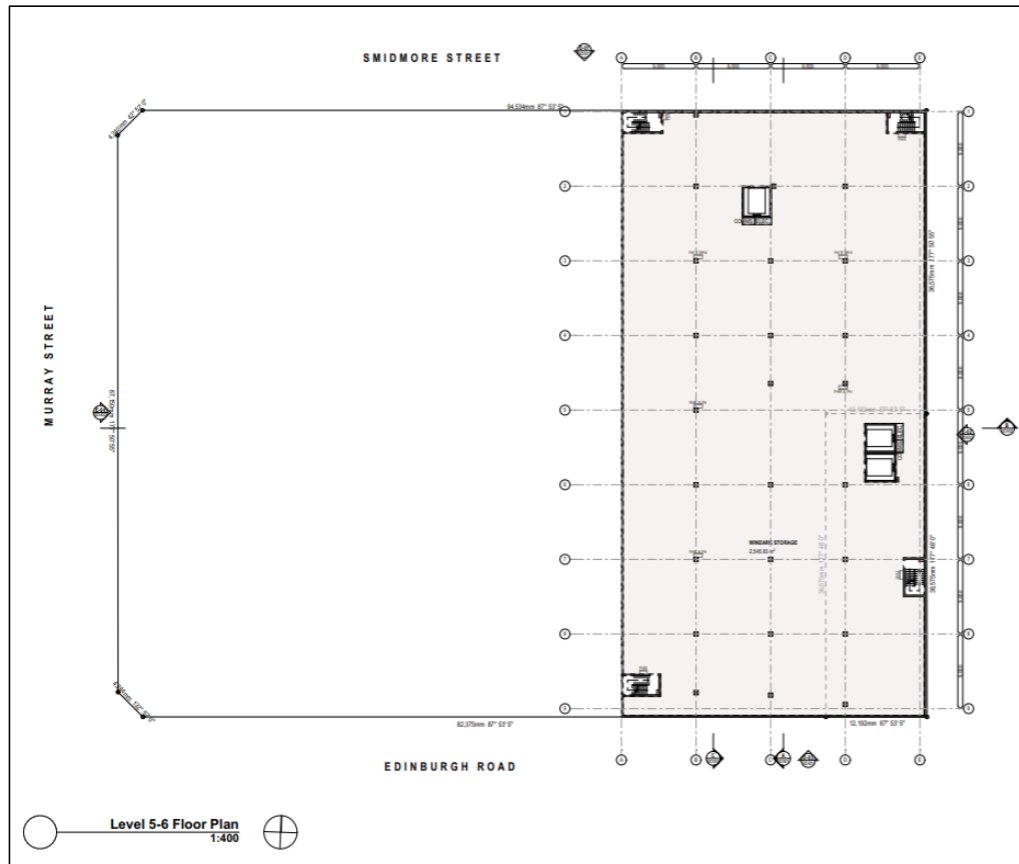


Figure 5: Level 5-6 Plan

3 Existing Conditions

3.1 Site Context

The Site is legally known as Lot 67 in DP 4991 & Lot A in DP 399780 and is currently zoned IN1 - *General Industrial* under Council's LEP and has an area of 7,126m². It is located approximately 6 kilometres south-west of Sydney CBD and has frontages to Edinburgh Road, Smidmore Street and Murray Street.

The Site is currently occupied by a National Storage self-storage development as well as a vehicle repair workshop, with a total GFA of approximately 8,300m².

The Marrickville Metro shopping centre sits to the west of the Site with the future Sydney Metro to the south. An appreciation of the existing Site and its sub-regional context is shown in **Figure 6**.



Figure 6: Site Context

3.2 Road Network

The key roads surrounding the Site are described below in **Table 1**, with the road hierarchy around the Site shown by **Figure 7**.





TABLE 1: ROAD HIERARCHY		
Road	Description	Typical Road Characteristics
Edinburgh Road	A collector road which runs east-west It provides 1 traffic lane undivided each direction with a posted speed limit of 50km/h.	
Bedwin Road	A collector road which runs north-south It provides 1 traffic lane undivided each direction with a posted speed limit of 60km/h.	
Smidmore Street	A local road which runs east-west It provides 1 traffic lane undivided each direction with a posted speed limit of 50km/h.	
Murray Street	A local road which runs north-south It provides 1 traffic lane undivided each direction with a posted speed limit of 50km/h.	



Figure 7: Road Hierarchy

3.3 Existing Road Network Operation

3.3.1 Existing Traffic Volumes

Traffic surveys were undertaken on 27 June 2023 in conjunction with a site visit to establish the baseline traffic flows on the surrounding road network for the following key intersections:

- Edinburgh Road / Bedwin Road – Signalised Intersection.
- Edinburgh Road / Railway Parade – Roundabout Intersection.
- Edinburgh Road / Murray Street – Roundabout Intersection.

The traffic survey data indicated the following:

- The morning peak hour period was between 8:00 – 9:00 AM.
- The evening peak hour period was between 17:00 – 18:00 PM.

The existing traffic volumes of the peak periods on the study road network – derived from the traffic surveys – are presented in **Figure 8** and **Figure 9**.

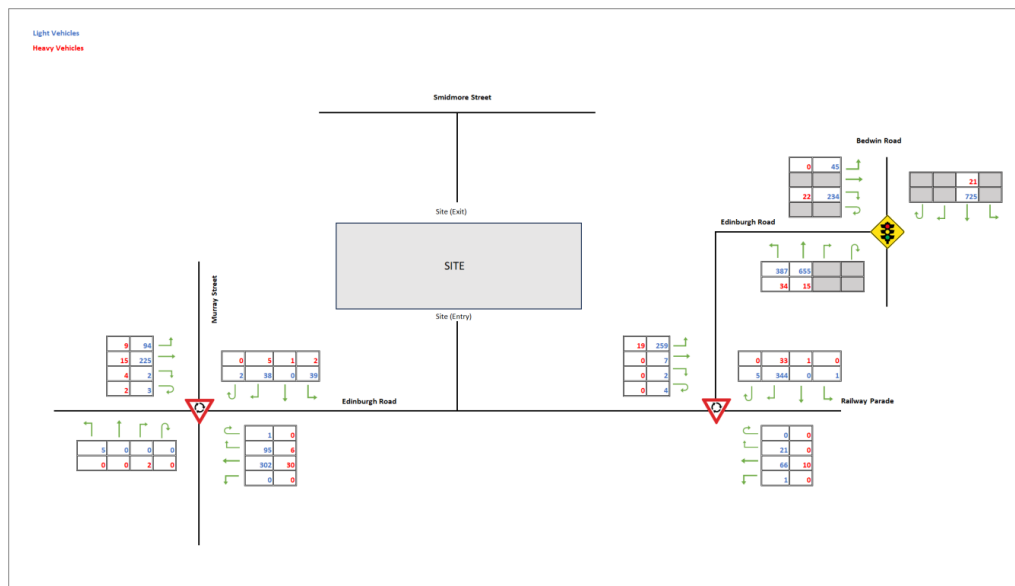


Figure 8: Baseline Traffic Volume - AM Peak

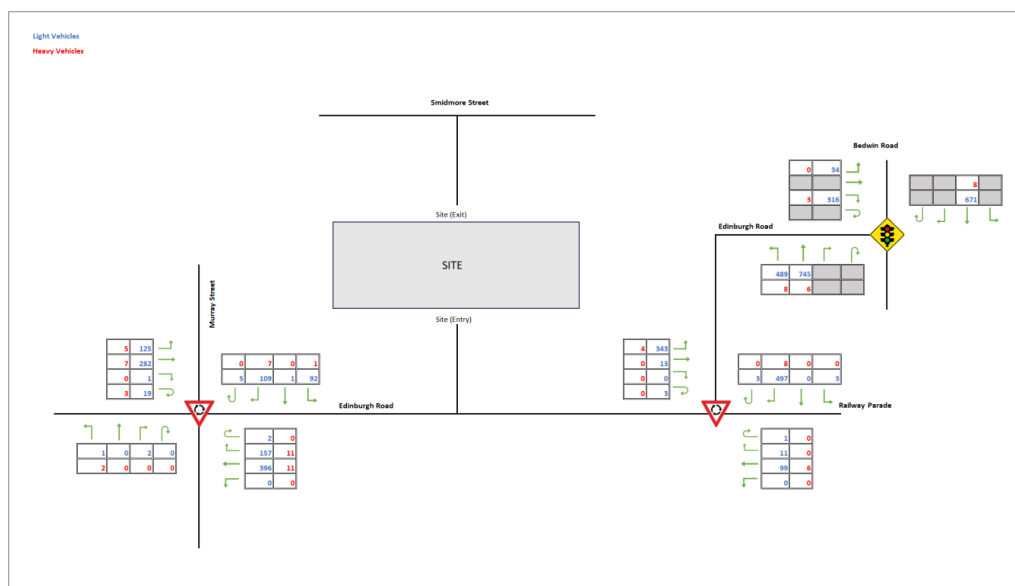


Figure 9: Baseline Traffic Volume - PM Peak

3.3.2 Intersection Performance

SIDRA intersection modelling has been undertaken to establish the baseline performance of the key intersections. In this regard, SIDRA modelling outputs a range of performance measures relevant to this assessment, including:

- *Degree of Saturation (DOS)* – The DOS is used to measure the performance of intersections where a value of 1.0 represents an intersection at theoretical capacity. As the performance of an intersection approaches DOS of 1.0, queue lengths and delays increase rapidly. It is recommended that DOS to be less than 0.9, with satisfactory intersection operation generally achieved with a DOS below 0.8.
- *Average Vehicle Delay (AVD)* – The AVD (or average delay per vehicle in seconds) for intersections also provides a measure of the operational performance and is used to determine an intersection's Level of Service (see below). For signalised intersections, the AVD reported relates to the average of all vehicle movements through the intersection. For priority (Give Way, Stop & Roundabout controlled) intersections, the AVD reported is that for the movement with the highest AVD.
- *Level of Service (LOS)* – This is a comparative measure that provides an indication of the operating performance, based on AVD.

Table 2 provides a recommended baseline for assessment as per the RMS Guide.

TABLE 2: LEVEL OF SERVICE CRITERIA FOR INTERSECTIONS			
Level of Service	Average Delay per Vehicle (sec/veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
A	Less than 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays & spare capacity	Acceptable delays & spare capacity
C	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Operating near capacity	Near capacity & accident study required
E	57 to 70	At capacity; at signals, incidents will cause excessive delays. Roundabouts require other control mode	At capacity, requires other control mode
F	More than 70	Unsatisfactory and requires additional capacity.	Unsatisfactory and requires other control mode or major treatment.

3.3.3 Existing Intersection Performance

The results of the SIDRA analysis for the 3 intersections in the study area is shown **Table 3** and detailed intersection performance outputs are attached in **Appendix B**.

TABLE 3: BASELINE INTERSECTION PERFORMANCE					
Intersection	Period	DOS	AVD	95% Queue	LOS
Edinburgh Road / Bedwin Road	AM	0.769	13.6	86.4	A
	PM	0.780	14.1	84.5	A
Edinburgh Road / Railway Parade	AM	0.116	9.2	1.8	A
	PM	0.152	10.1	2.3	A
Edinburgh Road / Murray Street	AM	0.014	12.0	0.2	A
	PM	0.014	13.1	0.3	A

The results demonstrate that all key intersections are currently operating with 'good operation' during the morning and evening peak hours with a LOS of A. The reported operation is consistent with the conditions observed on-site at the time of survey.

3.4 Existing Site Traffic

3.4.1 Existing Self-Storage Traffic Flows

Traffic surveys were undertaken on 3 November 2022 to establish trip rates for the existing self-storage site at 11a Edinburgh Road

It was found that the 7,800m² of existing self-storage GFA generated the following traffic during the peak periods:

- AM Peak 11 vehicles
- PM Peak 3 vehicles

3.4.2 Existing Auto-Repair Traffic Flow

As mentioned previously, an unoccupied Auto-repair development is located at 11 Edinburgh Road with a total site area of 426m². Auto-Repair development are not included in in the RTA Guide and Guide to Traffic Generating Developments Updated Traffic Surveys, for that reason a reference was made to an international study- San Diego Trip Generation Manual- to calculate the potential trip generated by the Auto-Repair.

The following are the trip rates as outlined in the study:

- AM Peak 0.968 veh/hr per 100m²
- PM Peak 1.355 veh/hr per 100m²

Based on the trip rates above, the existing Auto-Repair shop could potentially generate 5 trips in the AM peak and 7 trips in the PM peak.

Therefore, in total, the existing uses on the Site generate 16 vehicle trips in the AM peak and 10 in the PM peak.

3.5 Existing Public & Active Transport Infrastructure

3.5.1 Bus Services

With reference to **Figure 10**, The Site is serviced by 3 bus stops within 400 walking distance of the Site. Bus routes 308, 352, 355, 423, 426 services these stops which provides connections to the surrounding suburb and to Sydney CBD during the morning and evening peaks.

3.5.2 Train Services

The Sydney Metro project is currently under construction, adjacent to the site. In association with the project, Sydenham station is being upgraded. Sydenham is some 10 minutes' walking distance from the site.

3.5.3 Cycle Routes

The existing cycle network in the vicinity of the Site is shown in **Figure 10**, an existing off-road pedestrian and cycle path on Edinburgh Road, adjacent to the site, also there is a pedestrian link which connects to Sydenham Station, south of Sydney Street Road.

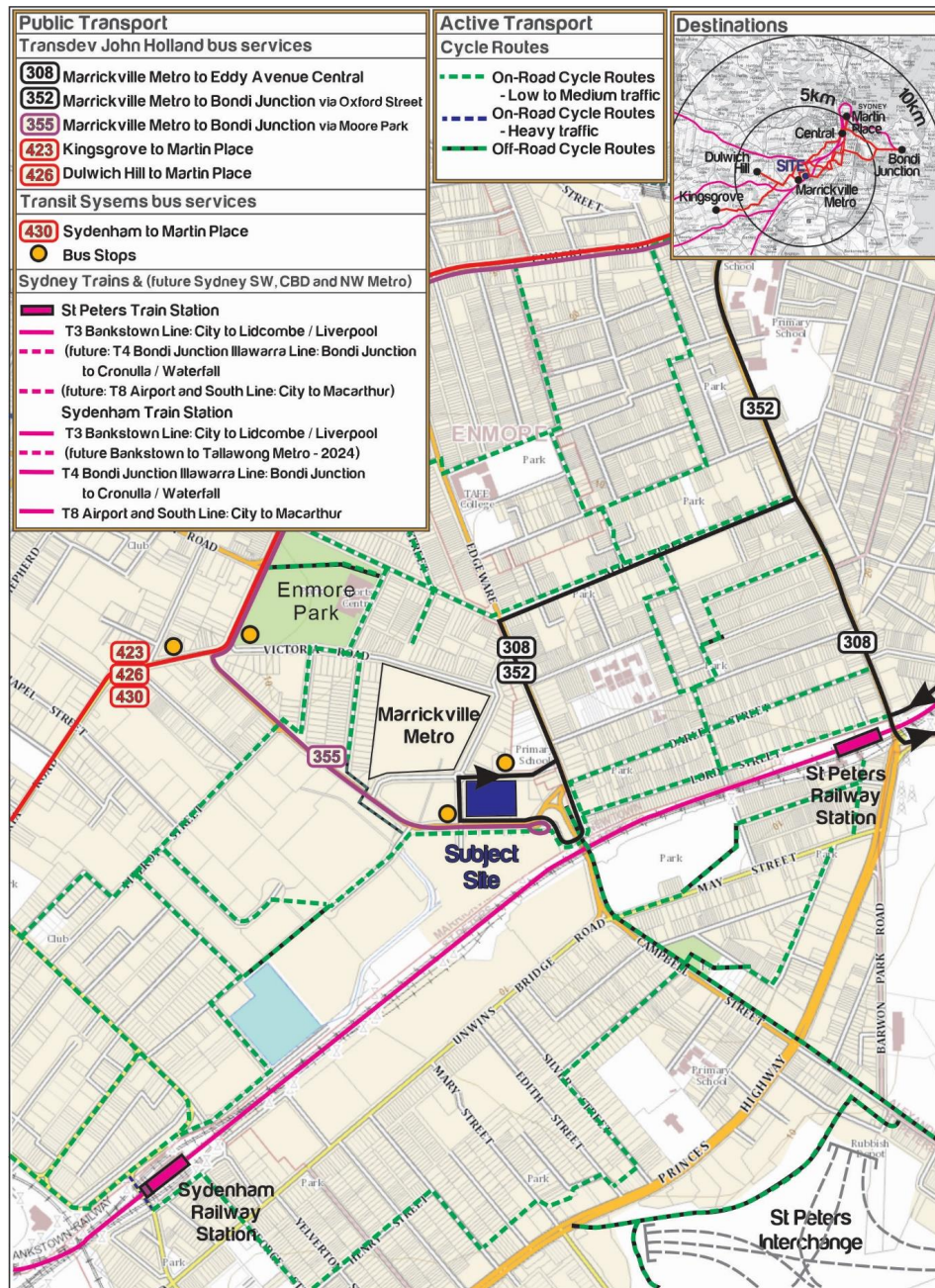


Figure 10: Public Transport Network

3.6 Journey to Work Travel Patterns

The existing travel patterns of employees within the surrounding locality was surveyed within the 2021 Census and presented in the Journey to Work (JTW) data provided by the Australian Bureau of Statistics (ABS).

A breakdown of the existing travel mode share is presented in **Table 4**.

TABLE 4: TRAVEL MODE SUMMARY (JOURNEY TO WORK)	
Travel Mode	2021 Census
Car as driver	57%
Car as passenger	8%
Train / Metro	18%
Bus	7%
Walked only	6%
Motorbike/Scooter	2%
Bicycle	1%
Other	1%

With reference to the above, the majority of the statistical area travels to work by car (57%), which suggest that this will be the key travel mode to the Site.

4 Parking and Servicing Requirements

4.1 Car Parking

4.1.1 Proposed Car Parking

The proposed storage facility is not characteristic of the standard land-use definitions for which Council's current controls provides relevant car parking rates. In this regard, guidance from other sources has been sought to inform this parking assessment in relation to the self-storage facility component of the development. In this regard, Aurecon has previously undertaken a study on behalf of the Self-Storage Association of Australia to inform assessment of self-storage facilities based on a review of 32 separate facilities throughout Australia. This study provides guidance on typical parking demands associated with self-storage facilities and is intended to inform Council's and other authorities. The recommended parking rates outlined in the Aurecon report have been adopted for the purposes of this assessment.

The demand for parking was calculated by separately considering the staff, office and storage area parking requirement, as outlined in the Aurecon Study. The parking rates outlined in the report use the Maximum Leasable Area (MLA) as the basis to determine the demand for parking which typically represents 75% of the overall GFA. Therefore, the MLA adopted for this assessment is 17,841.8m².

Table 5 outlines the parking requirements established by the Aurecon study.

TABLE 5: STORAGE FACILITY PARKING SPACE RECOMMENDATIONS

MLA ¹	Office parking	Storage Area Parking	Staff Parking	Trailer/Ute Parking	Total Parking Spaces
0 – 3,000m ²	1	2	2	1	6
3,000m ² – 6,000m ²	2	5	2	1	10
6,000m ² – 9,000m ²	3	5	2	1	11

Note: 1) It is assumed that MLA is equal to GFA for parking rates.

On the basis of the above, a total of 11 parking spaces would be required to service the Proposal.

While it is noted that the Aurecon study only provides for development up to 9,000m², it is evident from the findings of the Aurecon study that the capacity doesn't significantly alter the demand.

Nevertheless, in considering the appropriateness of the parking provision, the development will accommodate up to 11 full time staff. Existing Journey to Work (JTW) data collated as part of the 2016 Census (Section 3.4), provided by the Australian Bureau of Statistics (ABS) suggests that 57% of employees currently travel to the area as a car driver. This is reflective of the accessibility of the area by other modes.

Application of the JTW modal share suggests that 6.27(7) staff may drive to Site. Therefore, it is proposed to provide 7 staff parking spaces accordingly. Therefore, a total of 16 parking spaces are proposed to service the Site. Noting the Proposal is still in a Planning Proposal stage, the proposed parking provision is deemed appropriate for the proposed operation of the Site.

5 Traffic Assessment

5.1 Proposal Traffic Generation

5.1.1 Traffic Generation Rates

Storage facilities are not included in the RTA Guide and RMS Guide Update Traffic Surveys. Therefore, reference is made to the Aurecon Self Storage Facility (ASSF) Traffic and Parking Study 2009 by Aurecon (Aurecon Report) to provide an understanding of generic Australia wide storage facilities. The Aurecon Report is a study which was undertaken on behalf of the Self-Storage Association of Australia to inform assessment of self-storage facilities based on a review of 32 separate facilities throughout Australia. This document and guide provide a starting base point for any assessment of proposed storage developments. The general findings or similar sized country wide developments are summarised in the Section below.

5.1.2 Trip Generation

The largest development covered by the Aurecon Study is developments up to 9,500m² MLA, with traffic generation predicted as follows:

- Weekday AM Peak (observed weekday peak between 06:30 and 09:00) 15 – 30 veh/hr
- Weekday PM Peak (observed weekday peak between 16:00 and 20:00) 20 – 30 veh/hr

It should be noted that the above rates are described as '**probable**' since "*traffic generation to self-storage sites varies significantly for each site and from site to site*". In this regard, Ason Group has conducted surveys of the existing Site to establish trip rates, as well as reviewing assessments of National Storage developments in Melbourne and drawing on operational information of other self-storage facilities.

The GFA and associated peak hour trips are detailed below:

TABLE 6: SITE ANALYSIS SUMMARY

Location	GFA (m ²)	AM Trips	PM Trips
Subject Site	7,800	11	3
Site 2: 72-90 Holmes Street, Brunswick	9,835	5-10	5-10
Site 3: 10-12 Hampstead Road, Maidstone	4,886	5-10	5-10
Site 4: Rent a Space - Gregory Hills	6,859	8	7
Site 5: Rent a Space - Padstow	5,535	7	6

It is evident from the above that storage facilities less than 10,000m² generate approximately 10 vehicle trips per peak hour.

The corresponding trip rate on a GFA basis are provided in **Table 7**.

TABLE 7: VEHICLE TRIP RATE SUMMARY

Location	AM Site Vehicle Trip Rate	PM Site Vehicle Trip Rate
Subject Site	0.14 per 100m ² GFA	0.11 per 100m ² GFA
Site 2: 72-90 Holmes Street, Brunswick	0.001 per 100m ² GFA	0.001 per 100m ² GFA
Site 3: 10-12 Hampstead Road, Maidstone	0.002 per 100m ² GFA	0.002 per 100m ² GFA
Site 4: Rent a Space - Gregory Hills	0.12 per 100m ² GFA	0.11 per 100m ² GFA
Site 5: Rent a Space - Padstow	0.08 per 100m ² GFA	0.04 per 100m ² GFA
Average	0.07 per 100m² GFA	0.05 per 100m² GFA

Noting that the analysis of other self-storage developments suggests that self-storage facilities up to 10,000m² generate approximately 10 vehicles per peak hour, it is not unreasonable to assume the Proposal, with a GFA of 22,745m², could generate 20 – 25 vehicles per peak hour. This is consistent with the traffic generation based on the Aurecon Study.

Further, application of the adopted surveyed rates to the 22,745m² of storage GFA results in the following estimated traffic generation:

- 16 veh/hr during the AM peak period, and
- 12 veh/hr during the PM peak period.

With regard for the existing traffic generation of the Site, this represents an increase on 5-10 vehicle movements during the peak periods (or an additional 5 vehicles).

The traffic generation during the weekday peak periods effectively corresponds to 1 vehicle trip every 6 minutes. This level of trip generation can be classified as minor and would have limited (if any) impact on the operation of the local road network. Nevertheless, a detailed SIDRA modelling assessment of the road network has been undertaken.

5.2 Development Trip Distribution and Assignment

With regard to the local road network, the trips have been distributed onto the surrounding road network based generally on access to the major movement corridors surrounding the Site. As such, the following vehicle splits into and out of the Site have been assumed:

- Inbound:
 - 70% from the east considering access to Princes Highway
 - 30% from the west
- Outbound:
 - 70% to the west considering no right turn at the Smidmore Street / Bedwin Road intersection, meaning vehicles attempting to return to Princes highway will be heading westbound
 - 30% to the east

The following Inbound/Outbound splits have been assumed to distribute the trips:

- AM Peak:
 - 55% Inbound
 - 45% Outbound
- PM Peak:
 - 45% Inbound
 - 55% Outbound

Finally, the following light vehicle/heavy vehicle splits have generally been assumed to distribute the development traffic:

- Light vehicles: 80%
- Heavy vehicles: 20%

Figure 11 and **Figure 12** below identify the trip distribution based on the above assumptions.

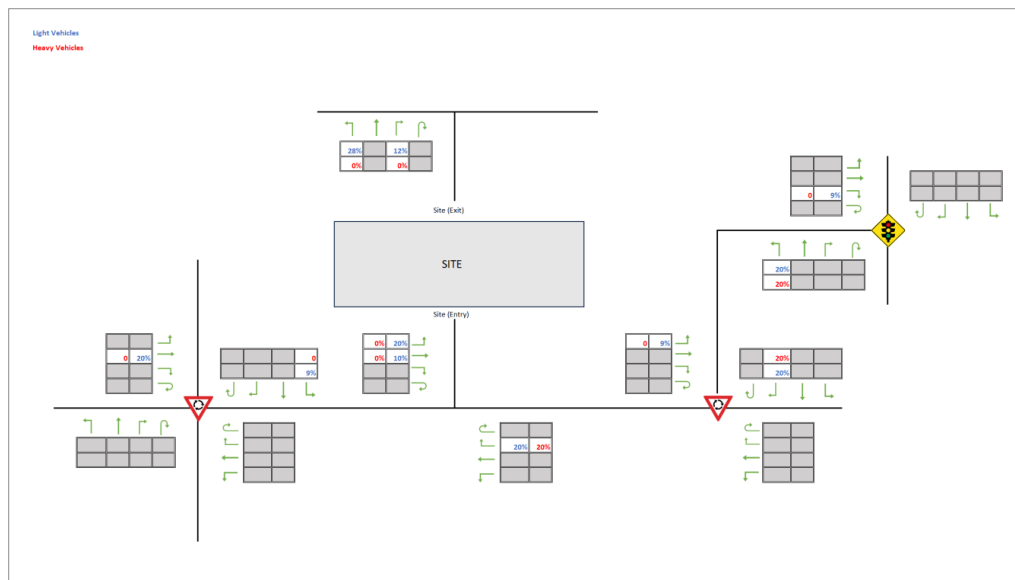


Figure 11: Trip Distribution - AM Peak

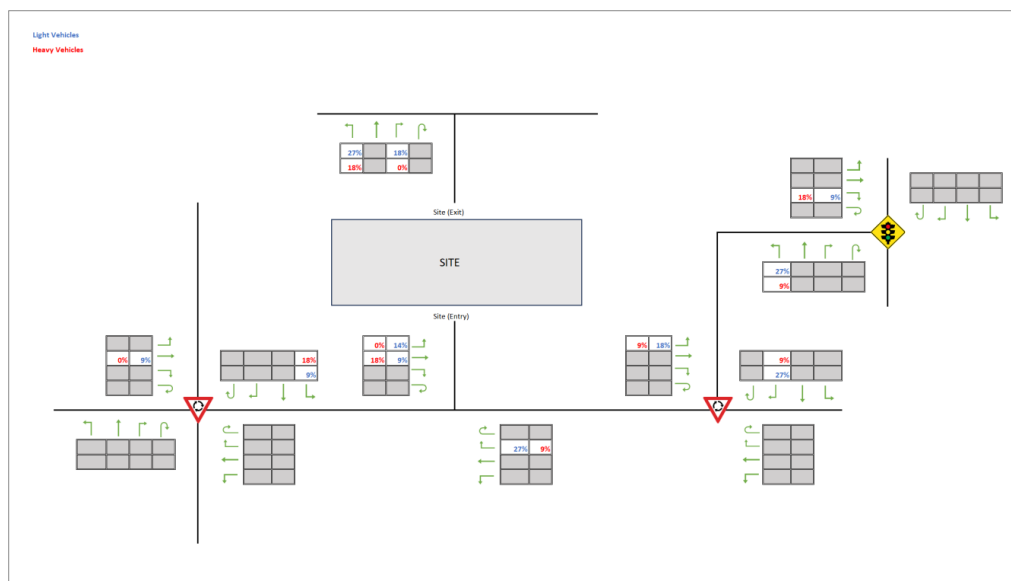


Figure 12: Trip Distribution - PM Peak

5.3 SIDRA Intersection Analysis

5.3.1 Scenarios

An assessment of the following scenarios has been undertaken to inform the traffic impacts of the Proposal:

- Base Case – Existing Baseline (see Section 3.3.2).
- Background Case – Existing Baseline (2023) + Approved Woolworths Development Traffic.
- Project Case – Existing Baseline (2023) + Approved Woolworths Traffic + Development Traffic.

5.3.2 Existing Baseline + Approved Woolworths Traffic

When considering the Background Case, reference is made to the Woolworths Report completed by Colston Budd Rogers & Kafes Pty Ltd for the Woolworths Distribution Centre and Office Development (Woolworths Report) (application no. DA/2022/0820), approved 2/04/2023, located at 74 Edinburgh Road, Marrickville. With the Woolworths development located approximately 300m west of the Site, it is deemed appropriate to include its additional traffic to the Base Case. As such, this scenario combines the Base Case traffic flows with the approved traffic generation of the Woolworths development to provide a realistic baseline for the road network.

Background Case traffic volumes (inclusive of the approved Woolworths volumes) of the study road network are presented in **Figure 13** and **Figure 14** below.

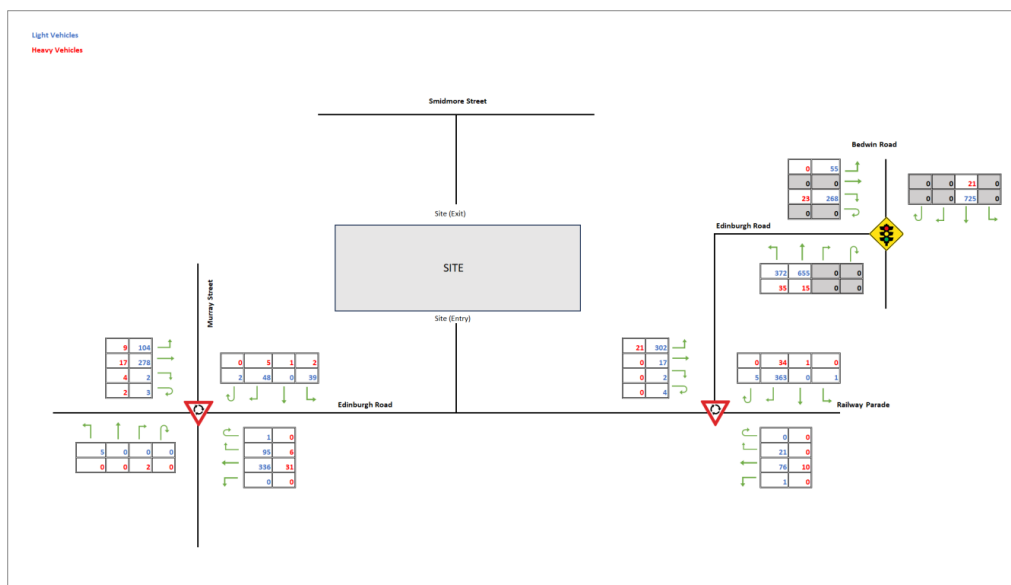


Figure 13: 2023 Base Case + Woolworths Traffic Volume - AM Peak

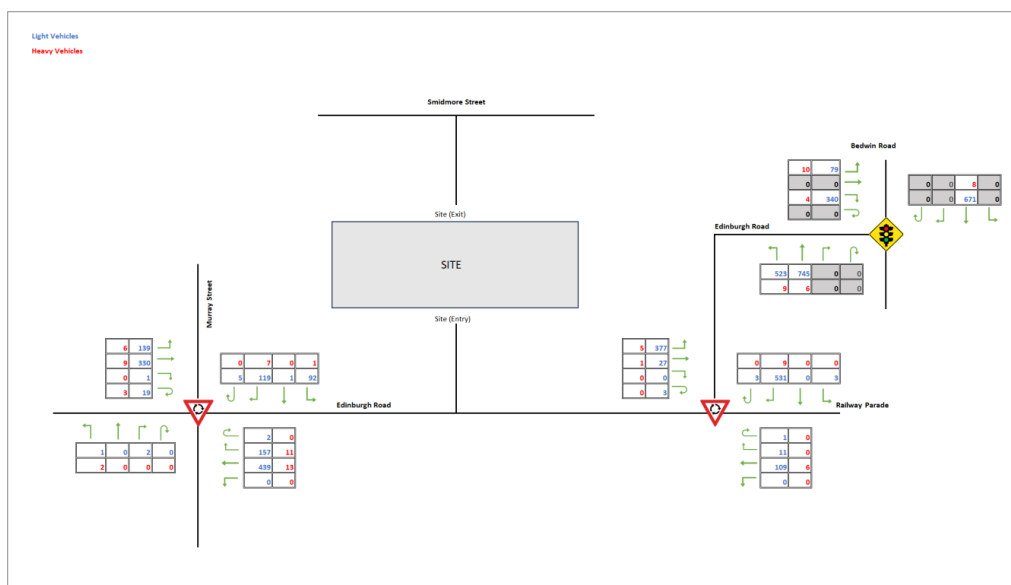


Figure 14: 2023 Base Case + Woolworths Traffic Volume - PM Peak

The performance of the key intersections for the existing baseline (2023) plus Woolworths traffic scenario is presented in **Table 8** below.

SIDRA outputs are provided in Appendix B.

TABLE 8: BACKGROUND CASE INTERSECTION PERFORMANCE					
Intersection	Period	DOS	AVD	95% Queue	LOS
Edinburgh Road / Bedwin Road	AM	0.769	14.2	86.4	A
	PM	0.764	14.6	84.5	B
Edinburgh Road / Railway Parade	AM	0.138	9.40	0.10	A
	PM	0.175	10.4	2.70	A
Edinburgh Road / Murray Street	AM	0.014	12.0	0.58	A
	PM	0.024	19.2	2.00	B

The SIDRA analysis indicates that, following the addition of the approved Woolworths development traffic, all key intersections would continue to operate with “acceptable delays and spare capacity” with reference to the RTA Guidelines.

5.3.3 Existing Baseline + Approved Woolworths + Development Traffic

As assessment of the Project Case scenario for 2023 has also been established to assess the traffic impacts of the Proposal.

Project Case traffic volumes of the study road network are presented in **Figure 13** and **Figure 14** below, incorporating the Background Case volumes from above with the projected development traffic, detailed in Section 5.2.

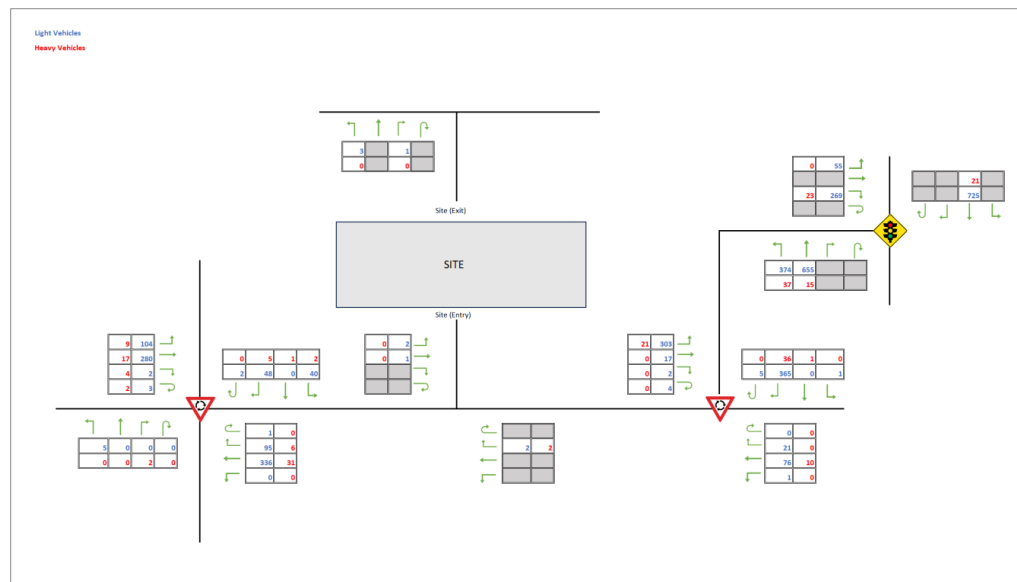


Figure 15: 2023 Project Case Traffic Volumes - AM Peak

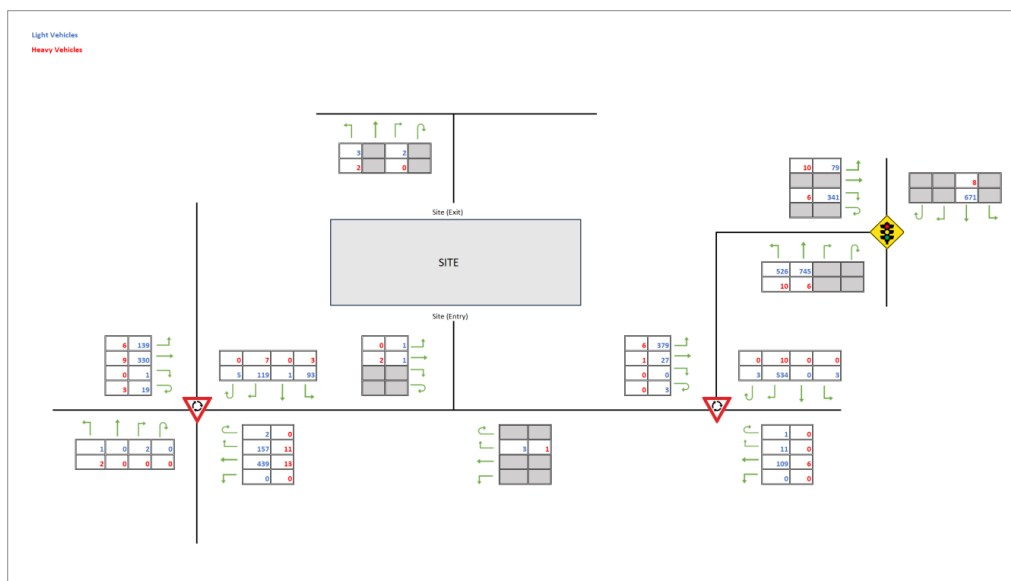


Figure 16: 2023 Project Case Traffic Volumes - PM Peak

The performance of the key intersections for the for the Project Case is provided below.

TABLE 9: PROJECT CASE INTERSECTION PERFORMANCE									
Intersection	Period	Background Case				Project Case			
		DOS	AVD	95% Queue	LOS	DOS	AVD	95% Queue	LOS
Edinburgh Road / Bedwin Road	AM	0.769	14.2	86.4	A	0.769	14.2	86.4	A
	PM	0.764	14.6	84.5	B	0.764	14.7	84.5	B
Edinburgh Road / Railway Parade	AM	0.138	9.40	0.10	A	0.140	9.40	0.10	A
	PM	0.175	10.4	2.70	A	0.177	10.5	2.7	A
Edinburgh Road / Murray Street	AM	0.014	12.0	0.58	A	0.014	12.0	0.58	A
	PM	0.024	19.2	2.00	B	0.024	19.2	2.00	B

A comparison of the Background Case with the Project Case seen above in Table 9 demonstrates the Proposal will have no impact on the surrounding road network. There is no change in the LOS, with DOS, AVD and the 95% Queue also seeing inconsequential changes.

SIDRA outputs are provided in Appendix B.

It can be concluded that the Proposal will have a negligible impact on the surrounding road network, with no change to the assessed intersections from the baseline scenario assessed.

6 Access Parking and Servicing Design

6.1 Design Standards

It is noted that detailed design related matters will be confirmed during the DA stages however, the Proposal will need to be designed in reference to

Site's access, car park and loading areas have been generally designed with reference to the following Australian Standards:

- Australian Standard 2890.1:2004: Parking Facilities – Off Street Car Parking (AS 2890.1)
- Australian Standard 2890.2:2018 Parking Facilities – Off Street Commercial Vehicle Facilities (AS 2890.2)
- Australian Standard 2890.3:2015: Parking Facilities – Bicycle Parking (AS 2890.3);
- Australian Standard 2890.5:2020: Parking Facilities – On Street Parking (AS2890.5)
- Australian Standard 2890.6:2009 Parking Facilities – Off Street Parking for People with Disabilities (AS 2890.6); and
- Marrickville Development Control Plan 2011

6.2 Design Commentary

A preliminary review of the Proposal has been undertaken, with the following considered noteworthy:

- The design vehicle adopted for the development is an 8.8m long MRV. The proposed car parking area has been designed to accommodate B99 Vehicles as per AS2890.1:2004.
- All access driveways shall be, designed with reference to AS 2890.1, AS 2890.2, and any other relevant published road design / road engineering guidelines.
- Truck access driveways shall be designed to provide for vehicles up to and including an 8.8m long MRV with maximum gradients, maximum rates of change of grades, and maximum crossfalls in accordance with relevant standards.
- All parking areas, including access aisles and parking modules shall be designed with reference to AS 2890.1 and AS 2890.6. It is anticipated that full parking area design compliance with AS 2890.1 and AS 2890.6 would form a standard Condition of Consent further to any DA approval.

7 Conclusions

Ason Group has been engaged by National Storage to prepare a Transport Assessment in relation to the Proposal Planning for a Self-Storage development located on 11-11a Edinburgh Rd, Marrickville (the Site).

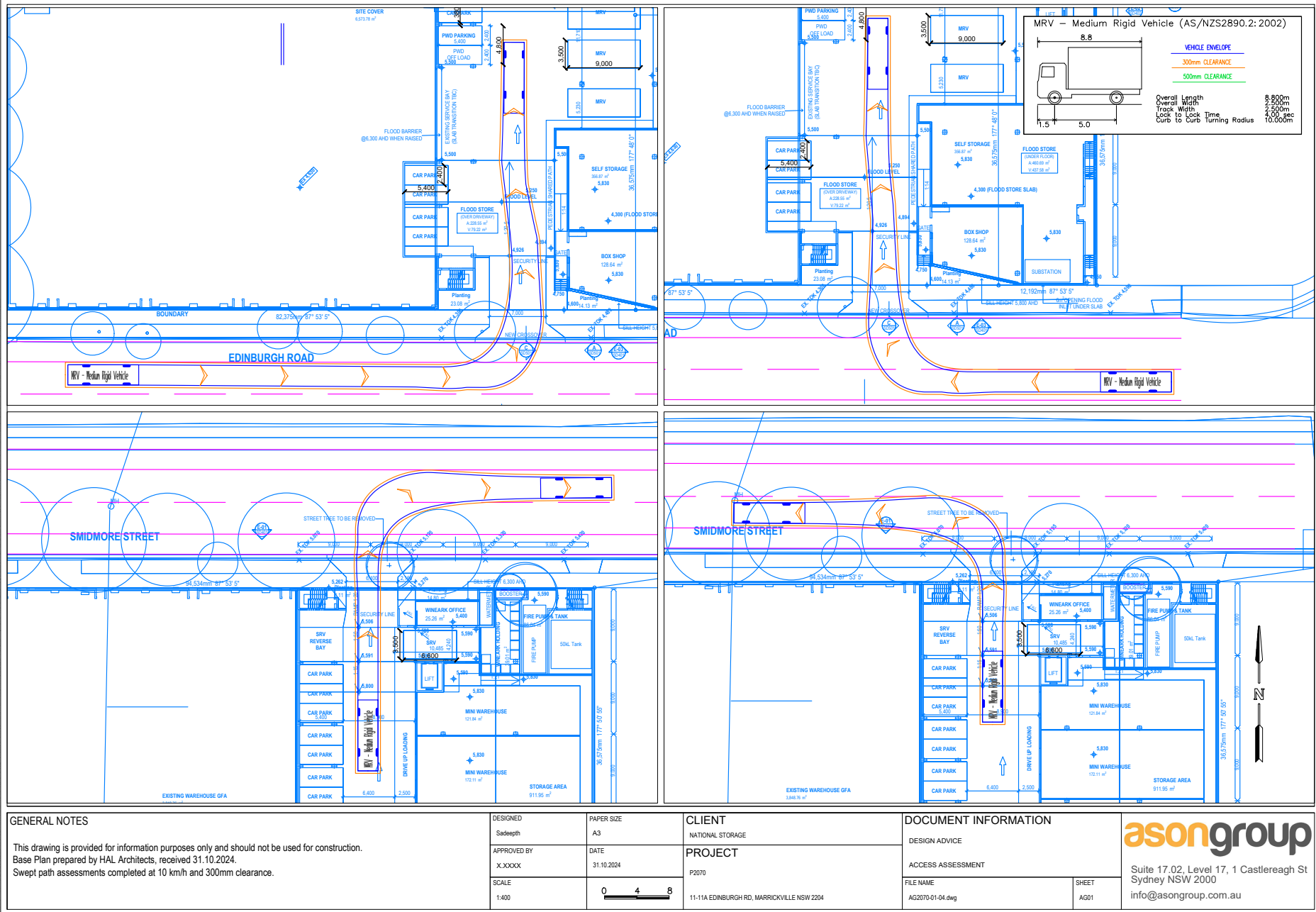
Further to a detailed assessment of all relevant traffic and transport issues, Ason Group provides the following conclusions:

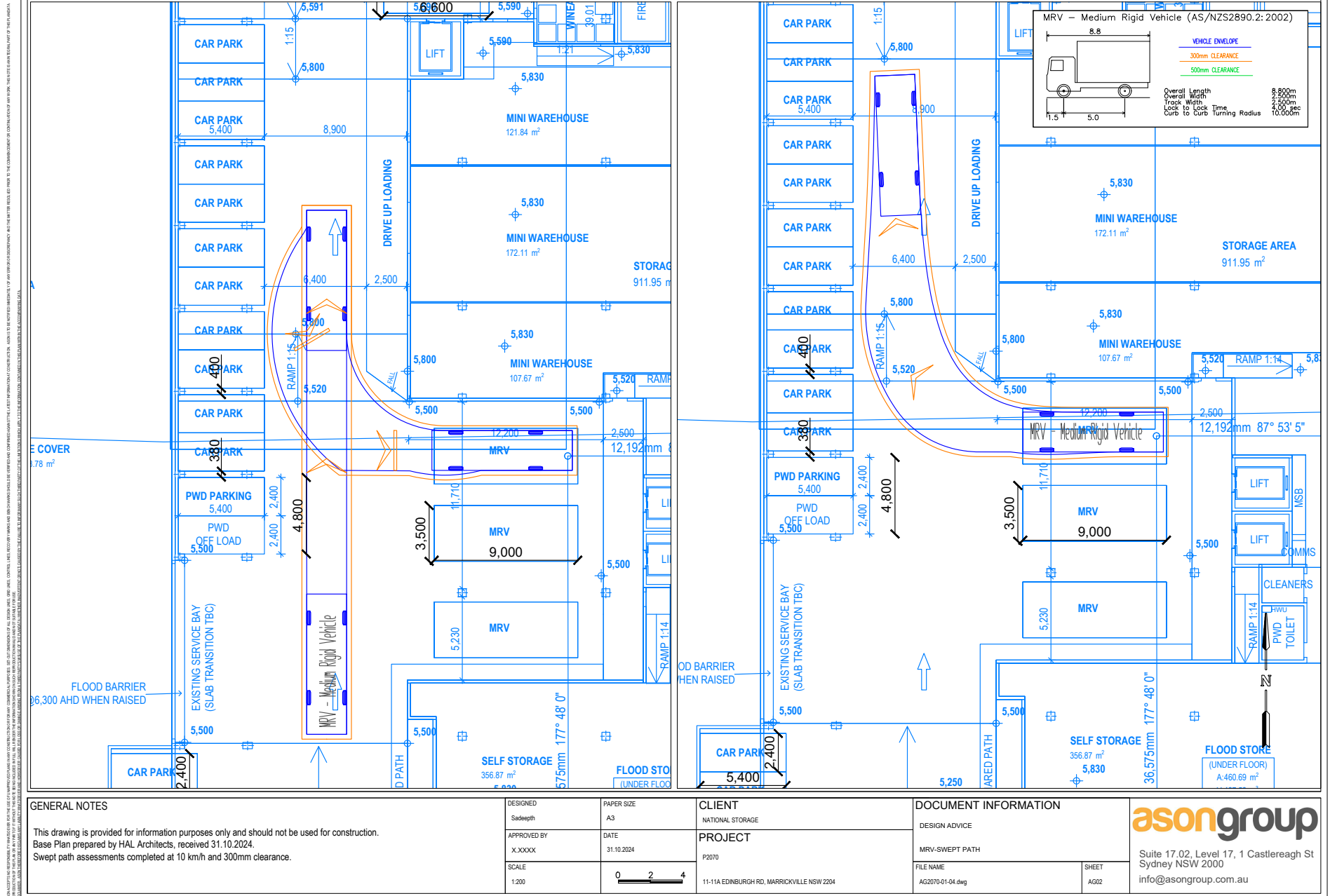
- Council's DCP does not provide parking rates for storage facilities. As such, reference has been made to the Aurecon Self Storage Facility Traffic and Parking Study 2009 which assessed the parking and traffic outcomes based on surveys across 32 self-storage developments.
- Ason Group undertook a survey of the existing self-storage development to establish the trip generation rate analysis of the existing storage facilities. The Average Site survey trip rates have therefore been adopted as follows:
 - Weekday
 - AM peak: 0.07 trips per 100m²
 - PM peak: 0.05 trips per 100m²
- The Proposal would result in a slight increase in traffic generation during peak hours and have a negligible impact on the surrounding road network.
- All internal circulation, hardstand and parking areas have been designed with reference to the Australian Standards and provide for vehicles up to and including an 8.8m long MRV.
- All access driveways, parking areas and service areas have been designed with reference to the appropriate Australian Standards. It is anticipated that full design compliance with the relevant Australian Standards would form a standard Condition of Consent further to approval, which will also provide for any design changes if required.

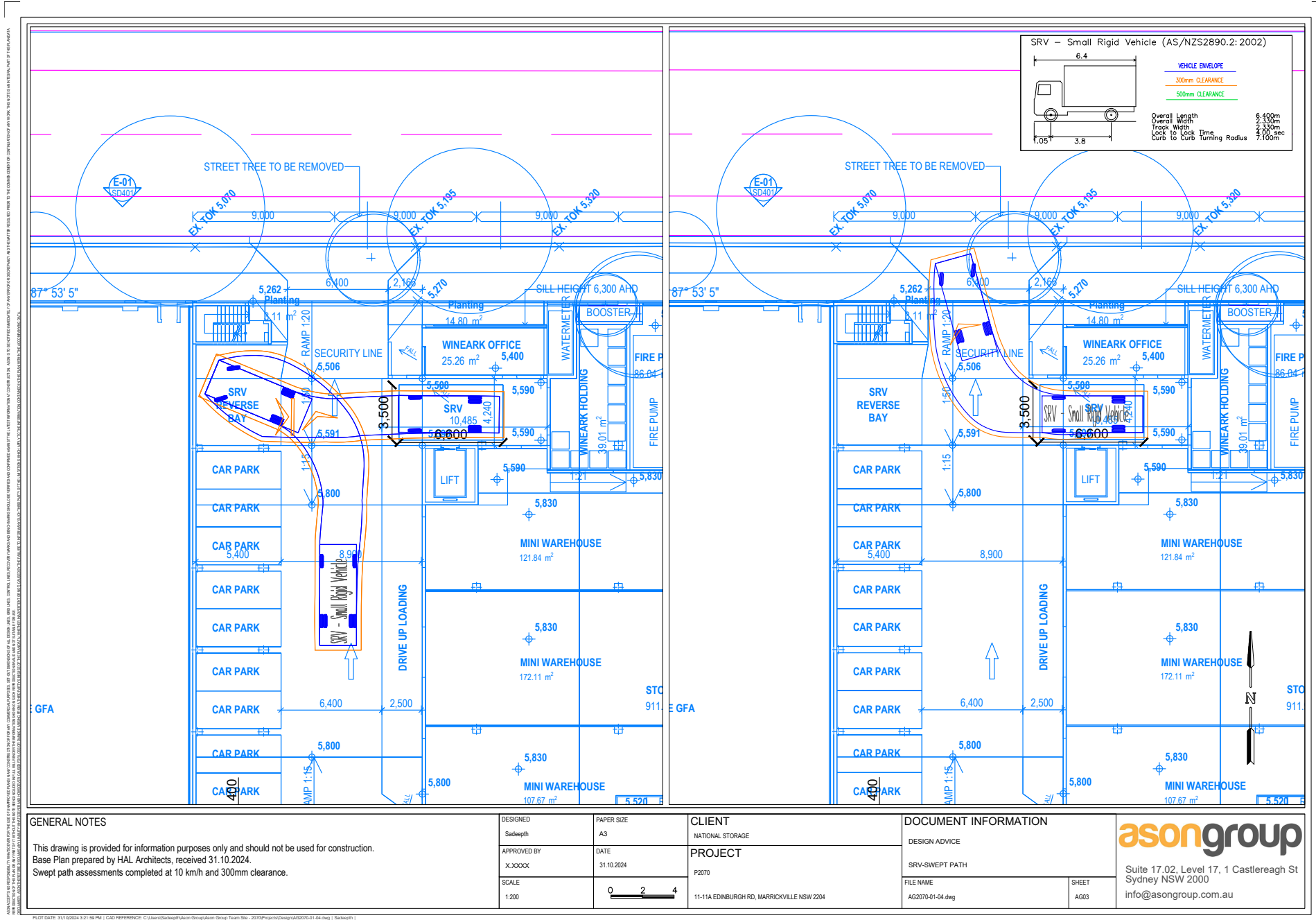
Appendix A. Swept Path Analysis

Item 3

Attachment 5







Appendix B. SIDRA Modelling Results

Item 3

Attachment 5

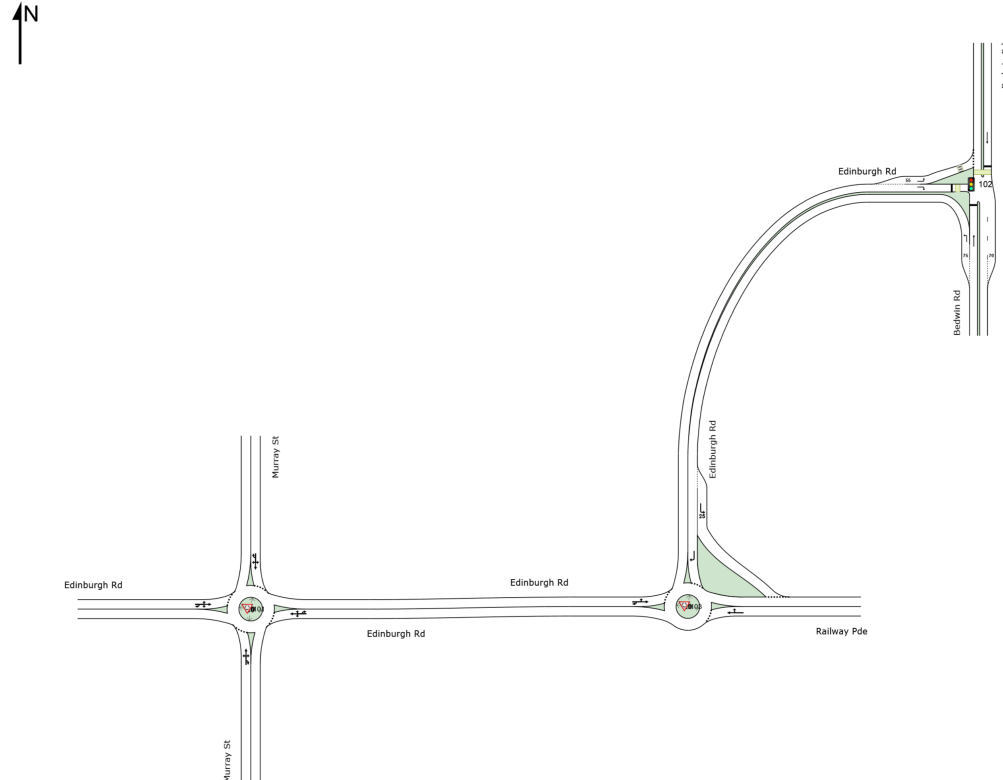
NETWORK LAYOUT

Network: N101 [Existing AM (Network Folder: Networks)]

New Network

Network Category: (None)

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



SITES IN NETWORK		
Site ID	CCG ID	Site Name
101	NA	Edinburgh Rd / Murray St AM
103	NA	Edinburgh Rd / Railway Pde AM
102	NA	Edinburgh Rd / Bedwin Rd AM

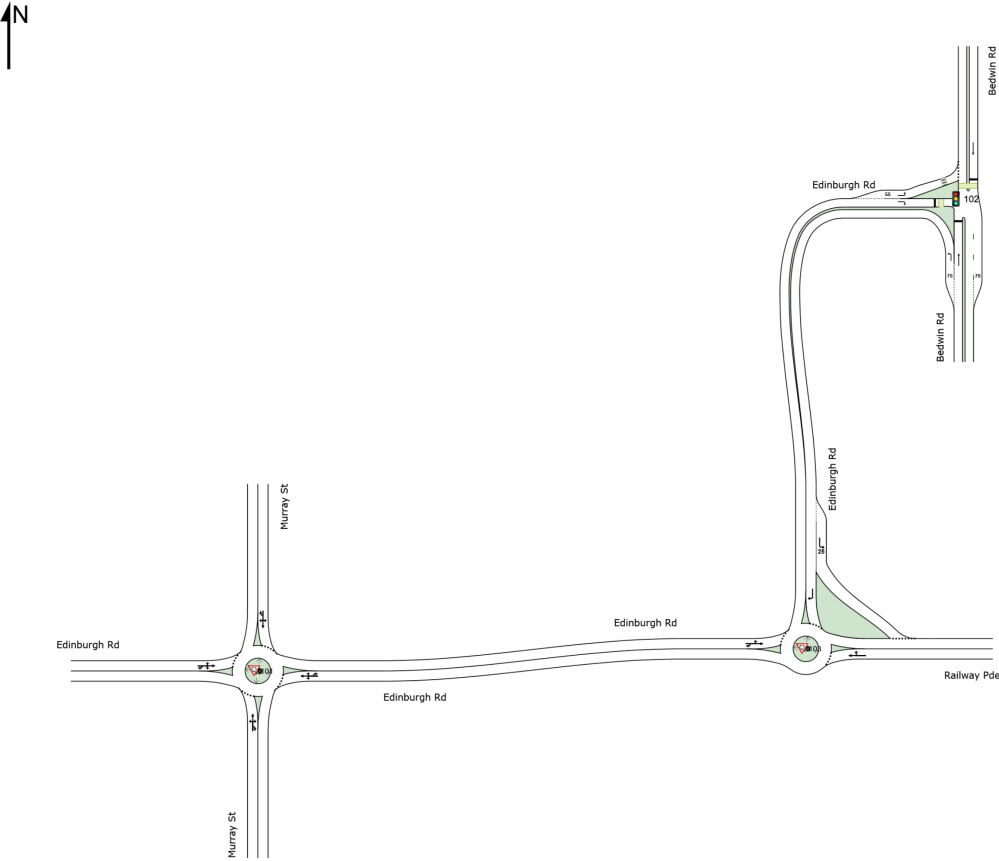
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 Project: C:\Users\Sadeepth\Ason Group\Ason Group Team Site - 2070\Projects\Modelling\IP2070m01_11-11a Edinburgh Road, Marrickville.sip9

NETWORK LAYOUT

Network: N102 [Existing PM (Network Folder: Networks)]

New Network
Network Category: (None)

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



SITES IN NETWORK		
Site ID	CCG ID	Site Name
▽101	NA	Edinburgh Rd / Murray St PM
▽103	NA	Edinburgh Rd / Railway Pde PM
102	NA	Edinburgh Rd / Bedwin Rd PM

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 Project: C:\Users\Sadeepth\Ason Group\Ason Group Team Site - 2070\Projects\Modelling\IP2070m01_11-11a Edinburgh Road, Marrickville.sip9

MOVEMENT SUMMARY

 Site: 101 [Edinburgh Rd / Murray St AM (Site Folder: Existing)]

 Network: N101 [Existing AM (Network Folder: Networks)]

Edinburgh Rd / Murray St Existing AM
Site Category: (None)
Roundabout

Vehicle Movement Performance															
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed	
		[Total veh/h	HV %	[Total HV] veh/h	%	v/c	sec		[Veh. veh	Dist] m				km/h	
South: Murray St															
1	L2	5	0.0	5	0.0	0.014	6.3	LOS A	0.0	0.2	0.58	0.60	0.58	41.9	
2	T1	1	0.0	1	0.0	0.014	6.3	LOS A	0.0	0.2	0.58	0.60	0.58	39.7	
3	R2	3	66.7	3	66.7	0.014	12.0	LOS A	0.0	0.2	0.58	0.60	0.58	41.3	
3u	U	1	0.0	1	0.0	0.014	11.2	LOS A	0.0	0.2	0.58	0.60	0.58	45.9	
Approach		11	20.0	11	20.0	0.014	8.5	LOS A	0.0	0.2	0.58	0.60	0.58	42.1	
East: Edinburgh Rd															
4	L2	1	0.0	1	0.0	0.347	4.0	LOS A	1.0	7.3	0.28	0.47	0.28	43.9	
5	T1	349	9.0	349	9.0	0.347	4.1	LOS A	1.0	7.3	0.28	0.47	0.28	38.3	
6	R2	106	5.9	106	5.9	0.347	7.4	LOS A	1.0	7.3	0.28	0.47	0.28	32.1	
6u	U	1	0.0	1	0.0	0.347	8.8	LOS A	1.0	7.3	0.28	0.47	0.28	32.9	
Approach		458	8.3	458	8.3	0.347	4.9	LOS A	1.0	7.3	0.28	0.47	0.28	36.8	
North: Murray St															
7	L2	43	4.9	43	4.9	0.100	5.5	LOS A	0.2	1.6	0.50	0.64	0.50	24.5	
8	T1	1	100.0	1	100.0	0.100	7.7	LOS A	0.2	1.6	0.50	0.64	0.50	42.0	
				0											
9	R2	45	11.6	45	11.6	0.100	8.9	LOS A	0.2	1.6	0.50	0.64	0.50	32.6	
9u	U	2	0.0	2	0.0	0.100	10.3	LOS A	0.2	1.6	0.50	0.64	0.50	24.1	
Approach		92	9.2	92	9.2	0.100	7.3	LOS A	0.2	1.6	0.50	0.64	0.50	29.7	
West: Edinburgh Rd															
10	L2	141	6.7	141	6.7	0.379	4.4	LOS A	1.0	7.7	0.37	0.48	0.37	34.3	
11	T1	313	5.1	313	5.1	0.379	4.4	LOS A	1.0	7.7	0.37	0.48	0.37	30.8	
12	R2	6	66.7	6	66.7	0.379	8.9	LOS A	1.0	7.7	0.37	0.48	0.37	43.3	
12u	U	5	40.0	5	40.0	0.379	9.9	LOS A	1.0	7.7	0.37	0.48	0.37	32.3	
Approach		465	6.8	465	6.8	0.379	4.6	LOS A	1.0	7.7	0.37	0.48	0.37	32.6	
All Vehicles		1025	7.8	1025	7.8	0.379	5.0	LOS A	1.0	7.7	0.34	0.49	0.34	34.8	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 Site: 103 [Edinburgh Rd / Railway Pde AM (Site Folder: Existing)]

 Network: N101 [Existing AM (Network Folder: Networks)]

Edinburgh Rd / Railway Pde Existing AM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total veh/h	HV %	v/c	sec		[Veh. veh	Dist] m				km/h
East: Railway Pde														
5	T1	80	13.2	80	13.2	0.116	6.2	LOS A	0.2	1.8	0.52	0.62	0.52	30.7
6	R2	22	0.0	22	0.0	0.116	9.2	LOS A	0.2	1.8	0.52	0.62	0.52	30.7
Approach		102	10.3	102	10.3	0.116	6.9	LOS A	0.2	1.8	0.52	0.62	0.52	30.7
North: Edinburgh Rd														
7	L2	1	0.0	1	0.0	0.001	3.2	LOS A	0.0	0.0	0.05	0.46	0.05	38.9
9	R2	397	8.8	397	8.8	0.237	6.7	LOS A	0.5	4.1	0.07	0.61	0.07	24.5
Approach		398	8.7	398	8.7	0.237	6.7	LOS A	0.5	4.1	0.07	0.61	0.07	24.6
West: Edinburgh Rd														
10	L2	293	6.8	293	6.8	0.211	3.7	LOS A	0.5	3.9	0.13	0.46	0.13	35.3
11	T1	7	0.0	7	0.0	0.211	3.7	LOS A	0.5	3.9	0.13	0.46	0.13	42.3
12u	U	2	0.0	2	0.0	0.211	8.5	LOS A	0.5	3.9	0.13	0.46	0.13	35.3
Approach		302	6.6	302	6.6	0.211	3.8	LOS A	0.5	3.9	0.13	0.46	0.13	35.5
All Vehicles		802	8.1	802	8.1	0.237	5.6	LOS A	0.5	4.1	0.15	0.55	0.15	29.6

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Edinburgh Rd / Bedwin Rd AM (Site Folder: Existing)]

Network: N101 [Existing AM (Network Folder: Networks)]

Edinburgh Rd / Bedwin Rd Existing AM

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60 seconds (Site User-Given Phase Times)

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total HV] veh/h	%	v/c	sec		[Veh. veh	Dist] m				km/h
South: Bedwin Rd														
1	L2	407	8.8	407	8.8	0.233	5.7	LOS A	0.0	0.0	0.00	0.52	0.00	43.7
2	T1	705	2.2	705	2.2	0.688	11.2	LOS A	9.4	67.2	0.79	0.71	0.79	36.6
Approach		1113	4.6	1113	4.6	0.688	9.2	LOS A	9.4	67.2	0.50	0.64	0.50	38.7
North: Bedwin Rd														
8	T1	785	2.8	785	2.8	* 0.769	15.1	LOS B	12.1	86.4	0.85	0.81	0.91	33.5
Approach		785	2.8	785	2.8	0.769	15.1	LOS B	12.1	86.4	0.85	0.81	0.91	33.5
West: Edinburgh Rd														
10	L2	47	0.0	47	0.0	0.066	9.6	LOS A	0.3	2.4	0.54	0.64	0.54	24.3
12	R2	269	8.6	269	8.6	* 0.660	28.5	LOS B	4.7	35.2	0.96	0.85	1.02	21.1
Approach		317	7.3	317	7.3	0.660	25.7	LOS B	4.7	35.2	0.90	0.82	0.95	21.3
All Vehicles		2215	4.4	2215	4.4	0.769	13.6	LOS A	12.1	86.4	0.68	0.73	0.71	33.1

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance											
Mov ID	Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped	Dist] m			sec	m	m/sec
North: Bedwin Rd											
P3	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
West: Edinburgh Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
All Pedestrians		105	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

MOVEMENT SUMMARY

Site: 101 [Edinburgh Rd / Murray St PM (Site Folder: Existing)]

Network: N102 [Existing PM (Network Folder: Networks)]

Edinburgh Rd / Murray St Existing PM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	HV %	[Total veh/h]	HV %	v/c	sec		[Veh. veh]	[Dist m]				km/h
South: Murray St														
1	L2	3	66.7	3	66.7	0.014	11.3	LOS A	0.0	0.3	0.73	0.67	0.73	37.1
2	T1	1	0.0	1	0.0	0.014	8.2	LOS A	0.0	0.3	0.73	0.67	0.73	37.2
3	R2	2	0.0	2	0.0	0.014	11.5	LOS A	0.0	0.3	0.73	0.67	0.73	38.3
3u	U	1	0.0	1	0.0	0.014	13.1	LOS A	0.0	0.3	0.73	0.67	0.73	43.8
Approach		7	28.6	7	28.6	0.014	11.2	LOS A	0.0	0.3	0.73	0.67	0.73	38.7
East: Edinburgh Rd														
4	L2	1	0.0	1	0.0	0.511	4.8	LOS A	1.7	12.2	0.52	0.57	0.52	42.9
5	T1	428	2.7	428	2.7	0.511	4.9	LOS A	1.7	12.2	0.52	0.57	0.52	36.9
6	R2	177	6.5	177	6.5	0.511	8.3	LOS A	1.7	12.2	0.52	0.57	0.52	30.6
6u	U	2	0.0	2	0.0	0.511	9.7	LOS A	1.7	12.2	0.52	0.57	0.52	30.6
Approach		608	3.8	608	3.8	0.511	5.9	LOS A	1.7	12.2	0.52	0.57	0.52	35.0
North: Murray St														
7	L2	98	1.1	98	1.1	0.241	5.6	LOS A	0.6	4.2	0.56	0.68	0.56	24.1
8	T1	1	0.0	1	0.0	0.241	5.6	LOS A	0.6	4.2	0.56	0.68	0.56	43.0
9	R2	122	6.0	122	6.0	0.241	9.1	LOS A	0.6	4.2	0.56	0.68	0.56	32.6
9u	U	5	0.0	5	0.0	0.241	10.5	LOS A	0.6	4.2	0.56	0.68	0.56	23.9
Approach		226	3.7	226	3.7	0.241	7.6	LOS A	0.6	4.2	0.56	0.68	0.56	29.6
West: Edinburgh Rd														
10	L2	137	3.8	137	3.8	0.415	5.0	LOS A	1.2	8.6	0.51	0.56	0.51	33.2
11	T1	304	2.4	304	2.4	0.415	5.0	LOS A	1.2	8.6	0.51	0.56	0.51	29.2
12	R2	1	0.0	1	0.0	0.415	8.2	LOS A	1.2	8.6	0.51	0.56	0.51	44.2
12u	U	23	13.6	23	13.6	0.415	10.1	LOS A	1.2	8.6	0.51	0.56	0.51	32.3
Approach		465	3.4	465	3.4	0.415	5.3	LOS A	1.2	8.6	0.51	0.56	0.51	31.0
All Vehicles		1307	3.8	1307	3.8	0.511	6.0	LOS A	1.7	12.2	0.52	0.59	0.52	33.1

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 103 [Edinburgh Rd / Railway Pde PM (Site Folder: Existing)]

Network: N102 [Existing PM (Network Folder: Networks)]

Edinburgh Rd / Railway Pde Existing PM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total HV] veh/h	%	v/c	sec		[Veh. veh	Dist] m				km/h
East: Railway Pde														
5	T1	111	5.7	111	5.7	0.152	7.0	LOS A	0.3	2.3	0.60	0.67	0.60	30.3
6	R2	12	0.0	12	0.0	0.152	10.1	LOS A	0.3	2.3	0.60	0.67	0.60	30.3
Approach		122	5.2	122	5.2	0.152	7.3	LOS A	0.3	2.3	0.60	0.67	0.60	30.3
North: Edinburgh Rd														
7	L2	3	0.0	3	0.0	0.002	3.2	LOS A	0.0	0.0	0.07	0.45	0.07	38.7
9	R2	532	1.6	532	1.6	0.312	6.7	LOS A	0.8	5.5	0.10	0.60	0.10	24.3
Approach		535	1.6	535	1.6	0.312	6.7	LOS A	0.8	5.5	0.10	0.60	0.10	24.4
West: Edinburgh Rd														
10	L2	365	1.2	365	1.2	0.313	3.6	LOS A	0.7	4.7	0.09	0.46	0.09	35.6
11	T1	14	0.0	14	0.0	0.313	3.6	LOS A	0.7	4.7	0.09	0.46	0.09	42.6
12u	U	3	0.0	3	0.0	0.313	8.5	LOS A	0.7	4.7	0.09	0.46	0.09	35.6
Approach		382	1.1	382	1.1	0.313	3.7	LOS A	0.7	4.7	0.09	0.46	0.09	36.0
All Vehicles		1039	1.8	1039	1.8	0.313	5.6	LOS A	0.8	5.5	0.15	0.56	0.15	29.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 102 [Edinburgh Rd / Bedwin Rd PM (Site Folder: Existing)]

Network: N102 [Existing PM (Network Folder: Networks)]

Edinburgh Rd / Bedwin Rd Existing PM

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60 seconds (Site User-Given Phase Times)

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total veh/h	HV %	v/c	sec		[Veh. veh	Dist m				km/h
South: Bedwin Rd														
1	L2	523	1.6	523	1.6	0.285	5.7	LOS A	0.0	0.0	0.00	0.53	0.00	43.7
2	T1	791	0.8	791	0.8	* 0.764	13.6	LOS A	12.0	84.5	0.85	0.80	0.90	33.9
Approach		1314	1.1	1314	1.1	0.764	10.4	LOS A	12.0	84.5	0.51	0.69	0.54	36.9
North: Bedwin Rd														
8	T1	715	1.2	715	1.2	0.693	12.6	LOS A	9.6	67.8	0.80	0.71	0.80	36.6
Approach		715	1.2	715	1.2	0.693	12.6	LOS A	9.6	67.8	0.80	0.71	0.80	36.6
West: Edinburgh Rd														
10	L2	36	0.0	36	0.0	0.054	10.9	LOS A	0.3	2.0	0.59	0.64	0.59	22.9
12	R2	336	0.9	336	0.9	* 0.780	31.7	LOS C	6.4	45.1	0.99	0.93	1.20	20.2
Approach		372	0.8	372	0.8	0.780	29.7	LOS C	6.4	45.1	0.95	0.91	1.14	20.3
All Vehicles		2400	1.1	2400	1.1	0.780	14.1	LOS A	12.0	84.5	0.66	0.73	0.71	32.7

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance											
Mov ID	Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped	Dist m			sec	m	m/sec
North: Bedwin Rd											
P3	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
West: Edinburgh Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
All Pedestrians		105	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

MOVEMENT SUMMARY

Site: 101 [Edinburgh Rd / Murray St AM 2 (Site Folder: Existing + Woolworths)]

Network: N101 [Existing + Woolworths AM (Network Folder: Networks)]

Edinburgh Rd / Murray St Existing + Woolies AM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total HV] veh/h	%	v/c	sec		[Veh. veh	Dist] m				km/h
South: Murray St														
1	L2	5	0.0	5	0.0	0.014	6.3	LOS A	0.0	0.2	0.58	0.61	0.58	41.8
2	T1	1	0.0	1	0.0	0.014	6.4	LOS A	0.0	0.2	0.58	0.61	0.58	39.7
3	R2	3	66.7	3	66.7	0.014	12.0	LOS A	0.0	0.2	0.58	0.61	0.58	41.3
3u	U	1	0.0	1	0.0	0.014	11.2	LOS A	0.0	0.2	0.58	0.61	0.58	45.8
Approach		11	20.0	11	20.0	0.014	8.5	LOS A	0.0	0.2	0.58	0.61	0.58	42.1
East: Edinburgh Rd														
4	L2	1	0.0	1	0.0	0.347	3.8	LOS A	1.0	7.2	0.18	0.45	0.18	44.3
5	T1	387	8.7	387	8.7	0.347	3.9	LOS A	1.0	7.2	0.18	0.45	0.18	39.1
6	R2	106	5.9	106	5.9	0.347	7.2	LOS A	1.0	7.2	0.18	0.45	0.18	32.7
6u	U	1	0.0	1	0.0	0.347	8.6	LOS A	1.0	7.2	0.18	0.45	0.18	33.8
Approach		496	8.1	496	8.1	0.347	4.6	LOS A	1.0	7.2	0.18	0.45	0.18	37.7
North: Murray St														
7	L2	43	4.9	43	4.9	0.067	5.4	LOS A	0.1	1.1	0.50	0.60	0.50	25.6
8	T1	2	50.0	2	50.0	0.067	6.3	LOS A	0.1	1.1	0.50	0.60	0.50	43.6
9	R2	13	50.0	13	50.0	0.067	9.7	LOS A	0.1	1.1	0.50	0.60	0.50	30.9
9u	U	1	0.0	1	0.0	0.067	10.2	LOS A	0.1	1.1	0.50	0.60	0.50	24.6
Approach		59	16.1	59	16.1	0.067	6.4	LOS A	0.1	1.1	0.50	0.60	0.50	29.1
West: Edinburgh Rd														
10	L2	120	8.8	120	8.8	0.362	4.4	LOS A	0.9	7.1	0.36	0.48	0.36	34.3
11	T1	311	5.8	311	5.8	0.362	4.4	LOS A	0.9	7.1	0.36	0.48	0.36	30.9
12	R2	6	66.7	6	66.7	0.362	8.8	LOS A	0.9	7.1	0.36	0.48	0.36	43.4
12u	U	5	40.0	5	40.0	0.362	9.9	LOS A	0.9	7.1	0.36	0.48	0.36	32.4
Approach		442	7.9	442	7.9	0.362	4.6	LOS A	0.9	7.1	0.36	0.48	0.36	32.6
All Vehicles		1007	8.6	1007	8.6	0.362	4.7	LOS A	1.0	7.2	0.28	0.47	0.28	35.6

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 103 [Edinburgh Rd / Railway Pde AM 2 (Site Folder: Existing + Woolworths)]

Network: N101 [Existing + Woolworths AM (Network Folder: Networks)]

Edinburgh Rd / Railway Pde Existing + Woolies AM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	[HV %]	[Total veh/h]	[HV %]	v/c	sec		[Veh. veh]	[Dist m]				km/h
East: Railway Pde														
5	T1	92	12.6	92	12.6	0.138	6.4	LOS A	0.3	2.1	0.55	0.64	0.55	30.5
6	R2	22	0.0	22	0.0	0.138	9.4	LOS A	0.3	2.1	0.55	0.64	0.55	30.5
Approach		114	10.2	114	10.2	0.138	7.0	LOS A	0.3	2.1	0.55	0.64	0.55	30.5
North: Edinburgh Rd														
7	L2	1	0.0	1	0.0	0.001	3.2	LOS A	0.0	0.0	0.09	0.45	0.09	38.6
9	R2	419	8.5	419	8.5	0.260	6.7	LOS A	0.6	4.7	0.12	0.59	0.12	24.2
Approach		420	8.5	420	8.5	0.260	6.7	LOS A	0.6	4.7	0.12	0.59	0.12	24.2
West: Edinburgh Rd														
10	L2	341	6.5	341	6.5	0.302	3.7	LOS A	0.7	4.9	0.14	0.46	0.14	35.2
11	T1	19	5.6	19	5.6	0.302	3.7	LOS A	0.7	4.9	0.14	0.46	0.14	41.5
12u	U	4	0.0	4	0.0	0.302	8.6	LOS A	0.7	4.9	0.14	0.46	0.14	35.2
Approach		364	6.4	364	6.4	0.302	3.8	LOS A	0.7	4.9	0.14	0.46	0.14	35.7
All Vehicles		898	7.9	898	7.9	0.302	5.6	LOS A	0.7	4.9	0.18	0.55	0.18	29.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Edinburgh Rd / Bedwin Rd AM 2 (Site Folder: Existing + Woolworths)]

Network: N101 [Existing + Woolworths AM (Network Folder: Networks)]

Edinburgh Rd / Bedwin Rd Existing + Woolies AM

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60 seconds (Site User-Given Phase Times)

Vehicle Movement Performance															
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed	
		[Total veh/h	HV %	[Total HV] veh/h	%	v/c	sec		[Veh. veh	Dist] m				km/h	
South: Bedwin Rd															
1	L2	429	8.6	429	8.6	0.245	5.7	LOS A	0.0	0.0	0.00	0.52	0.00	43.7	
2	T1	705	2.2	705	2.2	0.688	11.2	LOS A	9.4	67.2	0.79	0.71	0.79	36.6	
Approach		1135	4.6	1135	4.6	0.688	9.1	LOS A	9.4	67.2	0.49	0.64	0.49	38.8	
North: Bedwin Rd															
8	T1	785	2.8	785	2.8	* 0.769	15.3	LOS B	12.1	86.4	0.85	0.81	0.91	33.5	
Approach		785	2.8	785	2.8	0.769	15.3	LOS B	12.1	86.4	0.85	0.81	0.91	33.5	
West: Edinburgh Rd															
10	L2	59	1.8	59	1.8	0.083	9.7	LOS A	0.4	3.0	0.55	0.65	0.55	24.2	
12	R2	307	8.2	307	8.2	* 0.751	30.8	LOS C	5.7	42.9	0.99	0.91	1.15	20.2	
Approach		366	7.2	366	7.2	0.751	27.4	LOS B	5.7	42.9	0.91	0.87	1.05	20.5	
All Vehicles		2286	4.4	2286	4.4	0.769	14.2	LOS A	12.1	86.4	0.68	0.74	0.73	32.5	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance											
Mov ID	Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped	Dist] m			sec	m	m/sec
North: Bedwin Rd											
P3	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
West: Edinburgh Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
All Pedestrians		105	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

MOVEMENT SUMMARY

 Site: 101 [Edinburgh Rd / Murray St PM 2 (Site Folder: Existing + Woolworths)]

 Network: N102 [Existing + Woolworths PM (Network Folder: Networks)]

Edinburgh Rd / Murray St Existing + Woolies PM
Site Category: (None)
Roundabout

Vehicle Movement Performance															
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed	
		[Total veh/h	HV %	[Total veh/h	HV %				[Veh. veh	Dist] m					
South: Murray St															
1	L2	3	66.7	3	66.7	0.017	12.2	LOS A	0.0	0.3	0.76	0.70	0.76	36.1	
2	T1	1	0.0	1	0.0	0.017	8.9	LOS A	0.0	0.3	0.76	0.70	0.76	36.3	
3	R2	2	0.0	2	0.0	0.017	12.2	LOS A	0.0	0.3	0.76	0.70	0.76	37.1	
3u	U	1	100.0	1	100.0	0.017	19.2	LOS B	0.0	0.3	0.76	0.70	0.76	41.8	
Approach		7	42.9	7	42.9	0.017	12.7	LOS A	0.0	0.3	0.76	0.70	0.76	37.5	
East: Edinburgh Rd															
4	L2	1	0.0	1	0.0	0.557	5.0	LOS A	2.0	14.1	0.57	0.58	0.57	42.8	
5	T1	476	2.9	476	2.9	0.557	5.1	LOS A	2.0	14.1	0.57	0.58	0.57	36.6	
6	R2	177	6.5	177	6.5	0.557	8.4	LOS A	2.0	14.1	0.57	0.58	0.57	30.4	
6u	U	2	0.0	2	0.0	0.557	9.9	LOS A	2.0	14.1	0.57	0.58	0.57	30.3	
Approach		656	3.9	656	3.9	0.557	6.0	LOS A	2.0	14.1	0.57	0.58	0.57	34.9	
North: Murray St															
7	L2	98	1.1	98	1.1	0.265	6.0	LOS A	0.7	4.7	0.61	0.72	0.61	23.4	
8	T1	1	0.0	1	0.0	0.265	6.0	LOS A	0.7	4.7	0.61	0.72	0.61	42.6	
9	R2	133	5.6	133	5.6	0.265	9.5	LOS A	0.7	4.7	0.61	0.72	0.61	32.0	
9u	U	5	0.0	5	0.0	0.265	10.9	LOS A	0.7	4.7	0.61	0.72	0.61	23.5	
Approach		237	3.6	237	3.6	0.265	8.1	LOS A	0.7	4.7	0.61	0.72	0.61	29.1	
West: Edinburgh Rd															
10	L2	153	4.1	153	4.1	0.473	5.1	LOS A	1.5	10.6	0.55	0.57	0.55	32.9	
11	T1	357	2.7	357	2.7	0.473	5.1	LOS A	1.5	10.6	0.55	0.57	0.55	28.9	
12	R2	1	0.0	1	0.0	0.473	8.3	LOS A	1.5	10.6	0.55	0.57	0.55	44.1	
12u	U	23	13.6	23	13.6	0.473	10.2	LOS A	1.5	10.6	0.55	0.57	0.55	32.0	
Approach		534	3.6	534	3.6	0.473	5.3	LOS A	1.5	10.6	0.55	0.57	0.55	30.6	
All Vehicles		1434	3.9	1434	3.9	0.557	6.1	LOS A	2.0	14.1	0.57	0.60	0.57	32.8	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 103 [Edinburgh Rd / Railway Pde PM 2 (Site Folder: Existing + Woolworths)]

Network: N102 [Existing + Woolworths PM (Network Folder: Networks)]

Edinburgh Rd / Railway Pde Existing + Woolies PM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total veh/h	HV %	v/c	sec		[Veh. veh	Dist] m				km/h
East: Railway Pde														
5	T1	121	5.2	121	5.2	0.175	7.3	LOS A	0.4	2.7	0.63	0.69	0.63	29.8
6	R2	12	0.0	12	0.0	0.175	10.4	LOS A	0.4	2.7	0.63	0.69	0.63	29.8
Approach		133	4.8	133	4.8	0.175	7.6	LOS A	0.4	2.7	0.63	0.69	0.63	29.8
North: Edinburgh Rd														
7	L2	3	0.0	3	0.0	0.002	3.3	LOS A	0.0	0.0	0.11	0.45	0.11	38.4
9	R2	568	1.7	568	1.7	0.345	6.8	LOS A	0.9	6.4	0.15	0.59	0.15	24.0
Approach		572	1.7	572	1.7	0.345	6.8	LOS A	0.9	6.4	0.15	0.59	0.15	24.1
West: Edinburgh Rd														
10	L2	402	1.3	402	1.3	0.428	3.6	LOS A	0.8	5.6	0.10	0.46	0.10	35.6
11	T1	29	3.6	29	3.6	0.428	3.7	LOS A	0.8	5.6	0.10	0.46	0.10	42.1
12u	U	3	0.0	3	0.0	0.428	8.5	LOS A	0.8	5.6	0.10	0.46	0.10	35.6
Approach		435	1.5	435	1.5	0.428	3.7	LOS A	0.8	5.6	0.10	0.46	0.10	36.3
All Vehicles		1139	1.9	1139	1.9	0.428	5.7	LOS A	0.9	6.4	0.19	0.55	0.19	29.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Edinburgh Rd / Bedwin Rd PM 2 (Site Folder: Existing + Woolworths)]

Network: N102 [Existing + Woolworths PM (Network Folder: Networks)]

Edinburgh Rd / Bedwin Rd Existing + Woolies PM

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60 seconds (Site User-Given Phase Times)

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total HV] veh/h	%				[Veh. veh	Dist] m				
South: Bedwin Rd														
1	L2	560	1.7	560	1.7	0.305	5.7	LOS A	0.0	0.0	0.00	0.53	0.00	43.7
2	T1	791	0.8	791	0.8	* 0.764	13.6	LOS A	12.0	84.5	0.85	0.80	0.90	33.9
Approach		1351	1.2	1351	1.2	0.764	10.3	LOS A	12.0	84.5	0.50	0.69	0.53	37.0
North: Bedwin Rd														
8	T1	715	1.2	715	1.2	0.693	12.8	LOS A	9.6	67.8	0.80	0.71	0.80	36.6
Approach		715	1.2	715	1.2	0.693	12.8	LOS A	9.6	67.8	0.80	0.71	0.80	36.6
West: Edinburgh Rd														
10	L2	94	11.2	94	11.2	0.149	11.4	LOS A	0.8	6.2	0.62	0.68	0.62	22.2
12	R2	362	1.2	362	1.2	* 0.843	35.1	LOS C	7.4	52.6	1.00	1.00	1.33	18.9
Approach		456	3.2	456	3.2	0.843	30.2	LOS C	7.4	52.6	0.92	0.93	1.19	19.3
All Vehicles		2521	1.5	2521	1.5	0.843	14.6	LOS B	12.0	84.5	0.66	0.74	0.72	31.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance											
Mov ID	Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped	Dist] m			sec	m	m/sec
North: Bedwin Rd											
P3	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
West: Edinburgh Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
All Pedestrians		105	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

MOVEMENT SUMMARY

Site: 101 [Edinburgh Rd / Murray St AM 3 (Site Folder: Existing + Woolworths + Development)]

Network: N103 [Existing + Woolworths + Development AM (Network Folder: Networks)]

Edinburgh Rd / Murray St Existing + Woolies + Dev AM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	[HV %]	[Total veh/h]	[HV %]	v/c	sec		[Veh. veh]	[Dist m]				km/h
South: Murray St														
1	L2	5	0.0	5	0.0	0.015	6.6	LOS A	0.0	0.3	0.61	0.62	0.61	41.5
2	T1	1	0.0	1	0.0	0.015	6.7	LOS A	0.0	0.3	0.61	0.62	0.61	39.4
3	R2	3	66.7	3	66.7	0.015	12.5	LOS A	0.0	0.3	0.61	0.62	0.61	41.0
3u	U	1	0.0	1	0.0	0.015	11.5	LOS A	0.0	0.3	0.61	0.62	0.61	45.6
Approach		11	20.0	11	20.0	0.015	8.9	LOS A	0.0	0.3	0.61	0.62	0.61	41.8
East: Edinburgh Rd														
4	L2	1	0.0	1	0.0	0.383	4.1	LOS A	1.1	8.3	0.32	0.48	0.32	43.8
5	T1	387	8.7	387	8.7	0.383	4.2	LOS A	1.1	8.3	0.32	0.48	0.32	38.1
6	R2	106	5.9	106	5.9	0.383	7.5	LOS A	1.1	8.3	0.32	0.48	0.32	31.9
6u	U	1	0.0	1	0.0	0.383	9.0	LOS A	1.1	8.3	0.32	0.48	0.32	32.6
Approach		496	8.1	496	8.1	0.383	4.9	LOS A	1.1	8.3	0.32	0.48	0.32	36.7
North: Murray St														
7	L2	44	4.8	44	4.8	0.115	5.5	LOS A	0.2	1.8	0.51	0.65	0.51	24.3
8	T1	2	50.0	2	50.0	0.115	6.5	LOS A	0.2	1.8	0.51	0.65	0.51	42.5
9	R2	57	11.1	57	11.1	0.115	9.0	LOS A	0.2	1.8	0.51	0.65	0.51	32.4
9u	U	2	0.0	2	0.0	0.115	10.3	LOS A	0.2	1.8	0.51	0.65	0.51	24.0
Approach		105	9.0	105	9.0	0.115	7.5	LOS A	0.2	1.8	0.51	0.65	0.51	30.2
West: Edinburgh Rd														
10	L2	119	8.0	119	8.0	0.364	4.4	LOS A	1.0	7.3	0.37	0.48	0.37	34.2
11	T1	313	5.7	313	5.7	0.364	4.4	LOS A	1.0	7.3	0.37	0.48	0.37	30.8
12	R2	6	66.7	6	66.7	0.364	8.8	LOS A	1.0	7.3	0.37	0.48	0.37	43.3
12u	U	5	40.0	5	40.0	0.364	9.9	LOS A	1.0	7.3	0.37	0.48	0.37	32.3
Approach		443	7.6	443	7.6	0.364	4.6	LOS A	1.0	7.3	0.37	0.48	0.37	32.5
All Vehicles		1055	8.1	1055	8.1	0.383	5.1	LOS A	1.1	8.3	0.36	0.50	0.36	34.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Geometric Delay is included).
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: 103 [Edinburgh Rd / Railway Pde AM 3 (Site Folder: Existing + Woolworths + Development)]

Network: N103 [Existing + Woolworths + Development AM (Network Folder: Networks)]

Edinburgh Rd / Railway Pde Existing + Woolies + Dev AM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	[HV %]	[Total veh/h]	[HV %]	v/c	sec		[Veh. veh]	[Dist m]				km/h
East: Railway Pde														
5	T1	91	11.6	91	11.6	0.137	6.4	LOS A	0.3	2.0	0.55	0.64	0.55	30.5
6	R2	22	0.0	22	0.0	0.137	9.4	LOS A	0.3	2.0	0.55	0.64	0.55	30.5
Approach		113	9.3	113	9.3	0.137	7.0	LOS A	0.3	2.0	0.55	0.64	0.55	30.5
North: Edinburgh Rd														
7	L2	1	0.0	1	0.0	0.001	3.2	LOS A	0.0	0.0	0.08	0.45	0.08	38.6
9	R2	422	9.0	422	9.0	0.262	6.7	LOS A	0.6	4.7	0.11	0.59	0.11	24.2
Approach		423	9.0	423	9.0	0.262	6.7	LOS A	0.6	4.7	0.11	0.59	0.11	24.3
West: Edinburgh Rd														
10	L2	341	6.5	341	6.5	0.300	3.7	LOS A	0.7	4.9	0.14	0.46	0.14	35.2
11	T1	18	0.0	18	0.0	0.300	3.7	LOS A	0.7	4.9	0.14	0.46	0.14	42.2
12u	U	4	0.0	4	0.0	0.300	8.6	LOS A	0.7	4.9	0.14	0.46	0.14	35.2
Approach		363	6.1	363	6.1	0.300	3.8	LOS A	0.7	4.9	0.14	0.46	0.14	35.7
All Vehicles		899	7.8	899	7.8	0.300	5.6	LOS A	0.7	4.9	0.18	0.55	0.18	29.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).
Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Edinburgh Rd / Bedwin Rd AM 3 (Site Folder: Existing + Woolworths + Development)]

Network: N103 [Existing + Woolworths + Development AM (Network Folder: Networks)]

Edinburgh Rd / Bedwin Rd Existing + Woolies + Dev AM

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60 seconds (Site User-Given Phase Times)

Vehicle Movement Performance															
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed	
		[Total veh/h]	[HV %]	[Total veh/h]	[HV %]	v/c	sec		[Veh. veh]	[Dist m]				km/h	
South: Bedwin Rd															
1	L2	433	9.0	433	9.0	0.248	5.7	LOS A	0.0	0.0	0.00	0.52	0.00	43.7	
2	T1	705	2.2	705	2.2	0.688	11.2	LOS A	9.4	67.2	0.79	0.71	0.79	36.6	
Approach		1138	4.8	1138	4.8	0.688	9.1	LOS A	9.4	67.2	0.49	0.64	0.49	38.8	
North: Bedwin Rd															
8	T1	785	2.8	785	2.8	* 0.769	15.3	LOS B	12.1	86.4	0.85	0.81	0.91	33.5	
Approach		785	2.8	785	2.8	0.769	15.3	LOS B	12.1	86.4	0.85	0.81	0.91	33.5	
West: Edinburgh Rd															
10	L2	58	0.0	58	0.0	0.081	9.7	LOS A	0.4	2.9	0.55	0.65	0.55	24.2	
12	R2	307	7.9	307	7.9	* 0.749	30.7	LOS C	5.7	42.7	0.98	0.91	1.15	20.2	
Approach		365	6.6	365	6.6	0.749	27.4	LOS B	5.7	42.7	0.92	0.87	1.05	20.5	
All Vehicles		2288	4.4	2288	4.4	0.769	14.2	LOS A	12.1	86.4	0.68	0.74	0.72	32.5	

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance											
Mov ID	Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped]	[Dist m]			sec	m	m/sec
North: Bedwin Rd											
P3	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
West: Edinburgh Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
All Pedestrians		105	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

MOVEMENT SUMMARY

 **Site: 101 [Edinburgh Rd / Murray St PM 3 (Site Folder: Existing + Woolworths + Development)]**

 **Network: N104 [Existing + Woolworths + Development PM (Network Folder: Networks)]**

Edinburgh Rd / Murray St Existing + Woolies + Dev PM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	[HV %]	[Total veh/h]	[HV %]	v/c	sec		[Veh. veh]	[Dist m]				km/h
South: Murray St														
1	L2	3	66.7	3	66.7	0.015	12.2	LOS A	0.0	0.3	0.76	0.68	0.76	36.6
2	T1	1	0.0	1	0.0	0.015	8.9	LOS A	0.0	0.3	0.76	0.68	0.76	36.8
3	R2	2	0.0	2	0.0	0.015	12.2	LOS A	0.0	0.3	0.76	0.68	0.76	37.7
3u	U	1	0.0	1	0.0	0.015	13.7	LOS A	0.0	0.3	0.76	0.68	0.76	43.5
Approach		7	28.6	7	28.6	0.015	11.9	LOS A	0.0	0.3	0.76	0.68	0.76	38.3
East: Edinburgh Rd														
4	L2	1	0.0	1	0.0	0.557	5.0	LOS A	2.0	14.1	0.57	0.58	0.57	42.8
5	T1	476	2.9	476	2.9	0.557	5.1	LOS A	2.0	14.1	0.57	0.58	0.57	36.6
6	R2	177	6.5	177	6.5	0.557	8.4	LOS A	2.0	14.1	0.57	0.58	0.57	30.4
6u	U	2	0.0	2	0.0	0.557	9.8	LOS A	2.0	14.1	0.57	0.58	0.57	30.3
Approach		656	3.9	656	3.9	0.557	6.0	LOS A	2.0	14.1	0.57	0.58	0.57	34.9
North: Murray St														
7	L2	101	3.1	101	3.1	0.270	6.1	LOS A	0.7	4.8	0.61	0.72	0.61	23.4
8	T1	1	0.0	1	0.0	0.270	6.1	LOS A	0.7	4.8	0.61	0.72	0.61	42.6
9	R2	133	5.6	133	5.6	0.270	9.5	LOS A	0.7	4.8	0.61	0.72	0.61	32.0
9u	U	5	0.0	5	0.0	0.270	10.9	LOS A	0.7	4.8	0.61	0.72	0.61	23.5
Approach		240	4.4	240	4.4	0.270	8.1	LOS A	0.7	4.8	0.61	0.72	0.61	29.0
West: Edinburgh Rd														
10	L2	153	4.1	153	4.1	0.473	5.1	LOS A	1.5	10.6	0.55	0.57	0.55	32.9
11	T1	357	2.7	357	2.7	0.473	5.1	LOS A	1.5	10.6	0.55	0.57	0.55	28.9
12	R2	1	0.0	1	0.0	0.473	8.3	LOS A	1.5	10.6	0.55	0.57	0.55	44.1
12u	U	23	13.6	23	13.6	0.473	10.2	LOS A	1.5	10.6	0.55	0.57	0.55	32.1
Approach		534	3.6	534	3.6	0.473	5.3	LOS A	1.5	10.6	0.55	0.57	0.55	30.6
All Vehicles		1437	4.0	1437	4.0	0.557	6.1	LOS A	2.0	14.1	0.57	0.60	0.57	32.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

 **Site: 103 [Edinburgh Rd / Railway Pde PM 3 (Site Folder: Existing + Woolworths + Development)]**

 **Network: N104 [Existing + Woolworths + Development PM (Network Folder: Networks)]**

Edinburgh Rd / Railway Pde Existing + Woolies + Dev PM
Site Category: (None)
Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h	HV %	[Total HV] veh/h	%	v/c	sec		[Veh. veh	Dist] m				km/h
East: Railway Pde														
5	T1	121	5.2	121	5.2	0.177	7.3	LOS A	0.4	2.7	0.64	0.69	0.64	29.7
6	R2	12	0.0	12	0.0	0.177	10.5	LOS A	0.4	2.7	0.64	0.69	0.64	29.7
Approach		133	4.8	133	4.8	0.177	7.6	LOS A	0.4	2.7	0.64	0.69	0.64	29.7
North: Edinburgh Rd														
7	L2	3	0.0	3	0.0	0.002	3.3	LOS A	0.0	0.0	0.11	0.45	0.11	38.4
9	R2	573	1.8	573	1.8	0.348	6.8	LOS A	0.9	6.4	0.15	0.59	0.15	24.0
Approach		576	1.8	576	1.8	0.348	6.8	LOS A	0.9	6.4	0.15	0.59	0.15	24.1
West: Edinburgh Rd														
10	L2	405	1.6	405	1.6	0.451	3.6	LOS A	0.8	5.7	0.10	0.46	0.10	35.6
11	T1	29	3.6	29	3.6	0.451	3.7	LOS A	0.8	5.7	0.10	0.46	0.10	42.1
12u	U	3	0.0	3	0.0	0.451	8.5	LOS A	0.8	5.7	0.10	0.46	0.10	35.6
Approach		438	1.7	438	1.7	0.451	3.7	LOS A	0.8	5.7	0.10	0.46	0.10	36.3
All Vehicles		1146	2.1	1146	2.1	0.451	5.7	LOS A	0.9	6.4	0.19	0.55	0.19	29.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Edinburgh Rd / Bedwin Rd PM 3 (Site Folder: Existing + Woolworths + Development)]

Network: N104 [Existing + Woolworths + Development PM (Network Folder: Networks)]

Edinburgh Rd / Bedwin Rd Existing + Woolies + Dev PM

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 60 seconds (Site User-Given Phase Times)

Vehicle Movement Performance														
Mov ID	Turn	DEMAND FLOWS		ARRIVAL FLOWS		Deg. Satn	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[Total veh/h]	[HV %]	[Total veh/h]	[HV %]	v/c	sec		[Veh. veh]	[Dist m]				km/h
South: Bedwin Rd														
1	L2	564	1.9	564	1.9	0.308	5.7	LOS A	0.0	0.0	0.00	0.53	0.00	43.7
2	T1	791	0.8	791	0.8	* 0.764	13.6	LOS A	12.0	84.5	0.85	0.80	0.90	33.9
Approach		1355	1.2	1355	1.2	0.764	10.3	LOS A	12.0	84.5	0.50	0.69	0.52	37.0
North: Bedwin Rd														
8	T1	715	1.2	715	1.2	0.693	12.8	LOS A	9.6	67.8	0.80	0.71	0.80	36.6
Approach		715	1.2	715	1.2	0.693	12.8	LOS A	9.6	67.8	0.80	0.71	0.80	36.6
West: Edinburgh Rd														
10	L2	94	11.2	94	11.2	0.149	11.4	LOS A	0.8	6.2	0.62	0.68	0.62	22.2
12	R2	365	1.7	365	1.7	* 0.853	35.9	LOS C	7.6	54.3	1.00	1.01	1.36	18.6
Approach		459	3.7	459	3.7	0.853	30.9	LOS C	7.6	54.3	0.92	0.94	1.21	19.0
All Vehicles		2528	1.7	2528	1.7	0.853	14.7	LOS B	12.0	84.5	0.66	0.74	0.73	31.7

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance											
Mov ID	Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE BACK OF QUEUE		Prop. Que	Effective Stop Rate	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped]	[Dist m]			sec	m	m/sec
North: Bedwin Rd											
P3	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
West: Edinburgh Rd											
P4	Full	53	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13
All Pedestrians		105	24.4	LOS C	0.1	0.1	0.90	0.90	185.6	209.6	1.13

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

NATIONAL STORAGE



11-11A Edinburgh Road Marrickville
Flood Assessment



11-11A Edinburgh Road Marrickville

Flood Assessment

Report

This report has been prepared by HydroStorm Consulting for the exclusive use of National Storage. The services undertaken by HydroStorm Consulting in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on the information reviewed at the date of preparation of the report. HydroStorm Consulting has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

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Client: National Storage
Contact: Thierry Yu
Report Version: V5 – FINAL
Dated: 31 October 2024

Cover Photo: Development at 11-11A Edinburgh Road Marrickville (Image courtesy Hayes Anderson Lynch)

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Appendices

Appendix A: Development Plans

Appendix B: Flood Certificates

1 Introduction

National Storage is undertaking a project for enhancing the storage facility at 11-11A Edinburgh Road, Marrickville. As part of this project, National Storage is in the process of submitting a Planning Proposal to include an additional clause in Part 6 of the Inner West Local Environmental Plan 2022 that permits:

- building on Lot 1 in DP607677 and Lot 67 in DP4991 to not exceed a maximum floor space ratio of 3.20: if the building is used for self-storage units
- building on Lot 1 in DP607677 and Lot 67 in DP4991 to not exceed a maximum building height of RL34.53 or 30m
- redevelopment on Lot 1 in DP607677 and Lot 67 in DP4991 to provide a minimum of 7.5% of the site area as deep soil area

This report provides a flood assessment of the proposed development and would be part of the scoping report.

2 Study Data

The following data for the study was provided by National Storage and the Inner West Council:

- Development Plans prepared by Hayes Anderson Lynch (HAL Architects, National Storage)
- Existing ground survey (National Storage)
- TUFLOW flood model (Inner West Council)

The data was used in the assessment of the proposed development. The relevant development plans are presented in Appendix A.

3 Proposed Development

The proposed development is a multi-level development that would retain the majority of the warehouse on the western portion of the site and construction of a multi-level building on the eastern portion of the site. A 7.5m wide landscaping area would be provided on the western side of the development. Two separate vehicle entry and exit points are proposed introducing single direction traffic management. It is proposed to retain the existing Edinburgh Road entrance and construct a new exit point to Smidmore Street.

The location of the proposed development is shown in Figure 1. Additional development details are provided in Appendix A. A complete set of architectural plans will be provided to support the Planning Proposal.

The proposed layout of the building has been adopted after consideration of the Council planning requirements and those specific to the business use, including level access for driveway storage units and drive in/drive out arrangement between the two access points to minimise traffic disruption.



Figure 1. Location of the Proposed Development

4 Existing Flood Behaviour

The proposed development lies in the flood prone area of EC East Catchment in Marrickville. The land use in the catchment is primarily high-density residential terrace-housing, with commercial/industrial development near the catchment outlet. Along with the Council's street drainage, Sydney Water drainage infrastructure carries the floodwaters through the catchment.

In a major flood event, once the capacity of the pipes is exceeded, overland flow paths develop and generally carry flow along the streets in the catchment. All streets surrounding the proposed development are overland flow paths with Murray Street and Edinburgh Road subjected to significant depth of flooding.

4.1 Flood Level

Flood certificates for 11 and 11A Edinburgh Road were obtained from the Council. These flood certificates are presented in Appendix B.

As suggested by the Council, the flood model developed by the Council was used to establish the other relevant flood levels for the development. Figure 2 shows the 1% AEP flood levels and depth for various locations around the site. The flood levels at various entries are

- | | |
|--|-----------|
| - Existing entry at Smidmore Street | 5.78m AHD |
| - Proposed entry at Smidmore Street (approximate location) | 5.52m AHD |
| - Existing entry at Edinburgh Road | 5.25m AHD |

The above flood levels are sourced from the Inner West Council flood model. It is noted that the flood modelling is based on the ground survey carried out circa 2009. These flood levels are therefore preliminary in nature and have been updated with further modelling to update the existing conditions.

4.2 Updated Existing Conditions

The hydraulic model TUFLOW was updated with the survey undertaken for the proposed development. The survey includes street and footpath levels surrounding the development in addition to the open areas within the development site.

Model runs were undertaken for the 1% AEP event and the design flood levels were compared with the Council models. The comparison indicates that the flood levels do not change with the updated model.

The 1% AEP flood depth is shown in Figure 2.

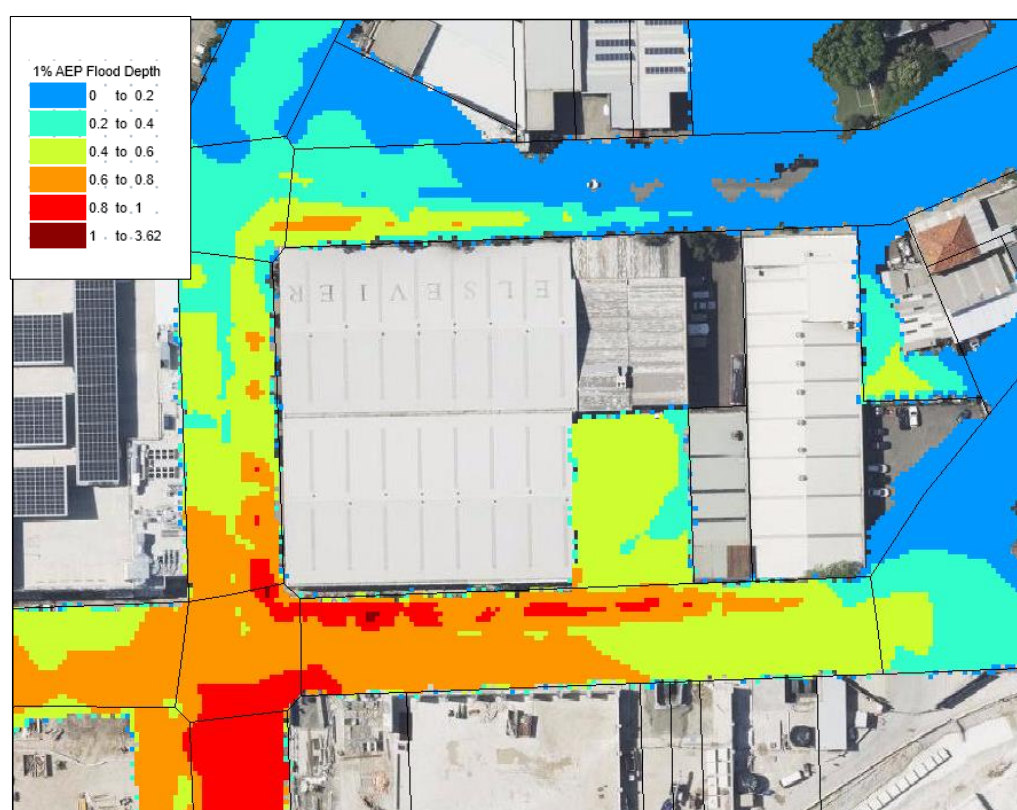


Figure 2. 1% AEP Flood Depth – Existing Conditions

5 Proposed Development Modelling

The plans showing proposed development footprint is shown in Appendix A. Part of the existing open area at the Edinburgh Road entrance would be used for providing the vehicular ramp to the proposed building. In addition, a landscape strip, approximately 7m wide, has been incorporated in the design by curtailing the existing building footprint along Murray Street. This strip is provided to satisfy the Council's requirement for the landscape area for the development.

The landscape area would be provided by a hob detail, 0.6m high from the street level. The planting details for the landscape area suggest that any floodwaters in this area would be subject to resistance as per the proposed planting details. The flood model was updated to incorporate the landscaping strip with appropriate roughness.

The proposed development terrain was provided by HAL Architects. The terrain was incorporated in the model and the 1% AEP model run was undertaken. The 1% AEP flood depth along with the terrain of the proposed development is shown in Figure 3.

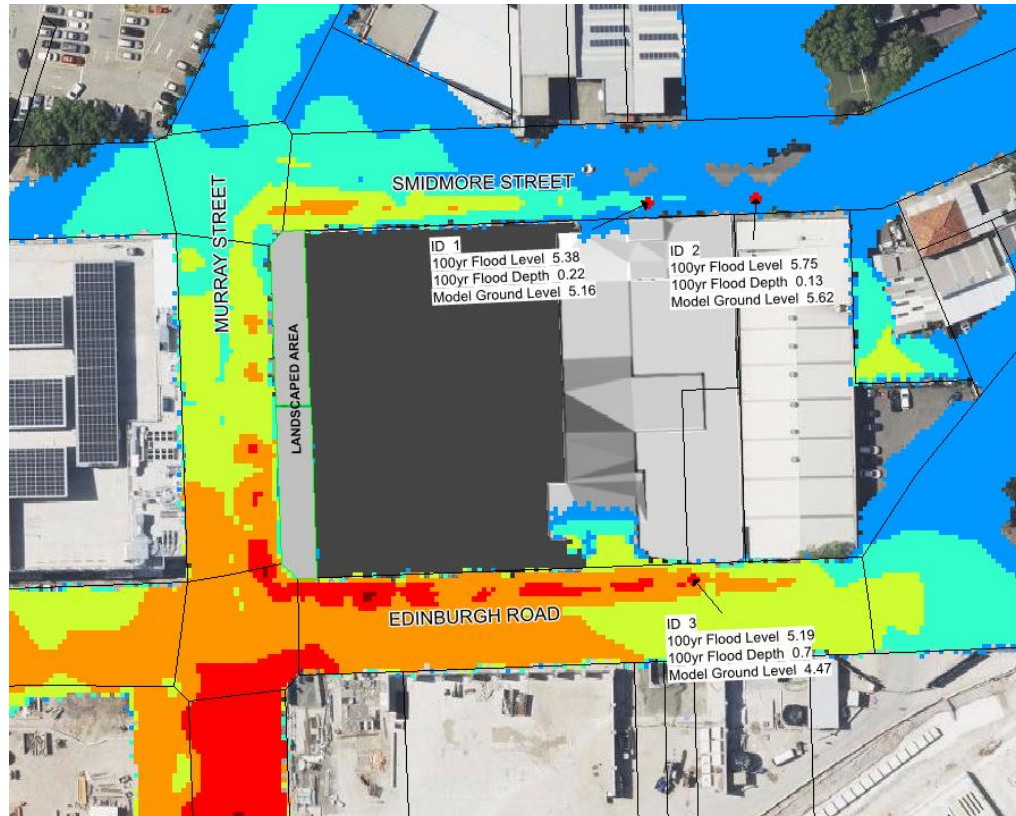


Figure 3. 1% AEP Flood Depth – Developed Conditions

The impact of the proposed development is shown in Figure 4. The proposed development terrain is also shown in this figure.



Figure 4. Impact of the Proposed Development – 1% AEP Event

6 Hydraulic Hazard

The hydraulic hazard is defined as a product of flood velocity and flood depth. Flooding in urban areas can create high hazard conditions that can affect the potential development of a site in terms of its use and access in a major flood.

Figure 5 shows the hydraulic hazard relevant to the proposed development. The hazard category is based on the latest recommendation of Australian Rainfall and Runoff. Various hazard categories are as follows:

The hazard categories are derived from the AIDR Guideline 7-3 “Flood Hazard”. These guidelines recommend the use of hazard categories as described below:

- H1 – Generally safe for people, vehicle and buildings
- H2 – Unsafe for small vehicles
- H3 – Unsafe for vehicles, children and the elderly
- H4 – Unsafe for people and vehicles
- H5 – Unsafe for vehicles and people. All buildings are vulnerable to structural damage. Some less robust building types vulnerable to failure
- H6 – Unsafe for vehicles and people. All building types considered vulnerable to failure

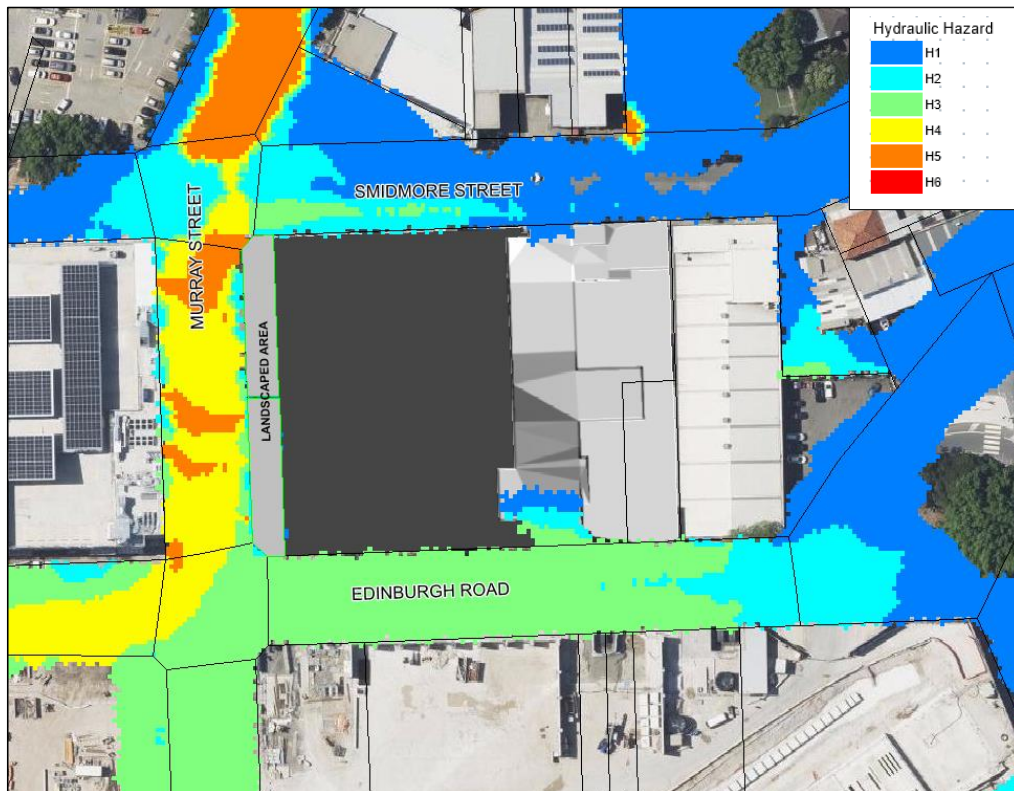


Figure 5. 1% AEP Hydraulic Hazard – Developed Conditions

6.1 Loss of Storage

The proposed building footprint encroaches on the flood storage area within the existing footprint along Edinburgh Road Street (Figure 3). The model results indicate that this loss of storage has no adverse impact. However, this loss of storage needs to be compensated on site, as cumulative loss of storage with other future developments can potentially have an adverse impact on the surrounding area. The proposed development therefore includes the mitigation measure of providing onsite flood storage to compensate for the lost storage.

A preliminary estimate suggests that approximately 500 m³ of onsite storage would be required. This storage is likely to be sufficient for mitigating any adverse impacts, however, would be confirmed through flood modelling at the detailed design stage. The current design has provision for the required storage.

7 Flood Planning Level

7.1 General

The flood planning level for the proposed development is derived by adding a freeboard to the 1% AEP flood levels. The flood planning level establishes the floor level and other flood related controls for the development.

Inner West Council Development Control Plan (DCP) requires that a freeboard of 500 mm be used for deriving the flood planning level. However, if the depth of flooding is less than 300 mm, Council has advised that a freeboard of 300 mm may be considered on its merit.

7.2 Adopted Flood Planning Level

The gradient for the entrance at Smidmore Street becomes too steep if the flood planning level is derived by adding 500 mm freeboard to the 1% AEP flood level. A lower freeboard is therefore needed to achieve an acceptable gradient for this entrance. Since the depth of flooding at Smidmore Street is less than 300 mm, a lower freeboard of 300 mm can be considered to meet this design requirement.

The depth of flooding at Edinburgh Road is greater than 300 mm and therefore a freeboard of 500 mm is required.

Based on the 1% AEP flood levels on the two streets, the following FPLs are required

- Smidmore Street – $5.78 + 0.3 = 5.83\text{m AHD}$
- Edinburgh Road – $5.25 + 0.5 = 5.75\text{m AHD}$

The development plans presented in Appendix A show that the proposed floor levels comply with the FPL for the site. The higher FPL of 5.83m AHD has been adopted.

7.3 Proposed Development Below the Flood Planning Level

7.3.1 Driveway

The proposed development has a driveway that connects Smidmore Street with Edinburgh Road. The driveway is elevated to prevent flooding but does not comply with the flood planning levels as derived above.

The proposed elevation of the driveway is constrained by the design requirements for the driveway gradients from/to the connecting street/road. As per the Council DCP, areas below the flood planning level would be flood-proofed up to 500 mm above the 1% AEP flood level. This will be achieved at the detailed design stage.

7.3.2 Wine Ark Office and Box Shop

The floor levels do not comply with the flood planning levels for the proposed Wine Ark office along Smidmore Street and Box Shop along Edinburgh Road. This is due to a business use requirement for having entry at the street level. In addition, it would have an adverse impact on the building form and streetscape presence of the future development if the floor level of these two spaces is raised.

As per the Council DCP, areas below the flood planning level would be flood-proofed up to 500 mm above the 1% AEP flood level. A flood management plan would also be prepared to manage the flood risk, such as loss of stock etc. This will be achieved at the detailed design stage.

8 Flood Management for Existing Warehouse/Building

The existing warehouse/building floor level is below the FPL and is currently exposed to flood risk from the Edinburgh Road flooding. Under the proposed development, the floodwaters can still enter this building from the proposed driveway from Edinburgh Road. A flood gate is proposed at the entrance of the existing building to manage the flood risk.

The proposed design of the ramp at the Edinburgh Road entry envisages a landing of 5.50m AHD at the entry of the existing warehouse. The flood barrier would be required above this level. Since the FPL at the Edinburgh Road is 5.57m AHD, a flood barrier with a minimum height of 0.3m would be required.

Provision of a flood gate is an addition to the existing building. The Council DCP provides controls for any additions, however, these controls are related to the provision of floor levels below the 1% AEP flood level and therefore not relevant to the provision of flood gates/barrier. However, the Council's response to the preliminary assessment of the proposal has considered the merits and allowed the provision of flood gate/barrier to the existing building.

9 Planning Considerations and Assessment of Proposal

The flood related controls applicable to the proposal are provided in the following planning instruments:

- Ministerial Local Planning Direction 4.1 – Flooding
- Inner West Council LEP
- Inner West Council DCP

The relevant planning controls in the above instruments and the assessment of the proposal with regard to these controls is discussed in the following sections.

9.1 Local Planning Direction 4.1 – Flooding

The objectives of this planning instrument are to:

(a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and

(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.

Table 1 provides assessment of the proposal with regard to the Direction 4.1 – Flooding controls.

Table 1. Local Planning Direction 4.1 – Flooding

#	Direction 4.1 Controls	Addressed by Proposal
	A planning proposal must not contain provisions that apply to the flood planning area which:	
a	permit development in floodway areas	There is no active flow path through the site and hence the proposal is not in a floodway area.
b	permit development that will result in significant flood impacts to other properties	<p>The proposal has been designed to accommodate on-site compensatory storage to offset the loss of storage which may result from redevelopment of the site in accordance with the proposal.</p> <p>There is an increase in 1% AEP flood levels on Murray Street, with majority of the area affected by less than 2 cm. This can be deemed as an insignificant impact.</p>
c	permit development for the purposes of residential accommodation in high hazard areas	Not applicable.
d	permit a significant increase in the development and/or dwelling density of that land	The proposal does not seek to change the underlying industrial zoning of the land.
e	permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate	Not applicable.
f	permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,	Development consent will be obtained for any future redevelopment of the site in accordance with the proposal.
g	are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities	The preliminary investigation has not identified any flood related infrastructure upgrades due to the proposal. Compensatory flood storage is proposed to be accommodated onsite and any additional infrastructure would be identified at the detailed DA stage.

#	Direction 4.1 Controls	Addressed by Proposal
h	<i>permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</i>	The proposal is able to provide storage of any hazardous material above the flood planning level, if required at the detailed design stage.

9.2 Inner West Council LEP (2022)

Clauses 5.21 and 5.22 of the Inner West Council LEP (2022) relate to flood planning.

9.2.1 Section 5.21 - Flood Planning

The objectives of this clause are:

- a) *to minimise the flood risk to life and property associated with the use of land,*
- b) *to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- c) *to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- d) *to enable the safe occupation and efficient evacuation of people in the event of a flood.*

Table 2 provides an assessment of the proposal with regard to the provisions of this clause.

Table 2. LEP (2022) Controls

#	LEP Controls	Addressed by Proposal
	<i>Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—</i>	
a	<i>is compatible with the flood function and behaviour on the land, and</i>	The proposal does not intend to change the land use zoning and therefore compatible with the flood function and behaviour as envisioned by the Council's strategic planning for this area.
b	<i>will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</i>	<p>The proposal has been designed to accommodate on-site compensatory storage to offset the loss of storage which may result from redevelopment of the site in accordance with the proposal.</p> <p>There is an increase in 1% AEP flood levels on Murray Street, with majority of the area affected by less than 2 cm. This can be deemed as an insignificant impact.</p>

#	LEP Controls	Addressed by Proposal
c	<i>will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</i>	The safe occupation would be ensured by adopting the flood planning level for the habitable floor areas. Any increase in development and/or dwelling density would be mitigated by preparing a site-specific Flood Emergency Response Plan. Measures such as safe refuge on-site, would be adopted to minimise the flood evacuation burden
d	<i>incorporates appropriate measures to manage risk to life in the event of a flood, and</i>	Flood Emergency Response Plan would be prepared to manage risk to life in a flood event
e	<i>will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</i>	The proposal is not likely to affect the environment, as the change in the flood behaviour in the surrounding environment is likely to be insignificant.

In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—

a	<i>the impact of the development on projected changes to flood behaviour as a result of climate change,</i>	This will be confirmed through the detailed DA stage.
b	<i>the intended design and scale of buildings resulting from the development,</i>	This will be confirmed through the detailed DA stage.
c	<i>whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</i>	The safe occupation would be ensured by adopting the flood planning level for the habitable floor areas. Any increase in development and/or dwelling density would be mitigated by preparing a site-specific Flood Emergency Response Plan.
d	<i>the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</i>	This will be confirmed through the detailed DA stage.

9.2.2 Section 5.22 - Special Flood Considerations

The Council has not adopted this clause and therefore does not apply to the proposal.

9.3 Inner West Council DCP (2011)

Section 22.2 of the Council DCP provides details of flood management. The objectives of flood management presented in the DCP are:

1. To maintain the existing flood regime and flow conveyance capacity.
2. To enable the safe occupation of, and evacuation from, land to which flood management controls apply.
3. To avoid significant adverse impacts upon flood behaviour.
4. To avoid significant adverse effects on the environment that would cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse.
5. To limit uses to those compatible with flow conveyance function and flood hazard.
6. To minimise risk to human life and damage to property.

The relevant controls are presented in Section 2.22.5 of the DCP. Table 3 provides these controls and how the proposal addresses these controls.

Table 3. DCP (2010) Controls

#	DCP Controls	Addressed by Proposal
Controls for new non-residential development		
C13	<i>Floor levels (except for access-ways) must be at least 500mm above the 1% AEP flood level, or the buildings must be flood-proofed to at least 500mm above the 1% AEP flood level. For areas of minor overland flow (a depth of 300mm or less or overland flow of 2cum/sec or less) a lower freeboard of 300mm may be considered on its merits.</i>	<p>The depth of flooding at Smidmore Street is less than 300 mm. The habitable/working floor level for the proposal is derived from the 1% AEP flood level at Smidmore Street with a freeboard of 300 mm to comply with the design requirement for access driveway gradient at Smidmore Street. The derived flood planning level is higher than that obtained from adding a 500mm freeboard to the Edinburgh Street 1% AEP flood level.</p> <p>The proposed Wine Ark office along Smidmore Street and Box Shop along Edinburgh Road have floor levels below the 1% AEP flood level. This is due to a business use requirement for having entry at the street level and to prevent an adverse impact on the building form and streetscape presence of the future development. These two areas would be flood-proofed to at least 500 mm above the relevant 1% AEP flood level. The flood-proofing material would be as per Schedule 1 of the Section 22.2 of the Council DCP (2011).</p>
C14	<i>Flood-free access must be provided where practicable</i>	Flood-free access is not feasible for the proposal as the surrounding roads are flooded in a major flood event.

#	DCP Controls	Addressed by Proposal
Controls for non-residential development – additions		
C15	Where the proposed development is for an addition to an existing building within the Flood Planning Area, the development may be approved with floor levels below the 1% AEP flood level if the applicant can demonstrate that all practical measures will be taken to prevent or minimise the impact of flooding. In determining the required floor level, matters which will be considered include: i. The nature of the proposed landuse; ii. The frequency and depth of possible flooding; iii. The potential for life and property loss; iv. The suitability of the building for its proposed use; and v. Whether the filling of the site or raising of the floor levels would render the development of the site impractical or uneconomical.	The proposed development is for the provision of a flood gate to prevent flooding of an existing building on site. The floor level of this building is below the 1% AEP flood level. The proposed flood gate/barrier would be provided to a height of 1% AEP flood level plus a 500mm freeboard.
C16	Any portion of the proposed addition below the 1% AEP must be built from flood compatible materials	Not applicable.

9.4 2022 NSW Flood Enquiry

The major flooding and the ensuing loss of life and property in February-March 2022 prompted the NSW government to commission an independent inquiry (Inquiry) to examine and report on the causes of, preparedness for, response to and recovery from this catastrophic flood event. The enquiry made twenty eight recommendations to the NSW government. Out of those, six were 'Supported' and the rest were 'Supported in Principle', requiring further work for implementation.

A major outcome of the Inquiry was to establish the NSW Reconstruction Authority (NSWRA), which is dedicated to disaster recovery, reconstruction and preparedness. The Authority has launched a Get Ready Program for councils to give councils targeted information, resources and support to help their local communities build resilience and prepare for disasters. The proposed development would need to comply with any new requirements that Inner West Council may develop as part of the Get Ready Program.

A key recommendation of the Inquiry is to use a risk-based approach for calculating flood planning level. The recommendation states that:

to take account of greater knowledge of climate change, Government reinforce its adoption of a risk-based approach to calculating the flood planning level for planning purposes and, through the NSWRA, immediately start a process of revising all flood planning level calculations in the state's high-risk catchments. Flood planning level re-determinations for all high-risk catchments should be completed within 3 years. These revised flood planning levels will need to be factored into all development applications (in-progress and new) in those high-risk catchments.

The recommendation is to revise flood planning levels for high-risk catchments. The definition for the high-risk catchment is not provided but likely refers to a catchment where major riverine flooding causes extensive damage. However, in all catchments, including the catchment for the proposed development, the flood risk varies throughout the catchment and areas of high flood risk exist, which can potentially be considered by the Inner West Council for revision of flood planning levels.

In general, the Inquiry recommendations if implemented would help build resilience to major flooding and reduce flood risk for future development in the Inner West Council, including the proposed development.

10 Council Review of the Proposal

The Council has provided feedback after review of the proposal. The review comments have been addressed as detailed in Table 4.

Table 4. Council Review Comments

#	Council Comments	Addressed by Proposal
1	<i>Any planning proposal submitted to Council must adequately address consistency with the Section 9.1 Ministerial Direction 4.1 Flooding, including:</i> - relevant recommendations of the NSW Government's 2022 Flood Inquiry Report - clearly addressing the requirements of Direction 4.1, providing clear assessment and consideration the level of flood hazard(s) that may impact the proposal.	The Ministerial Direction 4.1 – Flooding has been addressed in Section 9.1 and relevant recommendations of the 2022 Flood Inquiry have been addressed in Section 9.4 of this report.
2	<i>A Flood Certificate must be obtained from Council and the proposed flood modelling must be calibrated to match the flood levels provided in the Flood Certificate;</i>	The flood certificates for the two lots were obtained from the Council. Also, the Council's flood model was obtained.
3	<i>Reliance on flood gates as flood mitigation is not supported for new development. The floor levels should be raised to provide for protection by design to the flood planning level;</i>	Flood gates are proposed for the existing warehouse, which is proposed to be retained, however new development will be designed to align with Council's DCP requirements. The floor levels of the new development have been designed to the flood planning levels, as derived per Council DCP
4	<i>The Flooding at Smidmore Street and Edinburgh Road can be treated as 2 distinct flooding areas;</i>	The flooding at Smidmore Street and Edinburgh Road has been treated separately to derive the flood planning level
5	<i>The proposed flood storage offset may unnecessary– water currently enters the outdoor carpark to a depth of 500mm and maintenance of this storage area is likely to be difficult. The storage area will need to be justified by pre and post flood modelling and if flood storage is required on site then it must be self-draining under gravity;</i>	Flood modelling of the proposed development has indicated that there is no adverse impact due to loss of storage. However, the loss of storage has been compensated on site by providing flood storage as marked on the development plans. The additional flood storage would be self-draining under gravity.
6	<i>The existing warehouse is below FPL so will require floodproofing works to ensure building remains protected from flooding (flood gate(s) may be acceptable in protecting the existing building and doors); and</i>	The flood proofing works would be undertaken as per the flood proofing materials presented in Schedule 1 of Section 22.2 of Council DCP (2011)

#	Council Comments	Addressed by Proposal
7	<i>Management plan for the box store in order to minimise damage to stock / cost of replacements – may need floor level to be raised, a reduced freeboard may be acceptable for the box store if justified.</i>	<p>A management plan would be prepared to minimise flood risk to the Box Shop and Wine Ark and will be provided with the detailed DA design. The floor levels cannot be raised above the 1% AEP flood level due to design constraints. Appropriate flood proofing would be provided for areas up to 500 mm above the 1% AEP flood level.</p> <p>The flood proofing along with the flood management plan would help minimise the flood risk for these two spaces</p>

11 Summary and Conclusion

A flood study has been undertaken to assess the flood affectation of the proposed development and to determine if the development is likely to comply with the relevant planning controls including Council requirements/guidelines. The assessment suggests that

- The floor levels of the proposed development comply with the required FPL.
- The loss of flood storage is compensated through provision of compensatory storage of equal magnitude onsite.
- Raising the entry to the existing warehouse/building and provision of flood gate at the would lower the flood risk to that building.

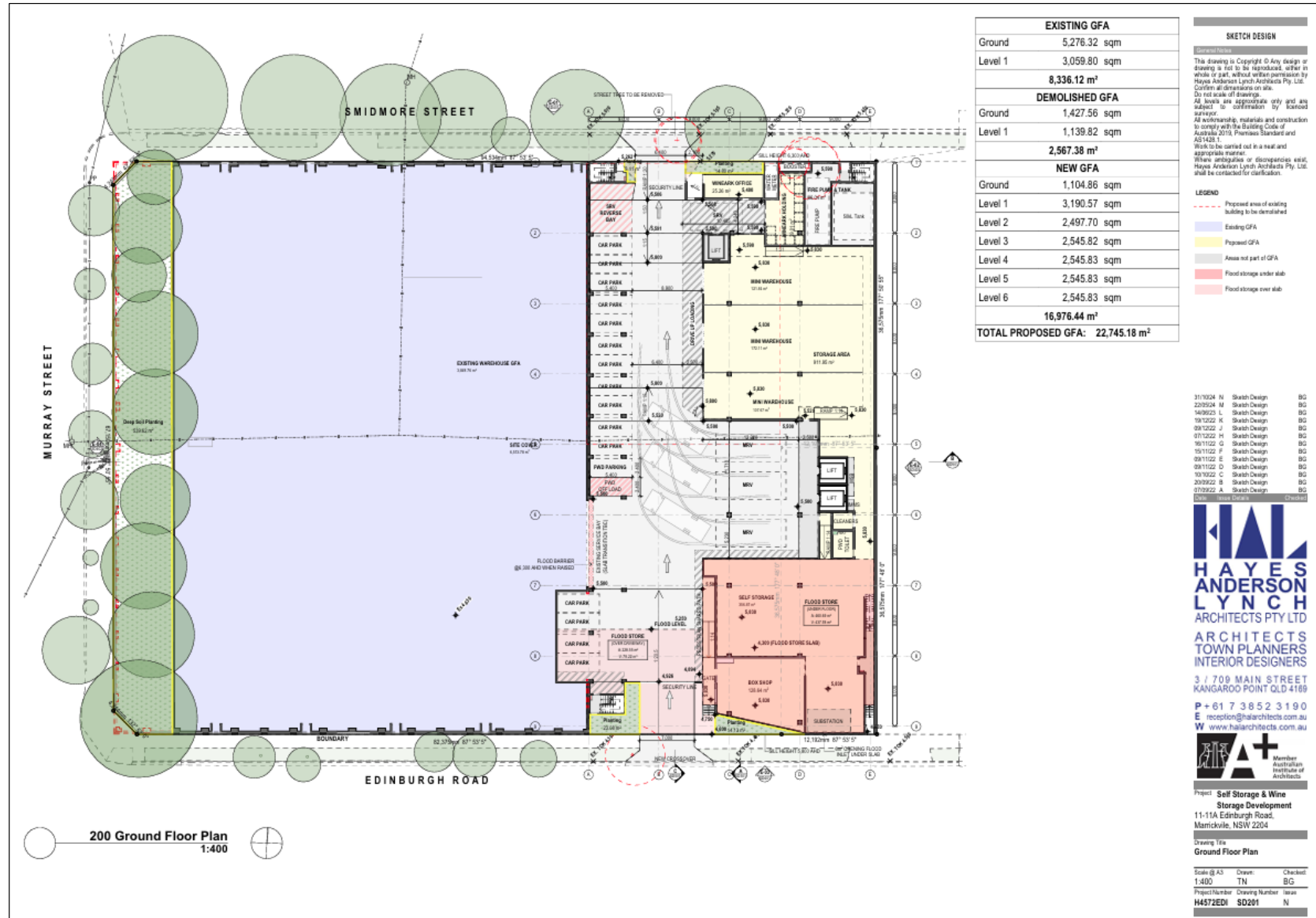
In summary, based on the preliminary investigation, the combination of design detail and flood mitigation measures can be implemented on the site to support the redevelopment of the site in accordance with the proposal.

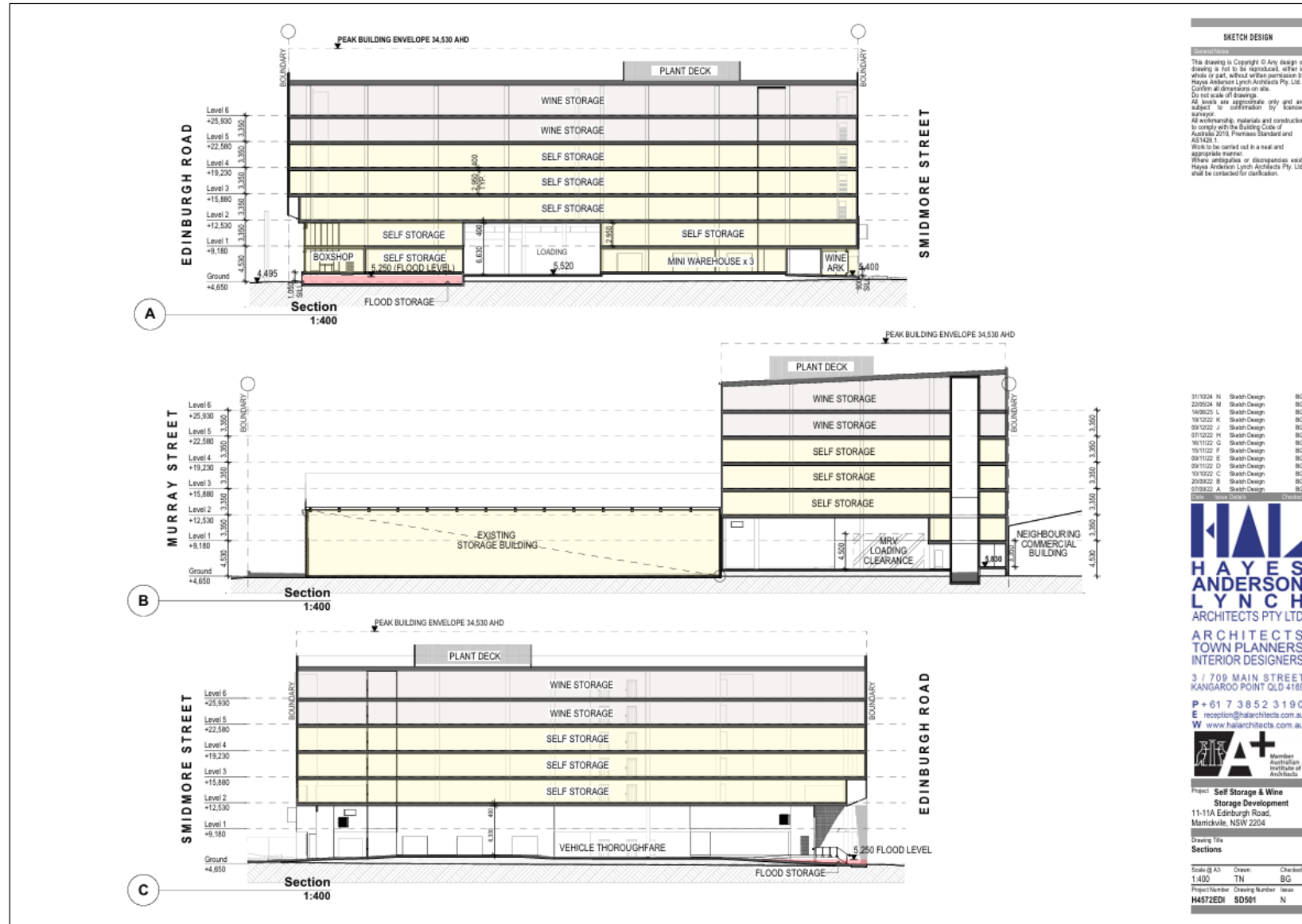
12 Qualifications

This report has been prepared for National Storage for the preliminary flood assessment of proposed development at 11-11A Edinburgh Road, Marrickville. The report is subject to following qualifications:

- The flood assessment is based on the Council flood model.
- Flood emergency planning including flood evacuation strategy has not been addressed in this flood assessment. This will be addressed in the future Development Application.
- The flood assessment has been undertaken for the development plans as presented in this report. Modification of development plans may require update of this report.
- This study and its outcomes should not be used for any other purpose than those specified in this report.

APPENDIX A





APPENDIX B

INNER WEST

Habib Rehman
373-383 Windsor Road
BAULKHAM HILLS NSW 2153
HREHMAN@HYDROSTORM.COM.AU

15 May 2023

FLOOD CERTIFICATE
11 Edinburgh Road MARRICKVILLE NSW 2204
ENCF/2023/0038

I am pleased to advise that the Flood Certificate for the above address has been prepared and is attached.

The information contained in the certificate is derived from the Eastern Channel East Flood Study (Golders, 2010).

The information is provided in good faith and in accordance with the provisions of s.733 of the Local Government Act.

Yours faithfully



James Ogg
COORDINATOR – STORMWATER & ASSET PLANNING



Applicant Name: Habib Rehman
Property Address: 11 Edinburgh Road
MARRICKVILLE NSW 2204

Certificate No: ENCF/2023/0038
Date: 08-May-2023

About this Certificate

This certificate provides flooding information for the area in the vicinity of the above property. This information can be used to assist in understanding the extent of flooding affecting this property and can be used to assist in preparation of a Flood Risk Management Report to support a development application. It is recommended that the information in this report be interpreted by a suitably qualified professional.

This report includes two pages; this cover page with an explanation of the information provided, and the second page is a figure providing information on the flooding behaviour in the area. The figure includes peak water levels, depths and flow rates for the 100 year ARI and peak water levels for the Probable Maximum Flood event.

The flood levels provided are based on available information including numerical modelling results from flood studies prepared for Council. All flood levels and depths are provided to the nearest 0.05 metres.

Definitions

The following provides a brief definition of some of the key terms utilised in this report:

Average Recurrence Interval (ARI)	The long-term average number of years between the occurrences of a flood as big as or larger than the selected event. The 100 year ARI flood event can be expressed as having a 1% chance of occurrence in any given year or as the flood that could occur once every 100 years.
Probable Maximum Flood (PMF)	The PMF is the largest flood that could conceivably occur at a particular location. This event is used to determine what might occur in events larger than a 100 year ARI.
100 year ARI Flow Path/Extent	The area of land expected to be inundated by either a flow path or mainstream flooding during a 100 year ARI flood event. The extents are limited to the areas where depths of flow are greater than 150mm.
100 year ARI High Hazard	Areas within the 100 year ARI flood extents where the depth and/or velocity of flow is likely to represent a possible danger to personal safety; evacuation by trucks is difficult; able-bodied adults would have difficulty wading to safety; and/or potential for structural damage to buildings.
Flood Planning Level (FPL)	The Flood Planning Level is calculated by adding freeboard onto the 100 year ARI flood level in accordance with Council's DCP.
Freeboard	The freeboard is incorporated into the Flood Planning Level to provide a factor of safety to the flood levels. It accounts for a number of factors, including wave action, localised obstructions to flows, and model uncertainty.
Australian Height Datum (AHD)	A common national surface level datum approximately corresponding to mean sea level.

Notes

The ground levels shown on the attached figure are based on aerial survey data. The ground levels should be verified by a suitably qualified surveyor.

The location of stormwater pits and pipes on the attached figure are indicative only. The location and dimensions of pipelines should be verified by a suitably qualified surveyor.

The water depths shown are provided at the location shown and are indicative only. They do not necessarily represent the maximum depth in the area. For example, where a point is located on the centreline of a road, the depths will be higher within the road gutter.

The information is provided in good faith and in accordance with the provisions of s.733 of the *Local Government Act*.

Flood Certificate

Applicant Name: Habib Rehman
Property Address: 11 Edinburgh Road
MARRICKVILLE NSW 2204

Certificate No: ENCF/2023/0038
Date: 08-May-2023



A	B	C
100 yr ARI Water Level: 5.25m AHD 100 yr ARI Flood Depth: 0.62m PMF Water Level: 6.04m AHD	100 yr ARI Water Level: 5.25m AHD 100 yr ARI Flood Depth: 0.67m PMF Water Level: 6.05m AHD	100 yr ARI Water Level: 5.24m AHD 100 yr ARI Flood Depth: 0.84m PMF Water Level: 6.05m AHD
D	E	
100 yr ARI Water Level: 5.21m AHD 100 yr ARI Flood Depth: 0.48m PMF Water Level: 5.90m AHD	100 yr ARI Water Level: 5.68m AHD 100 yr ARI Flood Depth: 0.17m PMF Water Level: 6.74m AHD	

The information provided is in good faith and in accordance with the provisions of s.733 of the *Local Government Act*.
The aerial photo is historical and may not reflect the current structures and features of this area.

INNER WEST

Habib Rehman
373-383 Windsor Road
BAULKHAM HILLS NSW 2153
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15 May 2023

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James Ogg
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Probable Maximum Flood (PMF)	The PMF is the largest flood that could conceivably occur at a particular location. This event is used to determine what might occur in events larger than a 100 year ARI.
100 year ARI Flow Path/Extent	The area of land expected to be inundated by either a flow path or mainstream flooding during a 100 year ARI flood event. The extents are limited to the areas where depths of flow are greater than 150mm.
100 year ARI High Hazard	Areas within the 100 year ARI flood extents where the depth and/or velocity of flow is likely to represent a possible danger to personal safety; evacuation by trucks is difficult; able-bodied adults would have difficulty wading to safety; and/or potential for structural damage to buildings.
Flood Planning Level (FPL)	The Flood Planning Level is calculated by adding freeboard onto the 100 year ARI flood level in accordance with Council's DCP.
Freeboard	The freeboard is incorporated into the Flood Planning Level to provide a factor of safety to the flood levels. It accounts for a number of factors, including wave action, localised obstructions to flows, and model uncertainty.
Australian Height Datum (AHD)	A common national surface level datum approximately corresponding to mean sea level.

Notes

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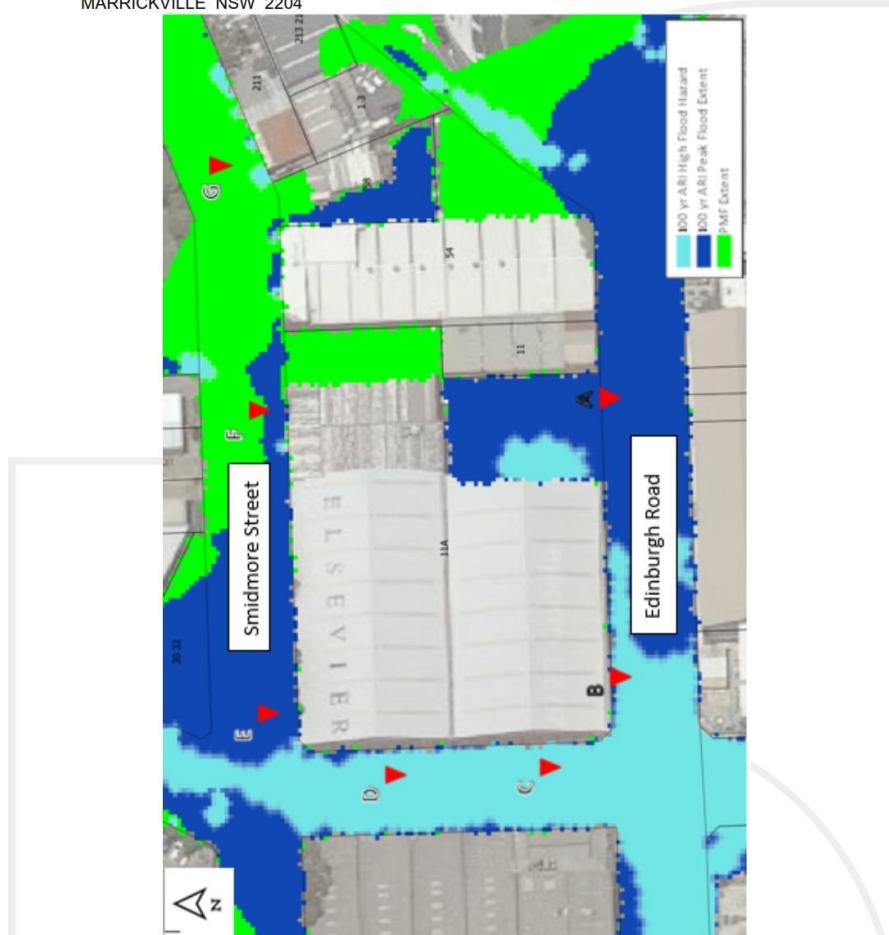
The water depths shown are provided at the location shown and are indicative only. They do not necessarily represent the maximum depth in the area. For example, where a point is located on the centreline of a road, the depths will be higher within the road gutter.

The information is provided in good faith and in accordance with the provisions of s.733 of the *Local Government Act*.

Flood Certificate

Applicant Name: Habib Rehman
Property Address: 11A Edinburgh Road
MARRICKVILLE NSW 2204

Certificate No: ENCF/2023/0039
Date: 08-May-2023



A	B	C
100 yr ARI Water Level: 5.25m AHD 100yr ARI Flood Depth: 0.68m PMF Water Level: 6.05m AHD	100 yr ARI Water Level: 5.25m AHD 100yr ARI Flood Depth: 0.83m PMF Water Level: 6.05m AHD	100 yr ARI Water Level: 5.23m AHD 100yr ARI Flood Depth: 0.70m PMF Water Level: 5.95m AHD
D	E	F
100 yr ARI Water Level: 5.23m AHD 100yr ARI Flood Depth: 0.52m PMF Water Level: 5.91m AHD	100 yr ARI Water Level: 5.39m AHD 100yr ARI Flood Depth: 0.41m PMF Water Level: 6.64m AHD	100 yr ARI Water Level: 5.52m AHD 100yr ARI Flood Depth: 0.15m PMF Water Level: 6.73m AHD

Note: The peak flow depth through the subject property for the 100 yr ARI flood event is 565mm.

The information provided is in good faith and in accordance with the provisions of s.733 of the Local Government Act.
The aerial photo is historical and may not reflect the current structures and features of this area.

National Storage

Acid Sulfate Soils Assessment:
11 and 11A Edinburgh Road,
Marrickville, NSW

P2108688JR02V01
June 2022



ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT
MANAGEMENT



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All enquiries regarding this project are to be directed to the Project Manager.



ASS Assessment: 11 and 11A Edinburgh Road, Marrickville, NSW
P2108688JR02V01 – June 2022
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**ATTACHMENT A : SITE PLANS
ATTACHMENT B : BOREHOLE LOGS
ATTACHMENT C : LABORATORY SUMMARY TABLE
ATTACHMENT D : LABORATORY DOCUMENTATION**

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General Abbreviations

AASS	Actual acid sulfate soil	MBT	Monobutyltin
ABC	Ambient background concentrations	MNA	Monitored natural attenuation
ACM	Asbestos containing material	MPE	Multi phase extraction
AEC	Area of environmental concern	NAPL	Non aqueous phase liquid
AF	Asbestos fines	NATA	National Association of Testing Authorities
AMP	Asbestos Management Plan	ND	No data
ANZECC	Australia and New Zealand Environment Conservation Council	NEPC	National Environment Protection Council
ANZG	Australian and New Zealand Governments	NEPM	National Environment Protection Measure
ASC NEPM	National Environmental Protection (Assessment of Site Contamination) Measure (2013)	OCP	Organochloride pesticides
ASS	Acid sulfate soil	OEH	NSW Office of Environment and Heritage
ASSMAC	Acid Sulfate Soils Management Advisory Committee	OPP	Organophosphorus pesticides
AST	Above ground storage tank	PACM	Potential asbestos containing material
BGL	Below ground level	PAH	Polycyclic aromatic hydrocarbons
BH	Borehole	PASS	Potential acid sulfate soil
BTEXN	Benzene, toluene, ethylbenzene, xylene, naphthalene	PCB	Polychlorinated biphenyl
CEMP	Construction Environmental Management Plan	PCEMP	Post Construction Environmental Management Plan
COC	Chain of custody	PESA	Preliminary Environmental Site Assessment
COPC	Contaminants of potential concern	PFAS	Per and polyfluoroalkyl substances
DA	Development application	PID	Photoionisation detector
DBT	Dibutyltin	ppb	Parts per billion
DEC	Department of Environment and Conservation	ppm	Parts per million
DECC	Department of Environment and Climate Change	PQL	Practical quantitative limit (interchangeable with EQL and LOR)
DNAPL	Dense non aqueous phase liquid	PSI	Preliminary Site Investigation
DP	Deposited Plan	QA/QC	Quality assurance / quality control
DPI	NSW Department of Primary Industry	RAC	Remediation acceptance criteria
DPIW	NSW Department of Primary Industry – Water	RAP	Remedial Action Plan
DQI	Data quality indicators	HHRA	Human Health Risk Assessment
DQO	Data quality objectives	RPD	Relative percentage difference
DSI	Detailed Site Investigation	SAC	Site assessment criteria
EAC	Ecological assessment criteria	SAQP	Sampling and Analysis Quality Plan
EIL	Ecological investigation level	SEPP	State Environmental Planning Policy
EMP	Environmental Management Plan	SIL	Soil investigation level
EPA	NSW Environmental Protection Authority	SOP	Standard operating procedure
EQL	Estimated quantitation limit (interchangeable with PQL and LOR)	SWL	Standing water level
ESA	Environmental Site Assessment	SWMS	Safe Work Method Statement
ESL	Ecological screening level	TB	Trip blank
FA	Fibrous asbestos	TBT	Tributyl tin
GIL	Groundwater investigation level	TCLP	Toxicity characteristics leaching procedure
HIL	Health investigation level	TEQ	Toxic equivalency factor
HM	Heavy metals	TP	Test pit
HSL	Health screening level	TPH	Total petroleum hydrocarbons
IA	Investigation area	TRH	Total recoverable hydrocarbons
ISQG	Interim Sediment Quality Guideline	TS	Trip spike
ITP	Inspection Testing Plan	UCL	Upper confidence limit
LGA	Local government area	UPSS	Underground petroleum storage system
LNAPL	Light non aqueous phase liquid	UST	Underground storage tank
LOR	Limit of reporting (interchangeable with EQL and PQL)	VHC	Volatile halogenated compounds
MA	Martens & Associates Pty Ltd	VOC	Volatile organic compounds
mAHD	Metres, Australian Height Datum	WHS	Work health and safety
mbgl	Metres below ground level	WHSP	Work Health and Safety Plan

1 Introduction

1.1 Overview

This report, prepared by Martens and Associates (MA), documents an acid sulfate soils (ASS) assessment undertaken on behalf of National Storage (the Client) at 11 and 11A Edinburgh Road, Marrickville, NSW (the site). The assessment was completed as part of a due diligence exercise to support the construction of a multi-level storage facility at the site.

1.2 Proposed Development

From the geotechnical brief (ADG, 2022) and client provided information, we understand that the project comprises the conversion of the existing warehouse to an at – grade multi – level storage facility.

It is understood that the project does not include a basement and will require minimal excavation to achieve design levels. However, excavation will be required for piercing (i.e. foundation works likely up to 5.0 – 6.0 metres below ground level (mbgl)) and trenching for underground services up to 1.0 mbgl.

1.3 Scope of Works

The following scope of work was completed as part of this ASS assessment:

- Preliminary assessment of the site (desktop assessment) including review of ASS risk mapping and site specific geomorphic features.
- Field investigation comprising borehole excavation and targeted laboratory testing of soil samples.
- Preparation of a preliminary ASS assessment report in general accordance with ASSMAC (1998) to determine whether an ASS management plan (ASSMP) and / or further investigation works are required.

1.4 Reference Guidelines

This investigation was undertaken in general accordance with the following guidelines:

- Acid Sulfate Soil Management Advisory Committee (1998), *Acid Sulfate Soil Manual*. Referred to as ASSMAC (1998)

- Qld Natural Resources, Mines and Energy (2004) *Acid Sulfate Soils Laboratory Methods Guidelines*.
- Water Quality Australia (2018) *National Acid Sulfate Soils Guidance: National acid sulfate soils sampling and identification methods manual*.

2 Site Background Information

2.1 Site Details

Site information is summarised in Table 1. The site location and general surrounds are shown in Attachment A.

Table 1: Site background information.

Item	Description / Detail
Site address	11 and 11A Edinburgh Road, Marrickville, NSW.
Legal identifier	Lot 67 in DP 4991 Lot 1 in DP 607677
Local government area	Inner West Council (formerly Marrickville Council)
Site area	0.715 ha (SLR, 2018)
Site description	At the time of this assessment, the existing development at the site comprised commercial facilities including a storage warehouse (in Lot 1 DP 607677) and a car servicing centre (in Lot 67 in DP4991) with concrete hardstand in external areas. An asphalt car park was present on the north western portion of Lot 1 DP 607677.
Topography	The site slopes gently towards the south west with grades of <5%. Site elevation ranges between 4.3 mAHD in the south west, and 5.8 mAHD in the north east. Site contours are shown on Map 02 in Attachment A.
Surface hydrology	Drainage of the site is via overland flow towards to the south.
Vegetation	Existing site vegetation comprises scattered small garden beds containing grass, shrubbery and mature trees.
Expected geology	The Sydney 1:100 000 Geological Sheet 9130 indicates the site to be underlain by Ashfield Shale (Rwa) comprising black to dark grey shale and laminite. (Herbert C., 1983).
Expected soil landscape	The NSW Office of Environment and Heritage's (OEH) information system (eSPADE) indicates the site to be located in the Blacktown (bt) soil landscape, with deep (> 200 cm) total soil depths. A brownish black loam topsoil and deep clayey subsoil is expected to be present at the site. This soil landscape is often associated with moderate erodibility, high shrink – swell (localized) and potential localized salinity hazards.

3 Preliminary Assessment

3.1 ASS Soil Risk Map Classification

The Marrickville Local Environmental Plan (2011) ASS risk map indicates that the entire site is located within a Class 2 risk area for ASS. Class 2 risk designates that any works undertaken below the natural ground surface, or by which the water table is likely to be lowered, will require an ASSMP or a preliminary assessment as per ASSMAC (1998) prior to development consent.

Site location relating to ASS risk is presented on Map 03 in Attachment A.

3.2 Geomorphic Setting

The likelihood of ASS presence at a site is a function of various geomorphic parameters, in particular those listed in ASSMAC (1998).

Geomorphic parameters for the site which may indicate ASS presence are listed in Table 2.

Table 2: Geomorphic features indicative of ASS.

Geomorphic Feature	Present on Site?
Holocene sediments	Possible
Soil horizons less than 5 m AHD	Yes
Marine / estuarine sediments or tidal lakes	Yes
Coastal wetland; backwater swamps; waterlogged or scaled areas; inter-dune swales or coastal sand dunes (i.e. deep excavation is required)	No
Dominant vegetation is mangroves, reeds, rushes and other swamp or marine tolerant species.	No
Geologies containing sulfide bearing material / coal deposits or former marine shales / sediments	Possible
Deep older (Holocene or Pleistocene) estuarine sediments > 10 mBGL (if deep excavation or drainage is proposed)	Possible

The geomorphic setting of the site indicates that there is a high likelihood of ASS presence, as five of the seven listed geomorphic features are possible or known to be present at the site.

4 Field Investigations

4.1 Fieldwork Overview

Field ASS investigations were completed on 24 March 2022 concurrently with a geotechnical investigation (MA, 2022), and involved the following works:

- Excavation of four boreholes (BH101 – BH104) using a hand auger / push tube to a maximum depth of 2.0 mbgl.
- Excavation of three boreholes (BH105 – BH107) using a truck mounted drill rig fitted with solid flight augers, to a maximum depth of 7.5 mbgl.
- Collection of representative soil samples from all boreholes for laboratory ASS analysis and future reference purposes.

Testing locations are shown on Map 04 in Attachment A.

4.2 Subsurface conditions

Field investigations observed that the site was underlain by the following generalised subsurface units:

Unit A: Fill – silty clay / silty sand, with gravels, up to 1.3 mbgl (BH107). For the purposes of this report, fill is considered to have been placed under uncontrolled conditions due to the absence of earthworks quality control certification.

Unit B: Residual soil – silty clay, consistencies ranging between firm to hard, with iron indurated bands, trace shale gravels, up to 7.0 mbgl (BH105).

Unit C: Shale – inferred highly weathered, very low to low strength, present below Unit B, up to 7.5 mbgl (BH105). The top of rock is inferred to rise northwards.

Detailed borehole logs are provided in Attachment B.

5 Laboratory Analysis

5.1 Action Criteria

Soil samples were selected for analysis using the chromium reducible sulfur (S_{CR}) method, and assessed against the following action criteria adopted from Table 4.4 of ASSMAC (1998) based on a fine soil type (medium to heavy clays):

- Oxidisable sulphur: S_{CR} is $\geq 0.1\%$; or
- Net acidity is ≥ 62 mol H^+ /tonne.

MA understands that the proposed development is not to include a basement, and will not require any significant excavation to achieve design levels. Therefore, this assessment assumes that future works at the site will involve the disturbance of less than 1,000 tonnes of soil material.

5.2 Soil Analytical Results

A total of 14 soil samples taken from BH101 – BH107 were submitted to a NATA accredited laboratory (Envirolab Pty Ltd) for S_{CR} analysis. Samples were taken from fill and natural layers at various depths across the site.

S_{CR} results are summarised in Table 4 below. Bolded values indicate exceedances of ASSMAC (1998) action criteria. Detailed tabulated results are provided in Attachment C.

Table 3: Laboratory S_{CR} result summary.

ID	Sample Depth (mbgl)	pH _{KCl}	Sulfur Trail (S_{CR}) (%S)	Net Acidity (acidity units, mol H^+ /t)
BH101	1.4 - 1.6	3.9	0.007	84
BH102	1.3 - 1.5	4.4	0.006	46
BH103	1.5 - 1.7	4	0.006	63
	1.8 - 2.0	4	<0.005	89
BH104	1.0 - 1.2	6.9	<0.005	<5
BH105	0.15 - 0.25	5.6	0.02	15
	2.5 - 3.0	4	0.007	100
	4.8 - 5.1	4	<0.005	51
BH106	1.7 - 2.0	3.8	<0.005	89
	3.0 - 3.2	3.8	<0.005	50
	5.1 - 5.3	3.9	<0.005	52

ID	Sample Depth (mbgl)	pH _{KCl}	Sulfur Trail (S _{CR}) (%S)	Net Acidity (acidity units, mol H ⁺ /t)
BH107	0.3 - 0.4	9.9	<0.005	<5
	2.5 - 2.9	3.8	<0.005	49
	4.7 - 5.0	4.2	<0.005	32

5.3 Interpretation of Results

Laboratory results show that analysed samples contain low amounts of sulfur with the highest sample (BH105/0.15-0.25 collected from shallow fill material) having 0.02 %S which is below the ASSMAC (1998) action criteria for sulfur trail. All other samples reported results bellow the laboratory detection limit and well below sulfur trail action criteria.

These results indicate that site soils do not meet the ASSMAC (1998) definition of actual ASS (AASS) or potential ASS (PASS) due to the soils containing low levels or no detection of sulfides. Therefore, the preparation of an ASS management plan (ASSMP) is not required.

The measured pH values and net acidity values indicate that site soils are acidic, which should be considered in the design of any future subsurface infrastructure. It is recommended that aggressivity testing (EC, SO₄, Cl and resistivity) of site soils is completed to assess exposure classifications and aid appropriate design of any future buried structures.

6 Conclusion

This ASS assessment was completed as part of a due diligence exercise to support the construction of a multi-level storage facility at 11 and 11A Edinburgh Road, Marrickville, NSW. MA understands that the proposed development is not to include a basement, and will not require any significant excavation to achieve design levels. It was therefore, assumed, as part of this assessment, that future works at the site will involve the disturbance of less than 1,000 tonnes of soil material.

The assessment included subsurface investigation works and laboratory assessment of soil samples collected during investigation works.

The results of this assessment found that site soils do not meet the definition of AASS or PASS and that preparation of an ASSMP is not required.

While the soils were not found to meet the definition of AASS or PASS, the measured pH values and net acidity values indicate that site soils are acidic. These findings should be considered in the design of any future subsurface infrastructure.

It is recommended aggressivity testing (EC, SO₄, Cl and resistivity) of site soils is completed to assess exposure classifications and aid appropriate design of any future buried structures.

7 Limitations

The recommendations presented in this report include specific issues to be addressed during future planning and construction phases of the project.

In the event that any of the recommendations presented in this report are not implemented, the general recommendations may become inapplicable and Martens & Associates Pty Ltd accept no responsibility whatsoever for the performance of the works undertaken where recommendations are not implemented in full and properly tested, inspected and documented.

Occasionally, sub-surface conditions between and below the completed boreholes or other tests may be found to be different (or may be interpreted to be different) from those expected. Variation can also occur with groundwater conditions, especially after climatic changes. If such differences appear to exist, we recommend that you immediately contact Martens & Associates Pty Ltd.

8 References

- ADG (2022) *Geotechnical Brief*, referenced project 11-11A Edinburgh Road, Marrickville, NSW. Ref. 25796, dated 18.02.22.
- Acid Sulfate Soil Management Advisory Committee (1998), *Acid Sulfate Soil Manual*. Referred to as ASSMAC (1998).
- Herbert, C. (1983), *Sydney 1:100 000 Geological Sheet 9130, 1st edition*, Geological Survey of New South Wales, Sydney.
- Martens and Associates (2022) *Geotechnical Assessment, 11 and 11A Edinburgh Road, Marrickville, NSW*. Ref. P2108688JR01V01, dated 08/04/2022.
- Qld Natural Resources, Mines and Energy (2004) *Acid Sulfate Soils Laboratory Methods Guidelines*.
- SLR (2018) *Stage 1 Preliminary Site Investigation For Future Mixed Residential/ Commercial Site Re-development Lot 1 in DP607677 and Lot 67 in DP4991 11 & 11A Edinburgh Road, Marrickville NSW*. Ref. 610.18174-R01-v1.0, dated 05.07.2018.
- Water Quality Australia (2018) *National Acid Sulfate Soils Guidance: National acid sulfate soils sampling and identification methods manual*.

Attachment A: Site Plans










Attachment B: Borehole Logs

MARTENS 2.00 LIB.GLB Log MARTENS BOREHOLE P21080808H1018H107V01.GPJ <DrawingFile>> 2104/2022 16:18 10.02.00.04 Datagel Lab and In Situ Tool - DGD | Lib: Martens 2.00 2016-11-13

CLIENT	National Storage			COMMENCED	24/03/2022	COMPLETED	24/03/2022	REF BH102	
PROJECT	Geotechnical Assessment			LOGGED	MZ	CHECKED	SK	Sheet 1 OF 1	
SITE	11 & 11A Edinburgh Road, Marrickville, NSW			GEOLOGY	Ashfield Shale	VEGETATION	Nil	PROJECT NO. P2108688	
EQUIPMENT	Push tube / Hand auger			LONGITUDE	151.173163	RL SURFACE	7.8 m	DATUM	AHD
EXCAVATION DIMENSIONS	1.50 m depth			LATITUDE	-33.907887	ASPECT	South	SLOPE	<2%

Drilling			Sampling		Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
DT			0.15	7.65	0.2-0.35/S/1 D 0.20-0.35 m			Cl-CH	CONCRETE			PAVEMENT
PT		Not Encountered	0.5-0.7/S/1 D 0.50-0.70 m					Cl-CH	FILL; Silty CLAY; medium plasticity; brown, grey; with gravels; inferred well compacted.			FILL
			1.00	6.80	1.0-1.2/S/1 D 1.00-1.20 m			Cl-CH	CLAY; medium to high plasticity; brown, pale grey; trace gravels.	M (>PL)		RESIDUAL SOIL
			1.25	6.55	1.3-1.5/S/1 D 1.30-1.50 m			Cl-CH	CLAY; medium to high plasticity; red, pale grey; with iron indurated bands; trace gravels.	VST-H		
HA			1.50						Hole Terminated at 1.50 m (Target depth reached)			
			2									
			3									
			4									
			5									
			6									
			7									

EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS		
 <p>MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au WEB: http://www.martens.com.au</p>	<p>Engineering Log - BOREHOLE</p>	


MARTENS 2.00 LB 0.8 Log MARTENS BOREHOLE P2108688BH101.dwg (07/01/2022) 2:04/2022 16:18 10:02:00.04 D:\p2108688\Borehole\BH101.dwg and In Situ Tool - DGD Lib - Martens 2.00 2016-11-13

MARTENS 2.00 LIB.GLB Log MARTENS BOREHOLE P21080808H1018H107V01.GPJ <DrawingFile>> 2104/2022 16:18 10.02.00.04 Datagel Lab and In Situ Tool - DGD | Lib: Martens 2.00 2016-11-13

MARTENS 2.00 LIB.GLB Log MARTENS BOREHOLE P2108088BH10-4BH10TV01.GPJ <DrawingFile>> 21/04/2022 16:18 10.02.00.04 Datapel Lab and In Situ Tool - DGD | Lib: Martens 2.00 2010-11-13 Proj: Martens 2.00 2010-11-13

CLIENT	National Storage			COMMENCED	24/03/2022	COMPLETED	24/03/2022	REF BH105								
PROJECT	Geotechnical Assessment			LOGGED	MH	CHECKED	SK	Sheet 1 OF 1								
SITE	11 & 11A Edinburgh Road, Marrickville, NSW			GEOLOGY	Ashfield Shale	VEGETATION	Nil	PROJECT NO. P2108688								
EQUIPMENT		4WD ute-mounted hydraulic drill rig			LONGITUDE	151.173313	RL SURFACE	6.3 m	DATUM AHD							
EXCAVATION DIMENSIONS		ø100 mm x 7.50 m depth			LATITUDE	-33.908395	ASPECT	South	SLOPE <5%							
Drilling		Sampling		Field Material Description												
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS				
ADV	L	Not Encountered	0.10	6.20	0.11-0.25/S/1 D 0.11-0.25 m		CH	CONCRETE FILL: Silty CLAY; medium plasticity; brown, black; trace gravels; inferred well compacted.	M (>PL)	F	PAVEMENT FILL					
			1.00	5.30	0.5-0.7/S/1 D 0.50-0.70 m 0.6-0.7/S/1 D 0.60-0.70 m 0.8-1.0/S/1 D 0.80-1.00 m 1.0-1.4/S/1 D 1.00-1.40 m SPT 1.05 m 2.2,4 N=6 1.2-1.3/S/1 1.20-1.30 m		CH	Silty CLAY; high plasticity; reddish brown.			RESIDUAL SOIL					
			2.10	4.20	1.8-2.0/S/1 D 1.80-2.00 m			Becoming grey and reddish brown.			St - VSt					
			2.50	3.80	SPT 2.50 m 5.10,10 N=20 2.5-3.0/S/1 D 2.50-3.00 m		Cl-CH	Silty CLAY; medium to high plasticity; grey, yellow and reddish brown.			M (<PL)					
			4.00	2.30	SPT 4.00 m 5,9,12 N=21 4.00-4.4/S/1 D 4.00-4.40 m 4.4-4.6/S/1 D 4.40-4.60 m		Cl-CH	Silty CLAY; medium to high plasticity; grey, yellow and brown.			VSt					
			5.00		4.8-5.1/S/1 D 4.80-5.10 m											
			6.00		SPT 5.50 m 6.10,11 N=21 5.5-5.9/S/1 D 5.50-5.90 m											
			6.40	-0.10	6.3-6.5/S/1 D 6.30-6.50 m			SHALE; highly weathered; dark grey, dark brown, brown; inferred very low to low strength.			WEATHERED ROCK 6.40: V-bit refusal at 6.4m on inferred low strength shale.					
			7.00	-0.70				SHALE; highly weathered; brown, dark brown; inferred low strength.								
			7.50					Hole Terminated at 7.50 m (Target depth reached)								
ADIT			M	H	7.00		-0.70									
7.50																
EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS																
				MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au WEB: http://www.martens.com.au				Engineering Log - BOREHOLE								

CLIENT	National Storage			COMMENCED	24/03/2022	COMPLETED	24/03/2022	REF BH106					
PROJECT	Geotechnical Assessment			LOGGED	MH	CHECKED	SK	Sheet 1 OF 1					
SITE	11 & 11A Edinburgh Road, Marrickville, NSW			GEOLOGY	Ashfield Shale	VEGETATION	Nil	PROJECT NO. P2108688					
EQUIPMENT		4WD ute-mounted hydraulic drill rig			LONGITUDE	151.173503	RL SURFACE	7.1 m	DATUM	AHD			
EXCAVATION DIMENSIONS		ø100 mm x 6.40 m depth			LATITUDE	-33.908151	ASPECT	South	SLOPE	<5%			
Drilling				Sampling		Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS	
ADV	L	Not Encountered	0.13	6.97	0.2-0.3/S/1 D 0.20-0.30 m 0.3-0.6/S/1 D 0.30-0.60 m			CH	CONCRETE			PAVEMENT	
			0.70	6.40	0.7-0.9/S/1 D 0.70-0.90 m			CH	FILL: Silty CLAY; medium plasticity; brown, dark brown and black; inferred well compacted.			FILL	
			1.10	5.90	SPT 1.00 m 2.4,6 N=10 1.0-1.1/S/1 D 1.00-1.10 m 1.0-1.4/S/1 D 1.00-1.40 m 1.1-1.3/S/1 D 1.10-1.30 m 1.3-1.5/S/1 D 1.30-1.50 m 1.7-2.0/S/1 D 1.70-2.00 m			CH	FILL: Silty CLAY; medium plasticity; reddish brown and dark brown; inferred well compacted.				
			8.00					CH	Silty CLAY; high plasticity; grey and pale brown; iron indurated bands. Iron indurated bands.			RESIDUAL SOIL	
M-H	M	Not Encountered	4.30	2.80	SPT 2.50 m 3.6,7 N=13 2.5-3.0/S/1 D 2.50-3.00 m 3.0-3.2/S/1 D 3.00-3.20 m				Iron indurated bands.				
			5.10	2.00	5.1-5.3/S/1 D 5.10-5.30 m 5.3-5.5/S/1 D 5.30-5.50 m SPT 5.50 m 9,13,18 N=31 5.5-5.9/S/1 D 5.50-5.90 m 6.0-6.3/S/1 D 6.00-6.30 m				Iron indurated bands.				
H	H	Not Encountered	6.00	1.10	SHALE: highly weathered; grey and dark grey; inferred very low strength.							WEATHERED ROCK	
			6.40		Hole Terminated at 6.40 m						6.40: V-bit refusal.		



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Suite 201, 20 George St. Hornsby, NSW 2077 Australia

Phone: (02) 9476 9999 Fax: (02) 9476 8767

mail@martens.com.au WEB: <http://www.martens.com.au>

Engineering Log -

BOREHOLE

CLIENT	National Storage		COMMENCED	24/03/2022	COMPLETED	24/03/2022	REF BH107						
PROJECT	Geotechnical Assessment		LOGGED	MH	CHECKED	SK	Sheet 1 OF 1						
SITE	11 & 11A Edinburgh Road, Marrickville, NSW		GEOLOGY	Ashfield Shale	VEGETATION	Nil	PROJECT NO. P2108688						
EQUIPMENT	4WD ute-mounted hydraulic drill rig		LONGITUDE	151.173612	RL SURFACE	8 m	DATUM	AHD					
EXCAVATION DIMENSIONS	ø100 mm x 6.50 m depth		LATITUDE	-33.907913	ASPECT	South	SLOPE	<2%					
Drilling			Sampling		Field Material Description								
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS	
ADV	L		0.15	7.85	0.15-0.25/S/1 D 0.15-0.25 m 0.3-0.4/S/1 D 0.30-0.40 m			SM	CONCRETE FILL: Silty SAND; fine to medium grained; grey, dark grey; trace gravels.		M	PAVEMENT FILL	
			0.80	7.20	0.8-0.9/S/1 D 0.80-0.90 m SPT 1.00 m 3,1,3 N=4			SC	FILL: Silty Sandy CLAY; high plasticity; brown, dark grey.				
			1.30	6.40	1.0-1.4/S/1 D 1.00-1.40 m 1.5-1.6/S/1 D 1.50-1.60 m			CH	Silty CLAY; high plasticity; grey, reddish brown; with iron indurated bands. Iron indurated bands.		F	RESIDUAL SOIL	
			3.00	5.00	SPT 2.50 m 7,8,12 N=20 2.5-2.9/S/1 D 2.50-2.90 m				Reddish brown and grey.		M (<PL)		
			4.30	3.70	3.5-3.9/S/1 D 3.50-3.90 m SPT 4.00 m 6,8,14 N=22 4.0-4.4/S/1 D 4.00-4.40 m				Iron indurated bands.		St and VSt		
			5.00	3.00	4.7-5.0/S/1 D 4.70-5.00 m 5.1-5.3/S/1 D 5.10-5.30 m				SHALE: highly weathered; dark grey, dark brown; inferred very low strength.			WEATHERED ROCK	
			6.00	2.00	SPT 5.50 m 8,Double Bounce SPT Refusal. 5.5-5.9/S/1 D 5.50-5.90 m 6.1-6.3/S/1 D 6.10-6.30 m				SHALE: highly weathered; brown, dark grey and grey; inferred very low to low strength.			6.00: V-bit refusal at 6.0m.	
			6.50						Hole Terminated at 6.50 m			6.50: TC-bit refusal on inferred very low to low strength shale.	
AD/T	M-H	Inflew											
EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS													
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Attachment C: Laboratory Summary Table

ASS Laboratory Test Results Interpretation

Method based on Acid Sulfate Soil Manual (ASSMAC, 1998)
Method ST-50 V05 Revised 30.04.2018

martens

Suite 201, 20 George Street, Hornsby, NSW 2077 Ph: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au, www.martens.com.au

PROJECT DETAILS

Client:

National Storage

Project:

Acid Sulfate Soil Assessment

Sampling Site:

11 and 11A Edinburgh Road, Marrickville, NSW

Sample Date:

30/03/2022

Page:

1 of 1

Assessment Date:

12/04/2022

Job Number:

P2208688

Sampled By:

DS

SAMPLE DETAILS / TEST RESULTS

Sample Location	Sample Depth (mbgl)	Inferred Texture	pH Measurements	Sulfur Trail		Acid Trail		ASS - Acid Base Accounting				Liming Rate
			pH _{net}	Chromium Reducible Sulfur	Chromium Reducible Sulfur (acidity units)	Titratable Actual Acidity	Titratable Actual Acidity (sulfur units)	Net Acidity (acidity units)	Net Acidity (sulfur units)	Net Acidity excluding ANC (acidity units)	Net Acidity excluding ANC (sulfur units)	
			pH Units	%S	mole H+/t	mole H+/t	%S	mole H+/t	%S	mole H+/t	%S	kg/t
ASSMAC Criteria <1000 t disturbance		Fine	<3.5	0.1	62	62	0.1	62	0.1	62	0.1	
		Medium	<3.5	0.06	36	36	0.06	36	0.06	36	0.06	
		Coarse	<3.5	0.03	18	18	0.03	18	0.03	18	0.03	
BH101	1.4 - 1.6	Fine	3.9	0.007	4	74	0.12	84	0.14	84	0.14	6.3
BH102	1.3 - 1.5	Fine	4.4	0.006	4	40	0.06	46	0.074	46	0.074	3.5
BH103	1.5 - 1.7	Fine	4	0.006	4	56	0.09	63	0.1	63	0.1	4.7
	1.8 - 2.0	Fine	4	<0.005	<3	86	0.14	89	0.14	89	0.14	6.7
BH104	1.0 - 1.2	Fine	6.9	<0.005	<3	<5	<0.01	<5	<0.005	<5	<0.005	<0.75
BH105	0.15 - 0.25	Fine	5.6	0.02	11	<5	<0.01	15	0.025	15	0.025	1.2
	2.5 - 3.0	Fine	4	0.007	5	75	0.12	100	0.06	100	0.16	7.6
	4.8 - 5.1	Fine	4	<0.005	<3	49	0.08	51	0.081	51	0.081	3.8
BH106	1.7 - 2.0	Fine	3.8	<0.005	<3	86	0.14	89	0.14	89	0.14	6.7
	3.0 - 3.2	Fine	3.8	<0.005	<3	49	0.08	50	0.08	50	0.08	3.8
	5.1 - 5.3	Fine	3.9	<0.005	<3	49	0.08	52	0.083	52	0.083	3.9
BH107	0.3 - 0.4	Coarse	9.9	<0.005	<3	<5	<0.01	<5	<0.005	<5	<0.005	<0.75
	2.5 - 2.9	Fine	3.8	<0.005	<3	48	0.08	49	0.078	49	0.078	3.7
	4.7 - 5.0	Fine	4.2	<0.005	<3	27	0.04	32	0.052	32	0.052	2.4

Notes:

1. Material type based on field texture assessment or laboratory report.

2. Total Actual Acidity. Highlighted values exceed ASSMAC (1998) action criteria.

3. Chromium Reducible Sulfur. Highlighted values exceed ASSMAC (1998) action criteria.

4. Percentage net acid soluble sulfur. Highlighted values exceed ASSMAC (1998) action criteria.

5. From laboratory test results (refer to laboratory test certificates). Calculated using a FOS of 1.5.

Attachment D: Laboratory Documentation



600 rec'd 1638
SOIL ANALYSIS CHAIN OF CUSTODY FORM

Additional Testing												
Name	P2208688: Edinburgh Street, Marrickville, NSW											
Martens Contact Officer	Robert Mehaffey					Contact Email	rmehaffey@martens.com.au					
Sampling and Shipping	Sample Date	24/03/2022		Dispatch Date	25/03/2022		Turnaround Time	standard				
	Our Reference	P2208688COC02V01				Shipping Method (X)	Hand		Post		Courier	X
	On Ice (X)	X	No Ice (X)		Other (X)							
Laboratory												
Name	EnviroLab											
Sample Delivery Address	12 Ashley Street, Chatswood											
Delivery Contact	Name	Sample Receipt	Phone	9910 6200	Fax		Email	samplereceipt@envirolabservices.com.au				
Please Send Report By (X)	Post		Fax		Email	X	Reporting Email Address	rmehaffey@martens.com.au gtaylor@martens.com.au martens@esdat.com.au				

Sample ID	Sample type	SCr suite	Combo 6a	8HM	TRH	BTEXN	Hold
1 BH101/1.4-1.6	Zip lock	X					X
2 BH102/1.4-1.6	Zip lock	X					X
3 BH103/1.5-1.7	Zip lock	X					X
4 BH103/1.8-2.0	Zip lock	X					X
5 BH104/1.0-1.2	Zip lock	X					X
6 BH105/2.5-3.0	Zip lock	X					X
7 BH105/4.8-5.1	Zip lock	X					X
8 BH106/1.7-2.0	Zip lock	X					X
9 BH106/3.0-3.2	Zip lock	X					X
10 BH106/5.1-5.3	Zip lock	X					X
11 BH107/2.5-2.9	Zip lock	X					X
12 BH107/4.7-5.0	Zip lock	X					X
13 BH101/0.15-0.3	Jar		X				
14 BH101/0.5-0.7	Jar						X
15 BH102/0.2-0.3	Jar		X				

EnviroLab Services
12 Ashley St
Chatswood NSW 1587
Ph: (02) 9910 6200
Job No: 291952
Date Received: 25/3/22
Time Received: 1525
Received by: VJ
Temp: Cool/Ambient
Cooling: Ice/Refrack 11°C
Security: Intact/Broken/None

Head Office
Suite 201, Level 2, 20 George Street
Hornsby NSW 2077, Australia
Ph 02 9476 9999 Fax 02 9476 8767

> mail@martens.com.au
> www.martens.com.au
MARTENS & ASSOCIATES P/L
ABN 85 070 240 890 ACN 070 240 890

SOIL ANALYSIS CHAIN OF CUSTODY

Sample ID	Sample type	SCr suite	Combo 6a	BHM	TRH	BTEXN	Hold
16 BH103/0.2-0.3	Jar		X				
17 BH103/0.4-0.5	Jar						X
18 BH105/0.15-0.25	Jar	X					
19 BH106/0.2-0.3	Jar						X
20 BH106/0.5-0.6	Jar						X
21 BH106/1.0-1.1	Jar						X
22 BH107/0.3-0.4	Jar	X					
23 BH107/0.8-0.9	Jar						X
24 DUP01	Jar			X			
25 Trip spike	Vial					X	
26 Trip blank	Vial				X		

* 2919520
25/3/22



Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

Item 3

CERTIFICATE OF ANALYSIS 291952

Client Details

Client	Martens & Associates Pty Ltd
Attention	Robert Mehaffey
Address	Suite 201, 20 George St, Hornsby, NSW, 2077

Sample Details

Your Reference	P2208688: Edinburgh Street, Marrickville, NSW
Number of Samples	26 Soil
Date samples received	25/03/2022
Date completed instructions received	25/03/2022

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	01/04/2022
Date of Issue	01/04/2022
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Asbestos Approved By

Analysed by Asbestos Approved Analyst: Panika Wongchanda
Authorised by Asbestos Approved Signatory: Lucy Zhu

Results Approved By

Dragana Tomas, Senior Chemist
Hannah Nguyen, Metals Supervisor
Lucy Zhu, Asbestos Supervisor
Priya Samarawickrama, Senior Chemist
Steven Luong, Senior Chemist
Thomas Beenie, Lab Technician

Authorised By

Nancy Zhang, Laboratory Manager

Envirolab Reference: 291952
Revision No: R00



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Attachment 7

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

vTRH(C6-C10)/BTEXN in Soil						
Our Reference		291952-13	291952-15	291952-16	291952-25	291952-26
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3	Trip spike	Trip blank
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	29/03/2022	29/03/2022	29/03/2022	29/03/2022	29/03/2022
Date analysed	-	29/03/2022	29/03/2022	29/03/2022	29/03/2022	29/03/2022
TRH C ₆ - C ₉	mg/kg	<25	<25	<25	[NA]	<25
TRH C ₆ - C ₁₀	mg/kg	<25	<25	<25	[NA]	<25
vTPH C ₆ - C ₁₀ less BTEX (F1)	mg/kg	<25	<25	<25	[NA]	[NA]
Benzene	mg/kg	<0.2	<0.2	<0.2	100%	[NA]
Toluene	mg/kg	<0.5	<0.5	<0.5	100%	[NA]
Ethylbenzene	mg/kg	<1	<1	<1	100%	[NA]
m+p-xylene	mg/kg	<2	<2	<2	100%	[NA]
o-Xylene	mg/kg	<1	<1	<1	100%	[NA]
Naphthalene	mg/kg	<1	<1	<1	[NA]	[NA]
Total +ve Xylenes	mg/kg	<1	<1	<1	[NA]	[NA]
Surrogate aaa-Trifluorotoluene	%	83	93	97	102	[NA]

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

svTRH (C10-C40) in Soil				
Our Reference		291952-13	291952-15	291952-16
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3
Type of sample		Soil	Soil	Soil
Date extracted	-	29/03/2022	29/03/2022	29/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022
TRH C ₁₀ - C ₁₄	mg/kg	<50	<50	<50
TRH C ₁₅ - C ₂₈	mg/kg	<100	<100	<100
TRH C ₂₉ - C ₃₆	mg/kg	<100	<100	<100
Total +ve TRH (C10-C36)	mg/kg	<50	<50	<50
TRH >C ₁₀ -C ₁₆	mg/kg	<50	<50	<50
TRH >C ₁₀ - C ₁₆ less Naphthalene (F2)	mg/kg	<50	<50	<50
TRH >C ₁₆ -C ₃₄	mg/kg	<100	<100	<100
TRH >C ₃₄ -C ₄₀	mg/kg	<100	<100	<100
Total +ve TRH (>C10-C40)	mg/kg	<50	<50	<50
Surrogate o-Terphenyl	%	101	95	99

Envirolab Reference: 291952
Revision No: R00

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Item 3

Attachment 7

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

PAHs in Soil				
Our Reference		291952-13	291952-15	291952-16
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3
Type of sample		Soil	Soil	Soil
Date extracted	-	29/03/2022	29/03/2022	29/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022
Naphthalene	mg/kg	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1	0.2
Acenaphthene	mg/kg	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.3	<0.1	0.7
Anthracene	mg/kg	0.1	<0.1	0.2
Fluoranthene	mg/kg	0.6	<0.1	1.7
Pyrene	mg/kg	0.6	<0.1	1.7
Benzo(a)anthracene	mg/kg	0.4	<0.1	1.5
Chrysene	mg/kg	0.4	<0.1	1.2
Benzo(b,j+k)fluoranthene	mg/kg	0.6	<0.2	2.2
Benzo(a)pyrene	mg/kg	0.3	<0.05	1.4
Indeno(1,2,3-c,d)pyrene	mg/kg	0.2	<0.1	0.7
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	0.3
Benzo(g,h,i)perylene	mg/kg	0.2	<0.1	0.9
Total +ve PAH's	mg/kg	3.7	<0.05	13
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5	<0.5	2.2
Benzo(a)pyrene TEQ calc(half)	mg/kg	0.5	<0.5	2.2
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	0.6	<0.5	2.2
Surrogate p-Terphenyl-d14	%	79	78	80

Envirolab Reference: 291952
Revision No: R00

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Item 3

Attachment 7

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

Organochlorine Pesticides in soil				
Our Reference		291952-13	291952-15	291952-16
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3
Type of sample		Soil	Soil	Soil
Date extracted	-	29/03/2022	29/03/2022	29/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022
alpha-BHC	mg/kg	<0.1	<0.1	<0.1
HCb	mg/kg	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1
Surrogate TCMX	%	78	75	76

Envirolab Reference: 291952
Revision No: R00

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Attachment 7

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

Organophosphorus Pesticides in Soil				
Our Reference		291952-13	291952-15	291952-16
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3
Type of sample		Soil	Soil	Soil
Date extracted	-	29/03/2022	29/03/2022	29/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022
Dichlorvos	mg/kg	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1
Chlorpyrifos	mg/kg	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1
Surrogate TCMX	%	78	75	76

Envirolab Reference: 291952
Revision No: R00

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Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

PCBs in Soil				
Our Reference		291952-13	291952-15	291952-16
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3
Type of sample		Soil	Soil	Soil
Date extracted	-	29/03/2022	29/03/2022	29/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022
Aroclor 1016	mg/kg	<0.1	<0.1	<0.1
Aroclor 1221	mg/kg	<0.1	<0.1	<0.1
Aroclor 1232	mg/kg	<0.1	<0.1	<0.1
Aroclor 1242	mg/kg	<0.1	<0.1	<0.1
Aroclor 1248	mg/kg	<0.1	<0.1	<0.1
Aroclor 1254	mg/kg	<0.1	<0.1	<0.1
Aroclor 1260	mg/kg	<0.1	<0.1	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1	<0.1
Surrogate TCMX	%	78	75	76

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Acid Extractable metals in soil						
Our Reference		291952-13	291952-15	291952-16	291952-24	291952-27
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3	DUP01	BH101/0.15 –0.3 - [TRIPLICATE]
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022	30/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022	30/03/2022
Arsenic	mg/kg	10	<4	7	<4	10
Cadmium	mg/kg	<0.4	<0.4	0.7	<0.4	<0.4
Chromium	mg/kg	9	8	18	8	6
Copper	mg/kg	22	2	94	7	17
Lead	mg/kg	62	11	1,700	25	120
Mercury	mg/kg	0.2	<0.1	0.3	<0.1	0.1
Nickel	mg/kg	12	2	12	2	12
Zinc	mg/kg	51	6	1,400	27	27

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Moisture					
Our Reference		291952-13	291952-15	291952-16	291952-24
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3	DUP01
Type of sample		Soil	Soil	Soil	Soil
Date prepared	-	29/03/2022	29/03/2022	29/03/2022	29/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022
Moisture	%	23	11	19	11

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Asbestos ID - soils				
Our Reference		291952-13	291952-15	291952-16
Your Reference	UNITS	BH101/0.15 –0.3	BH102/0.2 –0.3	BH103/0.2 –0.3
Type of sample		Soil	Soil	Soil
Date analysed	-	30/03/2022	30/03/2022	30/03/2022
Sample mass tested	g	Approx. 40g	Approx. 45g	Approx. 40g
Sample Description	-	Grey coarse-grained soil & rocks	Brown clayey soil & rocks	Brown coarse-grained soil & rocks
Asbestos ID in soil	-	No asbestos detected at reporting limit of 0.1g/kg Organic fibres detected	No asbestos detected at reporting limit of 0.1g/kg Organic fibres detected	No asbestos detected at reporting limit of 0.1g/kg Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected

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Chromium Suite						
Our Reference		291952-1	291952-2	291952-3	291952-4	291952-5
Your Reference	UNITS	BH101/1.4 –1.6	BH102/1.4 –1.6	BH103/1.5 –1.7	BH103/1.8 –2.0	BH104/1.0 –1.2
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022	30/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022	30/03/2022
pH _{kcl}	pH units	3.9	4.4	4.0	4.0	6.9
s-TAA pH 6.5	%w/w S	0.12	0.06	0.09	0.14	<0.01
TAA pH 6.5	moles H ⁺ /t	74	40	56	86	<5
Chromium Reducible Sulfur	%w/w	0.007	0.006	0.006	<0.005	<0.005
a-Chromium Reducible Sulfur	moles H ⁺ /t	4	4	4	<3	<3
S _{HCl}	%w/w S	0.049	0.049	0.044	0.053	[NT]
S _{KCl}	%w/w S	0.039	0.044	0.038	0.053	[NT]
S _{NAS}	%w/w S	0.010	0.005	0.006	<0.005	[NT]
ANC _{BT}	% CaCO ₃	[NT]	[NT]	[NT]	[NT]	0.50
s-ANC _{BT}	%w/w S	[NT]	[NT]	[NT]	[NT]	0.16
s-Net Acidity	%w/w S	0.14	0.074	0.10	0.14	<0.005
a-Net Acidity	moles H ⁺ /t	84	46	63	89	<5
Liming rate	kg CaCO ₃ /t	6	3	5	7	<0.75
a-Net Acidity without ANCE	moles H ⁺ /t	84	46	63	89	<5
Liming rate without ANCE	kg CaCO ₃ /t	6.3	3.5	4.7	6.7	<0.75
s-Net Acidity without ANCE	%w/w S	0.14	0.074	0.10	0.14	<0.005

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Chromium Suite						
Our Reference		291952-6	291952-7	291952-8	291952-9	291952-10
Your Reference	UNITS	BH105/2.5 –3.0	BH105/4.8 –5.1	BH106/1.7 –2.0	BH106/3.0 –3.2	BH106/5.1 –5.3
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022	30/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022	30/03/2022
pH _{kd}	pH units	4.0	4.0	3.8	3.8	3.9
s-TAA pH 6.5	%w/w S	0.12	0.08	0.14	0.08	0.08
TAA pH 6.5	moles H ⁺ /t	75	49	86	49	49
Chromium Reducible Sulfur	%w/w	0.007	<0.005	<0.005	<0.005	<0.005
a-Chromium Reducible Sulfur	moles H ⁺ /t	5	<3	<3	<3	<3
S _{HCl}	%w/w S	0.061	0.024	0.018	0.031	0.025
S _{KCl}	%w/w S	0.028	0.022	0.017	0.031	0.021
S _{NAS}	%w/w S	0.033	<0.005	<0.005	<0.005	<0.005
ANC _{BT}	% CaCO ₃	[NT]	[NT]	[NT]	[NT]	[NT]
s-ANC _{BT}	%w/w S	[NT]	[NT]	[NT]	[NT]	[NT]
s-Net Acidity	%w/w S	0.16	0.081	0.14	0.080	0.083
a-Net Acidity	moles H ⁺ /t	100	51	89	50	52
Liming rate	kg CaCO ₃ /t	7.6	4	7	4	4
a-Net Acidity without ANCE	moles H ⁺ /t	100	51	89	50	52
Liming rate without ANCE	kg CaCO ₃ /t	7.6	3.8	6.7	3.8	3.9
s-Net Acidity without ANCE	%w/w S	0.16	0.081	0.14	0.080	0.083

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Chromium Suite					
Our Reference		291952-11	291952-12	291952-18	291952-22
Your Reference	UNITS	BH107/2.5 –2.9	BH107/4.7 –5.0	BH105/0.15 –0.25	BH107/0.3 –0.4
Type of sample		Soil	Soil	Soil	Soil
Date prepared	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022
Date analysed	-	30/03/2022	30/03/2022	30/03/2022	30/03/2022
pH _{kd}	pH units	3.8	4.2	5.6	9.9
s-TAA pH 6.5	%w/w S	0.08	0.04	<0.01	<0.01
TAA pH 6.5	moles H ⁺ /t	48	27	<5	<5
Chromium Reducible Sulfur	%w/w	<0.005	<0.005	0.02	<0.005
a-Chromium Reducible Sulfur	moles H ⁺ /t	<3	<3	11	<3
S _{HCl}	%w/w S	0.039	0.032	[NT]	[NT]
S _{KCl}	%w/w S	0.036	0.025	[NT]	[NT]
S _{NAS}	%w/w S	<0.005	0.007	[NT]	[NT]
ANC _{BT}	% CaCO ₃	[NT]	[NT]	[NT]	16
s-ANC _{BT}	%w/w S	[NT]	[NT]	[NT]	5.1
s-Net Acidity	%w/w S	0.078	0.052	0.025	<0.005
a-Net Acidity	moles H ⁺ /t	49	32	15	<5
Liming rate	kg CaCO ₃ /t	4	2	1	<0.75
a-Net Acidity without ANCE	moles H ⁺ /t	49	32	15	<5
Liming rate without ANCE	kg CaCO ₃ /t	3.7	2.4	1.2	<0.75
s-Net Acidity without ANCE	%w/w S	0.078	0.052	0.025	<0.005

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Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
Inorg-008	Moisture content determined by heating at 105+/-5 °C for a minimum of 12 hours.
Inorg-068	Chromium Reducible Sulfur - Hydrogen Sulfide is quantified by iodometric titration after distillation to determine potential acidity. Net acidity including ANC has a safety factor of 1.5 applied. Neutralising value (NV) of 100% is assumed for liming rate. Based on National acid sulfate soils identification and laboratory methods manual June 2018. The recommendation that the SHCL concentration be multiplied by a factor of 2 to ensure retained acidity is not underestimated, has not been applied in the SHCL results reported.
Metals-020	Determination of various metals by ICP-AES.
Metals-021	Determination of Mercury by Cold Vapour AAS.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis. Note, the Total +ve TRH PQL is reflective of the lowest individual PQL and is therefore "Total +ve TRH" is simply a sum of the positive individual TRH fractions (>C10-C40).
Org-021	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD.
Org-021	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD. Note, the Total +ve PCBs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PCBs" is simply a sum of the positive individual PCBs.
Org-022	Determination of VOCs sampled onto coconut shell charcoal sorbent tubes, that can be desorbed using carbon disulphide, and analysed by GC-MS.

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Method ID	Methodology Summary
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS/GC-MSMS.
Org-022/025	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-MS/GC-MSMS. Note, the Total +ve reported DDD+DDE+DDT PQL is reflective of the lowest individual PQL and is therefore simply a sum of the positive individually report DDD+DDE+DDT.
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS and/or GC-MS/MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013. For soil results:- 1. 'EQ PQL' values are assuming all contributing PAHs reported as <PQL are actually at the PQL. This is the most conservative approach and can give false positive TEQs given that PAHs that contribute to the TEQ calculation may not be present. 2. 'EQ zero' values are assuming all contributing PAHs reported as <PQL are zero. This is the least conservative approach and is more susceptible to false negative TEQs when PAHs that contribute to the TEQ calculation are present but below PQL. 3. 'EQ half PQL' values are assuming all contributing PAHs reported as <PQL are half the stipulated PQL. Hence a mid-point between the most and least conservative approaches above. Note, the Total +ve PAHs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PAHs" is simply a sum of the positive individual PAHs.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater. Note, the Total +ve Xylene PQL is reflective of the lowest individual PQL and is therefore "Total +ve Xylenes" is simply a sum of the positive individual Xylenes.

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QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			29/03/2022	13	29/03/2022	29/03/2022		29/03/2022	[NT]
Date analysed	-			29/03/2022	13	29/03/2022	29/03/2022		29/03/2022	[NT]
TRH C ₆ - C ₉	mg/kg	25	Org-023	<25	13	<25	<25	0	91	[NT]
TRH C ₆ - C ₁₀	mg/kg	25	Org-023	<25	13	<25	<25	0	91	[NT]
Benzene	mg/kg	0.2	Org-023	<0.2	13	<0.2	<0.2	0	98	[NT]
Toluene	mg/kg	0.5	Org-023	<0.5	13	<0.5	<0.5	0	96	[NT]
Ethylbenzene	mg/kg	1	Org-023	<1	13	<1	<1	0	85	[NT]
m+p-xylene	mg/kg	2	Org-023	<2	13	<2	<2	0	87	[NT]
o-Xylene	mg/kg	1	Org-023	<1	13	<1	<1	0	89	[NT]
Naphthalene	mg/kg	1	Org-023	<1	13	<1	<1	0	[NT]	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	93	13	83	81	2	97	[NT]

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QUALITY CONTROL: svTRH (C10-C40) in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			29/03/2022	13	29/03/2022	29/03/2022		29/03/2022	[NT]
Date analysed	-			30/03/2022	13	30/03/2022	30/03/2022		30/03/2022	[NT]
TRH C ₁₀ - C ₁₄	mg/kg	50	Org-020	<50	13	<50	<50	0	94	[NT]
TRH C ₁₅ - C ₂₈	mg/kg	100	Org-020	<100	13	<100	<100	0	99	[NT]
TRH C ₂₉ - C ₃₆	mg/kg	100	Org-020	<100	13	<100	<100	0	121	[NT]
TRH >C ₁₀ -C ₁₆	mg/kg	50	Org-020	<50	13	<50	<50	0	94	[NT]
TRH >C ₁₆ -C ₃₄	mg/kg	100	Org-020	<100	13	<100	<100	0	99	[NT]
TRH >C ₃₄ -C ₄₀	mg/kg	100	Org-020	<100	13	<100	<100	0	121	[NT]
Surrogate o-Terphenyl	%		Org-020	98	13	101	98	3	107	[NT]

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QUALITY CONTROL: PAHs in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			29/03/2022	13	29/03/2022	29/03/2022		29/03/2022	[NT]
Date analysed	-			30/03/2022	13	30/03/2022	30/03/2022		30/03/2022	[NT]
Naphthalene	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	80	[NT]
Acenaphthylene	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Acenaphthene	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	81	[NT]
Fluorene	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	80	[NT]
Phenanthrene	mg/kg	0.1	Org-022/025	<0.1	13	0.3	0.2	40	80	[NT]
Anthracene	mg/kg	0.1	Org-022/025	<0.1	13	0.1	<0.1	0	[NT]	[NT]
Fluoranthene	mg/kg	0.1	Org-022/025	<0.1	13	0.6	0.4	40	84	[NT]
Pyrene	mg/kg	0.1	Org-022/025	<0.1	13	0.6	0.4	40	87	[NT]
Benzo(a)anthracene	mg/kg	0.1	Org-022/025	<0.1	13	0.4	0.3	29	[NT]	[NT]
Chrysene	mg/kg	0.1	Org-022/025	<0.1	13	0.4	0.2	67	89	[NT]
Benzo(b,j+k)fluoranthene	mg/kg	0.2	Org-022/025	<0.2	13	0.6	0.4	40	[NT]	[NT]
Benzo(a)pyrene	mg/kg	0.05	Org-022/025	<0.05	13	0.3	0.2	40	76	[NT]
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-022/025	<0.1	13	0.2	0.1	67	[NT]	[NT]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-022/025	<0.1	13	0.2	0.2	0	[NT]	[NT]
Surrogate p-Terphenyl-d14	%		Org-022/025	87	13	79	79	0	81	[NT]

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QUALITY CONTROL: Organochlorine Pesticides in soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			29/03/2022	13	29/03/2022	29/03/2022		29/03/2022	[NT]
Date analysed	-			30/03/2022	13	30/03/2022	30/03/2022		30/03/2022	[NT]
alpha-BHC	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	80	[NT]
HCB	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	82	[NT]
gamma-BHC	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	77	[NT]
delta-BHC	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	85	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	84	[NT]
gamma-Chlordane	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	82	[NT]
Dieldrin	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	86	[NT]
Endrin	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	80	[NT]
Endosulfan II	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	72	[NT]
Endrin Aldehyde	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	82	[NT]
Methoxychlor	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022/025	83	13	78	77	1	78	[NT]

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QUALITY CONTROL: Organophosphorus Pesticides in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			29/03/2022	13	29/03/2022	29/03/2022		29/03/2022	[NT]
Date analysed	-			30/03/2022	13	30/03/2022	30/03/2022		30/03/2022	[NT]
Dichlorvos	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	100	[NT]
Dimethoate	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Chlorpyrifos-methyl	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	79	[NT]
Fenitrothion	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	65	[NT]
Malathion	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	103	[NT]
Chlorpyrifos	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	88	[NT]
Parathion	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	64	[NT]
Bromophos-ethyl	mg/kg	0.1	Org-022	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	76	[NT]
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-022/025	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022/025	83	13	78	77	1	78	[NT]

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Attachment 7

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

QUALITY CONTROL: PCBs in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			29/03/2022	13	29/03/2022	29/03/2022		29/03/2022	[NT]
Date analysed	-			30/03/2022	13	30/03/2022	30/03/2022		30/03/2022	[NT]
Aroclor 1016	mg/kg	0.1	Org-021	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1221	mg/kg	0.1	Org-021	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1232	mg/kg	0.1	Org-021	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1242	mg/kg	0.1	Org-021	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1248	mg/kg	0.1	Org-021	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1254	mg/kg	0.1	Org-021	<0.1	13	<0.1	<0.1	0	90	[NT]
Aroclor 1260	mg/kg	0.1	Org-021	<0.1	13	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-021	83	13	78	77	1	78	[NT]

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Attachment 7

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

QUALITY CONTROL: Acid Extractable metals in soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date prepared	-			30/03/2022	13	30/03/2022	30/03/2022		30/03/2022	[NT]
Date analysed	-			30/03/2022	13	30/03/2022	30/03/2022		30/03/2022	[NT]
Arsenic	mg/kg	4	Metals-020	<4	13	10	12	18	100	[NT]
Cadmium	mg/kg	0.4	Metals-020	<0.4	13	<0.4	<0.4	0	99	[NT]
Chromium	mg/kg	1	Metals-020	<1	13	9	7	25	104	[NT]
Copper	mg/kg	1	Metals-020	<1	13	22	29	27	99	[NT]
Lead	mg/kg	1	Metals-020	<1	13	62	31	67	102	[NT]
Mercury	mg/kg	0.1	Metals-021	<0.1	13	0.2	<0.1	67	103	[NT]
Nickel	mg/kg	1	Metals-020	<1	13	12	20	50	107	[NT]
Zinc	mg/kg	1	Metals-020	<1	13	51	31	49	104	[NT]

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Attachment 7

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

QUALITY CONTROL: Chromium Suite					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			30/03/2022	1	30/03/2022	30/03/2022		30/03/2022	[NT]
Date analysed	-			30/03/2022	1	30/03/2022	30/03/2022		30/03/2022	[NT]
pH _{kd}	pH units		Inorg-068	[NT]	1	3.9	3.9	0	94	[NT]
s-TAA pH 6.5	%w/w S	0.01	Inorg-068	<0.01	1	0.12	0.12	0	[NT]	[NT]
TAA pH 6.5	moles H ⁺ /t	5	Inorg-068	<5	1	74	74	0	82	[NT]
Chromium Reducible Sulfur	%w/w	0.005	Inorg-068	<0.005	1	0.007	<0.005	33	[NT]	[NT]
a-Chromium Reducible Sulfur	moles H ⁺ /t	3	Inorg-068	<3	1	4	<3	29	110	[NT]
S _{HCl}	%w/w S	0.005	Inorg-068	<0.005	1	0.049	0.048	2	[NT]	[NT]
S _{KCl}	%w/w S	0.005	Inorg-068	<0.005	1	0.039	0.040	3	[NT]	[NT]
S _{NAS}	%w/w S	0.005	Inorg-068	<0.005	1	0.010	0.008	22	[NT]	[NT]
ANC _{BT}	% CaCO ₃	0.05	Inorg-068	<0.05	1	[NT]	[NT]		[NT]	[NT]
s-ANC _{BT}	%w/w S	0.05	Inorg-068	<0.05	1	[NT]	[NT]		[NT]	[NT]
s-Net Acidity	%w/w S	0.005	Inorg-068	<0.005	1	0.14	0.13	7	[NT]	[NT]
a-Net Acidity	moles H ⁺ /t	5	Inorg-068	<5	1	84	80	5	[NT]	[NT]
Liming rate	kg CaCO ₃ /t	0.75	Inorg-068	<0.75	1	6	6	0	[NT]	[NT]
a-Net Acidity without ANCE	moles H ⁺ /t	5	Inorg-068	<5	1	84	80	5	[NT]	[NT]
Liming rate without ANCE	kg CaCO ₃ /t	0.75	Inorg-068	<0.75	1	6.3	6.0	5	[NT]	[NT]
s-Net Acidity without ANCE	%w/w S	0.005	Inorg-068	<0.005	1	0.14	0.13	7	[NT]	[NT]

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

QUALITY CONTROL: Chromium Suite						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	11	30/03/2022	30/03/2022		[NT]	[NT]
Date analysed	-			[NT]	11	30/03/2022	30/03/2022		[NT]	[NT]
pH _{kd}	pH units		Inorg-068	[NT]	11	3.8	3.8	0	[NT]	[NT]
s-TAA pH 6.5	%w/w S	0.01	Inorg-068	[NT]	11	0.08	0.08	0	[NT]	[NT]
TAA pH 6.5	moles H ⁺ /t	5	Inorg-068	[NT]	11	48	49	2	[NT]	[NT]
Chromium Reducible Sulfur	%w/w	0.005	Inorg-068	[NT]	11	<0.005	<0.005	0	[NT]	[NT]
a-Chromium Reducible Sulfur	moles H ⁺ /t	3	Inorg-068	[NT]	11	<3	<3	0	[NT]	[NT]
S _{HCl}	%w/w S	0.005	Inorg-068	[NT]	11	0.039	[NT]		[NT]	[NT]
S _{KCl}	%w/w S	0.005	Inorg-068	[NT]	11	0.036	[NT]		[NT]	[NT]
S _{NAS}	%w/w S	0.005	Inorg-068	[NT]	11	<0.005	[NT]		[NT]	[NT]
s-Net Acidity	%w/w S	0.005	Inorg-068	[NT]	11	0.078	[NT]		[NT]	[NT]
a-Net Acidity	moles H ⁺ /t	5	Inorg-068	[NT]	11	49	[NT]		[NT]	[NT]
Liming rate	kg CaCO ₃ /t	0.75	Inorg-068	[NT]	11	4	[NT]		[NT]	[NT]
a-Net Acidity without ANCE	moles H ⁺ /t	5	Inorg-068	[NT]	11	49	[NT]		[NT]	[NT]
Liming rate without ANCE	kg CaCO ₃ /t	0.75	Inorg-068	[NT]	11	3.7	[NT]		[NT]	[NT]
s-Net Acidity without ANCE	%w/w S	0.005	Inorg-068	[NT]	11	0.078	[NT]		[NT]	[NT]

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Attachment 7

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

Quality Control Definitions	
Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria
<p>Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.</p> <p>Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.</p> <p>Spikes for Physical and Aggregate Tests are not applicable.</p> <p>For VOCs in water samples, three vials are required for duplicate or spike analysis.</p> <p>Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.</p> <p>Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.</p> <p>In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.</p> <p>When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.</p> <p>Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.</p> <p>Measurement Uncertainty estimates are available for most tests upon request.</p> <p>Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.</p> <p>Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.</p>

Client Reference: P2208688: Edinburgh Street, Marrickville, NSW

Report Comments

Asbestos: A portion of the supplied sample was sub-sampled for asbestos analysis according to Envirolab procedures. We cannot guarantee that this sub-sample is indicative of the entire sample. Envirolab recommends supplying 40-50g of sample in its own container.

Note: Samples 291952-13, 15, 16 were sub-sampled from jars provided by the client.

Acid Extractable Metals in Soil: The laboratory RPD acceptance criteria has been exceeded for 291952-13 for Pb, Ni & Zn. Therefore a triplicate result has been issued as laboratory sample number 291952-27.

URBIS

STRATEGIC POSITIONING PAPER

PROPOSAL TO REDEVELOP STORAGE FACILITY

January 2023
Prepared for National Storage

INTRODUCTION

Urbis has been commissioned by National Storage to provide a report highlighting the key economic drivers and benefits of redeveloping their Marrickville site. In order to facilitate the development, National Storage is lodging a planning proposal to increase the storage floorspace on the site. The increase in storage floorspace will:

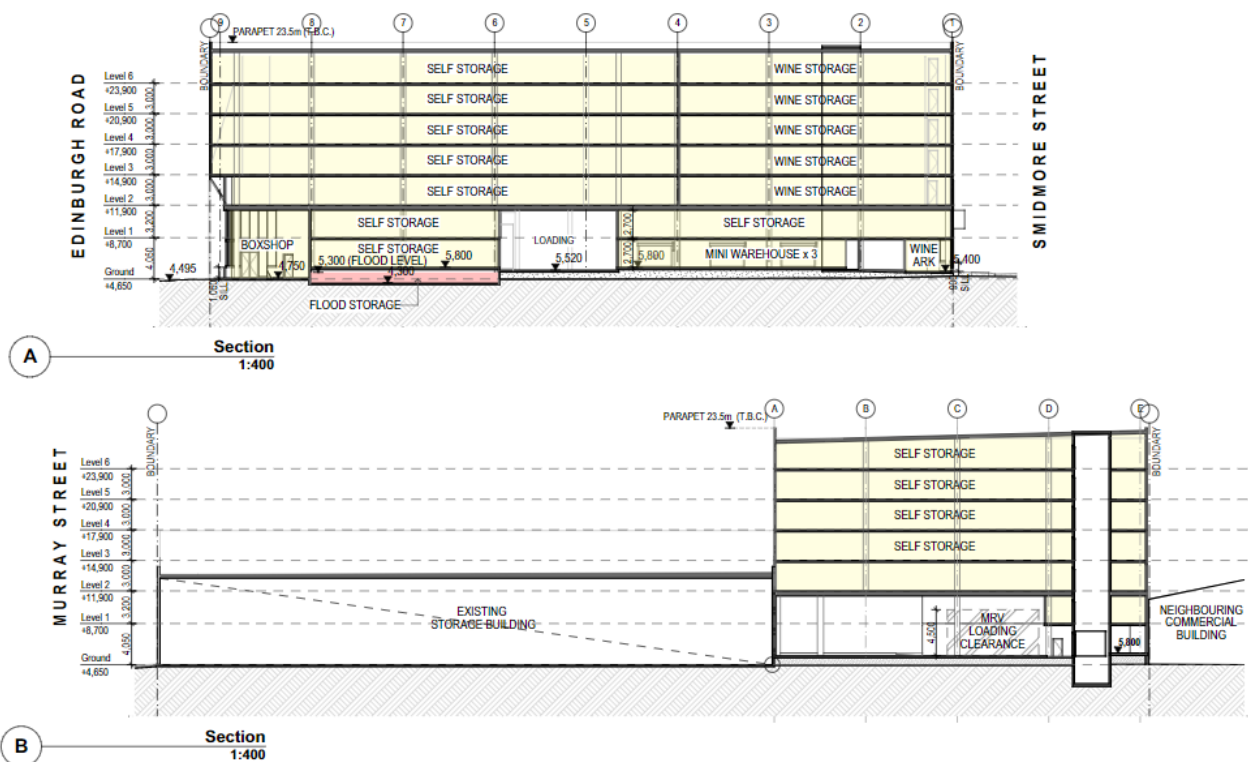
1. **BE SUPPORTED BY HIGH DEMAND/OCCUPANCY WITHIN THE EXISTING FACILITY**
2. **HELP TO ADDRESS A SHORTAGE OF SELF STORAGE SPACE IN THE INNER WEST**
3. **SUPPORT THE GROWING POPULATION WITHIN THE INNER WEST**
4. **SUPPORT BUSINESS INVESTMENT IN THE REGION AND FACILITATE THE HIGHER DENSITY UTILISATION OF THE SUBJECT SITE FOR INDUSTRIAL USES**
5. **PROVIDE STORAGE TO SERVICE THE INCREASING NUMBER OF RESIDENTS LIVING IN NEW APARTMENTS**
6. **ADDRESS DEMOGRAPHIC TRENDS SUCH AS INCREASED DOWNSIZERS, SMALLER HOUSEHOLD SIZES AND GREATER MIGRATION**
7. **PROVIDE STORAGE TO EXISTING AND FUTURE BUSINESSES IN THE INNER WEST LGA**
8. **DELIVER CONSTRUCTION AND MORE ONGOING JOBS IN MARRICKVILLE**
9. **GENERATE SIGNIFICANT EXPENDITURE (DIRECT AND INDIRECT) AND VALUE ADD TO THE ECONOMY**



PROPOSED DEVELOPMENT

National Storage is seeking to redevelop 11/11A Edinburgh Road, Marrickville for a larger self storage facility. In order to facilitate the development, National Storage is lodging a planning proposal to obtain approval from the Inner West Council to increase the FSR on the site.

The existing facility consists of 2 levels with a Gross Floor Area (GFA) of 8,309.5 sq.m. The development of a seven storey building will increase the total GFA to 23,789.3 sq.m and will include a Box Shop / Wine Ark among the traditional storage offerings. The additional space will help to cater for growing demand within the 5km catchment area.



01

SUPPORTED BY HIGH DEMAND AND OCCUPANCY WITHIN THE EXISTING FACILITY

Item 3

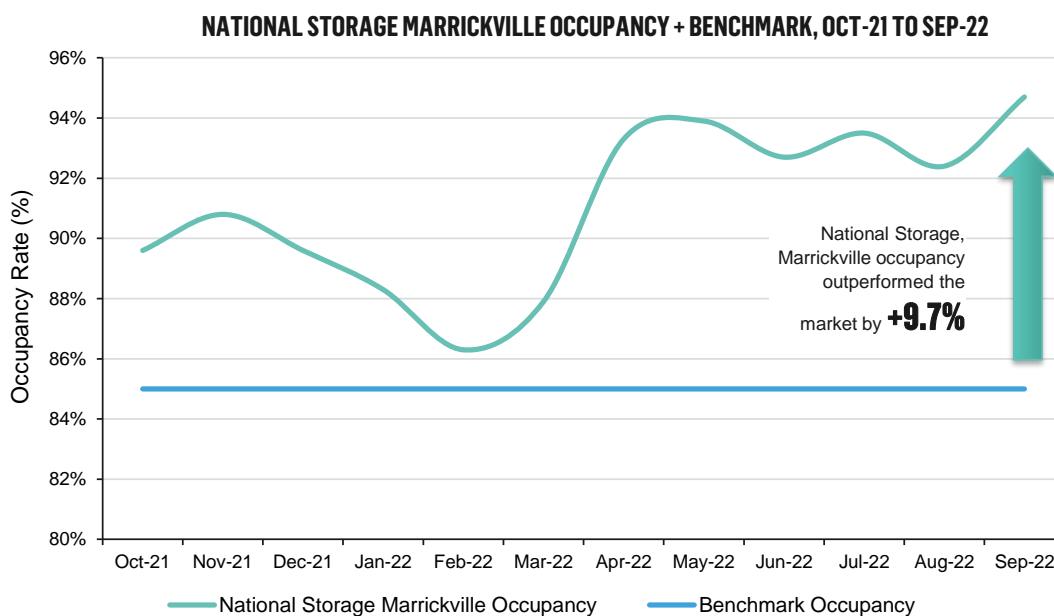
National Storage Marrickville has maintained a higher than market occupancy rate in recent years, achieving a rate of 95% in September 2022. This is significantly higher than the Urbis Self Storage Index market occupancy benchmark rate of 85%, and average Sydney self storage market occupancy of 83%, indicating the higher than market demand observed in the area.

The primary customer catchment for self storage facilities in Metropolitan cities is defined to be generally within a 5km radius.

Sydney is undersupplied in self storage with 15 sq.m Net Storage Area (NSA) per 100 residents compared to 19 sq.m in Melbourne and 20 sq.m in Perth. We have chosen similar LGAs including the City of Sydney in

NSW (44 sq.m per 100 residents) and Monash in Victoria (34 sq.m per 100 residents) to benchmark potential demand for inner city areas. As such, a benchmark of 40 per 100 residents has been adopted for the Marrickville catchment and will increase by 1.9% per annum based on the CAGR from the previous five years in the Sydney region.

Forecast demand for self storage in the 5km radius surrounding National Storage Marrickville is estimated at 150,000 sq.m for 2022 and will increase up to 225,000 sq.m by 2037. This estimate was developed by considering the NSA per 100 people in the comparable LGAs of the City of Sydney and Monash.



Source: Urbis, National Storage

02

HELPING TO ADDRESS A SHORTAGE OF SELF STORAGE SPACE IN THE INNER WEST

Item 3

The map below shows the existing and proposed self storage facilities surrounding National Storage in Marrickville. There is 117,438 sq.m of existing NSA within a 5km radius, which is mostly to the east of the site, with significant supply gaps in Dulwich Hill, Earlwood and Wolli Creek.

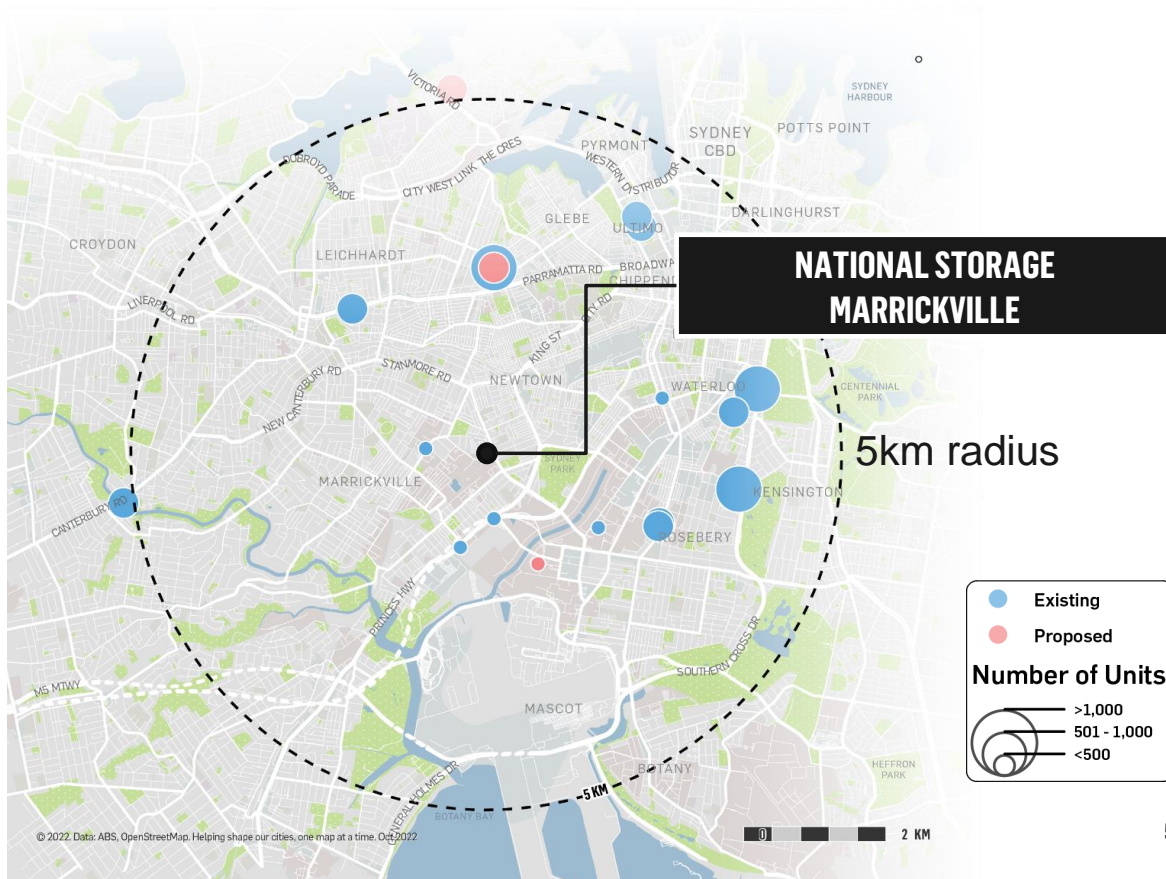
In addition to the existing facilities, there are three proposed self storage developments within the 5km radius, which will add an additional 16,371 sq.m of NSA within the catchment area. All the proposed developments are on the edge of the 5km radius, indicating that there will still be a demand gap for self storage surrounding the subject site.

Accounting for both existing and proposed facilities, there will continue to be a shortage of self storage space within the 5km catchment area. From 2022 to 2037, the demand gap for storage area will remain around 33,000 sq.m to 91,000 sq.m unless additional supply (over and above the proposed facilities) is developed.

The proposed development will help to reduce the shortage of self storage facilities by adding ~12,400 sq.m within the catchment area.

Self storage Demand Gap (sq.m)

	2022	2027	2032	2037
Demand	150,000	170,000	195,000	225,000
Supply	117,438	133,809	133,809	133,809
Demand Gap	32,563	36,192	61,192	91,192



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Attachment 8

03 SUPPORT THE GROWING POPULATION WITHIN THE CATCHMENT AREA

Item 3

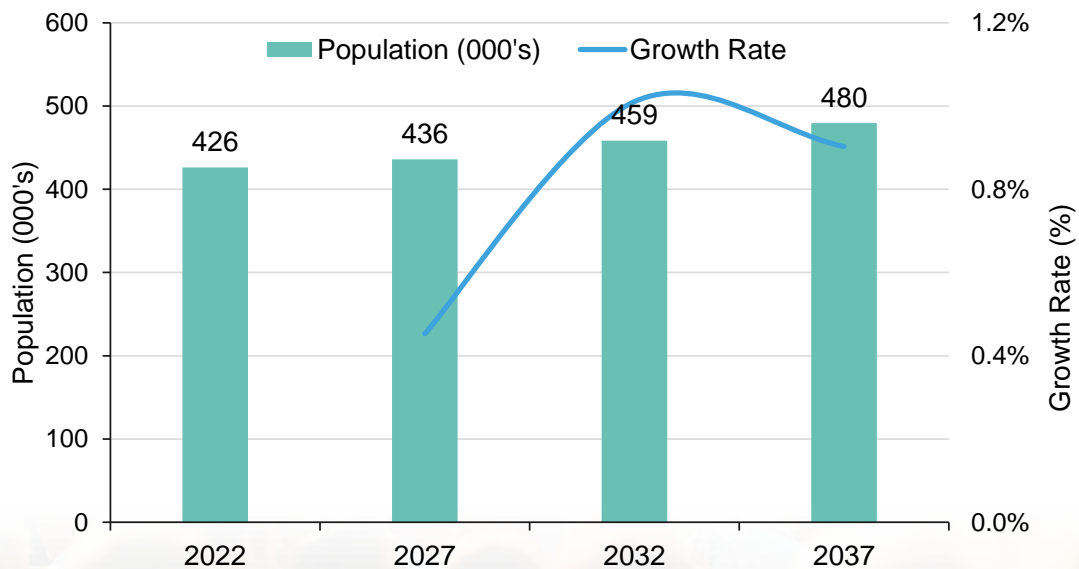
There is a large current and projected population within the 5km radius surrounding the site, with an estimated residential population of approximately 426,000 people.

Population density in the 5km radius around the subject site is 48.9 people per hectare, far higher than Greater Sydney at 4.2 people per hectare. This indicates the potential for increased demand for self storage in Marrickville and the Inner West, as more people live in apartments and equating to a higher propensity to demand storage space.

The population is expected to grow substantially over the next 15 years, to approximately 480,000 people, representing an average annual growth rate of 0.8% over the period, and an additional 54,000 residents.

A jump in population is expected to occur between 2027 and 2032 from 436,000 people to 459,000 people, representing a growth rate of 1.0%. As the surrounding area is already substantially developed, additional developments will primarily be apartments, resulting in the potential increase in demand for additional self-storage space.

POPULATION PROJECTION AND GROWTH, 2022-37



Source: Urbis, NSW Department of Planning and Environment

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Attachment 8

04

SUPPORT BUSINESS INVESTMENT IN THE REGION AND HIGHER UTILISATION OF THE SUBJECT SITE

Item 3

Urbis has identified population growth, apartment completions, unemployment and average household income as having the strongest impact on the self storage market.

Evidence across the East Coast Australia which includes Sydney, Melbourne and Brisbane has shown a strong level of correlation between population and new apartment growth leading to an increase in storage revenue. This is shown in the graphs below as storage revenue peaked in 2018, due to new apartments rapidly increasing.

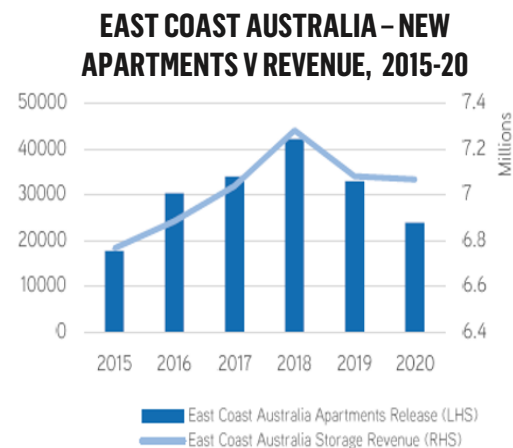
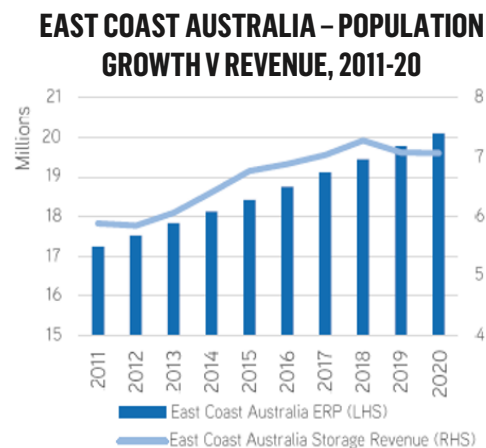
The catchment is set to experience a strong increase in apartment completions over the next five years which will lead to a greater increase in population and density. These key factors will create strong demand for self storage in the catchment and ensure occupancy rates continue to remain high. In the past, high occupancy rates have led to an increase in storage fees across all markets in Australia and New Zealand

without being detrimental to future demand and occupancy rates.

Furthermore, the catchment population possesses a strong average household income of \$151,500, which increases the propensity of residents to spend more on self storage.

The graphs below demonstrate the strong correlation revenue possesses with population and new apartments. The highest amount revenue was recorded in 2018 due to record new apartment completions across the East Coast of Australia.

These strong demand drivers in the Marrickville catchment indicate the need for additional storage space. The proposed project will address this through business investment which will also improve the utilisation of the subject site. With limited industrial land in in Marrickville, the development will increase the density of industrial land.



*Graphs have been sourced from SSAA State of the Self Storage Industry Report

Source: Urbis, Profile.id, Census 2021, SSAA State of the Self Storage Industry Report

Attachment 8

05

PROVIDE STORAGE TO SERVICE THE INCREASING NUMBER OF RESIDENTS LIVING IN NEW APARTMENTS

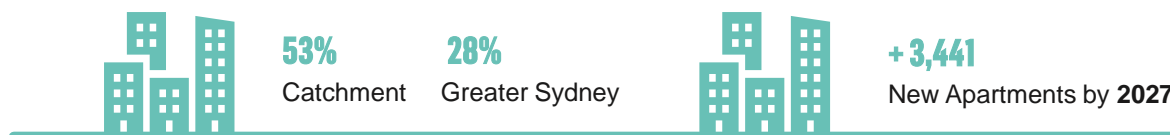
Item 3

The Inner West LGA currently possesses a total of 31,418 apartments. An additional 3,441 apartments are proposed to be built by 2027, which is an average increase of around 690 units per year. Out of the 3,441 apartments, 1,037 are under construction and will all be completed by 2024.

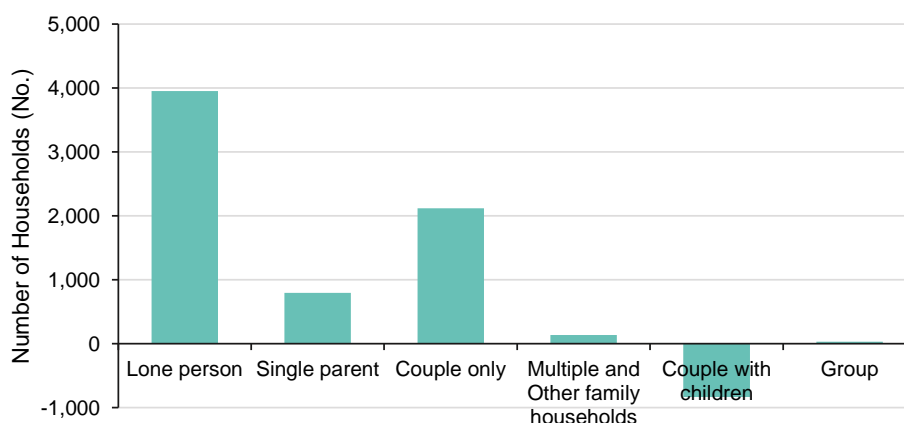
The new supply is consistent with residential demand in the catchment as 53% of total residents live in apartments. This is significantly larger than Greater Sydney's 28%, as residents prefer to live in separate houses. According to the SSAA State of the Self Storage Industry Report, approximately 57% of people living in apartments needed

storage in the last five years in Australasia. The household composition of the LGA is projected to change substantially over 2021 – 2036. According to Department of Planning and Environment (DPE), the number of lone person and couple only households is projected to increase by 3,953 and 2,117, respectively. The growth in these two household types will lead to substantial growth in demand for 1- and 2-bedroom apartment/ studios. As noted previously, smaller dwellings and an increase in apartments creates more demand for self storage.

APARTMENT LIVING:



INNER WEST LGA GROWTH IN HOUSEHOLD TYPE, 2021-2036



Source: NSW DPE, Cordell, Census 2021, SSAA State of the Self Storage Industry Report

Attachment 8

06 ADDRESS DEMOGRAPHIC TRENDS SUCH AS INCREASED DOWNSIZERS, SMALLER HOUSEHOLD SIZES AND MIGRATION

Item 3

The catchment has a high proportion of renters at 55%, which is 18% higher than Greater Sydney. This is a 2% increase from 2016 indicating that the proportion of renters are increasing. The high proportion of renters drives demand for greater storage space as renters have a higher frequency of movement and often require temporary storage space.

Average household size in the catchment has decreased from previous levels of 2.4 in 2016 to 2.2 in 2021, which is 0.6 lower than Greater Sydney. This is consistent with the downsizing trend in the catchment as 42% of residents live in a two-bedroom dwelling and the most popular choice of dwelling structure is apartments. A larger proportion of residents living in smaller dwellings and apartments increases the use of self storage as they have insufficient space.

The 2021 Census provides average household income figures of \$151,500 in the catchment, which is 7.8% higher than Greater Sydney's \$140,400.

Analysis undertaken by Urbis show greater levels of self storage use is associated with higher incomes and impacts the price sensitivity of customers. Demand will be stronger for the proposed wine cellar as it is highly sought after in more affluent areas.

Approximately 35% of residents in the catchment are between the ages of 19 and 34. Younger people under the age of 35 are more likely to use storage within the next five years. The catchment attracts young professionals due to its proximity to the Sydney CBD.

The divorce rate in the Inner West LGA is 8.2% which is 0.4% higher than Greater Sydney's. Couples going through divorce need a place to store their belongings as they put their shared homes on the market which makes it a strong demand driver for self storage.



DIVORCE RATE

8.2% **7.8%**

Inner West LGA Greater Sydney



AVERAGE HOUSEHOLD INCOME

\$151,500 **\$140,400**

Inner West LGA Greater Sydney



AVERAGE HOUSEHOLD SIZE

2.2 **2.8**

Inner West LGA Greater Sydney



PORTION OF RENTERS

53% **37%**

Inner West LGA Greater Sydney



2 BEDROOM DWELLINGS

42% **26%**

Inner West LGA Greater Sydney



AVERAGE AGE

37.5 **38.4**

Inner West LGA Greater Sydney

Source: 2021 Census, SSAA State of the Self Storage Industry Report

Attachment 8

07

PROVIDE STORAGE TO EXISTING AND FUTURE BUSINESSES IN THE INNER WEST LGA

Item 3

The Inner West LGA has experienced steady growth in the number of registered businesses over the past seven years. This contributes to the growth of the local economy and employment levels.

As of February 2022, the Inner West LGA has 24,333 total registered businesses, which is an increase of 5,390 since February 2015. This is an average increase of 770 new registered business per year.

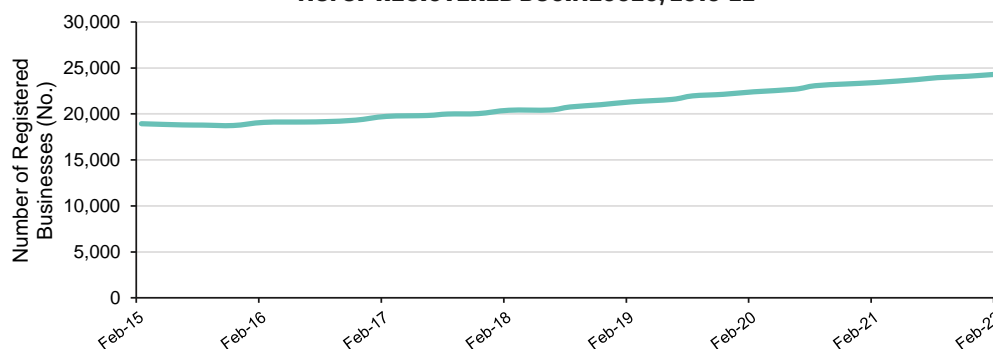
The Inner West LGA also has 11,483 non employing businesses. This includes sole proprietors which experienced a large increase during COVID-19, as home-based businesses rapidly expanded around Australia. These businesses often need storage space to support their operations with self storage helping to facilitate investment and growth in these small businesses. The Inner West Council has strategically

projected the need for an additional 300,000 sq.m of gross floor area to accommodate industry and business growth in the employment lands by 2036. This will contribute to the future growth of businesses in the LGA.

The Inner West currently possesses a strong small business community. As businesses continue to expand, more business will require storage for equipment and to declutter office spaces to increase safety and productivity. Self storage provides advantages for small businesses compared with traditional warehouses such as smaller spaces and greater flexibility.

“While self storage is overwhelmingly used for personal reasons, there is clearly greater appeal in using alternative forms of storage for business purposes.” - SSAA State of the Self Storage Industry 2020.

NO. OF REGISTERED BUSINESSES, 2015-22



Source: Profile.id, Inner West Local Strategic Planning Statemen, SSAA State of the Self Storage Industry

10

Attachment 8

08 THE EXPANDED FLOORSPEACE WILL DELIVER CONSTRUCTION JOBS AND MORE ONGOING EMPLOYMENT IN MARRICKVILLE

The development cost of the proposed project is estimated at \$44.57 million over an 18 month construction period. To estimate the economic effect of the proposed development Urbis conducted Input-Output modelling using REMPLAN software. REMPLAN is a widely respected, industry standard software used to assess economic impacts across a range all industries in an economy.

The modelling suggests the proposed development will generate 96 total jobs over the construction period which includes 39 direct jobs and 57 indirect jobs.

Upon completion of the development, the additional storage space provided will also support ongoing jobs in the local economy.

The proposed expansion will target 9,200 sq.m of NLA and will support 27 total ongoing jobs which includes 15 direct jobs and 12 indirect jobs. This represents an increase on the existing employment and includes general storage staff, wine storage staff, administration and management.



CONSTRUCTION PHASE



+ 39
Direct Jobs



+ 57
Indirect Jobs



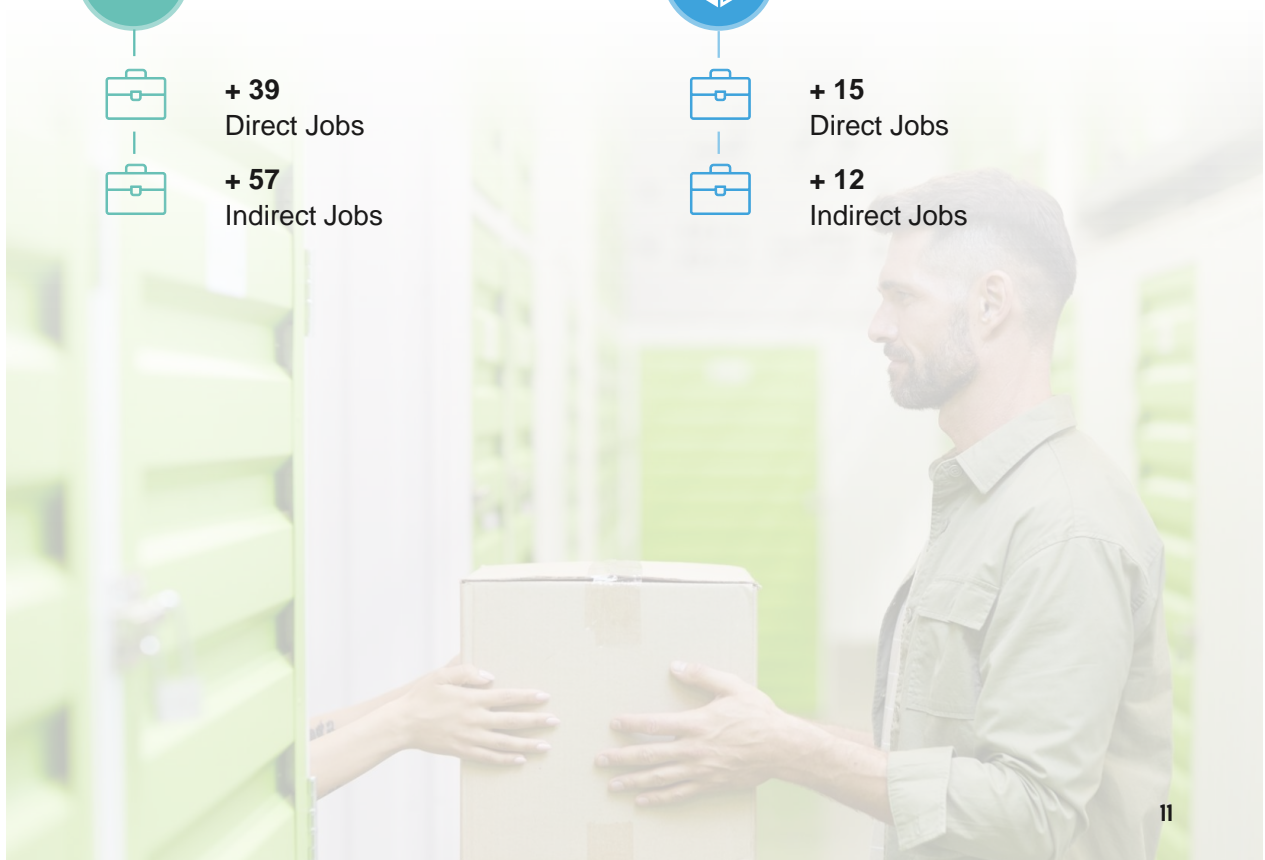
ONGOING PHASE



+ 15
Direct Jobs



+ 12
Indirect Jobs



09

WILL GENERATE SIGNIFICANT EXPENDITURE (DIRECT AND INDIRECT) AND VALUE ADD TO THE ECONOMY

The development will not only add employment to the catchment but will generate addition Gross Added Value (GVA) to the local economy over the construction period. This includes flow-on benefits to local tradespeople and supplier.

During the construction phase, the cost of development of \$44.57 million will generate a total GVA of \$30.76 million.

This includes a direct effect GVA of \$12.87 million and an indirect effect GVA of \$17.89 million.

Once the development is complete, the operational expenditure and employment generated by the self storage expansion will contribute a total GVA of \$4.62 million per annum.

This contribution includes a direct effect of \$2.60 million and an indirect effect of \$2.02 million per annum.



DEVELOPMENT PHASE



\$30.76 million
Total GVA



\$12.87 million
Direct GVA



\$17.89 million
Indirect GVA



OPERATIONAL PHASE



\$4.62 million
Total GVA per annum



\$2.60 million
Direct GVA per annum



\$2.02 million
Indirect GVA per annum

Source: REMPLAN, Urbis

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PLEASE NOTE OUR FURTHER DISCLAIMER IN RELATION TO COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION ON THE FOLLOWING PAGE OF THIS REPORT.

Urbis staff responsible for this report were:

Director	Alex Stuart
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Project Number	P0042837
Report number	1

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

Item 3

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Report Content) are predominantly generated over long periods, and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on the Australian and world economies and increased uncertainty in both local and global market conditions.

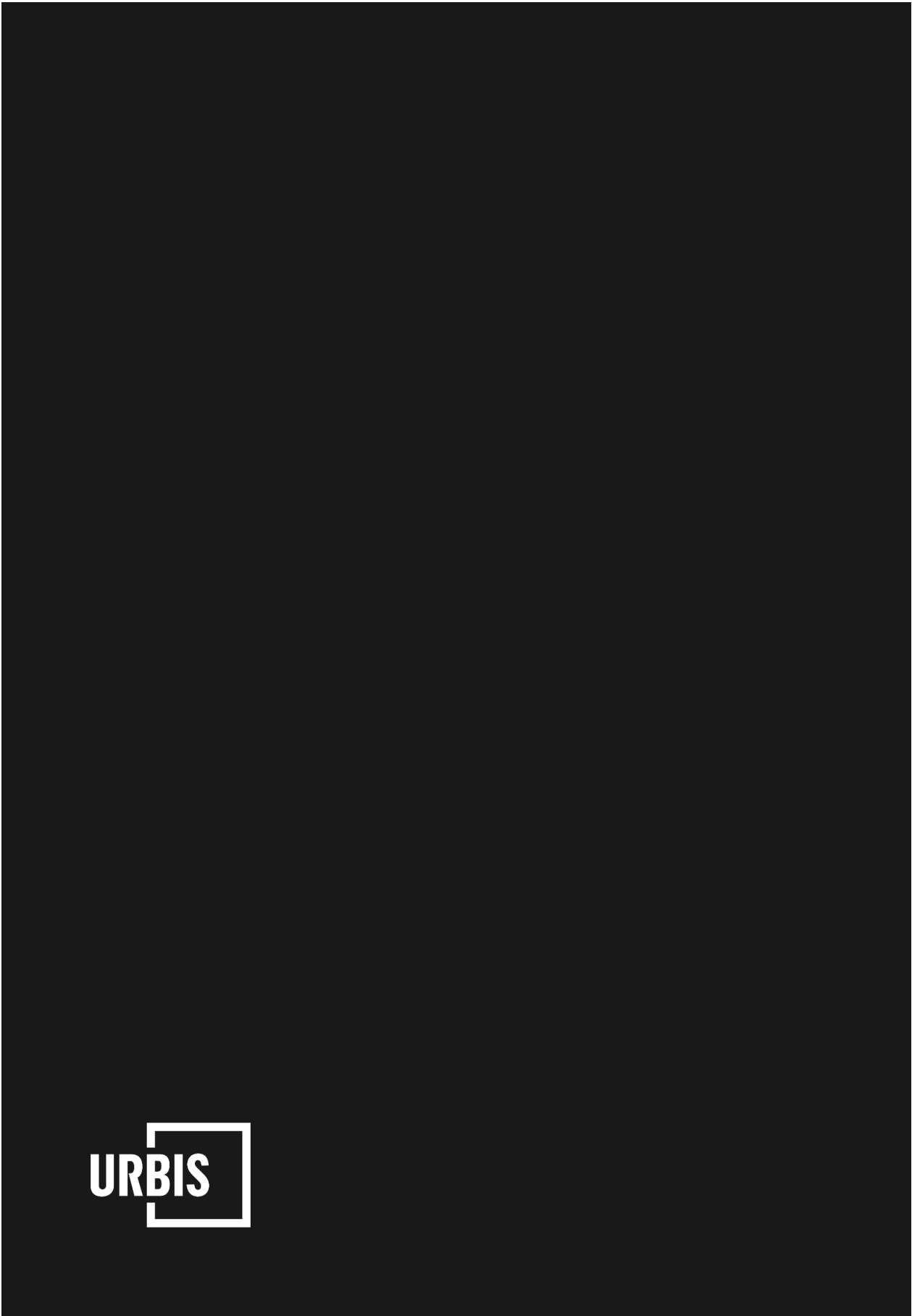
The effects (both directly and indirectly) of the COVID-19 Outbreak on the Australian real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the Australian economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and the data and information that informs and supports it is current as at the date of this report and (unless otherwise specifically stated in the Report) necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the Australian economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

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Attachment 8



URBIS

Item 3

Attachment 8

National Storage

Geotechnical Assessment: 11 and 11A
Edinburgh Road, Marrickville, NSW



P2108688JR01V01
June 2022

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT
MANAGEMENT



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All enquiries regarding this project are to be directed to the Project Manager.



Geotechnical Assessment:
11 and 11A Edinburgh Road, Marrickville, NSW
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Abbreviations

ABC – Allowable bearing capacity
 BH – Borehole
 DBYD – Dial before you dig
 DCP – Dynamic cone penetrometer
 DP – Deposited plan
 kN – Kilonewtons
 kN/m³ – Kilonewtons per cubic metre
 kPa – Kilopascal
 LGA – Local government area
 MA – Martens & Associates Pty Ltd
 mAHD – metres Australian height datum
 mbgl – metres below ground level
 MPa – Megapascal

1 Proposed Development and Assessment Scope

Proposed development details and assessment scope are summarised in Table 1.

Table 1: Summary of proposed development.

Item	Details
Property Address	11 and 11A Edinburgh Road, Marrickville, NSW 2204 ('the site').
Lot / DP	Lot 67 in DP4991 and Lot 1 in DP 607677 (SLR, 2018).
Site Area	Approximately 0.715 ha (SLR, 2018).
Legal Identifier	Inner West Council ('Council').
Proposed Development	<p>From the geotechnical brief (ADG, 2022) and client provided information, we understand that the project comprises the conversion of the existing warehouse to an at – grade multi – level storage facility with anticipated allowable column loads of 4,500 kN and floor slab on ground capacity of 5.0 kPa (working).</p> <p>It is understood that the project does not include a basement and will require minimal excavation to achieve design levels. However, excavation will be required for piercing (i.e. foundation works likely up to 5.0 – 6.0 metres below ground level (mbgl)) and trenching for underground services up to 1.0 mbgl.</p>
Assessment Purpose	<p>A geotechnical assessment for due diligence and to allow future preliminary structural design of the proposed development, including:</p> <ul style="list-style-type: none"> Field investigation to assess subsurface conditions. Preliminary geotechnical recommendations and advice in relation to the proposed development.
Investigation Scope of Work	<p>Field investigations conducted on 24 March 2022 included:</p> <ul style="list-style-type: none"> Review of publicly available maps covering the site. Review of DBYD survey plans and service location. A general site walkover inspection. Drilling of seven boreholes (BH101 to BH107), up to 7.5 mbgl. Dynamic Cone Penetrometer (DCP) tests (DCP101 to DCP104) undertaken in BH101 to BH104. Standard Penetrometer Tests (SPT) undertaken in BH105 to BH107. Collection of soil samples for laboratory testing and future reference. <p>Investigation locations are shown in Figure 1, Attachment A.</p> <p>This geotechnical assessment was undertaken in conjunction with an Acid Sulphate Soils (ASS) assessment, details of which are presented in report reference P2108688JR02V01.</p>
Laboratory Testing	<p>Testing carried out by a National Association of Testing Authorities (NATA) accredited laboratory (Resource Laboratories) included Atterberg limits and linear shrinkage testing on four soil samples.</p> <p>The testing certificate is provided in Attachment D.</p>

2 General Site Details and Investigation Findings

2.1 General Site Details

General site details are summarised in Table 2.

Table 2: Summary of general site details.

Item	Comment
Topography	Site topography generally comprises: <ul style="list-style-type: none"> ○ Generally flat to gently undulating terrain, with slopes generally 5 – 10 %. ○ Local relief 10 – 15 m.
Typical Slopes	Less than 5 % across the site.
Site Aspect	South.
Site Elevation	Approximately between 6.2 mAHD in the south west corner and 8.2 mAHD in the north east corner of the site (based on Nearmap).
Expected geology	The Sydney 1:100 000 Geological Sheet 9130 indicates the site to be underlain by Ashfield Shale (Rwa) comprising black to dark grey – shale and laminite. (Herbert C., 1983).
Expected soil landscape	The NSW Office of Environment and Heritage's (OEH) information system (eSPADE) indicates the site to be located in the Blacktown (bt) soil landscape, with deep (> 200 cm) total soil depths. A brownish black loam topsoil and deep clayey subsoil is expected to be present at the site. This soil landscape is often associated with moderate erodibility, high shrink – swell (localized) and potential localized salinity hazards.
Existing development	The existing development at the site comprised commercial facilities including a storage warehouse (in Lot 1 DP 607677) and a car servicing centre (in Lot 67 in DP4991) with concrete hardstands. An asphalt car pavement is present on the north western portion of Lot 1 DP 607677.
Vegetation	Existing site vegetation comprises scattered small garden beds containing grass, shrubbery and mature trees.
Neighbouring environment	The site is bordered by: <ul style="list-style-type: none"> ○ Edinburgh Road and Smidmore Street to the north and south, respectively. ○ Murray Street to the west. ○ Industrial / commercial properties to the east.
Drainage	Via surface drainage pits and overland flow towards the south.

2.2 Subsurface Conditions

Investigation revealed the following generalised subsurface units likely underlie the site below typically 100 mm to 150 mm thick concrete slabs / hardstands / asphalt pavements:

Unit A: Fill – silty clay / silty sand, with gravels, up to 1.3 mbgl (BH107). For the purposes of this report, fill is considered to have been placed under uncontrolled conditions due to the absence of earthworks quality control certification.

Unit B: Residual soil – silty clay, consistencies ranging between firm to hard, with iron indurated bands, trace shale gravels, up to 7.0 mbgl (BH105).

Unit C: Shale – inferred highly weathered, very low to low strength, present below Unit B, up to 7.5 mbgl (BH105). The top of rock is inferred to rise northwards.

Encountered conditions are described in further detail on the borehole logs in Attachment B and associated explanatory notes in Attachment E. The DCP testing results are provided in Attachment C.

2.3 Groundwater Conditions

All fill materials and underlying shallow natural soils in BH101 to BH106 were observed in a wet condition with seepage inflow encountered at in BH104 at 1.3 mbgl. We expect these conditions to be the result of ephemeral infiltration of surface water in unsealed areas surrounding the site and subsequent lateral seepage, perched over less permeable soil layers. Deeper soils were typically moist to dry.

Seepage inflow was encountered at 6.0 mbgl in BH107, likely as a result of the borehole intercepting the groundwater level. No seepage inflow was observed in BH105 or BH106 up to 7.5 mbgl. This variation may be as a result of deeper groundwater levels in the southern portion of the site or due to tighter rock structure in the south limiting the inflow during drilling and the time the boreholes remained open.

If further information of the permanent groundwater conditions is required, additional investigation including the installation of monitoring wells is recommended.

3 Geotechnical Assessment

3.1 Laboratory Test Results

3.1.1 Atterberg Limits Testing

A summary of Atterberg limits test results are presented in Table 3 (refer to Attachment D for Atterberg limits test certificate).

Table 3: Summary of laboratory Atterberg limits test results.

Sample ID ¹	Soil Type	Atterberg Limits (%)			Linear Shrinkage	Plasticity Classification	Potential Volume Change ³
		LL ²	PL ²	PI ²			
BH105/ 0.8 – 1.0	Silty CLAY	44	14	30	13.0	Medium	Medium
BH105/ 1.8 – 2.0	Silty CLAY	61	18	43	17.0	High	Medium to High
BH106/ 1.3 – 1.5	Silty CLAY	71	19	52	15.0	High	Medium to High
BH107/ 1.5 – 1.6	Silty CLAY	51	19	32	11.0	High	Medium to High

Notes:

1. Borehole#/Depth (mbgl).
2. LL = Liquid limit, PL= Plastic limit, PI=Plasticity index.
3. Based on Hazelton and Murphy, 2016.

Laboratory test results indicate that the tested residual soil samples are generally of high plasticity, which may result in moderate to high ground movement due to soil moisture changes.

3.2 Preliminary Material Properties

Material properties inferred from observations during borehole drilling, such as penetration resistance, DCP / SPT test results and engineering judgement are summarised in Table 4.

Table 4: Soil and rock strength properties.

Layer	$\gamma_{in-situ}^1$ (kN/m ³)	C_u^2 (kPa)	E'^3 (MPa)
FILL: Silty CLAY / Silty SAND	18	NA ⁴	NA ⁶
Silty CLAY (firm)	17	30	10
Silty CLAY (stiff to very stiff)	19	100	50
Silty CLAY (hard)	20	150	75
WEATHERED ROCK: SHALE (inferred very low to low strength)	22	NA ⁴	80

Notes:

1. Material in-situ unit weight, based on visual assessment ($\pm 10\%$).
2. Average undrained shear strength estimate assuming normally consolidated clay.
3. Average effective elastic modulus ($\pm 10\%$) estimate, that should be adopted to calculate lateral deflection of pile under serviceability loading.
4. Not applicable.

3.3 Risk of Slope Instability

Site investigation revealed generally flat to gently inclined slopes, with grades less than 5 % across the site.

No evidence of former or current slope movement was observed at the site. We consider the risk to property and loss of life by potential slope instability, such as landslide or soil creep, to be very low subject to the recommendations in this report and adoption of relevant engineering standards and guidelines. A detailed slope risk assessment in accordance with Australian Geomechanics Society's Landslide Risk Management Guidelines (2007) was not undertaken.

4 Geotechnical Recommendations

4.1 Geotechnical Constraints and Risks

The proposed development is inferred to be impacted by the following geotechnical constraints:

- The presence of a deep soil profile with relatively low bearing strength and high potential for shrink / swell activity up to depths of around 3.5 mbgl.
- Upper soil profile impacted by ephemeral seepage water infiltration.

Specific recommendations are provided in the following sections for the proposed development. General geotechnical recommendations are provided in Attachment E.

4.2 Excavatability

Based on site observation, the proposed excavation will encounter fill followed by alluvial soils. Excavation through these units should be readily achieved using conventional earthmoving equipment.

All excavation work should be completed with reference to the most recent version of Code of Practice 'Excavation Work', by Safe Work Australia.

4.3 Excavation Support

The use of temporary batter slopes for service trenches is considered unsuitable near the site boundary, as the excavation is expected to extend into the zone of influence of adjacent properties and infrastructure. Temporary shoring is recommended for all trench shoring excavations exceeding 1.0 m.

For excavations inside the zone of influence of neighbouring structures, inspection pits are recommended to determine foundation conditions and whether underpinning is necessary to maintain stability during excavation.

Sufficient setback for temporary batter slopes may be present within the internal site area, subject to further geotechnical assessment of the detailed development plans. If sufficient setback is available, excavations in fill and residual soils may be temporarily battered back at 1V:2H. It is assumed batters will remain unsupported for no more than two months.

Recommended batters are subject to inspection and approval by an experienced geotechnical engineer on site and should be followed by construction of permanent retaining structures.

4.4 Site Preparation

Should filling be required to raise design levels or replace unsuitable foundation material further assessment is required to confirm whether existing fill materials are suitable for reuse as fill at the site. Site-won excavated natural soils are considered suitable for re-use as structural fill. However, due to their moderate to high reactivity to soil moisture variation and associated difficulties in placement, we recommend undertaking lime / gypsum stabilisation to limit shrink-swell movement due to soil moisture changes.

Low plasticity clay or granular fill from an approved borrow source, approved for use by a Geotechnical Engineer may be adopted. Proof rolling is to be witnessed by the project geotechnical engineer to detect localised soft or unstable areas which should be further treated.

4.5 Foundation Recommendations

The existing building walls are expected to be founded in existing fill. Considering the condition of the building, we infer the foundation material to have achieved a 100 kPa allowable end bearing capacity. However, these shallow footings are considered unsuitable to withstand the anticipated working column load of 4,500 kN, due to low bearing capacity and potential for differential settlements.

New shallow footings may be adopted for lightly loaded structures if founding on engineered fill or at least stiff natural soils. We consider the existing fill and firm natural soils to be inadequate as foundation for new footings, subject to confirmation of fill materials having been placed with appropriate engineering control in accordance with AS3798 (2007). The required slab on ground capacity of 5.0 kPa is anticipated to be founded on the encountered subsurface profile.

Deepened footings such as bored piles or continuous flight auger piles founded on very low strength bedrock are recommended to transfer the anticipated column loads. All building footings should be founded on weathered bedrock to mitigate the risk associated with differential settlement between footings

Table 5 provides preliminary geotechnical design parameters that may be adopted for shallow footing and pile design purposes. The design parameters assume the base of excavation of exposed shallow footing and base of bored piles / piers are free of loose / soft soils or debris and

reasonably dry prior to placement of concrete and approved following inspection by an experienced and qualified geotechnical engineer.

Table 5: Preliminary geotechnical design parameters.

Layer	Shallow Footings	Piles / Piers ¹		Retaining Structures		
	ABC ^{2, 4}	AEBC ^{2, 5}	ASF ^{3, 5}	K _a ⁵	K _p ⁵	K ₀ ⁵
Engineered FILL:	100	NA ⁶	NA ⁶	0.39	2.56	0.56
Existing FILL: Silty CLAY / Silty SAND	NA ⁶	NA ⁶	NA ⁶	0.42	2.37	0.59
Silty CLAY (firm)	NA ⁶	NA ⁶	NA ⁶	0.39	2.56	0.56
Silty CLAY (stiff to very stiff)	100	NA ⁶	10	0.36	2.76	0.53
Silty CLAY (hard)	NA ⁶	NA ⁶	30	0.35	2.88	0.51
WEATHERED ROCK: SHALE (inferred very low to low strength)	NA ⁶	1,000	100	NA ⁶	NA ⁶	NA ⁶

Notes:

1. Assuming bored cast in-situ pile.
2. Allowable end bearing capacity (kPa) for shallow footings embedded at least 0.3 m and piles embedded at least 0.5 m or 1 pile diameter, whichever is greater, subject to confirmation on site by a geotechnical engineer of inferred foundation conditions.
3. Allowable skin friction (kPa) below 1 m depth for bored pile in compression, assuming intimate contact between pile and foundation material. For up lift resistance, we recommend reducing ASF by 50% and checking against 'piston' and 'cone' pull-out mechanisms in accordance with AS2159 (2009).
4. ABC and ASF are recommended based on adopting a reduction factor of $\phi_g = 0.4$ in accordance with AS2159 (2009), to limit settlement to 10 mm or 1 % of the pile diameter, whichever is lesser.
5. k_a = Coefficient of active earth pressure; k_p = Coefficient of passive earth pressure; k_0 = Coefficient of earth pressure at rest.
6. Not applicable.

4.6 Drainage Requirements

Based on borehole results, excavations to approximately 5 mbgl is not expected to be intercept the permanent ground table; however, some ground water fluctuation are expected. Shallow perched water inflow, if encountered, is expected to be limited and managed by sump and pump methods.

Suitable surface and subsurface drainage should be provided to divert overland flows away from and limit ponding of water near footings and foundations. Site discharges should be passed through a filter material prior to release. Collected flows should be directed (where possible) to a suitable stormwater system so as to prevent water accumulating in areas surrounding footings.

4.7 Site Classification

The site is classified as a class "P" site in accordance with AS 2870 (2011) due to the presence of uncontrolled fill up to 1.3 mbgl.

4.8 Soil Erosion Control

Removal of soil overburden should be performed in a manner that reduces the risk of sedimentation occurring in the Council stormwater system and on neighbouring lands. All spoil on site should be properly controlled by erosion control measures to prevent transportation of sediments off-site. Appropriate soil erosion control methods in accordance with Landcom (2004) shall be required.

5 Works Prior to Construction Certificate

The following additional geotechnical works are recommended to be carried out to develop designs and prior to construction:

1. Assessment of existing footing types and conditions, if necessary.
2. Review of the detailed design by a senior geotechnical engineer to confirm adequate consideration of the geotechnical risks and adoption of the recommendations provided in this report.
3. If higher end bearing pressures are required, we recommend to carry out cored boreholes and point load testing of collected rock samples to assess rock strength.
4. Install and monitor groundwater monitoring wells to assess the permanent ground levels at the site.
5. Chemical testing of soils to assess aggressivity to buried concrete structures in accordance with AS3600 and AS2159.

5.1 Construction Monitoring and Inspections

The following is recommended to be inspected and monitored during construction phase of the project (Table 6).

Table 6: Recommended inspection / monitoring requirements during site works.

Scope of Works	Frequency/Duration	Who to Complete
Inspect batters and associated performance, if applicable.	As required ²	MA ¹
Inspect exposed material at foundation / subgrade level to verify suitability as foundation / lateral support / subgrade.	Prior to reinforcement set-up and concrete placement	MA ¹
Monitor sedimentation downslope of excavated areas.	During and after rainfall events	Builder
Monitor sediment and erosion control structures to assess adequacy and for removal of built up spoil.	After rainfall events	Builder

Notes:

1. MA = Martens and Associates engineer.
2. MA inspection frequency to be determined based on initial inspection findings in line with construction program.

6 References

ADG (2022) *Geotechnical Brief*, referenced project 11-11A Edinburgh Road, Marrickville, NSW, document reference 25796, dated 18.02.22 (ADG, 2022).

Herbert C., (1983), *Sydney 1:100 000 Geological Sheet 9130, 1st edition*, Geological Survey of New South Wales, Sydney (Herbert C., 1983).

NSW Department of Environment & Heritage (2020) eSPADE, NSW soil and land information, www.environment.nsw.gov.au, accessed 7.04.2022.

SLR (2018) *Stage 1 Preliminary Site Investigation For Future Mixed Residential/ Commercial Site Re-development Lot 1 in DP607677 and Lot 67 in DP4991 11 & 11A Edinburgh Road, Marrickville NSW*, referenced document number 610.18174-R01-v1.0.docx, dated 05.07.2018 (SLR, 2018).

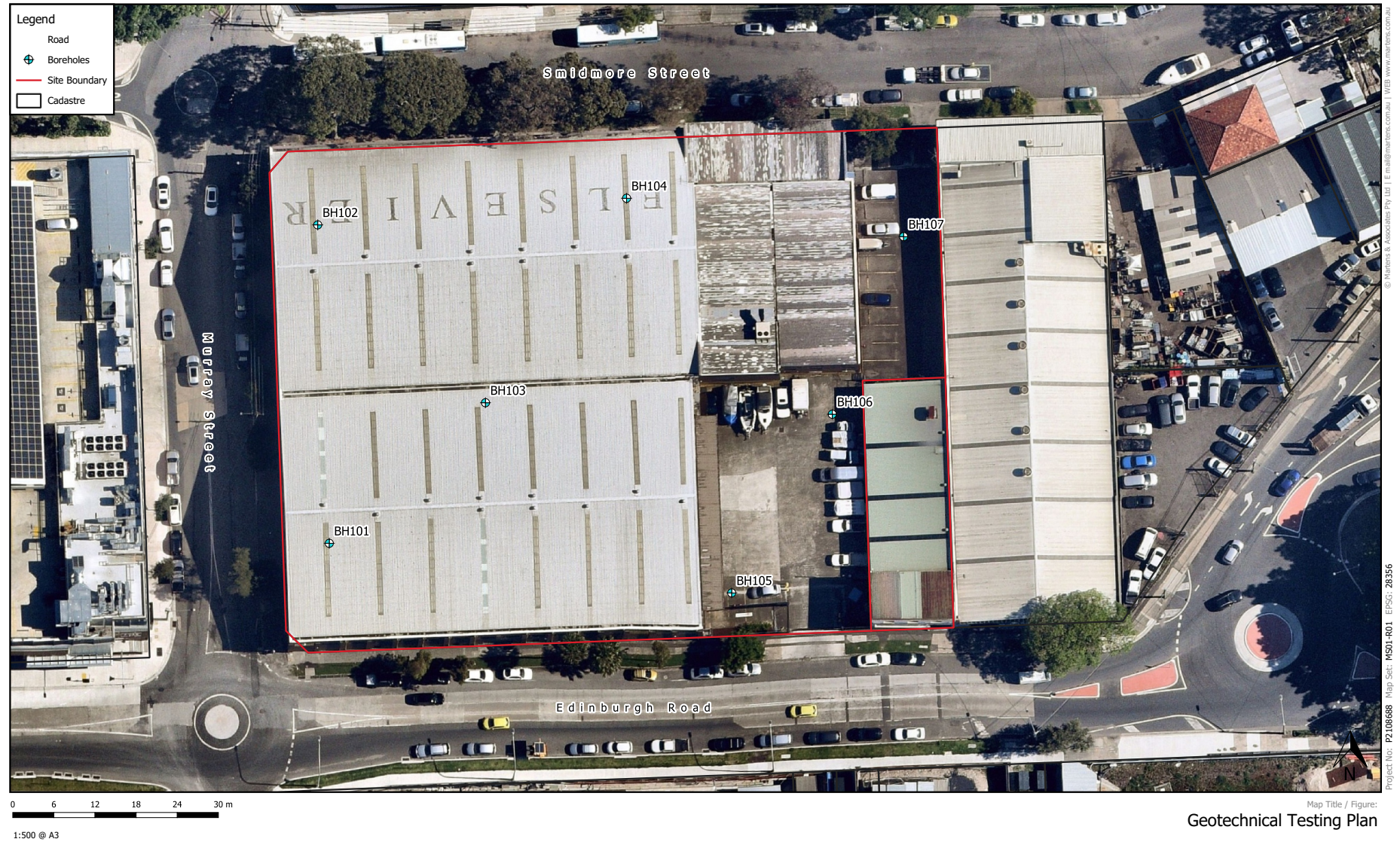
Standards Australia Limited (2004) AS 1289.6.3.1:2004, *Determination of the penetration resistance of a soil – Standard penetration test (SPT)*, SAI Global Limited.

Standards Australia Limited (2017) AS 1726:2017, *Geotechnical site investigations*, SAI Global Limited.

Standards Australia Limited (2011) AS 2870:2011, *Residential slabs and footings*, SAI Global Limited.

Standards Australia Limited (2018) AS 3600:2018, *Concrete Structures*, SAI Global Limited.

7 Attachment A – Geotechnical Testing Plan



Source: Nearmap (29/03/22)



Map 01	Map
11 & 11A Edinburgh Road, Marrickville, NSW	Site
Engineering Services	Project
Geotechnical Assessment	Sub-Project
National Storage C/- LRM Global Pty Ltd	Client
24/03/2022	Date


8 Attachment B – Test Borehole Logs

MARTENS 2.00 LIB.GLB Log MARTENS BOREHOLE P21080808H101-BH107V01.GPJ <<DrawingFile>> 21/04/2022 16:18 10.02.00.04 Datgel Lab and In Situ Tool - DGD | Lib: Martens 2.00 2016-11-13
MARTENS 2.00 LIB.GLB Log MARTENS BOREHOLE P21080808H101-BH107V01.GPJ <<DrawingFile>> 21/04/2022 16:18 10.02.00.04 Datgel Lab and In Situ Tool - DGD | Lib: Martens 2.00 2016-11-13

CLIENT	National Storage		COMMENCED	24/03/2022	COMPLETED	24/03/2022	REF BH102	
PROJECT	Geotechnical Assessment		LOGGED	MZ	CHECKED	SK	Sheet 1 OF 1	
SITE	11 & 11A Edinburgh Road, Marrickville, NSW		GEOLOGY	Ashfield Shale	VEGETATION	Nil	PROJECT NO. P2108688	
EQUIPMENT	Push tube / Hand auger		LONGITUDE	151.173163	RL SURFACE	7.8 m	DATUM	AHD
EXCAVATION DIMENSIONS	1.50 m depth		LATITUDE	-33.907887	ASPECT	South	SLOPE	<2%

Drilling			Sampling	Field Material Description								
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
DT			0.15	7.65	0.2-0.35/S/1 D 0.20-0.35 m			CL-CH	CONCRETE			PAVEMENT
PT		Not Encountered	0.5-0.7/S/1 D 0.50-0.70 m					CL-CH	FILL; Silty CLAY; medium plasticity; brown, grey; with gravels; inferred well compacted.			FILL
			1.00	6.80	1.0-1.2/S/1 D 1.00-1.20 m			CL-CH	CLAY; medium to high plasticity; brown, pale grey; trace gravels.	M (>PL)		RESIDUAL SOIL
HA			1.25	6.55	1.3-1.5/S/1 D 1.30-1.50 m			CL-CH	CLAY; medium to high plasticity; red, pale grey; with iron indurated bands; trace gravels.	VST-H		
			1.50						Hole Terminated at 1.50 m (Target depth reached)			
			2									
			3									
			4									
			5									
			6									
			7									


EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS

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MARTENS 2.00 LIB GLB Log MARTENS BOREHOLE P21080808H101-BH107V01.GPJ <<DrawingFile>> 2/10/2022 16:18 10.02.00.04 Datgel Lab and In Situ Tool - DGD | Lib: Martens 2.00 2016-11-13 Pjt: Martens 2.00 2016-11-13


CLIENT	National Storage			COMMENCED	24/03/2022	COMPLETED	24/03/2022	REF BH104	
PROJECT	Geotechnical Assessment			LOGGED	MZ	CHECKED	SK	Sheet 1 OF 1	
SITE	11 & 11A Edinburgh Road, Marrickville, NSW			GEOLOGY	Ashfield Shale	VEGETATION	Nil	PROJECT NO. P2108688	
EQUIPMENT	Push tube / Hand auger			LONGITUDE	151.172574	RL SURFACE	7.7 m	DATUM	AHD
EXCAVATION DIMENSIONS	1.45 m depth			LATITUDE	-33.9079	ASPECT	South	SLOPE	<2%

Drilling			Sampling	Field Material Description					
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	SAMPLE OR FIELD TEST	RECOVERED	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	STRUCTURE AND ADDITIONAL OBSERVATIONS
DT			0.15				CONCRETE		PAVEMENT
			7.55	0.15-0.3/S/1 D 0.15-0.30 m		CL-CH	FILL; Silty CLAY; medium plasticity; brown, grey; with gravels; inferred well compacted.		FILL
PT			0.85	0.5-0.7/S/1 D 0.50-0.70 m			Light brown.	M (>PL)	
			1.00	1.0-1.2/S/1 D 1.00-1.20 m		CL-CH	CLAY; medium to high plasticity; red, pale grey; with iron indurated bands; trace gravels.	VSt-H	RESIDUAL SOIL
HA			6.70	1.3-1.45/S/1 D 1.30-1.45 m					
			1.45				Hole Terminated at 1.45 m (Target depth reached)		
			2						
			3						
			4						
			5						
			6						
			7						

EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS		
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CLIENT	National Storage		COMMENCED	24/03/2022	COMPLETED	24/03/2022	REF BH105											
PROJECT	Geotechnical Assessment		LOGGED	MH	CHECKED	SK	Sheet 1 OF 1											
SITE	11 & 11A Edinburgh Road, Marrickville, NSW		GEOLOGY	Ashfield Shale	VEGETATION	Nil	PROJECT NO. P2108688											
EQUIPMENT		4WD ute-mounted hydraulic drill rig		LONGITUDE	151.173313	RL SURFACE	6.3 m	DATUM AHD										
EXCAVATION DIMENSIONS		ø100 mm x 7.50 m depth		LATITUDE	-33.908395	ASPECT	South	SLOPE <5%										
Drilling			Sampling		Field Material Description													
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS						
ADV	L	Not Encountered	0.10	6.20	0.11-0.25/S/1 D 0.11-0.25 m		CH	CONCRETE FILL: Silty CLAY; medium plasticity; brown, black; trace gravels; inferred well compacted.	M >PL	F	PAVEMENT FILL							
			1.00	5.30	0.5-0.7/S/1 D 0.50-0.70 m 0.6-0.7/S/1 D 0.60-0.70 m 0.8-1.0/S/1 D 0.80-1.00 m 1.0-1.4/S/1 D 1.00-1.40 m SPT 1.05 m 2,2,4 N=6 1.2-1.3/S/1 1.20-1.30 m		CH	Silty CLAY; high plasticity; reddish brown.				RESIDUAL SOIL						
			2.10	4.20	1.8-2.0/S/1 D 1.80-2.00 m			Becoming grey and reddish brown.				St - VSt						
			2.50	3.80	SPT 2.50 m 5,10,10 N=20 2.5-3.0/S/1 D 2.50-3.00 m		Cl-CH	Silty CLAY; medium to high plasticity; grey, yellow and reddish brown.				M <PL						
			4.00	2.30	SPT 4.00 m 5,9,12 N=21 4.00-4.4/S/1 D 4.00-4.40 m 4.4-4.6/S/1 D 4.40-4.60 m		Cl-CH	Silty CLAY; medium to high plasticity; grey, yellow and brown.				VSt						
			5.00		4.8-5.1/S/1 D 4.80-5.10 m													
			6.00		SPT 5.50 m 6,10,11 N=21 5.5-5.9/S/1 D 5.50-5.90 m													
			6.40	-0.10	6.3-6.5/S/1 D 6.30-6.50 m			SHALE; highly weathered; dark grey, dark brown, brown; inferred very low to low strength.					WEATHERED ROCK 6.40: V-bit refusal at 6.4m on inferred low strength shale.					
			7.00	-0.70				SHALE; highly weathered; brown, dark brown; inferred low strength.										
			7.50					Hole Terminated at 7.50 m (Target depth reached)										
EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS																		
				MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au WEB: http://www.martens.com.au				Engineering Log - BOREHOLE										

CLIENT	National Storage			COMMENCED	24/03/2022	COMPLETED	24/03/2022	REF BH106					
PROJECT	Geotechnical Assessment			LOGGED	MH	CHECKED	SK	Sheet 1 OF 1					
SITE	11 & 11A Edinburgh Road, Marrickville, NSW			GEOLOGY	Ashfield Shale	VEGETATION	Nil	PROJECT NO. P2108688					
EQUIPMENT	4WD ute-mounted hydraulic drill rig			LONGITUDE	151.173503	RL SURFACE	7.1 m	DATUM	AHD				
EXCAVATION DIMENSIONS	ø100 mm x 6.40 m depth			LATITUDE	-33.908151	ASPECT	South	SLOPE	<5%				
Drilling				Sampling		Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS	
ADV	L	Not Encountered	0.13	6.97	0.2-0.3/S/1 D 0.20-0.30 m 0.3-0.6/S/1 D 0.30-0.60 m			CH	CONCRETE			PAVEMENT FILL	
			0.70	6.40	0.7-0.9/S/1 D 0.70-0.90 m			CH	FILL: Silty CLAY; medium plasticity; brown, dark brown and black; inferred well compacted.				
			1.10		SPT 1.00 m 2.4,6 N=10 1.0-1.1/S/1 D 1.00-1.10 m 1.0-1.4/S/1 D 1.00-1.40 m 1.1-1.3/S/1 D 1.10-1.30 m 1.3-1.5/S/1 D 1.30-1.50 m 1.7-2.0/S/1 D 1.70-2.00 m			CH	Silty CLAY; high plasticity; grey and pale brown; iron indurated bands. Iron indurated bands.			RESIDUAL SOIL	
			8.00	5.90									
M-H	M	Not Encountered			SPT 2.50 m 3,6,7 N=13 2.5-3.0/S/1 D 2.50-3.00 m 3.0-3.2/S/1 D 3.00-3.20 m								
H	H	Not Encountered			SPT 4.00 m 9,12,17 N=29 4.0-4.4/S/1 D 4.00-4.40 m 4.5-4.7/S/1 D 4.50-4.70 m				Iron indurated bands.				
		Not Encountered			SPT 5.50 m 9,13,18 N=31 5.5-5.9/S/1 D 5.50-5.90 m 6.0-6.3/S/1 D 6.00-6.30 m				Iron indurated bands.				
		Not Encountered							SHALE: highly weathered; grey and dark grey; inferred very low strength.			WEATHERED ROCK	
		Not Encountered							Hole Terminated at 6.40 m			6.40: V-bit refusal.	



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Engineering Log -

BOREHOLE

CLIENT		National Storage		COMMENCED		24/03/2022		COMPLETED		24/03/2022		REF BH107			
PROJECT		Geotechnical Assessment		LOGGED		MH		CHECKED		SK		Sheet 1 OF 1			
SITE		11 & 11A Edinburgh Road, Marrickville, NSW		GEOLOGY		Ashfield Shale		VEGETATION		Nil		PROJECT NO. P2108688			
EQUIPMENT		4WD ute-mounted hydraulic drill rig		LONGITUDE		151.173612		RL SURFACE		8 m		DATUM AHD			
EXCAVATION DIMENSIONS		ø100 mm x 6.50 m depth		LATITUDE		-33.907913		ASPECT		South		SLOPE <2%			
Drilling				Sampling			Field Material Description								
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/ROCK MATERIAL DESCRIPTION			MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS	
ADV	L		0.15	7.85	0.15-0.25/S/1 D 0.15-0.25 m 0.3-0.4/S/1 D 0.30-0.40 m			SM	CONCRETE					PAVEMENT	
			0.80	7.20	0.8-0.9/S/1 D 0.80-0.90 m SPT 1.00 m 3,1,3 N=4			SC	FILL: Silty SAND; fine to medium grained; grey, dark grey; trace gravels.	M		FILL			
			1.30	6.60	1.0-1.4/S/1 D 1.00-1.40 m 1.5-1.6/S/1 D 1.50-1.60 m			CH	FILL: Silty SANDY CLAY; high plasticity; brown, dark grey.						
									Silty CLAY; high plasticity; grey, reddish brown; with iron indurated bands. Iron indurated bands.			RESIDUAL SOIL			
									Reddish brown and grey.						
									Iron indurated bands.						
									SHALE: highly weathered; dark grey, dark brown; inferred very low strength.			WEATHERED ROCK			
									SHALE: highly weathered; brown, dark grey and grey; inferred very low to low strength.			6.00: V-bit refusal at 6.0m.			
									Hole Terminated at 6.50 m			6.50: TC-bit refusal on inferred very low to low strength shale.			
AD/T			M-H	inflow	6.50										
EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS															
				MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au WEB: http://www.martens.com.au					Engineering Log - BOREHOLE						

9 Attachment C – DCP ‘N’ Counts

Dynamic Cone Penetrometer Test Log Summary					<div>martens</div> <div>consulting engineers since 1989</div>			
Suite 201, 20 George Street, Hornsby, NSW 2077, Ph: (02) 9476 9999 Fax: (02) 9476 8767, mail@martens.com.au, www.martens.com.au								
Site		11 & 11A Edinburgh Road, Marrickville, NSW			DCP Group Reference		P2108688JS01V01	
Client		National Storage			Log Date		24.03.2022	
Logged by		MZ						
Checked by		RE						
Comments		DCPs commenced at approximately 150 mm BGL.						
TEST DATA								
Depth Interval (m)	DCP101	DCP102	DCP103	DCP104				
0.15	6	14	7	7				
0.30	2	12	4	12				
0.45	3	12	5	11				
0.60	5	13	5	6				
0.75	6	14	5	7				
0.90	6	20	5	7				
1.05	8	17	5	23				
1.20	9	23	8	20				
1.35	9	24	11	15				
1.50	9	24	9	15				
1.65	10	23	7	27				
1.80	11	27	8	19				
1.95	11	21	9	25				
2.10	13	17	8	30				
2.25	15	19	12	Terminated @ 2.25 mbgl due to high blow count.				
2.40	18	22	20					
2.55	20	25	24					
2.70	18	30	19					
2.85	22	30	24					
3.00	30		32					
3.15	Terminated @ 3.15 mbgl due to high blow count.	Terminated @ 3.0 mbgl due to high blow count.	Terminated @ 3.15 mbgl due to high blow count.					
3.30								
3.45								
3.60								
3.75								
3.90								
4.05								
4.20								
4.35								
4.50								
4.65								
4.80								
4.95								
5.10								
5.25								
5.40								
5.55								
5.70								
5.85								

10 Attachment D – Laboratory Test Certificate



Geotechnical Assessment:
11 and 11A Edinburgh Road, Marrickville, NSW
P2108688JR01V01 – June 2022
Page 20



ABN: 25 131 532 020
Sydney: 12/1 Boden Road Seven Hills NSW 2147 | PO Box 45 Pendle Hill NSW 2145
Ph: (02) 9674 7711 | Fax: (02) 9674 7755 | Email: info@resourcelab.com.au

Test Report

Customer: Martens & Associates Pty Ltd

Job number: 22-0054

Project: P2108688

Report number: 1

Location: 11 and 11A Edinburgh Road, Marrickville, NSW

Page: 1 of 1

Soil Index Properties

Sampling method: Tested as received

Test method(s): AS 1289.1.1, 2.1.1, 3.1.2, 3.2.1, 3.3.1, 3.4.1

	Results				
Laboratory sample no.	27016	27017	27018	27019	
Customer sample no.	8688/BH105/ 0.8-1.0	8688/BH105/ 1.8-2.0	8688/BH106/ 1.3-1.5	8688/BH107/ 1.5-1.6	
Date sampled	24/03/2022	24/03/2022	24/03/2022	24/03/2022	
Material description	silty CLAY, trace of gravel, red/pale grey/brown	silty CLAY, trace of gravel, red/pale grey/brown	silty CLAY, pale grey/yellow-brown/red	silty CLAY, with gravel, red/pale grey/yellow-brown	
Liquid limit (%)	44	61	71	51	
Plastic limit (%)	14	18	19	19	
Plasticity index (%)	30	43	52	32	
Linear shrinkage (%)	13.0	17.0	15.0	11.0	
Cracking / Curling / Crumbling	-	-	-	-	
Sample history	Air dried	Air dried	Air dried	Air dried	
Preparation	Dry sieved	Dry sieved	Dry sieved	Dry sieved	

Approved Signatory:

L. Coleman

Date: 11/04/2022



ACCREDITED FOR
TECHNICAL
COMPETENCE

Accredited for compliance with ISO/IEC 17025 - Testing.

NATA Accredited Laboratory Number: 17062

R5.v10 / 1 of 1

11 Attachment E – General Geotechnical Recommendations

Geotechnical Recommendations

Important Recommendations About Your Site (1 of 2)

These general geotechnical recommendations have been prepared by Martens to help you deliver a safe work site, to comply with your obligations, and to deliver your project. Not all are necessarily relevant to this report but are included as general reference. Any specific recommendations made in the report will override these recommendations.



Batter Slopes

Excavations in soil and extremely low to very low strength rock exceeding 0.75 m depth should be battered back at grades of no greater than 1 Vertical (V) : 2 Horizontal (H) for temporary slopes (unsupported for less than 1 month) and 1 V : 3 H for longer term unsupported slopes.

Vertical excavation may be carried out in medium or higher strength rock, where encountered, subject to inspection and confirmation by a geotechnical engineer. Long term and short term unsupported batters should be protected against erosion and rock weathering due to, for example, stormwater run-off.

Batter angles may need to be revised depending on the presence of bedding partings or adversely oriented joints in the exposed rock, and are subject to on-site inspection and confirmation by a geotechnical engineer. Unsupported excavations deeper than 1.0 m should be assessed by a geotechnical engineer for slope instability risk.

Any excavated rock faces should be inspected during construction by a geotechnical engineer to determine whether any additional support, such as rock bolts or shotcrete, is required.

Earthworks

Earthworks should be carried out following removal of any unsuitable materials and in accordance with AS3798 (2007). A qualified geotechnical engineer should inspect the condition of prepared surfaces to assess suitability as foundation for future fill placement or load application.

Earthworks inspections and compliance testing should be carried out in accordance with Sections 5 and 8 of AS3798 (2007), with testing to be carried out by a National Association of Testing Authorities (NATA) accredited testing laboratory.

Excavations

All excavation work should be completed with reference to the *Work Health and Safety (Excavation Work) Code of Practice (2015)*, by Safe Work Australia. Excavations into rock may be undertaken as follows:

1. Extremely low to low strength rock - conventional hydraulic earthmoving equipment.
2. Medium strength or stronger rock - hydraulic earthmoving equipment with rock hammer or ripping tyne attachment.

Exposed rock faces and loose boulders should be monitored to assess risk of block / boulder movement, particularly as a result of excavation vibrations.

Fill

Subject to any specific recommendations provided in this report, any fill imported to site is to comprise approved material with maximum particle size of two thirds the final layer thickness. Fill should be placed in horizontal layers of not more than 300 mm loose thickness, however, the layer thickness should be appropriate for the adopted compaction plant.

Foundations

All exposed foundations should be inspected by a geotechnical engineer prior to footing construction to confirm encountered conditions satisfy design assumptions and that the base of all excavations is free from loose or softened material and water. Water that has ponded in the base of excavations and any resultant softened material is to be removed prior to footing construction.

Footings should be constructed with minimal delay following excavation. If a delay in construction is anticipated, we recommend placing a concrete blinding layer of at least 50 mm thickness in shallow footings or mass concrete in piers / piles to protect exposed foundations.

A geotechnical engineer should confirm any design bearing capacity values, by further assessment during construction, as necessary.

Shoring - Anchors

Where there is a requirement for either soil or rock anchors, or soil nailing, and these structures penetrate past a property boundary, appropriate permission from the adjoining land owner must be obtained prior to the installation of these structures.

Shoring - Permanent

Permanent shoring techniques may be used as an alternative to temporary shoring. The design of such structures should be in accordance with the findings of this report and any further testing recommended by this report. Permanent shoring may include [but not be limited to] reinforced block work walls, contiguous and semi contiguous pile walls, secant pile walls and soldier pile walls with or without reinforced shotcrete infill panels. The choice of shoring system will depend on the type of structure, project budget and site specific geotechnical conditions.

Permanent shoring systems are to be engineer designed and backfilled with suitable granular

Important Recommendations About Your Site (2 of 2)

material and free-draining drainage material. Backfill should be placed in maximum 100 mm thick layers compacted using a hand operated compactor. Care should be taken to ensure excessive compaction stresses are not transferred to retaining walls.

Shoring design should consider any surcharge loading from sloping / raised ground behind shoring structures, live loads, new structures, construction equipment, backfill compaction and static water pressures. All shoring systems shall be provided with adequate foundation designs.

Suitable drainage measures, such as geotextile enclosed 100 mm agricultural pipes embedded in free-draining gravel, should be included to redirect water that may collect behind the shoring structure to a suitable discharge point.

Shoring - Temporary

In the absence of providing acceptable excavation batters, excavations should be supported by suitably designed and installed temporary shoring / retaining structures to limit lateral deflection of excavation faces and associated ground surface settlements.

Soil Erosion Control

Removal of any soil overburden should be performed in a manner that reduces the risk of sedimentation occurring in any formal stormwater drainage system, on neighbouring land and in receiving waters. Where possible, this may be achieved by one or more of the following means:

1. Maintain vegetation where possible
2. Disturb minimal areas during excavation
3. Revegetate disturbed areas if possible

All spoil on site should be properly controlled by erosion control measures to prevent transportation of sediments off-site. Appropriate soil erosion control methods in accordance with Landcom (2004) shall be required.

Trafficability and Access

Consideration should be given to the impact of the proposed works and site subsurface conditions on trafficability within the site e.g. wet clay soils will lead to poor trafficability by tyre plant or vehicles.

Where site access is likely to be affected by any site works, construction staging should be organised such that any impacts on adequate access are minimised as best as possible.

Vibration Management

Where excavation is to be extended into medium or higher strength rock, care will be required when using a rock hammer to limit potential structural distress from excavation-induced vibrations where nearby structures may be affected by the works.

To limit vibrations, we recommend limiting rock hammer size and set frequency, and setting the hammer parallel to bedding planes and along defect planes, where possible, or as advised by a geotechnical engineer. We recommend limiting vibration peak particle velocities (PPV) caused by construction equipment or resulting from excavation at the site to 5 mm/s (AS 2187.2, 2006, Appendix J).

Waste – Spoil and Water

Soil to be disposed off-site should be classified in accordance with the relevant State Authority guidelines and requirements.

Any collected waste stormwater or groundwater should also be tested prior to discharge to ensure contaminant levels (where applicable) are appropriate for the nominated discharge location.

MA can complete the necessary classification and testing if required. Time allowance should be made for such testing in the construction program.

Water Management - Groundwater

If the proposed works are likely to intersect ephemeral or permanent groundwater levels, the management of any potential acid soil drainage should be considered. If groundwater tables are likely to be lowered, this should be further discussed with the relevant State Government Agency.

Water Management – Surface Water

All surface runoff should be diverted away from excavation areas during construction works and prevented from accumulating in areas surrounding any retaining structures, footings or the base of excavations.

Any collected surface water should be discharged into a suitable Council approved drainage system and not adversely impact downslope surface and subsurface conditions.

All site discharges should be passed through a filter material prior to release. Sump and pump methods will generally be suitable for collection and removal of accumulated surface water within any excavations.

Contingency Plan

In the event that proposed development works cause an adverse impact on geotechnical hazards, overall site stability or adjacent properties, the following actions are to be undertaken:

1. Works shall cease immediately.
2. The nature of the impact shall be documented and the reason(s) for the adverse impact investigated.
3. A qualified geotechnical engineer should be consulted to provide further advice in relation to the issue.

12 Attachment F – Notes About This Report

Information

Important Information About Your Report (1 of 2)

These notes have been prepared by Martens to help you interpret and understand the limitations of your report. Not all are necessarily relevant to all reports but are included as general reference.



Engineering Reports - Limitations

The recommendations presented in this report are based on limited investigations and include specific issues to be addressed during various phases of the project. If the recommendations presented in this report are not implemented in full, the general recommendations may become inapplicable and Martens & Associates accept no responsibility whatsoever for the performance of the works undertaken.

Occasionally, sub-surface conditions between and below the completed boreholes or other tests may be found to be different (or may be interpreted to be different) from those expected. Variation can also occur with groundwater conditions, especially after climatic changes. If such differences appear to exist, we recommend that you immediately contact Martens & Associates.

Relative ground surface levels at borehole locations may not be accurate and should be verified by on-site survey.

Engineering Reports – Project Specific Criteria

Engineering reports are prepared by qualified personnel. They are based on information obtained, on current engineering standards of interpretation and analysis, and on the basis of your unique project specific requirements as understood by Martens. Project criteria typically include the general nature of the project; its size and configuration; the location of any structures on the site; other site improvements; the presence of underground utilities; and the additional risk imposed by scope-of-service limitations imposed by the Client.

Where the report has been prepared for a specific design proposal (e.g. a three storey building), the information and interpretation may not be relevant if the design proposal is changed (e.g. to a twenty storey building). Your report should not be relied upon, if there are changes to the project, without first asking Martens to assess how factors, which changed subsequent to the date of the report, affect the report's recommendations. Martens will not accept responsibility for problems that may occur due to design changes, if not consulted.

Engineering Reports – Recommendations

Your report is based on the assumption that site conditions, as may be revealed through selective point sampling, are indicative of actual conditions throughout an area. This assumption often cannot be substantiated until project implementation has commenced. Therefore your site investigation report recommendations should only be regarded as preliminary.

Only Martens, who prepared the report, are fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If another party undertakes the implementation of the recommendations of this report, there is a risk that the report will be misinterpreted and Martens cannot be held responsible for such misinterpretation.

Engineering Reports – Use for Tendering Purposes

Where information obtained from investigations is provided for tendering purposes, Martens recommend that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document.

Martens would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Engineering Reports – Data

The report as a whole presents the findings of a site assessment and should not be copied in part or altered in any way.

Logs, figures, drawings etc are customarily included in a Martens report and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel), desktop studies and laboratory evaluation of field samples. These data should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Engineering Reports – Other Projects

To avoid misuse of the information contained in your report it is recommended that you confer with Martens before passing your report on to another party who may not be familiar with the background and purpose of the report. Your report should not be applied to any project other than that originally specified at the time the report was issued.

Subsurface Conditions - General

Every care is taken with the report in relation to interpretation of subsurface conditions, discussion of geotechnical aspects, relevant standards and recommendations or suggestions for design and construction. However, the Company cannot always anticipate or assume responsibility for:

- o Unexpected variations in ground conditions - the potential will depend partly on test point (eg. excavation or borehole) spacing and sampling frequency, which are often limited by project imposed budgetary constraints.

Information

Important Information About Your Report (2 of 2)

- o Changes in guidelines, standards and policy or interpretation of guidelines, standards and policy by statutory authorities.
- o The actions of contractors responding to commercial pressures.
- o Actual conditions differing somewhat from those inferred to exist, because no professional, no matter how qualified, can reveal precisely what is hidden by earth, rock and time.

The actual interface between logged materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions.

If these conditions occur, Martens will be pleased to assist with investigation or providing advice to resolve the matter.

Subsurface Conditions - Changes

Natural processes and the activity of man create subsurface conditions. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Reports are based on conditions which existed at the time of the subsurface exploration / assessment.

Decisions should not be based on a report whose adequacy may have been affected by time. If an extended period of time has elapsed since the report was prepared, consult Martens to be advised how time may have impacted on the project.

Subsurface Conditions - Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those that were expected from the information contained in the report, Martens requests that it immediately be notified. Most problems are much more readily resolved at the time when conditions are exposed, rather than at some later stage well after the event.

Report Use by Other Design Professionals

To avoid potentially costly misinterpretations when other design professionals develop their plans based on a Martens report, retain Martens to work with other project professionals affected by the report. This may involve Martens explaining the report design implications and then reviewing plans and specifications produced to see how they have incorporated the report findings.

Subsurface Conditions – Geo-environmental Issues

Your report generally does not relate to any findings, conclusions, or recommendations about the potential for hazardous or contaminated materials existing at the site unless specifically required to do so as part of Martens' proposal for works.

Specific sampling guidelines and specialist equipment, techniques and personnel are typically used to perform geo-environmental or site contamination assessments. Contamination can create major health, safety and environmental risks. If you have no information about the potential for your site to be contaminated or create an environmental hazard, you are advised to contact Martens for information relating to such matters.

Responsibility

Geo-environmental reporting relies on interpretation of factual information based on professional judgment and opinion and has an inherent level of uncertainty attached to it and is typically far less exact than the design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded.

To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Martens to other parties but are included to identify where Martens' responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Martens closely and do not hesitate to ask any questions you may have.

Site Inspections

Martens will always be pleased to provide engineering inspection services for aspects of work to which this report relates. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site. Martens is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to a project, from design to construction.



Soil Data

Explanation of Terms (1 of 3)



Item 3

Definitions

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material does not exhibit any visible rock properties and can be remoulded or disintegrated by hand in its field condition or in water, it is described as a soil. Other materials are described using rock description terms.

The methods of description and classification of soils and rocks used in this report are typically based on Australian Standard 1726 and the Unified Soil Classification System (USCS) – refer Soil Data Explanation of Terms (2 of 3). In general, descriptions cover the following properties: strength or density, colour, moisture, structure, soil or rock type and inclusions.

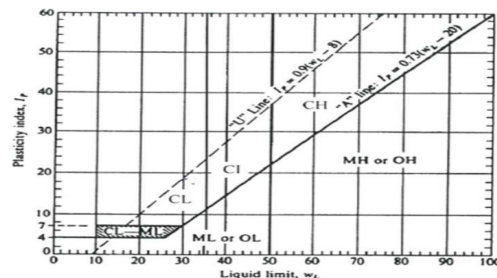
Particle Size

Soil types are described according to the predominating particle size, qualified by the grading of other particles present (e.g. sandy CLAY). Unless otherwise stated, particle size is described in accordance with the following table.

Division	Subdivision		Particle Size (mm)
Oversized	BOULDERS		>200
	COBBLES		63 to 200
Coarse Grained Soil	GRAVEL	Coarse	19 to 63
		Medium	6.7 to 19
		Fine	2.36 to 6.7
	SAND	Coarse	0.6 to 2.36
		Medium	0.21 to 0.6
		Fine	0.075 to 0.21
Fine Grained Soil	SILT		0.002 to 0.075
	CLAY		< 0.002

Plasticity Properties

Plasticity properties of cohesive soils can be assessed in the field by tactile properties or by laboratory procedures.



Soil Moisture Condition

Coarse Grained (Granular) Soil:

Dry (D):	Looks and feels dry. Cemented soils are hard, friable or powdery. Uncemented soils run freely through fingers.
Moist (M):	Feels cool and damp and is darkened in colour. Particles tend to cohere.
Wet (W):	As for moist but with free water forming on hands when handled.

Fine Grained (Cohesive) Soil:

Moist, dry of plastic limit ¹ (w < PL):	Looks and feels dry. Hard, friable or powdery.
Moist, near plastic limit (w ≈ PL):	Can be moulded, feels cool and damp, is darkened in colour, at a moisture content approximately equal to the PL.
Moist, wet of plastic limit (w > PL):	Usually weakened and free water forms on hands when handled.
Wet, near liquid limit ² (w ≈ LL)	
Wet, wet of liquid limit (w > LL)	

¹ Plastic Limit (PL): Moisture content at which soil becomes too dry to be in a plastic condition.

² Liquid Limit (LL): Moisture content at which soil passes from plastic to liquid state.

Consistency of Cohesive Soils

Cohesive soils refer to predominantly clay materials.
(Note: consistency is affected by soil moisture condition at time of measurement)

Term	C _u (kPa)	Field Guide
Very Soft (VS)	≤12	A finger can be pushed well into the soil with little effort. Sample exudes between fingers when squeezed in fist.
Soft (S)	>12 and ≤25	A finger can be pushed into the soil to about 25mm depth. Easily moulded by light finger pressures.
Firm (F)	>25 and ≤50	The soil can be indented about 5mm with the thumb, but not penetrated. Can be moulded by strong figure pressure.
Stiff (St)	>50 and ≤100	The surface of the soil can be indented with the thumb, but not penetrated. Cannot be moulded by fingers.
Very Stiff (VSt)	>100 and ≤200	The surface of the soil can be marked, but not indented with thumb pressure. Difficult to cut with a knife. Thumb nail can readily indent.
Hard (H)	> 200	The surface of the soil can only be marked with the thumbnail. Brittle. Tends to break into fragments.
Friable (Fr)	-	Crumbles or powders when scraped by thumbnail. Can easily be crumbled or broken into small pieces by hand.

Density of Granular Soils

Non-cohesive soils are classified on the basis of relative density, generally from standard penetration test (SPT) or Dutch cone penetrometer test (CPT) results as below:

Relative Density	%	SPT 'N' Value* (blows/300mm)	CPT Cone Value (q _c MPa)
Very loose	≤15	< 5	< 2
Loose	>15 and ≤35	5 - 10	2 - 5
Medium dense	>35 and ≤65	10 - 30	5 - 15
Dense	>65 and ≤85	30 - 50	15 - 25
Very dense	> 85	> 50	> 25

* Values may be subject to corrections for overburden pressures and equipment type and influenced by soil moisture condition at time of measurement.

Minor Components

Minor components in soils may be present and readily detectable, but have little bearing on general geotechnical classification. Terms include:

Description of components	Proportion of component in:					
	coarse grained soil			fine grained soil		
	% Fines	Terminology	% Accessory coarse fraction	Terminology	% Sand/gravel	Terminology
Minor	≤5	Trace clay / silt, as applicable	≤15	Trace sand / gravel, as applicable	≤15	Trace sand / gravel, as applicable
	>5, ≤12	With clay / silt, as applicable	>15, ≤30	With sand / gravel, as applicable	>5, ≤30	With sand / gravel, as applicable
Secondary	>12	Prefix soil name as 'silty' or 'clayey', as applicable	>30	Prefix soil name as 'sandy' or 'gravelly', as applicable	>30	Prefix soil name as 'sandy' or 'gravelly', as applicable

Soil Data

Explanation of Terms (2 of 3)

Symbols for Soils and Other

SOILS			OTHER	
	COBBLES/BOULDERS			FILL
	GRAVEL (GP or GW)			TALUS
	Silty GRAVEL (GM)			ASPHALT
	Clayey GRAVEL (GC)			CONCRETE
	SAND (SP or SW)			TOPSOIL
	Silty SAND (SM)			
	Clayey SAND (SC)			

Unified Soil Classification Scheme (USCS)

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)					USCS	Primary Name	
COARSE GRAINED SOILS More than 65 % of material less than 63 mm is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to the naked eye)	GRAVELS More than half of coarse fraction is larger than 2.36 mm.	GRAVEL and GRAVEL-SAND mixtures (≤ 5% fines) ¹	Wide range in grain size and substantial amounts of all intermediate particle sizes; not enough fines to bind coarse grains; no dry strength	GW	GRAVEL	
				Predominantly one size or a range of sizes with some intermediate sizes missing; not enough fines to bind coarse grains; no dry strength	GP	GRAVEL	
			GRAVEL-SILT and GRAVEL-SAND mixtures (≥ 12% fines) ¹	With excess non-plastic fines (for identification procedures see ML below); zero to medium dry strength; may also contain sand	GM	Silty GRAVEL	
				With excess plastic fines (for identification procedures see CL below); medium to high dry strength; may also contain sand	GC	Clayey GRAVEL	
		SANDS More than half of coarse fraction is smaller than 2.36 mm	SAND and GRAVEL-SAND mixtures (≤ 5% fines)	Wide range in grain sizes and substantial amounts of all intermediate sizes; not enough fines to bind coarse grains; no dry strength.	SW	SAND	
				Predominantly one size or a range of sizes with some intermediate sizes missing; not enough fines to bind coarse grains; no dry strength	SP	SAND	
			SAND-SILT and SAND-CLAY mixtures (≥ 12% fines) ¹	With excess non-plastic fines (for identification procedures see ML below); zero to medium dry strength;	SM	Silty SAND	
				With excess plastic fines (for identification procedures see CL below); medium to high dry strength	SC	Clayey SAND	
FINE GRAINED SOILS More than 35 % of material less than 63 mm is smaller than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to the naked eye)	IDENTIFICATION PROCEDURES ON FRACTIONS < 0.2 MM					
		DRY STRENGTH (Crushing Characteristics)	DILATANCY	TOUGHNESS	DESCRIPTION	USCS	Primary Name
		None to Low	Quick to Slow	Low	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or silt with low plasticity ²	ML	SILT ³
		Medium to High	None to Slow	Medium	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	CL (or CH)	CLAY
		Low to Medium	Slow	Low	Organic silts and organic silty clays of low plasticity	OL	Organic SILT or CLAY
		Low to Medium	None to Slow	Low to Medium	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	MH	SILT ³
		High to Very High	None	High	Inorganic clays of high plasticity, fat clays	CH	CLAY
		Medium to High	None to Very Slow	Low to Medium	Organic clays of medium to high plasticity, organic silt of high plasticity	OH	Organic SILT or CLAY
HIGHLY ORGANIC SOILS	Readily identified by colour, odour, spongy feel and frequently by fibrous texture				PT	PEAT	
Notes:							
1. Between 5% and 12% - dual classification, e.g. GP-GM.							
2. Low Plasticity Clay – Liquid Limit W _L <35%; Medium Plasticity Clay – Liquid limit W _L >35%, <50%; High Plasticity Clay - Liquid limit W _L > 50%.							
3. Low Plasticity Silt – Liquid Limit W _L <50%; High Plasticity Silt - Liquid limit W _L > 50%.							
4. CL may be graded for clay of medium plasticity, distinguish from clay of low plasticity.							

Notes:

- Between 5% and 12% - dual classification, e.g. GP-GM.
- Low Plasticity Clay - Liquid Limit W_L < 35%; Medium Plasticity Clay - Liquid limit W_L > 35%, < 50%; High Plasticity Clay - Liquid limit W_L > 50%.
- Low Plasticity Silt - Liquid Limit W_L < 50%; High Plasticity Silt - Liquid limit W_L > 50%.
- CI may be adopted for clay of medium plasticity to distinguish from clay of low plasticity.

Soil Data

Explanation of Terms (3 of 3)

Soil Agricultural Classification Scheme

In some situations, such as where soils are to be used for effluent disposal purposes, soils are often more appropriately classified in terms of traditional agricultural classification schemes. Where a Martens report provides agricultural classifications, these are undertaken in accordance with descriptions by Northcote, K.H. (1979) *The factual key for the recognition of Australian Soils*, Rellim Technical Publications, NSW, p 26 - 28.



Symbol	Field Texture Grade	Behaviour of moist bolus	Ribbon length	Clay content (%)
S	Sand	Coherence nil to very slight; cannot be moulded; single grains adhere to fingers	0 mm	< 5
LS	Loamy sand	Slight coherence; discolours fingers with dark organic stain	6.35 mm	5
CLS	Clayey sand	Slight coherence; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	6.35mm - 1.3cm	5 - 10
SL	Sandy loam	Bolus just coherent but very sandy to touch; dominant sand grains are of medium size and are readily visible	1.3 - 2.5	10 - 15
FSL	Fine sandy loam	Bolus coherent; fine sand can be felt and heard	1.3 - 2.5	10 - 20
SCL	Light sandy clay loam	Bolus strongly coherent but sandy to touch, sand grains dominantly medium size and easily visible	2.0	15 - 20
L	Loam	Bolus coherent and rather spongy; smooth feel when manipulated but no obvious sandiness or silkiness; may be somewhat greasy to the touch if much organic matter present	2.5	25
Lfsy	Loam, fine sandy	Bolus coherent and slightly spongy; fine sand can be felt and heard when manipulated	2.5	25
SIL	Silt loam	Coherent bolus, very smooth to silky when manipulated	2.5	25 + > 25 silt
SCL	Sandy clay loam	Strongly coherent bolus sandy to touch; medium size sand grains visible in a finer matrix	2.5 - 3.8	20 - 30
CL	Clay loam	Coherent plastic bolus; smooth to manipulate	3.8 - 5.0	30 - 35
SiCL	Silty clay loam	Coherent smooth bolus; plastic and silky to touch	3.8 - 5.0	30- 35 + > 25 silt
FSCL	Fine sandy clay loam	Coherent bolus; fine sand can be felt and heard	3.8 - 5.0	30 - 35
SC	Sandy clay	Plastic bolus; fine to medium sized sands can be seen, felt or heard in a clayey matrix	5.0 - 7.5	35 - 40
SiC	Silty clay	Plastic bolus; smooth and silky	5.0 - 7.5	35 - 40 + > 25 silt
LC	Light clay	Plastic bolus; smooth to touch; slight resistance to shearing	5.0 - 7.5	35 - 40
LMC	Light medium clay	Plastic bolus; smooth to touch, slightly greater resistance to shearing than LC	7.5	40 - 45
MC	Medium clay	Smooth plastic bolus, handles like plasticine and can be moulded into rods without fracture, some resistance to shearing	> 7.5	45 - 55
HC	Heavy clay	Smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; firm resistance to shearing	> 7.5	> 50

Rock Data

Explanation of Terms (1 of 2)

Symbols for Rock

SEDIMENTARY ROCK



BRECCIA



CONGLOMERATE



CONGLOMERATIC SANDSTONE



SANDSTONE/QUARTZITE



SILTSTONE



MUDSTONE/CLAYSTONE



SHALE



COAL



LIMESTONE



LITHIC TUFF

IGNEOUS ROCK



GRANITE



DOLERITE/BASALT

METAMORPHIC ROCK



SLATE, PHYLLITE, SCHIST



GNEISS



METASANDSTONE



METASILTSTONE



METAMUDSTONE

Definitions

Descriptive terms used for Rock by Martens are based on AS1726 and encompass rock substance, defects and mass.

Rock Material The intact rock that is bounded by defects.

Rock Defect Discontinuity, fracture, break or void in the material or minerals across which there is little or no tensile strength.

Rock Structure The nature and configuration of the different defects within the rock mass and their relationship to each other.

Rock Mass The entirety of the system formed by all of the rock material and all of the defects that are present.

Degree of Weathering

Rock weathering is defined as the degree of decline in rock structure and grain property and can be determined in the field.

Term	Symbol	Definition
Residual soil ¹	RS	Material is weathered to such an extent that it has soil properties. Mass structure, material texture, and fabric of original rock are no longer visible, but the soil has not been significantly transported.
Extremely weathered ¹	XW	Material is weathered to such an extent that it has soil properties - i.e. it can be remoulded and can be classified according to the Unified Classification System. Mass structure and material texture and fabric of original rock are still visible.
Highly weathered ²	HW	The whole of the rock material is discoloured, usually by iron staining or bleaching to the extent that the original colour of the rock is not recognisable. Rock strength is significantly changed by weathering. Some primary minerals have weathered to clay minerals. Porosity may be increased by leaching, or may be decreased due to deposition of weathering products in pores.
Moderately weathered ²	MW	The whole of the rock material is discoloured, usually by iron staining or bleaching to the extent that the colour of the rock is not recognisable. Rock strength shows little or no change from fresh rock.
Slightly weathered	SW	Rock is partially discoloured with staining or bleaching along joints but shows little or no change of strength from fresh rock.
Fresh	FR	Rock substance unaffected by weathering. No sign of decomposition of individual materials or colour changes.

Notes:

¹ RS and EW material is described using soil descriptive terms.

² The term "Distinctly Weathered" (DW) may be used to cover the range of substance weathering between EW and SW

Rock Strength

Rock strength is defined by the Point Load Strength Index (Is 50) and refers to the strength of the rock substance in the direction normal to the loading. The test procedure is described by the International Society of Rock Mechanics.

Term (Strength)	Is (50) MPa	Uniaxial Compressive Strength MPa	Field Guide	Symbol
Very low	>0.03 ≤0.1	0.6 – 2	May be crumbled in the hand. Sandstone is 'sugary' and friable.	VL
Low	>0.1 ≤0.3	2 – 6	Core 150mm long x 50mm diameter may be broken by hand and easily scored with a knife. Sharp edges of core may be friable and break during handling.	L
Medium	>0.3 ≤1.0	6 – 20	Core 150mm long x 50mm diameter can be broken by hand with considerable difficulty. Readily scored with a knife.	M
High	>1 ≤3	20 – 60	Core 150mm long x 50mm diameter cannot be broken by unaided hands, can be slightly scratched or scored with a knife. Breaks with single blow from pick.	H
Very high	>3 ≤10	60 – 200	Core 150mm long x 50mm diameter, broken readily with hand held hammer. Cannot be scratched with knife. Breaks after more than one pick strike.	VH
Extremely high	>10	>200	A piece of core 150mm long x 50mm diameter is difficult to break with hand held hammer. Rings when struck with a hammer.	EH

Rock Data

Explanation of Terms (2 of 2)

Degree of Fracturing

This classification applies to diamond drill cores and refers to the spacing of all types of natural fractures along which the core is discontinuous. These include bedding plane partings, joints and other rock defects, but exclude fractures such as drilling breaks (DB) or handling breaks (HB).

Term	Description
Fragmented	The core is comprised primarily of fragments of length less than 20 mm, and mostly of width less than core diameter.
Highly fractured	Core lengths are generally less than 20 mm to 40 mm with occasional fragments.
Fractured	Core lengths are mainly 30 mm to 100 mm with occasional shorter and longer sections.
Slightly fractured	Core lengths are generally 300 mm to 1000 mm, with occasional longer sections and sections of 100 mm to 300 mm.
Unbroken	The core does not contain any fractures.

Rock Core Recovery

TCR = Total Core Recovery

SCR = Solid Core Recovery

RQD = Rock Quality Designation

$$= \frac{\text{Length of core recovered}}{\text{Length of core run}} \times 100\%$$

$$= \frac{\sum \text{Length of cylindrical core recovered}}{\text{Length of core run}} \times 100\%$$

$$= \frac{\sum \text{Axial lengths of core } > 100 \text{ mm long}}{\text{Length of core run}} \times 100\%$$

Rock Strength Tests

- ▼ Point load strength Index (Is50) - axial test (MPa)
- Point load strength Index (Is50) - diametral test (MPa)
- Uniaxial compressive strength (UCS) (MPa)

Defect Type Abbreviations and Descriptions

Defect Type (with inclination given)	Planarity	Roughness
BP Bedding plane parting	Pl Planar	Pol Polished
FL Foliation	Cu Curved	Sl Slickensided
CL Cleavage	Un Undulating	Sm Smooth
JT Joint	St Stepped	Ro Rough
FC Fracture	Ir Irregular	VR Very rough
SZ/SS Sheared zone/ seam (Fault)	Dis Discontinuous	
CZ/CS Crushed zone/ seam		
DZ/DS Decomposed zone/ seam		
FZ Fractured Zone		
IS Infilled seam		
VN Vein		
CO Contact		
HB Handling break		
DB Drilling break		
	Thickness	Coating or Filling
	Zone > 100 mm	Cn Clean
	Seam > 2 mm < 100 mm	Sn Stain
	Plane < 2 mm	Ct Coating
		Vnr Veneer
		Fe Iron Oxide
		X Carbonaceous
		Qz Quartzite
		MU Unidentified mineral
	Inclination	
	Inclination of defect is measured from perpendicular to and down the core axis. Direction of defect is measured clockwise (looking down core) from magnetic north.	

Test, Drill and Excavation Methods

Explanation of Terms (1 of 3)



Item 3

Sampling

Sampling is carried out during drilling or excavation to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling or excavation provide information on colour, type, inclusions and, depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples may be taken by pushing a thin-walled sampling tube, e.g. U₅₀ (50 mm internal diameter thin walled tube), into soils and withdrawing a soil sample in a relatively undisturbed state. Such samples yield information on structure and strength and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils. Other sampling methods may be used. Details of the type and method of sampling are given in the report.

Drilling / Excavation Methods

The following is a brief summary of drilling and excavation methods currently adopted by the Company and some comments on their use and application.

Hand Excavation - in some situations, excavation using hand tools, such as mattock and spade, may be required due to limited site access or shallow soil profiles.

Hand Auger - the hole is advanced by pushing and rotating either a sand or clay auger, generally 75-100 mm in diameter, into the ground. The penetration depth is usually limited to the length of the auger pole; however extender pieces can be added to lengthen this.

Test Pits - these are excavated with a backhoe or a tracked excavator, allowing close examination of the in-situ soils and, if it is safe to descend into the pit, collection of bulk disturbed samples. The depth of penetration is limited to about 3 m for a backhoe and up to 6 m for an excavator. A potential disadvantage is the disturbance caused by the excavation.

Large Diameter Auger (e.g. Pengo) - the hole is advanced by a rotating plate or short spiral auger, generally 300 mm or larger in diameter. The cuttings are returned to the surface at intervals (generally of not more than 0.5 m) and are disturbed but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers, and is usually supplemented by occasional undisturbed tube sampling.

Continuous Sample Drilling (Push Tube) - the hole is advanced by pushing a 50 - 100 mm diameter socket into the ground and withdrawing it at intervals to extrude the sample. This is the most reliable method of drilling in soils, since moisture content is unchanged and soil structure, strength etc. is only marginally affected.

Continuous Spiral Flight Augers - the hole is advanced using 90 - 115 mm diameter continuous spiral flight augers, which are withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in clays and in sands above the water table. Samples are returned to the surface or, or may be collected after withdrawal of the auger flights, but they are very disturbed and may be contaminated. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively lower reliability, due to remoulding, contamination or softening of samples by ground water.

Non-core Rotary Drilling - the hole is advanced by a rotary bit, with water being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be determined from the cuttings, together with some information from 'feel' and rate of penetration.

Rotary Mud Drilling - similar to rotary drilling, but using drilling mud as a circulating fluid. The mud tends to mask the cuttings and reliable identification is again only possible from separate intact sampling (eg. from SPT).

Continuous Core Drilling - a continuous core sample is obtained using a diamond tipped core barrel of usually 50 mm internal diameter. Provided full core recovery is achieved (not always possible in very weak or fractured rocks and granular soils), this technique provides a very reliable (but relatively expensive) method of investigation.

In-situ Testing and Interpretation

Cone Penetrometer Testing (CPT)

Cone penetrometer testing (sometimes referred to as Dutch Cone) described in this report has been carried out using an electrical friction cone penetrometer.

The test is described in AS 1289.6.5.1-1999 (R2013). In the test, a 35 mm diameter rod with a cone tipped end is pushed continuously into the soil, the reaction being provided by a specially designed truck or rig which is fitted with an hydraulic ram system.

Measurements are made of the end bearing resistance on the cone and the friction resistance on a separate 130 mm long sleeve, immediately behind the cone. Transducers in the tip of the assembly are connected by electrical wires passing through the push rod centre to an amplifier and recorder unit mounted on the control truck. As penetration occurs (at a rate of approximately 20 mm per second) the information is output on continuous chart recorders. The plotted results given in this report have been traced from the original records. The information provided on the charts comprises:

- (i) Cone resistance (q_c) - the actual end bearing force divided by the cross sectional area of the cone, expressed in MPa.
- (ii) Sleeve friction (q_f) - the frictional force of the sleeve divided by the surface area, expressed in kPa.
- (iii) Friction ratio - the ratio of sleeve friction to cone resistance, expressed in percent.

There are two scales available for measurement of cone resistance. The lower (A) scale (0 - 5 MPa) is used in very soft soils where increased sensitivity is required and is shown in the graphs as a dotted line. The main (B) scale (0 - 50 MPa) is less sensitive and is shown as a full line.

The ratios of the sleeve resistance to cone resistance will vary with the type of soil encountered, with higher relative friction in clays than in sands. Friction ratios of 1 % - 2 % are commonly encountered in sands and very soft clays rising to 4 % - 10 % in stiff clays.

In sands, the relationship between cone resistance and SPT value is commonly in the range:

$$q_c \text{ (MPa)} = (0.4 \text{ to } 0.6) N \text{ (blows/300 mm)}$$

In clays, the relationship between undrained shear strength and cone resistance is commonly in the range:

$$q_c = (12 \text{ to } 18) C_u$$

Attachment 9

Test, Drill and Excavation Methods

Explanation of Terms (2 of 3)



Interpretation of CPT values can also be made to allow estimation of modulus or compressibility values to allow calculation of foundation settlements.

Inferred stratification as shown on the attached reports is assessed from the cone and friction traces and from experience and information from nearby boreholes *etc.* This information is presented for general guidance, but must be regarded as being to some extent interpretive. The test method provides a continuous profile of engineering properties, and where precise information on soil classification is required, direct drilling and sampling may be preferable.

Standard Penetration Testing (SPT)

Standard penetration tests are used mainly in non-cohesive soils, but occasionally also in cohesive soils as a means of determining density or strength and also of obtaining a relatively undisturbed sample.

The test procedure is described in AS 1289.6.3.1-2004. The test is carried out in a borehole by driving a 50 mm diameter split sample tube under the impact of a 63 kg hammer with a free fall of 760 mm. It is normal for the tube to be driven in three successive 150 mm penetration depth increments and the 'N' value is taken as the number of blows for the last two 150 mm depth increments (300 mm total penetration). In dense sands, very hard clays or weak rock, the full 450 mm penetration may not be practicable and the test is discontinued. The test results are reported in the following form:

- (i) Where full 450 mm penetration is obtained with successive blow counts for each 150 mm of say 4, 6 and 7 blows:
as 4, 6, 7
N = 13
- (ii) Where the test is discontinued, short of full penetration, say after 15 blows for the first 150mm and 30 blows for the next 40mm
as 15, 30/40 mm.

The results of the tests can be related empirically to the engineering properties of the soil. Occasionally, the test method is used to obtain samples in 50 mm diameter thin walled sample tubes in clays. In such circumstances, the test results are shown on the borehole logs in brackets.

Dynamic Cone (Hand) Penetrometers

Hand penetrometer tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 150mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. Two relatively similar tests are used.

Perth sand penetrometer (PSP) - a 16 mm diameter flat ended rod is driven with a 9 kg hammer, dropping 600 mm. The test, described in AS 1289.6.3.3-1997 (R2013), was developed for testing the density of sands (originating in Perth) and is mainly used in granular soils and filling.

Cone penetrometer (DCP) - sometimes known as the Scala Penetrometer, a 16 mm rod with a 20 mm diameter cone end is driven with a 9 kg hammer dropping 510 mm. The test, described in AS 1289.6.3.2-1997 (R2013), was developed initially for pavement sub-grade investigations, with correlations of the test results with California Bearing Ratio published by various Road Authorities.

Pocket Penetrometers

The pocket (hand) penetrometer (PP) is typically a light weight spring hand operated device with a stainless steel

loading piston, used to estimate unconfined compressive strength, q_u , (UCS in kPa) of a fine grained soil in field conditions. In use, the free end of the piston is pressed into the soil at a uniform penetration rate until a line, engraved near the piston tip, reaches the soil surface level. The reading is taken from a gradation scale, which is attached to the piston via a built-in spring mechanism and calibrated to kilograms per square centimetre (kPa) UCS. The UCS measurements are used to evaluate consistency of the soil in the field moisture condition. The results may be used to assess the undrained shear strength, C_u , of fine grained soil using the approximate relationship:

$$q_u = 2 \times C_u.$$

It should be noted that accuracy of the results may be influenced by condition variations at selected test surfaces. Also, the readings obtained from the PP test are based on a small area of penetration and could give misleading results. They should not replace laboratory test results. The use of the results from this test is typically limited to an assessment of consistency of the soil in the field and not used directly for design of foundations.

Test Pit / Borehole Logs

Test pit / borehole log(s) presented herein are an engineering and / or geological interpretation of the subsurface conditions. Their reliability will depend to some extent on frequency of sampling and methods of excavation / drilling. Ideally, continuous undisturbed sampling or excavation / core drilling will provide the most reliable assessment but this is not always practicable, or possible to justify on economic grounds. In any case, the test pit / borehole logs represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of test pits / boreholes, the frequency of sampling and the possibility of other than 'straight line' variation between the test pits / boreholes.

Laboratory Testing

Laboratory testing is carried out in accordance with AS 1289 Methods of Testing Soil for Engineering Purposes. Details of the test procedure used are given on the individual report forms.

Ground Water

Where ground water levels are measured in boreholes, there are several potential problems:

- In low permeability soils, ground water although present, may enter the hole slowly, or perhaps not at all during the time it is left open.
- A localised perched water table may lead to an erroneous indication of the true water table.
- Water table levels will vary from time to time with seasons or recent prior weather changes. They may not be the same at the time of construction as are indicated in the report.
- The use of water or mud as a drilling fluid will mask any ground water inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water observations are to be made.

More reliable measurements can be made by installing standpipes, which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Test, Drill and Excavation Methods

Explanation of Terms (3 of 3)



Item 3

DRILLING / EXCAVATION METHOD

HA	Hand Auger	RD	Rotary Blade or Drag Bit	NQ	Diamond Core - 47 mm
AD/V	Auger Drilling with V-bit	RT	Rotary Tricone bit	NMLC	Diamond Core - 51.9 mm
AD/T	Auger Drilling with TC-Bit	RAB	Rotary Air Blast	HQ	Diamond Core - 63.5 mm
AS	Auger Screwing	RC	Reverse Circulation	HMLC	Diamond Core - 63.5 mm
HSA	Hollow Stem Auger	CT	Cable Tool Rig	DT	Diatube Coring
S	Excavated by Hand Spade	PT	Push Tube	NDD	Non-destructive digging
BH	Tractor Mounted Backhoe	PC	Percussion	PQ	Diamond Core - 83 mm
JET	Jetting	E	Tracked Hydraulic Excavator	X	Existing Excavation

SUPPORT

Nil	No support	S	Shotcrete	RB	Rock Bolt
C	Casing	Sh	Shoring	SN	Soil Nail
WB	Wash bore with Blade or Bailer	WR	Wash bore with Roller	T	Timbering

WATER

▽	Water level at date shown	◁	Partial water loss
▷	Water inflow	◀	Complete water loss
GROUNDWATER NOT OBSERVED (NO)		The observation of groundwater, whether present or not, was not possible due to drilling water, surface seepage or cave in of the borehole/test pit.	
GROUNDWATER NOT ENCOUNTERED (NX)		The borehole/test pit was dry soon after excavation. However, groundwater could be present in less permeable strata. Inflow may have been observed had the borehole/test pit been left open for a longer period.	

PENETRATION / EXCAVATION RESISTANCE

L	Low resistance: Rapid penetration possible with little effort from the equipment used.
M	Medium resistance: Excavation possible at an acceptable rate with moderate effort from the equipment used.
H	High resistance: Further penetration possible at slow rate & requires significant effort equipment.
R	Refusal/ Practical Refusal. No further progress possible without risk of damage/ unacceptable wear to digging implement / machine.

These assessments are subjective and dependent on many factors, including equipment power, weight, condition of excavation or drilling tools, and operator experience.

SAMPLING

D	Small disturbed sample	W	Water Sample	C	Core sample
B	Bulk disturbed sample	G	Gas Sample	CONC	Concrete Core
U63	Thin walled tube sample - number indicates nominal undisturbed sample diameter in millimetres				

TESTING

SPT	Standard Penetration Test to AS1289.6.3.1-2004	CPT	Static cone penetration test
4,7,11	4,7,11 = Blows per 150mm.	CPTu	CPT with pore pressure (u) measurement
N=18	'N' = Recorded blows per 300mm penetration following 150mm seating	PP	Pocket penetrometer test expressed as instrument reading (kPa)
DCP	Dynamic Cone Penetration test to AS1289.6.3.2-1997.	FP	Field permeability test over section noted
	'n' = Recorded blows per 150mm penetration	VS	Field vane shear test expressed as uncorrected shear strength (sv = peak value, sr = residual value)
Notes:		PM	Pressuremeter test over section noted
RW	Penetration occurred under rod weight only	PID	Photoionisation Detector reading in ppm
HW	Penetration occurred under hammer and rod weight only	WPT	Water pressure tests
20/100mm	Where practical refusal or hammer double bouncing occurred, blows and penetration for that interval are reported (e.g. 20 blows for 100 mm penetration)		

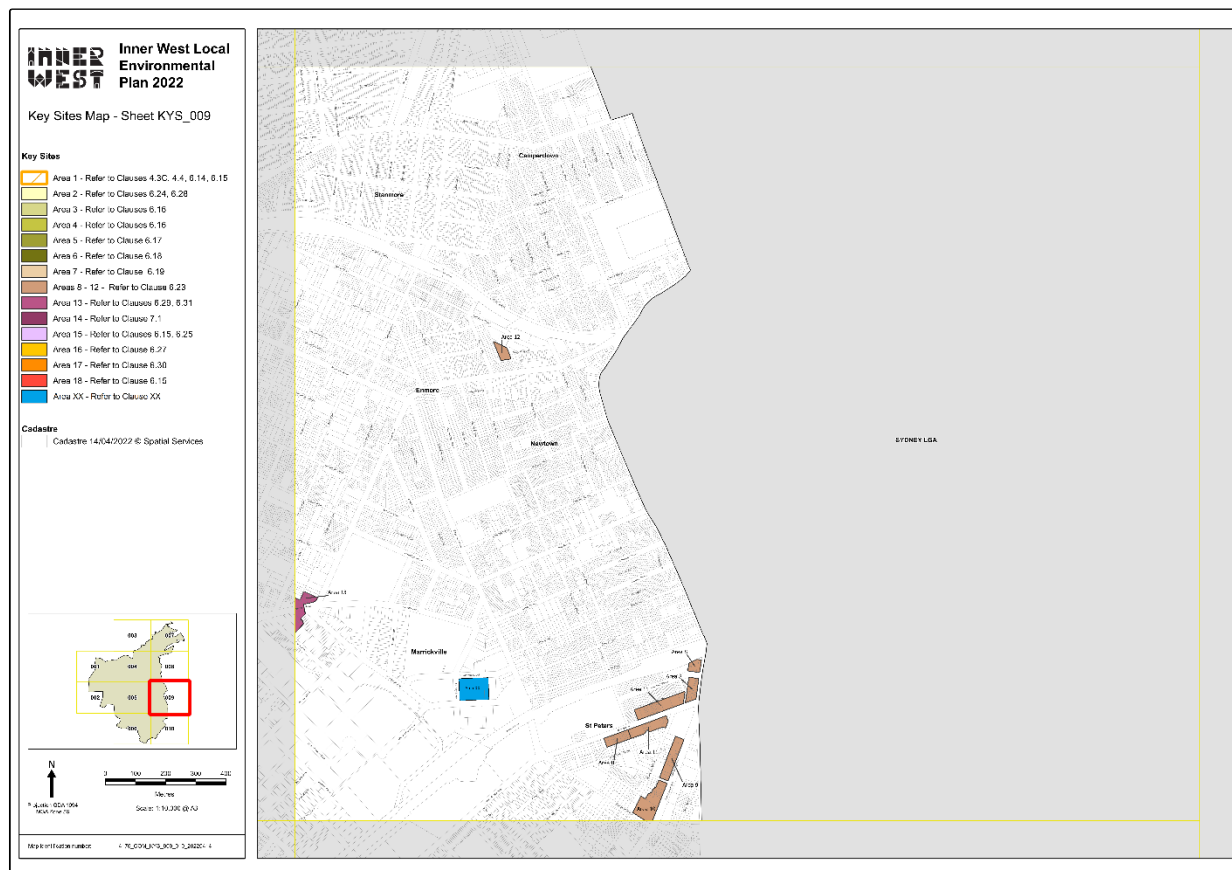
SOIL DESCRIPTION

Density	Consistency	Moisture
VL Very loose	VS Very soft	D Dry
L Loose	S Soft	M Moist
MD Medium dense	F Firm	W Wet
D Dense	St Stiff	Wp Plastic limit
VD Very dense	VSt Very stiff	WI Liquid limit
	H Hard	

ROCK DESCRIPTION

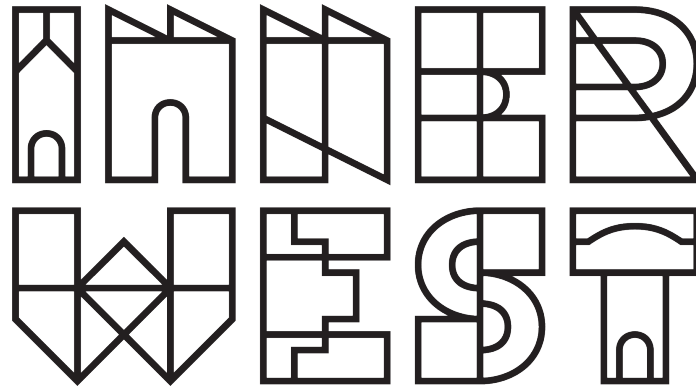
Strength	Weathering
VL Very low	EW Extremely weathered
L Low	HW Highly weathered
M Medium	MW Moderately weathered
H High	SW Slightly weathered
VH Very high	FR Fresh
EH Extremely high	

Attachment 9



Item 3

Attachment 10



AGENDA

**INNER WEST
LOCAL PLANNING PANEL**

VOLUME 1

17 December 2024

<h2>INNER WEST</h2>	
<h3>PLANNING PROPOSAL REPORT</h3>	
<h4>From Strategic Planning team</h4>	
Planning Proposal No.	PPAP/2023/0001
Site Address	11 & 11A Edinburgh Road, Marrickville
Proposal	<p>Amend the Inner West LEP 2022 to:</p> <ul style="list-style-type: none"> allow an additional floor space ratio (FSR) of 2.25:1 above the existing FSR, resulting in an overall FSR of 3.2:1 if the building is used for self-storage units introduce of a Height of Building control up to 30m (RL34.53) for the site introduce a requirement for 7.5% of site area as deep soil planting and landscaping.
Summary	<p>The Planning Proposal has demonstrated strategic merit as it is consistent with State and Local Government aspirations relating to retaining and managing industrial land and will support ongoing viability for the industrial lands within the Eastern City District.</p> <p>The proposal has sufficient strategic and site-specific merit to proceed to NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. There are no significant issues that cannot be addressed at the post-Gateway or development application stage.</p>

RECOMMENDATION

That the Inner West Local Planning Panel advise Council that it supports the Planning Proposal dated November 2024 to amend the Inner West Local Environmental Plan 2022 for 11 & 11A Edinburgh Road, Marrickville as it has sufficient strategic and site-specific merit to be submitted to Minister for Planning for a Gateway Determination in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979.

1. SUMMARY

A Planning Proposal (Attachment 1) was lodged by Urbis Pty Ltd on behalf of The Trust Company Limited on 7 September 2023. It sought to amend the Inner West Local Environmental Plan (IWLEP) 2022 through introducing a new site-specific provision in Part 6 to allow an additional FSR of 2.45:1 if the building is used for self-storage units. This would allow an overall FSR increase from 0.95:1 to 3.4:1 for self-storage uses. This proposal was generally consistent with the State and Council endorsed strategic objectives to retain and manage industrial land. However, it lacked site-specific merit as it did not address environmental and sustainability objectives and lacked provision of deep soil planting and tree canopy cover in the proposed design scheme.

Subsequently, a revised proposal was submitted in November 2024 to address Council officer's concerns regarding urban design, deep soil, tree canopy coverage and urban heat mitigation. The current proposal seeks amendments to the IWLEP 2022 by:

- allowing additional FSR of 2.25:1 resulting in a total 3.2:1 FSR for self-storage premises only,
- introducing a maximum building height control of 30m, and
- requiring a minimum 7.5% of the site area as deep soil planting

The proposal is consistent with the State and Council endorsed strategic objectives relating to 'retaining and managing industrial land'. Council's detailed assessment (Attachment 2) indicates that the proposal has sufficient strategic and site-specific merit. Advice is sought from the Inner West Local Planning Panel on the merits of the proposal prior to it being reported to Council and Department of Planning, Housing and Infrastructure (DPHI) in accordance with the section 9.1 of Environmental Planning and Assessment Act 1979.

2. SITE AND SURROUNDING CONTEXT

11 and 11A Edinburgh Road, Marrickville form a rectangular shaped lot of approximately 7,127 m².

The site is currently occupied by 2-storey warehouse building with an at-grade loading area that is occupied by National Storage and a single storey building occupied by a smash repairs workshop.

The site has a 94m frontage to Edinburgh Road along the southern boundary, a 94m frontage to Smidmore Street along the northern boundary and a 67m frontage to Murray Street on the western boundary. The eastern boundary of the site abuts 54 Smidmore Street, a vehicle repair station.

The site is zoned E4 - General Industrial and the maximum FSR for the site is 0.95:1 under the IWLEP 2022. There is no height of building development standard for the site.

The site topography varies from approximately RL 4.5m AHD on the southern and western boundaries of the site and RL 5.7m AHD in the eastern and northern parts of the site.

The site is in a floodplain and parts of the site would be impacted during a 1% Annual Exceedance Probability (AEP) event. See figures 1-3

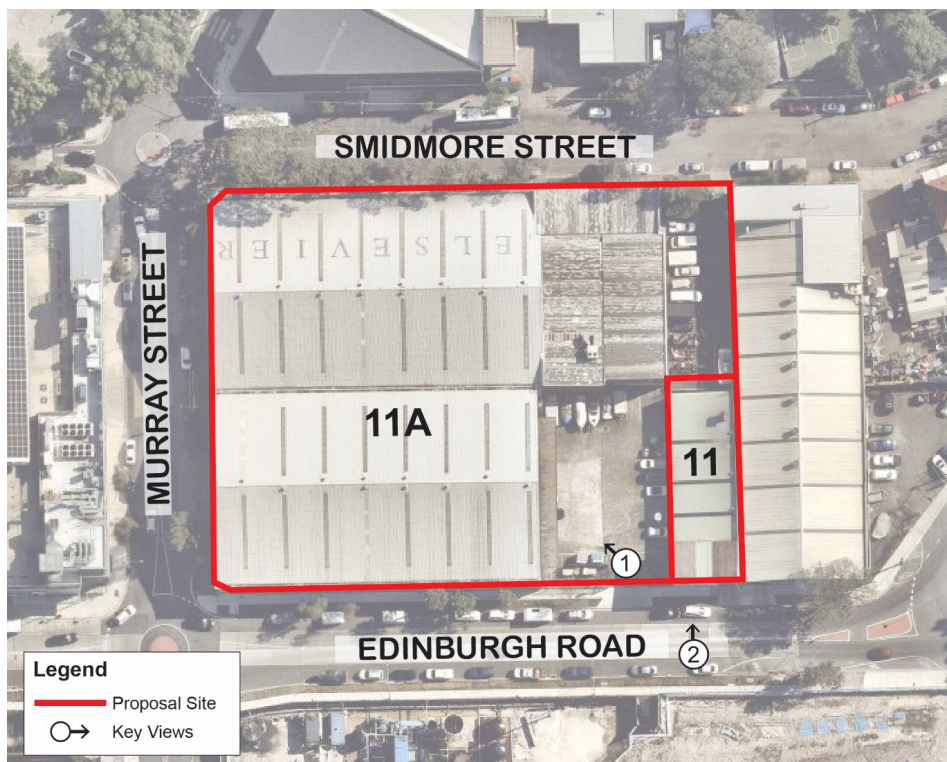


Figure 1 - Site Aerial identifying Key Views



Figure 1 - Key View 1:
National Storage from Edinburgh Road



Figure 3 - Key View 2:
Smash and Auto Repair shop

3. THE PLANNING PROPOSAL

This Planning Proposal seeks to amend the IWLEP 2022 by including a new site-specific provision for the subject site at 11-11A Edinburgh Road, Marrickville under Part 6 as per below:

- allow the development to exceed the mapped FSR of 0.95:1 by 2.25:1 for self-storage uses. This would result in an overall FSR of 3.2:1 for self-storage units only.
- set a maximum height of building of 30m (RL34.53) for the new development seeking to utilise the above FSR exceedance.
- require a minimum of 7.5% of the site area to be provided as deep soil planting.

The Planning Proposal also seeks to identify the site on the Key Sites Map (see Figure 4 below) for application of the above site-specific provision.

No changes are proposed to the zoning or permissible land uses.



Figure 2: Proposed key sites map

4. ASSESSMENT SUMMARY

The Planning Proposal has been assessed in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979 and the Local Environmental Plan Making Guidelines 2022. A summary of the matters for consideration is provided in Table 1. A detailed assessment is provided in the Planning Proposal Assessment Checklist (Attachment 2).

The Planning Proposal is consistent with the Metropolis of Three Cities Plan (2018) and the Eastern City District Plan (2018). It also aligns with Council's Local Strategic Planning Statement (LSPS), Community Strategic Plan and the Employment and Retail Lands Strategy (EaRLS).

It specifically aligns with:

- NSW Government's Greater Sydney Region Plan and Eastern City District Plan Objective 23 & Priority E12 respectively relating to *"Retaining and managing industrial and urban services land"*,
- Council's LSPS Action 9.1 *"Preparing LEP provisions to preserve industrial and urban services land and provide additional opportunities to provide urban services"*, and
- Council's EaRLS Action 2.4.1 to *"review development standards for land zoned IN1 – General Industrial and IN2 – Light Industrial and consider the potential for increases in or removal of height and/or floor space standards where feasibility studies demonstrate that this is required for redevelopment for industrial purposes"*.

Keys reasons for this support include:

- The proposed increase in FSR will accommodate additional urban services to support the Harbour CBD and Eastern Economic Corridor. The site is well-positioned within key employment lands located near major logistics hubs around Port Botany, the Sydney CBD and the growing residential population within the Inner West.
- The proposal will provide key storage facilities which can support the increased residential population and surrounding businesses, as well as last-mile storage for operators within the Inner West and Inner Sydney.
- The proposal strengthens the viability and protection of industrial land by increasing the density of industrial floorspace and sets a precedent in the area to increase the supply of industrial land to support emerging industries and businesses.

The economic justification in Appendix F estimates the demand for self-storage space within the 5km catchment area. Below extract from the Economic Report (p.5):

"Accounting for both existing and proposed facilities, there will continue to be a shortage of self-storage space within the 5km catchment area. From 2022 to 2037, the demand gap for storage area will remain around 33,000 sqm to 91,000 sqm unless additional supply (over and above the proposed facilities) is developed.

The proposed development will help to reduce the shortage of self-storage facilities by adding ~8640 sqm within the catchment area.

Self-Storage Demand Gap (sq.m)				
	2022	2027	2032	2037
Demand	150,000	170,000	195,000	225,000
Supply	117,438	133,809	133,809	133,809
Demand Gap	32,563	36,192	61,192	91,192

Table 1 - Self Storage Demand Gap (Economic Report, Urbis)

Further, the proposal will support business investment in the surrounding area and optimise the use of the current site by intensifying its current use. There is limited industrial land in Inner Sydney, and this will add to the supply.

The proposal also aligns with relevant Section 9.1 local planning directions and State Environmental Planning Policies as discussed in detail in Attachment 2. Discussion on site-specific matters relating to environmental impacts such as flooding, traffic etc. is in the below table.

Key issues	Council Response
Flooding	<p>The site is located on flood prone land and is identified in the Marrickville DCP 2011 as an overland flow path.</p> <p>Council's Flood Risk Management Plan identifies a Flood Planning Level (FPL) of 5.83, which is sufficiently raised above the 1% Annual Exceedance Probability (AEP).</p> <p>A Flood Assessment Report has been provided by HydroStorm Consulting (Appendix – D) dated 31 October 2024 which addresses relevant clauses (3)(a)-(h), Council's Flood Management requirements and the NSW Floodplain Development Manual.</p> <p>The proposed concept plan indicates that most of the new warehouse floorspace is at or above this level, however the existing warehouse level, Edinburgh Road driveway, box shop level and wine storage area on the ground floor are not.</p> <p>Ministerial Direction 4.1(3)(d) states <i>"a planning proposal must not contain provisions that apply to the flood planning area which permit a significant increase in the develop and/or dwelling density of that land."</i> Whilst the proposal does increase the development potential of a site in a flood planning area, this is considered to be appropriate as flooding impacts can be mitigated through modifications to the design at the development application stage.</p> <p>Attachment 2 outlines the modifications required to the concept plan at the development application stage to address flooding issues.</p>
Acid Sulfate Soils	<p>The site is identified as Class 2 Acid Sulfate Soils (ASS) in the IWLEP 2022. An ASS assessment report prepared by Martens Consulting Engineers (Appendix E) was submitted with the Planning Proposal.</p> <p>The report states that no basement is intended on site and that future works will involve the disturbance of less than 1,000 tonnes of soil material. The assessment also found that on site soils do not meet the definition of Actual acid sulfate soil (AASS) or Potential acid sulfate soil (PASS). Due to this, it finds that the site soils do not require an ASSMP prior to development consent.</p> <p>Further detailed investigation will be undertaken at development application stage when the extent of soil disturbance is fully understood.</p>
Traffic	<p>Given that the proposal relates to increasing the FSR for self-storage uses only through a site-specific LEP provision, the potential traffic impacts are minimal. The proposal would result in a slight increase in traffic generation during peak hours and have a negligible impact on the surrounding road network. This is demonstrated in the proponent's Transport Assessment Report (Appendix C).</p> <p>Concerns were raised by Council's Traffic engineers and TfNSW (at the pre-lodgement stage) regarding the potential traffic impacts of other permissible uses under the E4 – General Industrial zone that may result from an increased FSR, namely 'hardware and building supplies'.</p>

Key issues	Council Response
	<p>Consequently, through the pre-lodgement stage, the Planning Proposal has been modified by the proponent to limit the FSR uplift to the self-storage facility land use only.</p> <p>Further, compliance with the parking controls or any justification to provide reduced parking should be demonstrated at the development application stage.</p>
Urban design	<p>The proposed bulk and scale of the development up to 30m (7 storeys) raises potential visual and amenity concerns. However given the site's location and context, the level of impact is not significant and considered acceptable. The site is in an industrial area and not directly adjoining any residential areas, so there are no major concerns regarding overshadowing or visual privacy.</p> <p>Further, the built form could be refined at the development application stage by reducing the excessive use of blank walls and including high-quality materials on the building facades. There are also opportunities to include public art on the façades.</p> <p>Further, at the development application stage, clause 6.9 of the Inner West LEP 2022 will require the DA to undergo an assessment against design excellence criteria including review by Council's Architectural Excellence Panel.</p>
Urban heat	<p>According to the Australian Bureau of Statistics (2016), the site is identified to have a Heat Vulnerability Index (HVI) of 4 out of 5. Such areas are deemed to be most vulnerable to the adverse effects of the urban heat island effect. To address this the proposal has been revised to provide 7.5% of the site area as deep soil planting along the Murray Street frontage.</p> <p>The NSW Greener Neighbourhood Guide sets a deep soil target of 15% for the site area of industrial sites. The proposal submits the following justifications for the reduced provision of 7.5% deep soil planting:</p> <ul style="list-style-type: none"> • The NSW Greener Neighbourhood Guide target of 15% is aspirational. The site currently has no deep soil or tree canopy. • Retaining the existing warehouse on site is crucial to the viability of the project. • Partial removal of the existing warehouse is the only means to achieve deep soil landscaping. Any further demolition of the existing warehouse will require significant structural and NCC related upgrades to the building that will render the project unfeasible. <p>The proposed deep soil provision has been reviewed by Council and is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> • Significant consideration has gone into options testing for a range of deep soil outcomes with the proposed arrangement delivering the best outcome. This includes substantial modifications to the proposal since the original 2023 submission which provided no deep-soil planting.

Key issues	Council Response
	<ul style="list-style-type: none"> Contextually, this will be a generous onsite deep soil provision. If undertaken in line with the concept plan, locating the deep soil continuously along the Murray Street frontage will have a positive contribution to the public domain and allow for the planting of a meaningful tree canopy. It's acknowledged that retention of the existing warehouse is preferred urban design outcome and supports the feasibility of the project. Inclusion of site-specific target of deep soil planting in the LEP will provide certainty regarding the delivery of this deep soil planting and landscaping at the development application stage. <p>In line with the revised proposal, a is recommended to require 7.5% of the site area be provided as deep soil.</p>

Table 22 - Summary of matters for consideration

5. RECOMMENDATION

Urbis's Planning Proposal for the site 11-11A Edinburgh Road, Marrickville has strategic merit as it aligns with key State Government and local strategic planning strategies and objectives, specifically relating to retaining and management of industrial land. Revisions made to the proposal adequately address previously identified concerns regarding urban heat mitigation, deep soil and tree canopy targets. Other matters regarding urban design, flooding, car parking and traffic can be addressed at the development application stage.

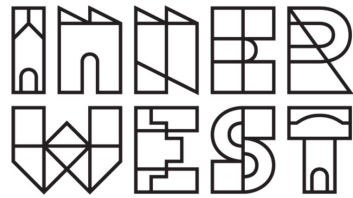
It is recommended that the Inner West Local Planning Panel advise Council to forward the proposal to the Minister for Planning and Public Space for a Gateway Determination in accordance with Section 3.33 of the *Environmental Planning & Assessment Act 1979*. Subject to the requirements of a favourable Gateway Determination, the Planning Proposal should be exhibited for formal community consultation.

6. ATTACHMENTS

Attachment 1: Planning Proposal:

- Appendix A: Indicative Concept Architectural Plans
- Appendix B: Urban Design Report
- Appendix C: Preliminary Traffic Impact Assessment
- Appendix D: Flood Assessment
- Appendix E: Acid Sulfate Soils Assessment
- Appendix F: Economic Strategic Positioning Paper
- Appendix G: Geotechnical Assessment
- Appendix H: Proposed LEP Maps

Attachment 2: Council's detailed assessment checklist



INNER WEST LOCAL PLANNING PANEL
MEETING

17 December 2024

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via teleconference on 17 December 2024

Present: John Brunton; Brian Kirk; Allan Barnes; Sue Weatherley

Staff Present: Gunika Singh, Team Leader Planning Operations; Jarrad Sheather, Senior Strategic Planner – Planning Policy; Bernadette Balatbat, Strategic Planner

Meeting commenced: 1:00 PM

**** ACKNOWLEDGEMENT OF COUNTRY**

I acknowledge the Gadigal and Wangal people of the Eora nation on whose Country we are meeting today, and their elders past and present.

**** DECLARATION OF PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

There were no declarations of interest.

IWLPP17/12/24 Agenda Item 1	PPAP/2023/0001 11 & 11A Edinburgh Road MARRICKVILLE
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PROPOSAL SUMMARY

The Planning Proposal to amend the Inner West Local Environmental Plan 2022, noting the below site-specific provisions:

1. Allow an additional floor space ratio (FSR) of 2.25:1 above the existing FSR, resulting in an overall FSR of 3.2:1 if the building is used for self-storage units
2. introduce of a Height of Building control up to 30m (RL34.53) for the site
3. introduce a requirement for 7.5% of site area as deep soil planting and landscaping.

DECISION OF THE PANEL

The Inner West Local Planning Panel informs Council that Planning Proposal PPAP/2023/0001 dated November 2024 to amend the Inner West Local Environmental Plan 2022 for 11 & 11A Edinburgh Road, Marrickville,

- a) warrants conditional support as it has sufficient strategic and site-specific merit to be submitted to the Minister for Planning for a Gateway determination in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979, and
- b) is conditionally supported because it raises several issues which require further refinement of the Proposal. The Panel's conclusions, and its recommendations on the contents of any planning provisions, are explained in the attached reasons for the decision.

REASONS FOR THE DECISION

1. In reaching its conclusion the Panel considered both the immediate circumstances related to this site and its context, and the potential long-term position.
2. The Planning Proposal enables a significant increase in the development potential for the site. This is considered to be in the public interest because it promotes more efficient use of land in an area of high demand for services but without significant adverse consequences for the locality. Support for this proposal essentially enshrines this site for services related uses. It explicitly excludes any potential for residential development on this site.
3. Limiting the increase in development potential to one use, self-storage, is considered appropriate because this use has a low traffic generation rate, and flooding can be effectively managed.
4. Permitting a maximum floor space ratio of 3.2:1 as requested is considered appropriate provided the floor space above the current floor space limit of 0.95:1 is only used for self-storage. However, the Panel is concerned that once built, the development could be used for other industrial purposes via available approval mechanisms such as State Environmental Planning Policy (Exempt & Complying Development Codes) 2008. During the meeting of the Panel, the proponent stated that imposing restrictions on land uses other than self-storage for this site is not opposed. The Panel recommends that Council obtain specialist legal advice on how the planning provisions can be drafted to ensure that the additional floor space is only

This is Page No: 3 of the Minutes of the Inner West Local Planning Panel Meeting held on 17 December 2024

available or permitted for self-storage purposes, and only the base floor space ratio applies to other permitted uses. Consideration should also be given to excluding this site from the operations of clause 4.6 of the Inner West Local Environmental Plan 2022.

5. Imposing a building height development standard of 30 metres is considered unnecessary in the circumstances where there is no existing height limit. On the contrary, as well as reflecting the existing circumstances, not having a height limit allows greater flexibility for future development options for the site. The Panel recognises there is potential for a mismatch between the proposed building height limit and maximum floor space ratio (FSR). The community representative expressed concern that a building of the height proposed would dominate all of the surrounding properties, and perhaps provide a precedent for other developments in locations that are not appropriate.
6. The Planning Proposal includes a development standard for deep soil planting of 7.5% of site area. The Panel considers that, having regard to the significant uplift in the development potential for the site, a more appropriate deep soil planting percentage should be imposed. The Panel supports the target of 15% set by the NSW Greener Neighbourhood Guide for industrial sites. A planning proposal such as this provides the best opportunity to achieve the public benefit of increasing deep soil planting and tree canopy cover, and the higher development standard is in the public interest.

The decision of the panel was unanimous

The Inner West Planning Panel Meeting finished at 2:20 PM.

CONFIRMED:



John Brunton
Chairperson
17 December 2024



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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Item 3

24 January 2025

Gunika Singh
Team Leader Strategic Planning – Inner West Council
PO Box 14
Petersham NSW 2049

Dear Gunika,

PPAP/2023/0001 – LOCAL PLANNING PANEL MEETING RESPONSE | 11-11A EDINBURGH ROAD, MARRICKVILLE

1. OVERVIEW

Thank you for your time and attendance at the Inner West Local Planning Panel (IWLPP) meeting on 17 December 2024 relating to the National Storage (**the Proponent**) Planning Proposal PPAP/2023/0001 (**the PP**) for the land at 11-11A Edinburgh Road, Marrickville (**the site**). We have reviewed the IWLPP meeting minutes from 17 December 2024 including the decision of the panel and reasons for the decision relating to the PP.

This letter seeks to outline the Proponent's position on the reasons for decision to help advance the PP to a Council meeting in early 2025.

2. NATIONAL STORAGE POSITION

At the request of Inner West Council's strategic planning staff, we have outlined the Proponent's rationale and response to the IWLPP decision.

2.1. DECISION OF THE PANEL

The decision outlined in the IWLPP meeting minutes have been addressed, adopting the same lettering used in the IWLPP meeting minutes.

The Inner West Local Planning Panel informs Council that Planning Proposal PPAP/2023/0001 dated November 2024 to amend the Inner West Local Environmental Plan 2022 for 11 & 11A Edinburgh Road, Marrickville,

- a) ***warrants conditional support as it has sufficient strategic and site-specific merit to be submitted to the Minister for Planning for a Gateway determination in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979, and***

National Storage - Local Planning Panel Response

Attachment 13



National Storage response: National storage support and agree.

- b) is conditionally supported because it raises several issues which require further refinement of the Proposal. The Panel's conclusions, and its recommendations on the contents of any planning provisions, are explained in the attached reasons for the decision.*

National Storage response: National Storage supports and agrees to work with Council to address the issues identified in the IWLPP conclusions and recommendations.

2.2. REASONS FOR THE DECISION OF THE PANEL

Each of the reasons outlined in the IWLPP meeting minutes have been addressed, adopting the same numbering used in the IWLPP meeting minutes.

- 1. In reaching its conclusion the Panel considered both the immediate circumstances related to this site and its context, and the potential long-term position.*

National Storage response: Noted.

- 2. The Planning Proposal enables a significant increase in the development potential for the site. This is considered to be in the public interest because it promotes more efficient use of land in an area of high demand for services but without significant adverse consequences for the locality. Support for this proposal essentially enshrines this site for services related uses. It explicitly excludes any potential for residential development on this site.*

National Storage response: National storage support and agree.

- 3. Limiting the increase in development potential to one use, self-storage, is considered appropriate because this use has a low traffic generation rate, and flooding can be effectively managed.*

National Storage response: National storage support and agree.

- 4. Permitting a maximum floor space ratio of 3.2:1 as requested is considered appropriate provided the floor space above the current floor space limit of 0.95:1 is only used for self-storage. However, the Panel is concerned that once built, the development could be used for other industrial purposes via available approval mechanisms such as State Environmental Planning Policy (Exempt & Complying Development Codes) 2008. During the meeting of the Panel, the proponent stated that imposing restrictions on land uses other than self-storage for this site is not opposed. The Panel recommends that Council obtain specialist legal advice on how the planning provisions can be drafted to ensure that the additional floor space is only available or permitted for self-storage purposes, and only the base floor space ratio applies to other permitted uses. Consideration should also be given to excluding this site from the operations of clause 4.6 of the Inner West Local Environmental Plan 2022.*

National Storage response: Noted. As mentioned by Nicholas Crang (Head of Acquisition and Development, National Storage) in the Local Planning Panel meeting, the Proponent does not oppose restrictions being placed on the site that limits the proposed maximum floor space ratio of 3.2:1 to be used only for self-storage purposes. We welcome the opportunity to work with Council on the drafting of the planning provisions.



However, the Proponent does oppose an exclusion of the operations of clause 4.6 of the *Inner West Local Environmental Plan 2022* applying to the site. Detailed design of any future proposed development has not been undertaken. By excluding the operations of clause 4.6 it imposes unknown restrictions on future development of the site. It limits the ability to be flexible and provide innovative solutions to adapt to the unique conditions of the site and requirements for the development of a self-storage facility.

5. ***Imposing a building height development standard of 30 metres is considered unnecessary in the circumstances where there is no existing height limit. On the contrary, as well as reflecting the existing circumstances, not having a height limit allows greater flexibility for future development options for the site. The Panel recognises there is potential for a mismatch between the proposed building height limit and maximum floor space ratio (FSR). The community representative expressed concern that a building of the height proposed would dominate all of the surrounding properties, and perhaps provide a precedent for other developments in locations that are not appropriate.***

National Storage response: Noted. The Proponent does not oppose the recommendation of the Panel to remove the introduction of a height control across the site. While a height control is proposed as part of the PP, it is not a fundamental component, and the Proponent agreed to concede this aspect of the PP.

6. ***The Planning Proposal includes a development standard for deep soil planting of 7.5% of site area. The Panel considers that, having regard to the significant uplift in the development potential for the site, a more appropriate deep soil planting percentage should be imposed. The Panel supports the target of 15% set by the NSW Greener Neighbourhood Guide for industrial sites. A planning proposal such as this provides the best opportunity to achieve the public benefit of increasing deep soil planting and tree canopy cover, and the higher development standard is in the public interest.***

National Storage Response: Since lodging the PP with Inner West Council on 7 September 2023, the Proponent has worked closely with the Inner West Council Strategic Planning staff to identify a suitable balance of deep soil landscaping on the site. This engagement has included multiple in person meetings and preparation of a number of design options to determine the right balance of landscaping.

National Storage acknowledge the NSW Greener Neighbourhood Guide which targets 15% deep soil landscaping in Industrial Area, however notes that this is a target that needs to be balanced with the current character of the area. Inner West Council is a highly urbanised area, and the Marrickville-Sydenham Industrial Area is reflective of this with buildings being to street alignment and minimal landscaping area. The site itself currently does not have any landscaping on site, which is consistent with other industrial sites in the Marrickville-Sydenham Industrial area.

The Proponent has worked hard to identify where additional new deep soil landscaping can be accommodated on the site based on technical engineering requirements and limitations, while also being responsive to the character of the area.

The selected location provides a location where landscaping can be most accessible to the streetscape and planting has good access to sunlight and ground conditions which will support the growth of dense vegetation with large canopy coverage which can spill out beyond the site boundaries.



By requiring 15% deep soil landscaping on the site, it would result in the following development and environmental impacts:

- Increased flood management impacts.
- Existing site infrastructure including sewer.
- BCA upgrades of existing warehouse building.
- Ongoing operation of the Site.

Given the existing character of Marrickville, the current landscaping conditions of the site, and environmental impacts on the site and surrounding area if 15% deep soil landscaping is required, the Proponent maintains their position that a 7.5% deep soil landscaping requirement is suitable for the site and surrounding character. Also noting that any additional targets exceeding 7.5% as imposed also will affect the viability of the development as well as the Proponent's operational needs and requirements.

3. CONCLUSION

We would welcome the opportunity to meet again with Council to discuss Council's position on the Local Planning Panel's recommendations to help advance this Planning Proposal to a Council meeting in early 2025.

Should you have any further queries, please don't hesitate to contact Zachary Quintal (zquintal@urbis.com.au) or myself on the details below.

Yours sincerely,

Danielle Blakeley
Associate Director
+61 2 8233 9940
dblakeley@urbis.com.au

Item No: C0325(1) Item 4
Subject: SEASON EXTENSION FANNY DURACK AQUATIC CENTRE
Prepared By: Simon Duck - Senior Manager Aquatics
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

That Council endorse the extension of the Fanny Durack Aquatic Centre summer swimming season on a trial basis in 2025 to include April.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

This report provides an overview for progress to extend the swimming season at the Fanny Durack Aquatic centre (FDAC) to include April and September of each year and to install a free outdoor gym co-located with FDAC, with a report back to be provided back to Council.

BACKGROUND

At the Council meeting held on 22 October 2024, Council resolved the following:

1. *That Council investigate opportunities to extend the outdoor swimming season at Fanny Durack Aquatic Centre (FDAC) from 1 September until 30 April annually, and to install a free outdoor gym co-located with FDAC, with a report back to Council to be tabled by the February 2025 meeting.*
2. *That as part of the report, undertake community engagement on extending the outdoor swimming season and installation of a free outdoor gym, including a) writing to neighbouring residents and businesses; b) on Council's Your Say website and social media platforms; and c) community engagement stalls at FDAC/Petersham Park.*

DISCUSSION

Community engagement for the request to consider the season extension of the FDAC and to confirm the location of the fitness equipment located in Petersham is due to take place during March 2025. In relation to the season extension for the FDAC, residents and users of the FDAC will be asked if they endorse a proposal to extend the summer swimming season to include September and April each year. In relation to the location of the fitness equipment, residents and users of the Petersham Park will be asked to provide feedback on their preferred location for outdoor fitness equipment where several key locations have been identified.

The community will be notified via letterbox delivery, notification of FDAC members through direct email contact, signage at the FDAC, website and social media.

This report seeks Council endorsement that the summer swimming season for the FDAC be temporarily extended to include the April period in 2025. This will allow community consultation to take place and a report be prepared tabling outcomes of the community engagement for both items to be brought back to Council.

FINANCIAL IMPLICATIONS

Estimated additional costs for the season extension of the FDAC will be approx. \$68,000 per month totalling \$136,000 including both the September and April period. These amounts have been budgeted for in the draft 2025/2026 budget. Final financial implications will be tabled in the report to Council in May 2025, at the completion of the engagement period.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 5
Subject: BINS AND CLEANER STREETS
Prepared By: Erin White - Manager Resource Recovery and Fleet Services
Authorised By: Ryann Midei - Director Infrastructure

RECOMMENDATION

1. That Council endorse the phased trial of FOGO and Recycling in Parks, commencing with Phase 1 at Enmore Park, Marrickville Park and Pioneer Park Leichhardt.
2. That Council commit the required funding for the trial which is detailed in the funding implications of this report in the draft 2025/26 budget.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 1: An ecologically sustainable Inner West
- 4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

The November 2024 Council resolution calls for one major park per ward to trial FOGO and expand recycling.

It is proposed that there is a phased approach to trialling FOGO and Recycling, and to undertake both services within the same trial Park to test the variables to its success. It is important to form the correct base approach for the trial to lead to success before expanding across the 5 parks – one in each ward.

On this basis, it is proposed that phase one of the trial for Park FOGO and recycling include:

1. **Pioneer Park Leichhardt**- this is a high profile, frequently used on both weekdays and weekends for a lunch spot and by families using the playground. It is serviceable at night with good lighting and road access for collection vehicles.
2. **Enmore Park Marrickville** – This is a large park with a playground, Café and aquatic centre amid residential streets and adjacent to Marrickville Metro with good visual surveillance. It is a busy park for picnics, dog walking, play and socialising hosting events. It is serviceable at night with good lighting and road access for collection vehicles.

It is proposed to commence phase one on 1 July 2025 for a period of 4 months. This commencement timeframe will miss the hotter summer months and allow adequate time for planning and the delivery of bin infrastructure.

Contamination in a FOGO bin in a park will be defined as anything that is not food. This includes food packaging, food wrappings, dog poo (within the compostable or other bags) and any other domestic waste that is not food.

In the event phase 1 of the trial is successful, it is proposed to extend the trail as a part of phase 2 to:

- Petersham Park, Petersham
- Whites Creek, Annandale
- Wicks Park or Henson Park, Marrickville
- Tempe Reserve, Tempe

In this eventuality, it is proposed to conduct the trial (phase 1 and 2) until 30 June 2026 and table a report to Council for its consideration at its conclusion. This will allow for all weather conditions across the period to be assessed prior to any further expansion.

Council services litter bins located in parks broadly on the size and usage of the park. Council services street litter bin collections daily in all town centres of the LGA and main streets. This is a seven (7) day a week operation.

Council's main street high pressure cleaning program runs to the following service levels:

- Quarterly high pressure cleans of all main street areas (serviced once every 3 months)
- Fortnightly hotspot servicing – north and south runs alternating one area a week.

BACKGROUND

At the Council meeting held on 12 November 2024, Council resolved the following:

That Council request officers report back in March 2025 with:

- a) The existing schedule of bin emptying/servicing for local parks;*
- b) The existing schedule of bin emptying/servicing for street bins;*
- c) The existing schedule for spray cleaning streets;*
- d) The indicative costs of spray cleaning streets at current levels;*
- e) The indicative costs of bin servicing in local parks at current levels;*
- f) The indicative costs of street bin servicing at current levels;*
- g) The outline of a communications plan to educate residents and deter illegal dumping in local parks and street bins;*
- h) A plan to enable residents to nominate locations for additional street bins or bins in local parks;*
- i) A plan to trial FOGO in major parks, including a list of major parks where a trial may be suitable, with at least one park in each ward nominated, as well as to expand recycling in parks; and*
- j) The intended use of the \$400,000 litter prevention grant received from the NSW Government.*

DISCUSSION

Park Bins

Council services litter bins located in parks broadly on the size and usage of the park. This is generally:

- Large high use parks, which are serviced three (3) times per week and both days on the weekend.
- Medium size parks that are serviced two- three times (2-3) times per week and one day over the weekend.
- Smaller pocket parks that will be serviced once during the week. It should be noted that some smaller parks do not contain bins due to the nature of the usage of the park.

Park litter bins are subject to seasonal variation with higher park usage for picnics, sports, general patronage of passive and active recreation affecting the amount of waste generated and disposed from the park. Council officers will often adjust the frequency of collection on a as required basis to meet the demands on the park. This is preferred to increasing the number of bins within the park and ensures a financially sustainable approach to the service while meeting community needs.

It should be noted that litter bins in parks and street bins are collected by the same fleet of trucks and as such the cost of service cannot be separated.

The servicing of park and street bins at the current service level is approximately \$2,093,000 per annum. This includes staff and fleet costs, and disposal costs that include the section 88 levy.

Street Litter Bins

Council services street litter bin collections daily in all town centres of the LGA and main streets. This is a seven (7) day a week operation.

Litter bins located on streets away from main roads and town centres are collected generally 3 times per week. There are a number of scenarios which impact the service rate which officers respond to by increasing the service as required. This includes but not limited to: the amount of foot traffic that passes the bin, well used bus stops in the vicinity, presence of shops/cafes nearby, and whether the bin is adjacent to any other public transport corridor or station.

As noted above, litter bins in parks and street bins are collected by the same fleet of trucks and as such the cost of service cannot be separated.

The servicing of park and street bins at the current service level is approximately \$2,093,000 per annum. This includes staff and fleet costs, and disposal costs that include the section 88 levy.

The placement of bins is determined by a number of factors, conditions of development pertaining to multi unit dwelling development, plans of management or parks, operational necessity and resident input.

Residents can currently request new bin locations via Councils online CRM portal. Council officers assess the feasibility and demand for the requested bin and take action as required, along with contacting the resident to discuss the outcome.

High Pressure Cleaning

Council's main street high pressure cleaning program runs to the following service levels:

- Quarterly high pressure cleans of all main street areas (serviced once every 3 months)
- Fortnightly hotspot servicing – north and south runs alternating one area a week. This program targets areas including but not limited to Pride Square, Loyalty Square and Alex Trevallion Plaza.

The annual budget for this service is currently \$205,000 at the current service levels.

Trailing FOGO and Recycling in Parks

The November 2024 Council resolution calls for one major park per ward to trial FOGO and expand recycling.

It is proposed that there is a phased approach to trialling FOGO and Recycling, and to undertake both services within the same trial Park to test the variables to its success.

FOGO

It is proposed that the first phase test and or consider:

- Exact placement would be determined based on use within the park. Baseline audits and surveillance would be undertaken on weekdays and weekends prior to installation.

- Gravity lid locks on green swing lid high top fixed bin lids. This ensures lids cannot be opened for larger waste, the swing lid at the front allows food scraps and deters access for pests, whilst containing odour.
- The bins would be standard wheelie bins fixed to posts (removable for emptying) with a false bottom to make cleaning easier.
- Signage would demonstrate common park food items without packaging and QR codes linking to more information.
- Emptying would take place as part of residential collection routes and volume and contamination monitored.
- FOGO (and recycling) should be part of a bin bank with garbage disposal points on either side as behaviour research shows people often use the first bin they come to.
- Dog poo bins (waste) and bags would need to be provided to avoid disposal in FOGO contaminating the load.
- FOGO is a night collection and noise impacts need to be managed.
- Placement needs to be accessible and safe for collection crews.
- Collection schedules need to be mapped as FOGO is a scheduled collection, visiting each residential zone once weekly.
- Bins are outside and subject to weather conditions, this may result in flies, maggots and smell with the collection of largely food only (absence of garden organic waste)
- Cleaning schedules are needed as food will stick to the side of the bin. Bins can't be lined as the large compostable liners are not accepted by the processor.
- Contamination by dog poo and food packaging is expected in addition to visitors unfamiliar with the residential FOGO service as out of area users.
- Street litter and parks bins may also be used by businesses and residents
- Contaminated bins need to be disposed as garbage, so not to contaminate residential FOGO streams with low contamination rates that create the highest quality compost for use by farmers.

Recycling in parks

Public place and event recycling has been problematic in Australia and is recommended to simplify collection to only bottles and cans (the primary recyclables in public places) and placing them in open collection cages with clear signage allowing community members to access bottles and cans for return and earn.

This allows for waste avoidance, recycling and supports community members participating in return and earn. By allowing community ownership of these bottles and cans, collection costs are avoided, minimising cost to Council.



Communication

A landing page to be transparent to the community about the trial and outcomes will be required (including contamination). Communications and engagement would include:

- Print and online comms
- What's On Inner Wests and Environment & Sustainability newsletters
- Socials (Instagram and Facebook)
- Static screens in service centres, aquatics centres, libraries and gyms
- Posters in the trial park
- Community champions – known groups/supporters/staff in area as visual surveillance
- Internal stakeholders (customer service, parks cleaning and maintenance crews, waste ops, companion animals/rangers and parkers)

A communication plan to educate residents and deter illegal dumping in local parks and street bins is also being developed. This is to target hot spots and provide education to inform residents of their options to reasonably dispose of items.

Trial Approach

As detailed above, it is important to form the correct base approach for the trial to lead to success before expanding across the 5 parks – one in each ward.

On this basis, it is proposed that phase one of the trial for Park FOGO and recycling include:

1. **Pioneer Park Leichhardt**- this is a high profile, frequently used on both weekdays and weekends for a lunch spot and by families using the playground. It is serviceable at night with good lighting and road access for collection vehicles.
2. **Enmore Park Marrickville** – This is a large park with a playground, Café and aquatic centre amid residential streets and adjacent to Marrickville Metro with good visual surveillance. It is a busy park for picnics, dog walking, play and socialising hosting events. It is serviceable at night with good lighting and road access for collection vehicles.

It is proposed to commence phase one on 1 July 2025 for a period of 4 months. This commencement timeframe will miss the hotter summer months and allow adequate time for planning and the delivery of bin infrastructure.

Contamination in a FOGO bin in a park will be defined as anything that is not food. This includes food packaging, food wrappings, dog poo (within the compostable or other bags) and any other domestic waste that is not food.

Council's current FOGO processing contract contains penalties associated with the amount of contamination in each truck load, and as such should be used for success benchmarking in the trial. In this regard, the contamination amount of a truck load needs to be below 5% to be free of penalties. Penalties are applied for truck loads between 5 to 10%. Once the contamination level is 10% or greater, the contents of the truck load is landfilled and the landfill rate, including the landfill levy applied.

Council is currently meeting contamination targets in the domestic stream. In order to keep the FOGO product contaminant free and continue its use by farmers in the western plains, it is proposed to adhere to the same conditions for the trial but with each bin rather than truck load.

The initial trial would then be evaluated using data and qualitative information to inform the expansion to the other wards.

In the event phase 1 of the trial is successful, it is proposed to inform Councillors via a briefing note and extend the trial as a part of phase 2 to:

- Petersham Park, Petersham
- Whites Creek, Annandale
- Wicks Park or Henson Park, Marrickville
- Tempe Reserve, Tempe

In this eventuality, it is proposed to conduct the trial (phase 1 and 2) until 30 June 2026 and table a report to Council for its consideration at its conclusion. This will allow for all weather conditions across the period prior to any further expansion.

In the event phase 1 of the trial is not successful, it is proposed to table a report to Council for consideration.

Litter prevention Grant

Inner West Council is undertaking a litter prevention project funded by a grant of \$400,000 from the NSW EPA to fund the next 3 years of this project. Council is working closely with partners Cooks River Alliance and the Parramatta River Catchment Group to deliver an ambitious local litter prevention target of 30% reduction in plastic litter by 2025 and a 60% reduction in overall litter by 2030.

The Inner West Litter-Less Roadmap has been developed to connect teams across Council and engage with community and other organisation to achieve litter targets outlined in our Zero Waste Strategy and NSW Waste and Sustainable Materials Strategy. Inner West will Litter Less through the following strategic directions:



FINANCIAL IMPLICATIONS

The introduction of FOGO and recycling in parks will require infrastructure and education. It is expected these elements of phase 1 (2 parks) would cost approximately \$30,000. A substantial component of this amount pertains to developing signage and education.

An additional \$30,000 is expected to be required should the trial progress to phase 2 (additional 3 parks). This amount is the same as phase 1 albeit including an extra park as signage and education deliverables are undertaken as part of phase 1.

It is proposed to fund the trial from Operational budgets as a part of the draft 2025/26 budget.

These amounts do not include disposal of FOGO or recycling items. In this regard, the diversion of products away from landfill is considered to result in at least at a cost natural approach for the disposal of products. Further analysis of costs and budgets will be required following the conclusion of the trial.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 6
Subject: TWO ALL-WEATHER FIELDS IN CALLAN PARK UPDATE
Prepared By: Michael Craven - Projects Delivery Manager
Authorised By: Ryann Midei - Director Infrastructure

RECOMMENDATION

1. That Council endorse proceeding with detailed design development, planning approval and delivery stages for the two All-Weather Fields within Callan Park.
2. That Council delegate authority to the General Manager to enter into agreements or similar pertaining to the planning and approval process for the two All-Weather Fields within Callan Park.
3. That Council commit to the required funding detailed in the funding implications of this report for the two All-Weather Fields within Callan Park as a part of the 2025/26 budget.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

Waterfront Drive sporting ground currently accommodates two senior natural turf soccer fields and one natural turf cricket field totalling approximately 15,000m². Balmain Road sporting ground currently accommodates one senior natural turf soccer field totalling approximately 7,000m².

The investigation stage for the two new All-Weather Sporting Fields within Callan Park is now complete along with the development of concept plans and costs estimates. The project is now ready to proceed to detailed design development and obtain planning approval.

The design consultant provided a cost estimate for the concept designs in the order of \$8,220,000 which includes the two All-Weather fields, landscaping and some footpath work. It is recommended to include the required funding for the project as a part of the 2025/26 budget.

The draft concept designs were presented to Balmain District Football Club and Leichhardt Saints Football Club who have provided positive feedback and support for these plans to proceed to detailed design development.

Council will continue to involve the Balmain District Football Club and Leichhardt Saints Football Club during the proceeding stages of the project.

A Part 4 planning pathway will be required to deliver the all-weather Sporting Fields in Callan Park and as such a Development Application (DA) is required. The State Environmental Planning Policy (Planning Systems) 2021 – Schedule 6 identifies, as this project would be a Council related development over \$5M, the DA consent would be determined by the Regional Planning Panel.

The DA will need to be referred to Heritage Council of NSW for assessment as Callan Park landscaping is on the NSW State Heritage Register.

After previous interactions with the Heritage Council, council was advised to consult and engage with them prior to the preparation of any future development applications and section 60 applications for public facilities within Callan Park.

In December 2024 council applied to the Heritage Council to present the All-Weather Sporting field proposal, requesting pre-lodgement comments on the proposed works. On 6 February 2025, Council followed up this request with a letter from Mayor Byrne to the Minister for Environment and Heritage requesting an update on council's request for a pre-lodgement presentation and councils concern that these projects will be unnecessarily delayed without confirmation of a time to brief the Heritage Council. To date council has not received a response. Council is now hoping to present the proposal to the April 2025 Heritage Council monthly meeting.

Council continues to drive the project with all stakeholders to ensure works are undertaken as expeditiously as possible.

BACKGROUND

Waterfront Drive sporting ground currently accommodates two senior natural turf soccer fields and one natural turf cricket field totalling approximately 15,000m². Balmain Road sporting ground currently accommodates one senior natural turf soccer field totalling approximately 7,000m².

In 2013, Leichhardt Council entered into a lease agreement with the Health Administration Corporation for the care, control, management and use of Balmain Road and Glover Street sporting grounds located within Callan Park, Lilyfield.

In 2020, Inner West Council entered into a new 10-year lease agreement with the Health Administration Corporation to include Waterfront Drive Sporting Ground for the care, control, management, and use of the land described as "Part of the Land, collectively known as the Callan Park Sporting Grounds" being Glover Street, Balmain Road and Waterfront Drive sporting grounds. The new lease agreement commenced on 1 September 2020 and extends to 31 August 2030.

At the Council Meeting held on 13 August 2024, Council resolved the following in part:

1. *That Council commit to delivering two new rectangular all-weather sporting fields in Callan Park, one at the Balmain Road field and another at the Waterfront Drive fields. The approximate cost of these facilities is \$7 million - \$8 million with the funds to be allocated from the additional \$20 million committed by the NSW Government to completing to Rozelle Parklands and / or providing alternate sporting facilities nearby to the Parklands.*
5. *That Council commence the design process for both all-weather sporting fields with Leichhardt Saints Football Club and Balmain & District Football Club to be included in the design process from the outset and throughout the process. The two projects are to be undertaken concurrently with the aim being that works commence at the end of the 2025 winter season.*
10. *That Council prepare a report to be received at the October Ordinary Council meeting outlining the design and approval process and cost estimates for the project.*

At the Council Meeting held on 3 December 2024, a project update report was provided outlining the required approval process and the next steps to deliver this project. The report noted that council officers would commence the investigation and design development stages and prepare concept designs for the consideration of Council at the March 2025 Council meeting. The March Council report will also include details on project particulars including cost and delivery timeframes. This report addresses these items.

DISCUSSION

Council engaged a design consultant for the investigation stage, preparation of draft concept designs and estimated construction cost estimates for the two All-Weather fields within Callan Park.

Investigations

The investigation stage for the two new All-Weather Sporting Fields within Callan Park is now complete. Council officers are now using the information and data gained from the investigation stage for direction in the design development stage of the project.

The investigations have identified an Ausgrid easement in the location of the proposed All-Weather field at Waterfront Drive Sporting ground. Council has contacted Ausgrid and the initial feedback from Ausgrid is that an All-Weather field can be constructed over the Easement though Ausgrid would require additional conduits to be installed adjacent to the existing electrical conduits, as a provision for additional future cables. The additional electrical conduits have been allowed for in the project cost estimates.

In addition, a Sydney Water sewer line was also identified in the location of the proposed All-Weather field at Waterfront Drive Sporting ground. Council will work with Sydney Water to identify feasible options to ensure this asset is protected and will not become a risk over the lifespan of the All-Weather field. An estimated cost for this works has been included in the project cost estimate.

The existing floodlighting at Waterfront Drive Sporting Ground was constructed in 2019 and is 200lux, which is in line with council sporting ground lighting strategy and does not require upgrading as part of the project. The existing floodlighting at Balmain Road Sporting Ground was constructed in 2013 and is 100lux, it is recommended that the floodlighting at Balmain Road be upgraded to 200lux in line with council sporting ground lighting strategy. This will involve adding additional luminaires to the existing floodlight poles.

These items can be managed through normal project practices and have been allowed for in the project considerations, conceptual approach and cost estimates.

As per the August 2024 resolution, Leichhardt Saints Football Club and Balmain & District Football Club were met with to understand their design considerations to inform the process.

Concept Designs

Council, working with the design consultants, have prepared the below draft concept designs for the single All-Weather field at Waterfront Drive and Balmain Road Sporting Grounds. The proposed scope generally includes the construction of single all-weather fields and associated works at each ground, new luminaires for the Balmain Road field, and landscaping and footpath works.

The draft concept designs were presented to Balmain District Football Club and Leichhardt Saints Football Club who have provided positive feedback and support for these plans to proceed to design development.

Waterfront Drive Sporting Ground -Proposed Single All-Weather Field – Draft Concept Design



Waterfront Drive Sporting Ground -Proposed Single All-Weather Field – Artist Impression



Balmain Road Sporting Ground – Proposed single All-Weather Field – Draft Concept Design



Balmain Road Sporting Ground – Proposed single All-Weather Field – Artist Impression



Planning Approval Process

A Part 4 planning pathway will be required to deliver the all-weather Sporting Fields in Callan Park and as such a Development Application (DA) is required. The State Environmental Planning Policy (Planning Systems) 2021 – Schedule 6 identifies, as this project would be a Council related development over \$5M, the DA consent would be determined by the Regional Planning Panel.

The DA will need to be referred to Heritage Council of NSW for assessment as Callan Park landscaping is on the NSW State Heritage Register.

The Part 4 approval process will ensure the community and stakeholders are aware of the upgrade and empowered to have their say.

Council is currently preparing the required documents for the DA and will commence communications with Greater Sydney Parklands to facilitate collaboration for the delivery of the two all-weather Sporting Fields within Callan Park.

The preparation of planning approval documents for the DA and planning approval will occur concurrently with the design development stage.

It is recommended that Inner West Council delegates authority to the General Manager to enter into any required agreements for the above.

Heritage – Callan Park

Callan Park is a state significant site owned by the NSW Government and managed by the Greater Sydney Parklands Authority. Callan Park Conservation Area and Buildings were listed on the NSW State Heritage Register in April 1999.

As the proposed All-Weather fields are being constructed within Callan Park, under the Heritage Act 1977, a section 60 works approval will be required in conjunction with the development application. This application is the pathway for heritage approvals following determination of an integrated development application.

After previous interactions with the Heritage Council, council was advised to consult and engage with them prior to the preparation of any future development applications and section 60 applications for public facilities within Callan Park.

In December 2024 council applied to the Heritage Council to present the All-Weather Sporting field proposal, requesting pre-lodgement comments on the proposed works. On 6 February 2025, Council followed up this request with a letter from Mayor Byrne to the Minister for Environment and Heritage requesting an update on council's request for a pre-lodgement presentation and councils concern that these projects will be unnecessarily delayed without confirmation of a time to brief the Heritage Council. Council received a response to the letter on 28 February 2024 and a meeting has now been scheduled in early April for Council to present the proposal.

Estimated Project Schedule

Milestones	
September 2023– March 2025	Preliminary investigations, draft concept design development and identification of key stakeholders
March 2025	Report to council on concept designs and cost estimate, next steps, and estimated timelines.
April 2025	Presentation to Heritage Council NSW
March 2025 – June 2025	Preparation of Development Application
July 2025	Development Application lodgement
July 2025 – March 2026	Planning Approval - Council has allowed 8 months for the planning approval
July 2025 – March 2026	Detailed design stage
April 2025 – May 2026	Principal Certifier issuing Construction Certificate
March 2026 – May 2026	Construction contractor procurement
June 2026	Construction Tender Recommendation Approval report to June 2026 council meeting
August 2026– March 2027	Construction period
April 2027	Construction completed

The schedule aims to provide the most expeditious schedule as possible, with construction commencing as soon as practical given long lead time items including the approval process. This anticipates construction commencing in August 2026.

Council continues to drive the project with all stakeholders to ensure works are undertaken as expeditiously as possible.

It's worth noting that this timeframe also minimises the impact on the sporting clubs and their winter sports season, and ensures the project is completed prior to the commencement of the 2027 winter sports season.

Balmain District Football Club and Leichhardt Saints have supported construction commencing in early August (Last month of winter sports season) to ensure the project is delivered in time for the commencement of the next winter sports season in April the following year.

Next Steps

Council officers will commence the design development, planning approval and delivery stages. This will include working expeditiously to prepare all the required documentation to submit the development application in July 2025 to ensure the project can be delivered as per the project schedule outlined above.

Council will concurrently present the proposal to Heritage Council NSW for endorsement during the detailed design development stage.

Council will continue to involve the Balmain District Football Club and Leichhardt Saints Football Club during the proceeding stages of the project.

FINANCIAL IMPLICATIONS

Council resolved at its August 2024 meeting to fund the project from the additional \$20 million committed by the NSW Government to Rozelle Parklands and / or providing alternate sporting facilities nearby to the Parklands.

Section 7.11 contributions could potentially be utilised to fund the estimated cost of works as well.

The design consultant provided a cost estimate for the concept designs in the order of \$8,220,000 which includes the All-Weather fields, landscaping and some footpath work. A 20% construction contingency has been applied given the early stage of the design development and based upon the findings of the investigation stage.

WATERFRONT DRIVE ALL-WEATHER FIELD	COST
Design Consultancy Fees & Planning Approval	\$ 150,000
Construction 1 x All-Weather Field & Landscaping	\$3,600,000
20% Project Contingency	\$ 750,000
	\$4,500,000
BALMAIN ROAD ALL-WEATHER FIELD	
Design Consultancy Fees & Planning Approval	\$ 150,000
Construction 1 x All-Weather Field & Landscaping	\$2,950,000
20% Project Contingency	\$ 620,000
	\$3,720,000
TOTAL ESTIMATED PROJECT COST	\$8,220,000

It's worth noting that the Waterfront Drive All-Weather Field cost estimate is higher than the Balmain Road All-Weather Field cost estimate. This is due to the Waterfront Drive field being slightly larger in size than the Balmain Road field and the additional costs associated with the future proofing of the Ausgrid and Sydney Water assets.

The estimated cost is within the available funding envelope. It is recommended to include the required funding for the project as a part of the 2025/26 budget.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 7

Subject: **EXPRESSION OF INTEREST PROCESS FOR THE USE OF THE BASEMENT WITHIN MARRICKVILLE TOWN HALL**

Prepared By: Scott Mullen - Strategic Investments and Property Manager

Authorised By: Ruth Callaghan - Director Community

RECOMMENDATION

That Council endorse the preparation of an Expression of Interest for the use of the basement within Marrickville Town Hall.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

3: Creative communities and a strong economy

EXECUTIVE SUMMARY

The Council has resolved to use Marrickville Town Hall for live music and multicultural performances.

This report sets out the proposed process for preparing an Expression of Interest (EOI) to test the market for operators to manage and program the basement, which will be developed by the Council into a flexible performance space.

The EOI will require that the basement is used in line with Council's cultural and community strategic outcomes. Applicants must propose a management model that meets certain criteria. Both commercial and not-for-profit arts and culture organisations will be encouraged to apply to manage and operate the basement consistent with Council's property management approach.

A Service Level Agreement with the Council will be required for the successful applicant, outlining specific services and responsibilities to ensure the basement is used for community benefit and demonstrates public and cultural value.

The ground level main hall, and the various other rooms on the ground level that are activated as part of the Creative Use of Town Halls project will continue to be managed by Council.

BACKGROUND

Based on learnings from the Creative Use of Council Venues Pilot Program, at the 3 December 2023 meeting, Council resolved to fit out the Marrickville Town Hall basement as a flexible performance space for the local creative industry and community.

As previously resolved by Council, the space will be fitted out as a black-box – a flexible set up common in the creative industry which provides versatility for multipurpose use, including live performance.

At the Council meeting held on 3 December 2024, an update was provided that included a detailed scope of works for the fit out. As significant internal works will be required, a Request for Quotation (RFQ) will have to be developed and put to the market.

Once the RFQ process is complete and a contractor is appointed, construction will take approximately eight weeks. It is envisaged that the entire process may take up to six months.

At the Council meeting held on 3 December 2024, Council resolved the following:

1. *That Council receive and note the report.*
2. *That Council report back in February 2025 with further information about an Expression of Interest process for the use of the basement or other spaces within Marrickville Town Hall as a venue for live music and multicultural performance.*

DISCUSSION

It is proposed that the EOI process for an organisation to manage, operate and program the basement would occur in parallel to the fit out, so that a proponent can be identified, and an agreement can be negotiated so the basement can be occupied and operates as soon as the works are completed.

Overview of this EOI Process

The purpose of this EOI process is to ensure that the basement within Marrickville Town Hall is utilised in ways that align with Council's cultural and community strategic outcomes, while fostering a diverse and accessible range of cultural activities.

The EOI will test the market for interested organisations that can manage the basement as a creative space, overseeing both content and bookings. The successful applicant would aim to attract artists, performers, and cultural organisations to contribute to the vibrancy and inclusivity of the local community through innovative and high-quality programming.

Applicants could be either commercial or not-for-profit organisations, as a single entity or consortia, that can demonstrate an understanding of the needs and aspirations of the Inner West community and meet Council's existing policy requirements in relation to creative use of town halls. Submissions from consortia must nominate a lead organisation with whom a suitable agreement can be negotiated.

It is anticipated that the EOI would be a two stage process that would see successful applicants shortlisted and then invited to submit a further detailed business case.

Interested applicants will outline their interest in operating a performance venue featuring live music and cultural performances and provide a description on the proposed operational model including information on how bookings would be managed and programming content determined as well as how the venue will serve the community through commercial or programming activities.

The Management Model

Once the fit-out is complete the main space in the basement will be a versatile space suitable for intimate gatherings, rehearsals, and smaller-scale performances. There will be a number of other small rooms that can be used for a variety of purposes, including soundproof rooms, as well as toilets and a kitchen.

Applicants would be required to detail the management model that will be used to manage and operate the basement and the successful applicant will be responsible for staffing and all related employment conditions and compliance for operating the spaces. The model should also consider the financial implications of managing and operating the basement.

Eligibility Criteria

To ensure the successful use of the basement aligns with cultural and community strategic outcomes the criteria will include but not be limited to:

- Provide a fair and equitable booking process for creatives to apply to use the basement
- Provide a model that is financially sustainable and follows Council's fees and charges schedule for bookings
- Give priority to Inner West creatives for use of the space
- Applicants will be required to demonstrate suitable experience in delivering similar models
- Applicants will need to demonstrate a strong knowledge of the Inner West creative sector

Shortlisted Proposals

Following the evaluation of the EOI's, Council will then select one or more applicants to progress to the final assessment stage. Applicants will be requested to provide further information to support their proposals and deliver a presentation on how they will deliver the public value for the project.

Following this further evaluation will be undertaken and a successful applicant will be selected to enter into negotiations for the lease and SLA with Council.

Proposed Timeline

The proposed timeline for the EOI process aligns with the estimated completion of the building works and will be approximately six months.

FINANCIAL IMPLICATIONS

The project will be managed and funded by Strategic Investments and Property with a budget of approximately \$654,000 for the 'black box' works, already allocated as per Council resolution.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 8
Subject: EARLY CHILDHOOD EDUCATION WAITLIST FEE
Prepared By: Maria Pappas - Senior Manager Children's Services
Authorised By: Ruth Callaghan - Director Community

RECOMMENDATION

That Council abolish the waitlist fee for Early Childhood Services where applicable.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

This report recommends that the waitlist fee of \$28.00 per child be abolished. The social and administrative benefits outweigh the potential costs and will provide a more positive experience for families, particularly those from vulnerable backgrounds. When offset by annual IT subscription, the anticipated loss in revenue is approximately \$19,000 per annum.

BACKGROUND

At the Council meeting held on 18 February 2025, Council resolved the following:

1. *That council consider abolishing the waitlist fee for inner West Council's Early Education services, including pre-school, early learning centres, family day care and occasional care, as part of the 2025-2026 Fees and Charges policy.*
2. *That council provides a report to the March 2025 Council meeting detailing the potential costs, benefits and consequences of abolishing the fees.*

DISCUSSION

Waitlist applications are currently accepted from the time of confirmation of pregnancy. The Inner West Council waitlist is currently managed via a web-based IT platform 'my waitlist' and can be accessed via Inner West Council's website.

A fee of \$28.00 per child is incurred with each waitlist application to help offset the administrative management of the waitlist and placements. The waitlist does not apply to occasional care.

Across the sector early learning centres often have extensive waitlists due to factors such as population growth, limited places and demand for high quality.

In the Inner West, demand sometimes exceeds supply. The idea of the waitlist fee is that the payment shows a commitment by families that they will take an offered place when it is available. In 2023/24 there were 840 children on the waitlist and 55 were from vulnerable families (e.g. Aboriginal and Torres Strait Islander, living with disability, low income).

Based on 2023/24 actuals, income from the fee was approximately \$25,000. The potential cost of abolishing the fee would be approximately \$27,000 in foregone revenue for 2025/26. However, it would also remove a financial barrier to access. In practice, many vulnerable and low-income families do not place themselves on the list. Many vulnerable families may be on the list but do not end up paying the fee. Instead, they approach services directly via word of mouth, agency referrals or outreach by staff and local family workers. For example, of the 55 vulnerable families on the waitlist in 2023/24 approximately 40 did not pay the fee.

Potential benefits of abolishing the waitlist include:

- Abolishing the waitlist fee will remove a potential barrier to access for lower income and vulnerable families and enhance Council's reputation for equity.
- Without the fee, families are likely to put their child on the waitlist earlier and that will potentially aid in better planning and resource allocation across Council's services.
- If the waitlist is abolished, Council will not have to support/maintain a separate IT platform specifically for the list at an annual cost of \$8,000. It will also reduce staff time on administration.

Potential costs of abolishing the waitlist include:

- Increased demand for available early learning places. This can be mitigated by each service applying existing priority of access guidelines (which is current policy/practice).
- Loss of income to Council of approximately \$27,000 in 2025/26 which is used to offset the cost of service delivery. This would be offset to \$19,000 as a result of not paying the annual \$8,000 for the IT subscription for the waitlist platform.

FINANCIAL IMPLICATIONS

It is anticipated that the potential loss of income in 2025/26 would be \$27,000. However, this would be offset by the \$8,000 annual expense for the IT subscription platform.

The loss of income would be approximately \$19,000.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 9
Subject: LOCAL TRAFFIC COMMITTEE MEETING- 17 FEBRUARY 2025
Prepared By: Manod Wickramasinghe - Traffic and Transport Planning Manager
Authorised By: Ryann Midei - Director Infrastructure

RECOMMENDATION

That Council receive and adopt the recommendations of the Local Traffic Committee meeting held on 17 February 2025.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

2: Liveable, connected neighbourhoods and transport

EXECUTIVE SUMMARY

The February 2025 meeting of the Local Traffic Committee was held at the Ashfield Service Centre and have made recommendations for Council consideration and adoption.

DISCUSSION

The February 2025 meeting of the Local Traffic Committee was held at the Ashfield Service Centre. The minutes of the meeting are shown in *Attachment 1*.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report. Projects proposed for implementation are funded within existing budget allocations.

ITEMS BY WARD –

Ward	Item
Baludarri (Balmain)	Beattie Street at Mullens Street, Balmain - Proposed Raised Pedestrian Crossing
	Renwick Street & Marion Street, Leichhardt - Proposed Intersection Line Marking Upgrades
	Robert Street, Rozelle - Ministry of Sound Traffic Management Plan
	Lilyfield Road, Lilyfield - Bus Zone Removal
	Leichhardt Oval Special Event Parking Scheme 2025
	Proposed Parking Restriction Operational Hours Extension - Rozelle South Precinct
Gulgadya (Leichhardt)	Nil.

Midjuburi (Marrickville)	Lower Railway Parade, Sydenham – Temporary medium-term 12P parking changes during major rail shutdown of T3 line for Sydney Metro Upgrade works
	Charlotte Avenue, Marrickville at Myrtle Street and Victoria Road - Temporary full road closure and temporary regulatory signage changes– Sydney Water sewer upgrade works Marrickville CTMP
	Illawarra Road, Marrickville - Proposed roadside barrier
	182-189 Victoria Road and 28-30 Faversham Street, Marrickville (Wicks Park) - Traffic intersection assessment
	Albermarle Street, Marrickville – Temporary Full Road Closure of Rail Overbridge south of Challis Street - Sydney Metro SWM4 works CTMP
	Goodsell Street, St Peters - Request for an extension to times and days of the existing residential parking scheme
	Temporary No Parking Restrictions proposed on Marrickville Road, Marrickville
Djarrawunang (Ashfield)	Robert Street at Holden Street, Ashfield- New at-grade pedestrian (zebra) crossing- amended plan
Damun (Stanmore)	Brighton Street, Petersham - Heavy Vehicle Access
All Wards	Nil.

ATTACHMENTS

- [1. Local Traffic Committee Meeting - Minutes - 17 February 2025](#)



Local Traffic Committee Meeting
17 February 2025

Minutes of Meeting held on 17 February 2025

Meeting commenced at 11:00 AM

ACKNOWLEDGEMENT OF COUNTRY BY CHAIR

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

Victor Macri	Councillor –Midjuburi - Marrickville Ward (Chair)
Liz Atkins	Councillor – Damun - Stanmore Ward
Bill Holliday	Representative for Kobi Shetty MP, Member for Balmain
Graeme McKay	Representative for Jo Haylen MP, Member for Summer Hill
Miriama Tamata	Representative for Jenny Leong MP, Member for Newtown
Nina Fard	Transport for NSW (TfNSW)

NON VOTING MEMBERS IN ATTENDANCE

Col Jones	Inner West Bicycle Coalition (IWBC)
Michael Takla	Representative for Transit Systems
Nalin Rajapaksha	Representative for U-Go Mobility
Manod Wickramasinghe	IWC's Traffic and Transport Planning Manager
Sunny Jo	IWC's Coordinator Traffic Engineering Services (North)
George Tsaprounis	IWC's Coordinator Traffic Engineering Services (South)
Jason Scoufis	IWC's Coordinator Traffic Investigations & Road Safety
Christy Li	IWC's Business Administration Officer

VISITORS

Robel Chowdhury	TfNSW/Sydney Metro (Item 3)
Nick Windmiller	TfNSW/Sydney Metro (Item 3)
Ahsanul Amin	TfNSW/Sydney Metro (Item 3)
Brendan Russell- Cooper	Public Speaker (Item 13)
Anne-Marie Smith	TfNSW (Item 15)

APOLOGIES:

Nil.

DISCLOSURES OF INTERESTS:

Nil.

CONFIRMATION OF MINUTES

That the Minutes of the Local Traffic Committee held on Monday, 9 December 2024 be confirmed.

MATTERS ARISING FROM COUNCIL'S RESOLUTION OF MINUTES

Nil.

LTC0225(1) Item 1 Lower Railway Parade, Sydenham – Temporary medium-term 12P parking changes during major rail shutdown of T3 line for Sydney Metro Upgrade works (Midjuburi-Marrickville Ward / Summer Hill Electorate / Inner West PAC)

SUMMARY

From Monday 30 September 2024, the T3 Bankstown Line from Sydenham to Bankstown was closed for a 12-month period to enable the final conversion of the 130-year-old line to modern metro standards. A report went to the August 2024 Local Traffic Committee meeting detailing various temporary medium-term parking changes associated with the 12-month T3 shutdown.

Transport for NSW (TfNSW) have notified Council that local businesses along Lower Railway Parade, Sydenham have indicated they are in favour of changing the unrestricted parking in Lower Railway Parade to timed parking to increase availability of spaces for use by customers and employees of the businesses for the remainder of T3 shutdown period.

Specifically, TfNSW is requesting approval for the medium-term conversion of 109 metres (40 parking spaces) 90 degree angled 'unrestricted parking' on the southeast kerb of Lower Railway Parade (between Gleeson Avenue and Marrickville Road) to '12P' restrictions.

Officers Recommendation:

1. That the following temporary medium-term parking / traffic changes be approved:
 - a) Lower Railway Parade (40 parking spaces) - The medium-term conversion of 109 metres (40 parking spaces) 90 degree angled 'unrestricted parking' on the southeast kerb of Lower Railway Parade (between Gleeson Avenue and Marrickville Road) to '12P' restrictions; and
 - b) Temporarily converting Lower Railway Parade into a single direction entry / exit, subject to implementation of the Traffic Management Plan for the proposed access changes.
2. That the cost of all works of the statement and/or reinstatement of any/all signage will be borne by TfNSW.
3. That the applicant and Council Rangers be advised in terms of this report.

DISCUSSION:

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

1. That the following temporary medium-term parking / traffic changes be approved:
 - a) Lower Railway Parade (40 parking spaces) - The medium-term conversion of 109 metres (40 parking spaces) 90 degree angled 'unrestricted parking' on the southeast kerb of Lower Railway Parade (between Gleeson Avenue and Marrickville Road) to '12P' restrictions; and
 - b) Temporarily converting Lower Railway Parade into a single direction entry /

exit, subject to implementation of the Traffic Management Plan for the proposed access changes.

2. That the cost of all works of the statement and/or reinstatement of any/all signage will be borne by TfNSW.
3. That the applicant and Council Rangers be advised in terms of this report.

For Motion: Unanimous

LTC0225(1) Item 2 Charlotte Avenue, Marrickville at Myrtle Street and Victoria Road - Temporary full road closure and temporary regulatory signage changes- Sydney Water sewer upgrade works Marrickville CTMP (Midjumburi-Marrickville Ward / Summer Hill Electorate / Inner West Pac)

SUMMARY

An application has been received from D4C for the temporary full road closure of Charlotte Avenue, Marrickville at its junction with Myrtle Street and Victoria Road, for an approximate 6-month period beginning 1 April 2025 to 1 September 2025 in order to facilitate Sydney Water's sewer upgrade works. As per the supplied Sydney Water sewer upgrade works Marrickville CTMP the road will be temporarily closed to all vehicular traffic and there is a proposed temporary regulatory signage change at the northern end of Charlotte Avenue to facilitate U-turns. It is recommended that the proposed temporary full road closure and temporary signage change be approved, subject to the conditions outlined in this report.

Officers Recommendation:

That the proposed temporary full road closure (ENRC/2024/0069) of Charlotte Avenue, Marrickville at its junction with Myrtle Street and Victoria Road, for an approximate 6-month period beginning from 1 April 2025 to 1 September 2025 be approved, in order to facilitate Sydney Water's sewer upgrade works subject to, but not limited to, the following conditions:

1. A Road Occupancy License be obtained by the applicant from the Transport Management Centre;
2. All affected residents and businesses, including the NSW Police Local Area Commander, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders;
3. The occupation of the road carriageway must not occur until the road has been physically closed; and
4. The applicant is to bear all costs and works associated with the installation/removal of the temporary "No Parking" restrictions at the northern end of Charlotte Avenue, Marrickville.

DISCUSSION:

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That the proposed temporary full road closure (ENRC/2024/0069) of Charlotte Avenue,

Marrickville at its junction with Myrtle Street and Victoria Road, for an approximate 6-month period beginning from 1 April 2025 to 1 September 2025 be approved, in order to facilitate Sydney Water's sewer upgrade works subject to, but not limited to, the following conditions:

1. A Road Occupancy License be obtained by the applicant from the Transport Management Centre;
2. All affected residents and businesses, including the NSW Police Local Area Commander, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders;
3. The occupation of the road carriageway must not occur until the road has been physically closed; and
4. The applicant is to bear all costs and works associated with the installation/removal of the temporary "No Parking" restrictions at the northern end of Charlotte Avenue, Marrickville.

For Motion: Unanimous

LTC0225(1) Item 3 Illawarra Road, Marrickville - Proposed roadside barrier (Midjuburi-Marrickville Ward/Summer Hill Electorate/Inner West PAC)

SUMMARY

This report presents the protective measure works proposed by Sydney Metro as part of the Sydney Metro Southwest project, at the existing bridge on Illawarra Road between Schwebel and Arthur Streets, Marrickville. It outlines the scope of work and the implications to the existing footpath and road.

Officers Recommendation:

That the protective measure works proposed by Sydney Metro as part of the Sydney Metro Southwest project at the existing bridge on Illawarra Road between Schwebel and Arthur Streets, Marrickville be approved including associated amendments to the travel lanes.

DISCUSSION:

Public Speakers Ahsanul Amin, Nick Windmiller and Robel Chowdhury entered the meeting at 11.05am

Mr Windmiller advised that the proposal is to provide bridge and road barriers along the links of the Bankstown Corridor to protect errant vehicles entering the corridor. It was noted that a barrier was required following a risk assessment conducted on Illawarra Road Bridge and the approaches to the bridge. Mr Windmiller advised that Sydney Metro has proposed to build out the footpath 300 millimetres towards the centre of the road (in order to accommodate a barrier) which will result in a 300 millimetres reduction in the northbound lane width. He noted that the proposed changes would have minimal impact on the carriageway as a 3.2m lane would be maintained and that the current footpath widths will be maintained.

Public Speakers Ahsanul Amin, Nick Windmiller and Robel Chowdhury left the meeting at 11.09am

The Representative for Transport for NSW noted that the minimum lane width for buses was 3.2 meters.

The Representative for Transit Systems stated his concerns regarding buses and heavy vehicle side mirrors being swiped as 3.2 metre lane widths on both sides is at the minimum if two larger vehicles were to pass simultaneously.

The Representative for Transport for NSW noted the concerns raised by the Representative for Transit Systems and advised that various options were explored however this was the compromise they had come to noting the limited width available on the bridge.

Council Officers noted that in the original proposal, the footpath was to be narrowed to 1.5 metres to allow for the road barriers to be installed, however, this is substandard for the amount of pedestrians expected to use the footpath on the bridge and would be insufficient for higher numbers of pedestrians to pass each other in comfort and therefore the design was amended to the current width (1.8 meters) which is the minimum acceptable width for this footpath.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That the protective measure works proposed by Sydney Metro as part of the Sydney Metro Southwest project at the existing bridge on Illawarra Road between Schwebel and Arthur Streets, Marrickville be approved including associated amendments to the travel lanes.

For Motion: Unanimous

LTC0225(1) Item 4 182-189 Victoria Road and 28-30 Faversham Street, Marrickville (Wicks Park) - Traffic intersection assessment (Midjuburi-Marrickville Ward/Summer Hill Electorate/Inner West PAC)

SUMMARY

This report outlines the traffic intersection assessment at Victoria Road and the private access road of Wicks Place, Marrickville. The assessment found low right turning volumes and low levels of queuing at this intersection and no further right turn restrictions are necessary at this stage.

Officers Recommendation:

That no further right turn restrictions outside the current morning peak period (7am-9.30am Mon-Fri) be implemented from Victoria Road into the private road at Wicks Place.

DISCUSSION:

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That no further right turn restrictions outside the current morning peak period (7am-9.30am Mon-Fri) be implemented from Victoria Road into the private road at Wicks

Place.

For Motion: Unanimous

LTC0225(1) Item 5 Albermarle Street, Marrickville – Temporary Full Road Closure of Rail Overbridge south of Challis Street - Sydney Metro SWM4 works CTMP (Midjumburi-Marrickville Ward / Summer Hill Electorate / Inner West Pac)

SUMMARY

An application has been received from Martinus on behalf of Sydney Metro (SWM4) for the temporary full road closure of the rail over bridge on Albermarle Street just south of Challis Avenue, Marrickville for a 56-hour period in alignment with Rail Possession Weekend 39, occurring from Friday 28th March to Monday 31st March 2025. It is recommended that the proposed temporary full road closure be approved, subject to the conditions outlined in this report.

Officers Recommendation:

That the proposed temporary full road closure of Albermarle Street (between Challis Avenue and Kays Avenue East), Marrickville for a 56-hour period in alignment with Rail Possession occurring from Friday, 28th March to Monday, 31st March.2025 (contingency period of two weeks) be approved, in order to carry out errant and hostile vehicle mitigation works on the Rail Overbridge subject to, but not limited to, the following conditions:

1. A Road Occupancy License be obtained by the applicant from the Transport Management Centre;
2. All affected residents and businesses, including the NSW Police Local Area Commander, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders; and
3. 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 Albermarle Street (between Challis Avenue and Kays Avenue East), Marrickville for a 56-hour period in alignment with Rail Possession occurring from Friday, 28th March to Monday, 31st March.2025 (contingency period of two weeks) be approved, in order to carry out errant and hostile vehicle mitigation works on the Rail Overbridge subject to, but not limited to, the following conditions:

1. A Road Occupancy License be obtained by the applicant from the Transport Management Centre;
2. All affected residents and businesses, including the NSW Police Local Area Commander, Fire & Rescue NSW and the NSW Ambulance Services be notified in

writing, by the applicant, of the proposed temporary road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders; and

3. The occupation of the road carriageway must not occur until the road has been physically closed.

For Motion: Unanimous

LTC0225(1) Item 6 Beattie Street at Mullens Street, Balmain - Proposed Raised Pedestrian Crossing (Baludarri-Balmain Ward/Balmain Electorate/Leichhardt PAC)

SUMMARY

Council is planning to improve safety in Beattie Street, Balmain by constructing a raised pedestrian crossing west of Mullens and Montague Streets to replace two existing kerb ramps. The proposal aims to improve pedestrian and motorist safety by better defining safe pedestrian crossing points and addresses pedestrian safety and driver behaviour at this location.

This project is one of the recommendations from the Balmain Local Area Traffic Management (LATM) study adopted by Council on 10 October 2023.

The proposal will require a new 'No Stopping' sign to be installed in Beattie Street on the south side of the new raised pedestrian crossing as per attached plan. This will result in the loss of one (1) on street parking space in Beattie Street.

Officers Recommendation:

That the attached detailed design plan (Design Plan No.10321-A) for the proposed new raised pedestrian crossing on Beattie Street west of Mullens Street, Balmain be approved.

DISCUSSION:

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That the attached detailed design plan (Design Plan No.10321-A) for the proposed new raised pedestrian crossing on Beattie Street west of Mullens Street, Balmain be approved.

For Motion: Unanimous

LTC0225(1) Item 7 Renwick Street & Marion Street, Leichhardt - Proposed Intersection Line Marking Upgrades (Baludarri-Balmain Ward/Balmain Electorate/Leichhardt PAC)

SUMMARY

This report outlines safety concerns raised by residents at the intersection of Renwick Street and Marion Street, Leichhardt. A high volume of parents, students and children can be

observed by the public using this crossing point due to the proximity of the childcare and public school. A review has been undertaken and proposes to upgrade the existing line marking at the intersection, which improves driver visibility and clarity for pedestrians and vehicle movements at this intersection.

Officers Recommendation:

That the proposed intersection line marking upgrades at the Renwick Street and Marion Street, Leichhardt intersection shown in *Attachment 1* be approved.

DISCUSSION:

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That the proposed intersection line marking upgrades at the Renwick Street and Marion Street, Leichhardt intersection shown in *Attachment 1* be approved.

For Motion: Unanimous

LTC0225(1) Item 8 Robert Street, Rozelle - Ministry of Sound Traffic Management Plan (Baludarri-Balmain Ward/Balmain Electorate/Leichhardt PAC)

SUMMARY

Ministry of Sound 2025 event is scheduled to take place at White Bay Power Station (WBPS) on Roberts Street Rozelle, which will host a music party on four separate dates Fridays and Saturdays 4-5 April, and 11-12 April 2025.

The Traffic Management Plan (TMP) was prepared and aims to provide safe pedestrian access routes to the site through a proposed pedestrian crossing point in Robert Street, pick-up and drop-off zone for private vehicles and taxis along Robert Street and Mullens Street.

Officers Recommendation:

That the Traffic Management Plan (TMP) for Ministry of Sound 2025 at the White Bay Power Station proposed on 4-5 April and 11-12 April 2025 be approved subject to the following conditions:

- a) the event organisers notify the community including residents and businesses of the proposed event, changes to traffic and parking in the area;
- b) road closures are only implemented by order of NSW police to ensure public safety during event egress;
- c) all barricades and necessary signposting shall be provided by the event organisers and maintained during the period of the event by TfNSW-accredited marshals, or Police engaged by the applicant;
- d) all traffic control facilities are to be installed in accordance with Australian Standard 1742.3;
- e) the event organiser shall indemnify Inner West Council against all claims for damage or injury that may result from the activity or occupation of part of the public way during the activity. The event organiser must provide documentary evidence of public risk insurance cover of at least \$20,000,000 indemnifying Council; and
- f) the event organiser shall be responsible for the reimbursement for the cost of repair of any damage caused to the public way, or as a result of the activities.

DISCUSSION:

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That the Traffic Management Plan (TMP) for Ministry of Sound 2025 at the White Bay Power Station proposed on 4-5 April and 11-12 April 2025 be approved subject to the following conditions:

- a) the event organisers notify the community including residents and businesses of the proposed event, changes to traffic and parking in the area;
- b) road closures are only implemented by order of NSW police to ensure public safety during event egress;
- c) all barricades and necessary signposting shall be provided by the event organisers and maintained during the period of the event by TfNSW-accredited marshals, or Police engaged by the applicant;
- d) all traffic control facilities are to be installed in accordance with Australian Standard 1742.3;
- e) the event organiser shall indemnify Inner West Council against all claims for damage or injury that may result from the activity or occupation of part of the public way during the activity. The event organiser must provide documentary evidence of public risk insurance cover of at least \$20,000,000 indemnifying Council; and
- f) the event organiser shall be responsible for the reimbursement for the cost of repair of any damage caused to the public way, or as a result of the activities.

For Motion: Unanimous

LTC0225(1) Item 9 Lilyfield Road, Lilyfield - Bus Zone Removal (Baludarri-Balmain Ward/Balmain Electorate/Leichhardt PAC)

SUMMARY

Council has been advised that the two Bus Stops in Lilyfield Road between Perry Lane and Rayner Street are now redundant due to revised bus routes in the area. As these stops are no longer operational, it is proposed that the Bus Zones be removed and reinstated as unrestricted parking.

Officers Recommendation:

That removal of the existing Bus Zones on Lilyfield Road, in front of No.147 and No.158 Lilyfield Road, Lilyfield be approved.

DISCUSSION:

The Representative for Transit Systems advised that the Bus Stop J-stems have been removed.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That removal of the existing Bus Zones on Lilyfield Road, in front of No.147 and



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No.158 Lilyfield Road, Lilyfield be approved.

For Motion: Unanimous

LTC0225(1) Item 10 Robert Street at Holden Street, Ashfield- New at-grade pedestrian (zebra) crossing- amended plan (Djarrawunang-Ashfield Ward/Summer Hill Electorate/Burwood PAC)

SUMMARY

Council at its meeting on the 18 March 2024 (through its Traffic Committee 11 December 2023) approved in principle a series of proposed pedestrian (zebra) crossings and kerb extension treatments (under concept) with other auxiliary works (relocation of bus stops, inclusion of raised platform thresholds) for improved pedestrian and road safety around and near to the Cardinal Freeman (Retirement) Village, Ashfield.

This report describes and shows the amended detailed design plan of one of the proposed treatments involving the placing of a pedestrian (zebra) crossing in Robert Street, at the intersection of Holden Street, Ashfield. This work is programmed and envisaged to be constructed in the 2025/2026 financial year, subject to funding.

Officers Recommendation:

That the detailed amended design plan (10302-A) for a proposed new at-grade pedestrian (zebra) crossing in Robert Street at its intersection with Holden Street, Ashfield, with associated signs and line marking (as shown in Attachment 1) be approved.

DISCUSSION:

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That the detailed amended design plan (10302-A) for a proposed new at-grade pedestrian (zebra) crossing in Robert Street at its intersection with Holden Street, Ashfield, with associated signs and line marking (as shown in Attachment 1) be approved.

For Motion: Unanimous

LTC0225(1) Item 11 Goodsell Street, St Peters - Request for an extension to times and days of the existing residential parking scheme (Midjuburi - Marrickville Ward / Heffron Electorate / Inner West PAC)

SUMMARY

A petition has been received from 41 residents of Goodsell Street, St Peters for an extension to times and days of the existing Resident Parking Scheme (RPS) in their street. Concerns were also raised with possible greater demands for parking in the area after current Camdenville Oval Upgrade works are completed.

This report provides the results of the recent resident parking scheme investigation in Goodsell Street, St Peters and recommends the modification of existing resident parking

Attachment 1



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restrictions from '2P 8.30am-6pm Mon-Fri, Permit Holders Excepted Area M12' to a combination of '2P 8am-10pm, Permit Holders Excepted Area M12', '2P 8am to 10pm Mon-Fri, Permit Holders Excepted Area M12' and '2P 8am-6pm Mon-Fri, Permit Holders Excepted Area M12'.

Officers Recommendation:

1. That the existing '2P 8.30am-6pm Mon-Fri', Permit Holders Excepted Area M12' resident parking restrictions on the northern side of Goodsell Street between Council Street and the units at no. 1 Goodsell Street be amended to '2P 8am to 10pm, Permit Holders Excepted Area M12' to provide all week parking opportunities for local residents.
2. That the existing '2P 8.30am-6pm Mon-Fri', Permit Holders Excepted Area M12' resident parking restrictions on the southern side of Goodsell Street between Council Street and May Lane be amended to '2P 8am to 10pm Mon-Fri, Permit Holders Excepted Area M12' to provide weekday parking opportunities for local residents and to provide opportunities for other users of local facilities as well.
3. That the '2P 8.30am-6pm Mon-Fri, Permit Holders Excepted Area M12' parking adjacent to no. 1 Goodsell Street to be amended to '2P 8am-6pm Mon-Fri, Permit Holders Excepted Area M12'.

DISCUSSION:

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

1. That the existing '2P 8.30am-6pm Mon-Fri', Permit Holders Excepted Area M12' resident parking restrictions on the northern side of Goodsell Street between Council Street and the units at no. 1 Goodsell Street be amended to '2P 8am to 10pm, Permit Holders Excepted Area M12' to provide all week parking opportunities for local residents.
2. That the existing '2P 8.30am-6pm Mon-Fri', Permit Holders Excepted Area M12' resident parking restrictions on the southern side of Goodsell Street between Council Street and May Lane be amended to '2P 8am to 10pm Mon-Fri, Permit Holders Excepted Area M12' to provide weekday parking opportunities for local residents and to provide opportunities for other users of local facilities as well.
3. That the '2P 8.30am-6pm Mon-Fri, Permit Holders Excepted Area M12' parking adjacent to no. 1 Goodsell Street to be amended to '2P 8am-6pm Mon-Fri, Permit Holders Excepted Area M12'.

For Motion: Unanimous

LTC0225(1) Item 12 Leichhardt Oval Special Event Parking Scheme 2025 (Baludarri-Balmain Ward/Balmain Electorate/Leichhardt PAC)

SUMMARY

The existing signs on streets surrounding Leichhardt Oval that read '1P during sporting fixtures at Leichhardt Oval, Authorised Residents Vehicles Excepted Area LY', are being replaced with '1P Special Events Permit Holders Excepted Area SE' restrictions, in order to update the signs to the latest TfNSW requirements.



Officers Recommendation:

That the Special Event Parking Scheme (SE) in the roads surrounding Leichhardt Oval be activated for the following three days during the times of 12:00 pm – 8:00pm for NRL Fixtures in 2025:

- a) Sunday 27 April 2025;
- b) Sunday 20 July 2025; and
- c) Sunday 24 August 2025.

DISCUSSION:

Councillor Atkins questioned whether residents with permits will still be able to park in the surrounding area during the Special Event Parking Scheme.

Council Officers advised residents with permits will still be able to park in the area during the Special Event Parking Scheme.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That the Special Event Parking Scheme (SE) in the roads surrounding Leichhardt Oval be activated for the following three days during the times of 12:00 pm – 8:00pm for NRL Fixtures in 2025:

- a) Sunday 27 April 2025;
- b) Sunday 20 July 2025; and
- c) Sunday 24 August 2025.

For Motion: Unanimous

LTC0225(1) Item 13 Proposed Parking Restriction Operational Hours Extension - Rozelle South Precinct (Baludarri-Balmain Ward/ Balmain Electorate/ Leichhardt PAC)

SUMMARY

This report outlines the results of the Community Engagement undertaken regarding changes to the existing resident parking scheme operational hours in Rozelle South precinct as shown in Figure 1 below.

Officers Recommendation:

That the existing parking restriction in the Rozelle South precinct currently signposted as '2P 8am-8pm Area R1 Permit Holder Excepted', '2P 8am-6pm Mon-Fri Area R1 Permit Holder Excepted' and '2P 8am-10pm Mon-Fri Area R1 Permit Holder Excepted' be changed to '2P 8am-10pm Area R1 Permit Holder Excepted' on the following streets:

- Evans Street between Denison Street and Victoria Road
- Catherine Street
- Keniff Street
- Elizabeth Street
- Prince Street
- Gordon Street between Lilyfield Road and Victoria Road
- Maney Street
- Graham Street

- Quirk Street
- Hornsey Street
- Burt Street between No.30 and Gordon Street
- Lilyfield Road between No.65 and Victoria Road

DISCUSSION:

Public Speaker Brendan Russell-Cooper entered the meeting at 11.10am

Mr Russell-Cooper raised concerns for the proposed recommendation noting that removal of parking on both sides of Charlotte Street and the growth of Totti's restaurant has made it difficult for residents to find parking near their homes. Mr Russell-Cooper noted that this causes difficulties when he goes grocery shopping and often times he would decide not to go out as he would be left with nowhere to park when he returns. Mr Russell-Cooper advised that he has a visitors permit however often his visitors can rarely find a spot to park. Mr Russell-Cooper advised that the Rozelle South Parking Precinct consisting of parking zones 'R1' and 'R2' and noted that the response to the proposal from the Rozelle South parking precinct was 67% in favour of the changes and one of the reasons Council decided to pursue these changes. Mr Russell-Cooper noted that the votes from the 'R2' residents may have favourably skewed the results for the overall precinct and requested that the Committee review what percentage was in favour of the changes in the 'R1' zone. Mr Russell-Cooper suggested that Council consider reinstating parking on both side of Charlotte Street if the proposal were to go ahead and noted that both sides of Elizabeth Street which has the same width of Charlotte Street at its narrowest point allows for parking on both sides of the street. Mr Russell-Cooper requested that more consideration be given to how residents can cope with the potential issues if the recommendation is adopted.

Public Speaker Brendan Russell-Cooper left the meeting at 11.15am

Council Officers advised that in relation to Mr Russell-Coopers query regarding the survey results, area 'R2' had a support rate of 74% noting 27 responses with 20 in support and the area 'R1' had a 58% support rate with 15 responses and 8 in support of the proposal.

Council Officers noted that the intention of the restrictions was to further restrict both people working and visiting Totti's restaurant from parking for extended periods of time. It was noted that currently the restrictions conclude at 8pm meaning people without permit can park in the area from 6pm as it becomes unrestricted parking from 8pm onwards. Council Officers noted that by increasing the restrictions, it limits parking for Totti's patrons to 2 hours and is in line with the resident parking schemes in Balmain and Rozelle.

Council Officers noted that 'No Parking' restrictions were put into Charlotte Street as residents with properties with off-street parking that back onto Charlotte Street often had difficulties accessing their driveways when cars were parked on the adjacent footpath.

The Representative for the Member of Summer Hill noted that there was not a significant response rate from the residents and questioned if this could be trialled and reviewed over a 12-month period to assess the outcome of the implemented restrictions.

Council Officers noted that in a new Resident Parking Scheme investigation, Council seeks a 60% support rate and a 30% response rate, however, as there was already an existing scheme and there was a minor amendment in the proposed restrictions, Council did not advise residents that this specific support rate was required for changes to be implemented. Council Officers noted that although the response rate was not high, there were also few submissions opposing the restrictions. Council Officers also noted that this investigation commenced as an action following an on-site meeting with approx. 50 residents, Totti's management and the Mayor requesting an increase in restrictions.

Council Officers tabled additional correspondence sent by residents. Council Officers noted that one resident was not against the recommendation but raised concerns regarding the effectiveness of the current proposal. The resident questioned whether the extension of restrictions would translate into more frequent patrols during key hours of 6-9pm evenings and if 1P parking had been considered as this would disincentivise patrons from driving and encouraging the use of public transport taxis and Ubers, improving existing parking issues in the area.

Council Officers tabled in correspondence from a resident advising they were opposed to the recommendation stating that patrons often abuse the 2-hour parking preventing residents from being able to park near their homes. The resident also noted that the Totti's website mentions that there is 'plenty of street parking in the local area' when that was not the case. The resident noted concerns regarding numerous car accidents and incidents of drunk driving from patrons in the area causing damage to residents' vehicles and that lack of parking near their homes translated to difficulty unloading items from their vehicles and potential safety issues for residents with young children.

Council Officers advised that they had contacted Merivale and have requested to have the website amended to advise there was limited parking in the area and encourage to take public transport. Council Officers confirmed the website has been updated to reflect the correct information.

Council Officers tabled correspondence from another resident noting that the impact of parking has increased markedly due to the opening of Rozelle Parklands, events at the White Bay Power Station and since the opening of a theatre on Gordon Street. The resident noted that traffic survey was conducted leading up to Christmas and the holidays and that timing of the surveys would have affected the results of the surveys. The resident requested for parking restrictions to be extended from 8am to 10pm as per the other streets in the local area.

The Chair requested that the recommendation be amended so that a review be undertaken in 12 months' time to assess the outcome of the implemented parking restrictions.

The Committee members agreed with the amended recommendation.

COMMITTEE RECOMMENDATION:

1. That the existing parking restriction in the Rozelle South precinct currently signposted as '2P 8am-8pm Area R1 Permit Holder Excepted', '2P 8am-6pm Mon-Fri Area R1 Permit Holder Excepted' and '2P 8am-10pm Mon-Fri Area R1 Permit Holder Excepted' be changed to '2P 8am-10pm Area R1 Permit Holder Excepted' on the following streets:
 - Evans Street between Denison Street and Victoria Road
 - Catherine Street
 - Keniff Street
 - Elizabeth Street
 - Prince Street
 - Gordon Street between Lilyfield Road and Victoria Road
 - Maney Street
 - Graham Street
 - Quirk Street
 - Hornsey Street
 - Burt Street between No.30 and Gordon Street
 - Lilyfield Road between No.65 and Victoria Road

2. That a 12 month post implementation review be undertaken in the Rozelle South precinct after the implementation of the parking restrictions.

For Motion: Unanimous

LTC0225(1) Item 14 Brighton Street, Petersham - Heavy Vehicle Access (Damun - Stanmore Ward/ Newtown Electorate/ Inner West PAC)

SUMMARY

Council at its meeting held on 3 September 2024 considered a Notice of Motion regarding Pedestrian Safety on Brighton Street, Petersham and resolved to write to Transport for NSW seeking advice on how existing heavy vehicle restrictions on Brighton Street can be better enforced and what other measures Council can take to deter heavy vehicle through access. This report summaries advice from Transport for NSW, Council's Regulatory Services team and provides an update on capital works.

Officers Recommendation:

That the report be received and noted.

DISCUSSION:

Councillor Atkins noted that the report was great and questioned if there would be a possibility of changing Brighton Street from 'Priority B' in the Inner West @ 40 implementation to 'Priority A.'

Council Officers advised that as part of the Inner West @ 40 study, the LGA had been broken up into different priorities with Newtown, Marrickville and Enmore being in 'Priority A' with intention to expand so that there are no gaps between areas of implementation subject to funding availability.

The Committee members agreed with the Officer's recommendation.

COMMITTEE RECOMMENDATION:

That the report be received and noted.

For Motion: Unanimous

LTC0225(1) Item 15 Temporary No Parking Restrictions proposed on Marrickville Road, Marrickville (Midjumburi-Marrickville Ward/Summer Hill Electorate/Inner West PAC)

SUMMARY

Transport for NSW (Transport) has identified increased traffic congestion westbound on Marrickville Road caused by vehicles turning right into Silver Street at an unsignalised filter turn.

Transport proposes to introduce temporary parking restrictions during weekday AM peak times to reduce congestion on Marrickville Road, improve bus reliability and journey times

and make right turns into Silver Street safer and more efficient.

Officers Recommendation:

That temporary 'Keep Clear' linemarking be introduced on Marrickville Road at Silver Street (eastbound lane) and 'No Parking 6am-10am Mon-Fri' restrictions be introduced on Marrickville Road, opposite Silver Street replacing 4x 1/4P restrictions, to reduce congestion on Marrickville Road, improve bus reliability and journey times and make right turns into Silver Street safer and more efficient.

DISCUSSION:

Public Speaker Anne-Marie Smith entered the meeting at 11.16am

Ms Smith advised that Transport for NSW had a SCATS (Sydney Coordinated Adaptive Traffic System) SME (Subject Matter Expert) who has observed traffic flows in the Inner West and has noticed issues with vehicles turning right into silver street from Marrickville Road blocking through traffic. It was noted that the quarter hour parking spaces on Marrickville Road, opposite Silver Street causes congestion on Marrickville Road as it prevents vehicles from going around cars that are queued to turn right into Silver Street. Ms Smith advised that there were 2 options which were reviewed to treat the issue, one was to restrict quarter hour parking and the other was to ban the right turn onto Silver Street. It was noted that banning the right turn onto Silver Street would inconvenience residents living in the area so restricting the quarter hour parking during morning peak hours was the preferred option. It was noted that in the traffic survey conducted, there is high traffic flow from 6am in the morning through to 9pm in the evening, however, the highest combined traffic flow in both directions coincides predominantly in the morning peak, which is the reason as to the 'No Parking' restrictions being proposed during morning peak times. Ms Smith advised that the Community and Place team within Transport for NSW were engaged to consult with the nearby businesses through doorknocking and letter box drops and noted 9 written submissions from the community ranging from neutral to supportive of improving the traffic flow in the area.

The Chair noted that Garners Avenue and Frampton Avenue experience similar issues as the intersection of Marrickville Road and Silver Street from his observations and questioned why the treatment options were only considered for Silver Street as Garners Avenue experiences more issues due to there being a public carpark located on that street. The Chair also stated that he had spoken to some businesses nearby and was advised that the businesses had not been consulted nor received any flyers regarding the proposal.

The Representative for the Inner Bicycle Coalition questioned what provisions were going to be made for the removal of quarter hour parking between 6am and 10am. Ms Smith advised that there were no alternative arrangements for the quarter hour parking spaces and noted that the survey/ camera observations conducted on the quarter hour parking spaces showed cars parking in those spots for over 15 minutes and that the spaces were not being utilised as they were intended for.

The Chair noted it may be better to place 'Keep Clear' signage and markings at the intersection of Marrickville Road with Garners Avenue, Frampton Avenue and Silver Street and do a review after implementation to see if that alleviates the traffic issues. Ms Smith noted that the issue they are specifically trying to address is vehicles not being able to pass the vehicle wishing to turn right as this ultimately blocks the traffic flow.

Public Speaker Anne-Marie Smith left the meeting at 11.30am

The Chair advised the committee members he was not convinced that this was the best

solution to address the issues on Marrickville Road and noted that treating other surrounding streets in the area such as Garners Avenue may have a potentially have a bigger impact than treating Silver Street alone.

Council Officers noted that they had expressed similar concerns to the project manager and noted from the surveys conducted that the quarter hour parking spots were typically occupied. Council Officers noted that they could not see any major benefits to Marrickville Road if only one intersection was treated.

The Representative for Transport for NSW suggested the possibility of reducing the proposed hours to 6am to 9am to benefit the local businesses and trial it for 6 months instead of the 12 months.

Council Officers suggested to defer the item so that Transport for NSW have more time to develop alternate proposal(s) for consideration.

The Chair and majority of Committee members agreed with the amended recommendation.

COMMITTEE RECOMMENDATION:

That the proposed parking and linemarking changes at the intersection of Marrickville Road and Silver Street, Marrickville be deferred for further investigation.

For Motion: Council and Representative for Summer Hill

Against Motion: Transport for NSW

General Business

Item 16- Request for Parking Patrols near Wilkins Public school and 'No Parking' signs.

The Representative for the Member of Newtown noted that a resident had written into Jenny Leong's office requesting for parking patrols to take place near Wilkins Public school as there were multiple instances of illegal parking. The Representative for the Member of Newtown requested that Council amend the speed limit in Bay Lane to 40km/h as well as install 'No Parking' signs on the corner of Coronation Avenue and Rose Street as well as on Rose Street and Bay Lane.

Council Officers requested that the Representative for the Member of Newtown forward the correspondence to Council so the relevant team can investigate and advise the resident of the outcome.

Item 17- Pedestrian Safety on Railway Terrace and West Street, Lewisham

The Representative for the Member of Newtown advised a resident had concerns regarding the pedestrian safety at the intersection of Railway Terrace and West Street, Lewisham. The Representative for the Member of Newtown noted that in 2022 the Roads Minister advised that best option would be to widen the pathways. The Representative for the Member of Newtown also suggested the potential of a scramble crossing at the intersection may help alleviate the issues at this intersection.

Council Officers advised that they had previously met with Transport for NSW and the school and discussed the potential of a scramble crossing. Council Officers noted that they had

received written correspondence that a scramble crossing was not supported.

The Representative for Transport for NSW advised that there is a new program called 'Safer Routes to School' and that the program has been looking at the crossing to Petersham Public School as well the intersection of Railway Terrace and West Street, Lewisham in more detail. It was noted that a road safety assessment on the intersection has been completed and is to be reviewed and discussed with Council.

Item 18- Onsite Meeting for Parking issues around Carrington Road, Marrickville

The Chair questioned when the onsite meeting to discuss the parking issues around Carrington Road, Marrickville will be held. Council Officers advised that no date has been set as of yet, but they are planning on having the meeting within the next month.

Item 19- Request for timed parking in Gerald Street, Marrickville

The Chair raised concerns regarding commuters parking in Gerald Street, Marrickville making it difficult for residents and nearby businesses to find parking nearby. The Chair requested that Council investigate restricted parking in Gerald Street.

Item 20- Pedestrian Safety at the intersection of Smith Street and Victoria Road, Marrickville

The Chair raised concerns regarding pedestrian safety at the intersection of Smith Street and Victoria Road, Marrickville advising that due to the footpaths being wide apart, when vehicles travel down that road, pedestrians are often blindsided and stuck in the middle of the road. The Chair requested that Council investigate ways to improve pedestrian safety at the intersection of Smith Street and Victoria Road, Marrickville.

Item 21- Review of Shared Path signage along West Street, Petersham

The Representative for the Inner West Bicycle Coalition requested that the 'Shared Path' signage along West Street, Petersham be reviewed as there seems to be missing signs along the path. Council Officers advised that West Street is not currently a Shared Path, but Council is currently working on the design for the West Street Cycleway which will review this matter

Item 22- Safety of pedestrians when moving from the new bus stops on Edinburgh Road to Marrickville Metro

Council Officers raised concerns regarding pedestrian movements outside of Marrickville Metro due to pedestrians being dropped off on the south side of Edinburgh Road and crossing the road near the new roundabout to access Marrickville Metro. It was noted that there was a new bus stop on Edinburgh Road on both the north and south side of the street. It was noted that buses pull into the southern bus stop, drop off passengers and then undertake a U-turn at the roundabout to pick up passengers on the north side before departing. Council officers asked why pedestrians were not dropped off on the north side of Edinburgh Road which would remove the conflict with pedestrians wanting to cross the road to get to Marrickville Metro which is the primary pedestrian generator in the area. Council Officers wanted to get clarification as to what the intended design was for that drop off.

The Representative for Transport for NSW advised she will pass on the query to the relevant team for review.

Item 23- Review of vegetation on the roundabout at the corner of Ramsay Street and St Davids Road, Haberfield

The Representative for the Member of Summer Hill raised concerns regarding the vegetation on the roundabout at the corner of Ramsay Street and St Davids Road, Haberfield advising the vegetation on the roundabout impedes the sightlines of oncoming vehicles using the roundabout. Council officers advised that this can be investigated.

Item 23- Road condition of Ramsay Street, Haberfield

The Representative for the Member of Summer Hill raised the road condition on Ramsay Street, Haberfield near Ocean Foods restaurant noting that due to the repeated rain over the past weeks, the roadway has subsided. The Representative for the Member of Summer Hill noted that the road was re-patched recently but advised the whole road should be reviewed as there may be leakages in the water pipes underneath the road causing erosion. Council Officers advised that Council's drainage team are currently investigating this issue.

Meeting closed at 12.38 pm.

CHAIR

Councillor Macri

Item No: C0325(1) Item 10
Subject: POST EXHIBITION - PROPOSAL FOR AN OFF LEASH AREA FOR COMPANION ANIMALS AT STEEL PARK
Prepared By: Aaron Callaghan - Parks Planning and Ecology Manager
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

1. That Council adopt a new off-leash area at Steel Park for smaller dogs (under 10kg) as highlighted in *Figure 1.2* of the report.
2. That upon the establishment of the new off-leash area at Steel Park, Council undertake a compliance and educational program at both Steel Park and Mahoney Reserve in relation to regulations pertaining to off-leash usage.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 2: Liveable, connected neighbourhoods and transport
- 3: Creative communities and a strong economy
- 4: Healthy, resilient and caring communities
- 5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

This report outlines the outcomes of community engagement in relation to the proposal for the introduction of a dog off-leash area in Steel Park, Marrickville, in response to a community petition requesting formalisation of the local community's long-term use of this area.

BACKGROUND

At the Council meeting held on 25 June 2024, Council resolved the following in part:

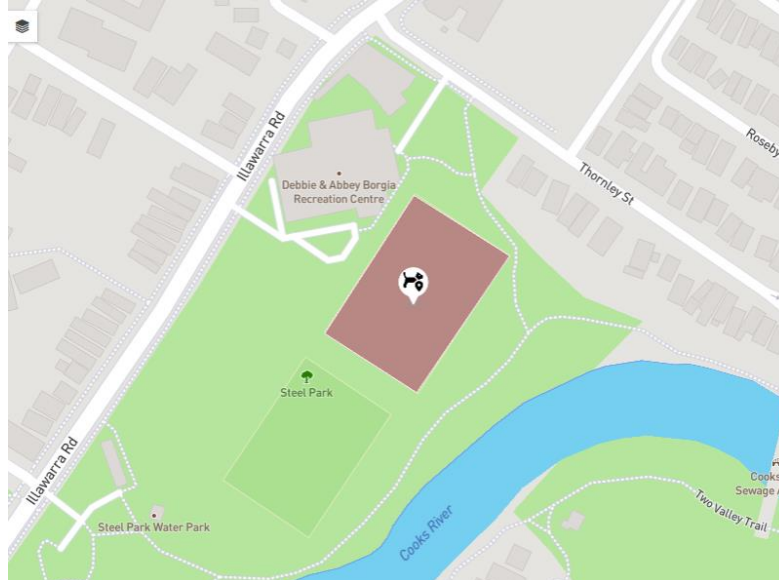
1. *That Council undertake community engagement on the introduction of a dog off-leash area in Steel Park, Marrickville, in response to a community petition requesting formalisation of the local community's long-term use of this area in this manner, and that this consultation include the PCYC and sporting clubs that utilise Steel Park. The area is bounded by the Marrickville PCYC, the carpark and Thornley Street.*

The proposal for an off-leash area within Steel Park was developed taking into account the existing users and with respect to minimising increased Council maintenance requirements associated with such use. The proposal as consulted with the community was as follows:

1. Dogs are allowed off-leash on field number 2 only (northern field adjacent to PCYC (refer fig 1.0 below)
2. Dogs are allowed off-leash at all times except when organised sporting games, training and events are on at any field

3. That in the event this dog off-leash area is formalised, further consultation around the dog off-leash arrangements at Mahoney Reserve will take place, with a focus on additional education for dog owners using the park.

Figure 1.0 – Community Engagement -Proposed Off-Leash Area Steel Park



DISCUSSION

From 9 September to 27 October 2024, the community was invited to provide feedback on a proposal for the creation of a dog off-leash area at Steel Park in Marrickville. Engagement was undertaken via Council's Your Say Project Page with local residents and park users notified through postal flyers and also through the presence of corflute posters in the park. In addition, onsite community engagement was held at Steel Park on Saturday 26 October 2024.

The full results of the community engagement process can be accessed in *Attachment 1*. During the engagement period, 1,048 people visited the Your Say project page. A total of 142 individuals and 2 organisations provided feedback, including 129 responses to the online survey, 9 email responses, 3 in-person responses, 1 letter, and 1 phone call response.

A total of 12 people attended the drop-in engagement session held at Steel Park on Saturday 26 October 2024. In Summary the majority of respondents (62%), supported the proposal for an off-leash area, a total of 34% of respondents did not support the proposal and 4% were unsure.

In addition to the Your Say Survey, a number of email submissions were also received from community members. These submissions are provided in *Attachment 2*. A Council officer response to the issues raised is also provided.

Parks Planning Recommendations

While acknowledging the community support for dogs off-leash at Steel Park, Council officers are recommending the development of a fully fenced off-leash area for small dogs (under 10kg) in the area of the parkland between Thornley Street and the Steel Park car park area. The area in question is highlighted in Fig 1.2 below.



Fig 1.2 Proposed Fenced Companion Animal Exercise Area for Smaller Dogs (under 10kg)

The rationale for this recommendation is summarised as follows:

- There is already a major off-leash area for dogs of all sizes provided at Mahoney Reserve (less than 400m from Thornley Street)
- Council has an acute shortage of sporting grounds in the local government area and maintaining a good turf surface throughout the sporting season is becoming increasingly challenging with additional sporting and community access demands.
- Safe access for local school groups needs to be maintained and it is acknowledged that Steel Park is a community hub which supports community, cultural, sporting and educational use.

FINANCIAL IMPLICATIONS

New mapping and ordinance signage for Steel Park is recommended at a cost of \$800.00. Fencing works are estimated to cost \$18,000. The costs of which will be managed through the Parks Operational budget.

Attachment 1 has been published separately in the Attachments Document on Council's Website <https://www.innerwest.nsw.gov.au/about/the-council/council-meetings/current-council-meetings>

ATTACHMENTS

1. ➡ Steel Park Off Leash Engagement Report – Published Separately on Council's website
2. ⬇ Individual submissions

Attachment 2 **Summary of Email Submissions-Proposed off Leash Area Steel Park**

7 submissions were received that did not support the proposed off-leash area.

They raised the following issues:

- Playing fields will deteriorate and our players will have a higher risk of injury. The dogs will not stay in the space assigned in the proposal and in time the whole park will end up being off-leash. The dogs will dig and make holes in the field
- Dogs sometimes run towards humans and make parents nervous. This proposal only benefits dog owners at the expense of other park users. Dogs run into the street and creates a risk for nearby road users
- A better location for unleashed dogs is on the larger playing field further from the sports centre
- It's very difficult for the children from Yirran Gumal Elc to access grounds as there have been numerous times we have planned to visit the park but had to turn around as the dog owners refused to put their dogs on leash
- A stark increase in the amount of reckless dog owners
- People regularly let their dogs run around on playgrounds and off-leash in areas not marked as off-leash
- The preschool takes 4-year-olds on regular outings to this area. I will no longer be able to take my grandson to have a kick, he is petrified of dogs
- Dogs free range in the kid's area often with no consequence and there are so many residents not feeling safe to even walk around the park due to irresponsible owners not using leads
- The public should not be asked to enforce a shared area when they wish to 'train'. This is a completely unreasonable proposal given the current and critical use of this park

Council Officer Response

- The concerns raised by the football club are valid with respect to the concerns around dogs digging holes. Such concerns will be addressed through enhanced compliance and education activities by Council. It is noted that Mahoney Reserve is located less than 100m from Steel Park
- The location advocated for the off-leash area has the least disruptions for local sport and also ensures that the adjoining cricket ground is maintained to higher standard in the summer
- The proposed off-leash area is also located away from the Steel Park water play park and proposed to be fenced which is also important given the need to separate children's play from off-leash dog activities
- Noting the recommendations to fence the area compliance and educational signage will be enacted should the off-leash area in this part of the parkland prove to be problematic

4 submissions were received that did support the proposed off-leash area.

They raised the following issues:

- Interaction between dogs and their owners has created a lot of community spirit over the years leading to many lifelong friendships being made
- Especially support a fenced dog off-leash and for smaller dogs to be off-leash
- I whole heartedly support the dog park! Proposed location is perfect
- It will be of great value to the community providing safe dedicated space for dogs to be off leash
- Foster a sense of community, encourage outdoor activity, and create a welcoming environment for both dog owners and non-dog owners alike.
- There is a dire shortage of off-leash space in the inner west. The proposal addresses this need.

Council Officer Response

- It is not proposed to enclose the sporting ground as the sporting ground is a shared space which provides a range of recreational opportunities for different park users. Its important that these users are safeguarded, and the sporting ground remains accessible to all
- An enclosed dog off-leash area for small dogs is proposed in response to the submissions

Individual Email Submissions-Proposed off Leash Area Steel Park

NON-SUPPORT

1. Submission:

Marrickville Football Club is writing to express our non-support of the Dog off-leash proposal at Steel Park. Marrickville Football Club has been a stakeholder at Steel Park for over 10 years. We use the fields for training on Tuesday, Wednesday and Thursday and games on Saturday and Sunday.

As a Club we work with the council to assist in the maintenance of the fields at Steel Park. We do this by rotating the training areas and close off sections to training and games during the season. This is done to ensure the fields are playable throughout the winter season as well as making sure the field can be suitable for the cricket season in the summer.

The proposal put forward concerns us as we know the fields will deteriorate and our players will have a higher risk of injury. The dogs will not stay in the space assigned in the proposal and in time the whole park will end up being off-leash. The dogs will dig and make holes in the field as they have done at Balmain Rd. These areas will be unplayable. It is already difficult during training and match days with people who use the park to walk their dogs and leave them off the leash. We have had a number of instances at Steel Park where a dog off the leash has attacked another dog or a member at the park.

Mahoney Reserve is an off-leash park and across the road from Steel Park. Members of the community are able to use that park for the off-leash area. Steel Park should not become a dog off-leash park.

2. Submission

I won't be able to attend the in-person event but I wanted to have my say about the dog off-leash proposal planned for Steel Park. I frequent the park several times a week during my afternoon walks. I don't think field no. 2 is the best location for off-leash dogs. Reasons being, I notice when people (without dogs) visit the park, they mostly sit/rest in the area between field no. 2 and Thornley Street; on the benches, the stone walls and the slanted grassy area that leads onto the field no. 2. Once, I witnessed a person eating their lunch sitting on the grass in that area and an unleashed dog ran up to that person and attempted to eat their lunch. I also noticed that after school, when children want to kick the ball around, they play on field no. 2, especially when the goals posts are up.

A better location for unleashed dogs is somewhere within the red square highlighted in the screenshot below. I believe this will achieve a good balance for those who want to take a respite from dog owners and their pets. I hope you would consider my suggestion.



3. Submission

Just wanted to share my thoughts regarding the proposal. This has made it very difficult for us (the children from Yirran Gumal Elc) to access the grounds as there have been numerous times we have planned to visit the park but had to turn around as the dog owners refused to put their dogs on a leash. One of my educators was confronted by a hostile member of the community, as she asked him nicely to put a leash on the dog, as the children were coming onto the field. He responded abruptly in front of the children. I understand the need and interest of dog owners but there is an off-leash park not too far away. Some thought and consideration for the children will be greatly appreciated.

4. Submission

I am writing to express concern about the proposed dog park at Steel Park. As a long-time resident of Marrickville, I have seen a stark increase in the amount of reckless dog owners. Putting a dog park with restrictions implies that dog owners will comply with those restrictions. It is my experience that they will not. People regularly let their dogs run around on playgrounds and off-leash in areas not marked as off-leash.

5. Submission

My family and I frequently go to Steel Park, which is very close to where we live. I would like to express my concerns regarding dog off-leash proposal. Even now, many people leave their dogs unchained. Dogs sometimes run towards humans. I love dogs and like to pat them when they run next to me. However, when they run towards kids, it will make their parents nervous. I believe this proposal only benefits dog owners at the expense of other park users. I have seen dogs running into the street quite a few times, but their owners didn't notice. Also, this creates a risk for nearby road users. It is unfortunate that I cannot support this proposal.

6. Submission

I say 'No' to a dog off-leash park for the following reasons: Dog owners already have Mahoney Oval. Dogs don't obey owners and will not stay in the delegated area. The preschool takes 4-year-olds on regular outings to this area. Dog owners are continually having their dogs off lead and not obeying current rules. I will no longer be able to take my grandson to have a kick, he is petrified of dogs.

7. Submission

I am writing to oppose the off-lead area at Steel Park given the number of children playing the park consistently as well as the total lack of ability to enforce off lead times in this park. Council is consistently prioritising dogs in the inner west without patrolling and enforcing responsible dog ownership. Marrickville Park is an absolute joke with dogs free range in the

kids area often with no consequence and there are so many residents not feeling safe to even walk around the park due to irresponsible owners not using leads.

The public should not be asked to enforce a shared area when they wish to 'train.' This is a completely unreasonable proposal given the current and critical use of this park

SUPPORT

8. Submission

In response to Councils proposal of an off-leash area on field 2 at Steel Park. I agree with the proposal to have a dog off-leash area in the area specified at field 2 at Steel Park. This area as council would be aware is already used intensively by dog owners, especially by those that live in the units in the nearby surrounds of Steel Park, such as Warne Place, Hill Street and other units. As well as the surrounding freestanding homes. Interaction between dogs and their owners has created a lot of community spirit over the years leading to many lifelong friendships being made. My partner and I have resided nearby to Steel Park for over 30 years and have owned dogs during this time. We have used Steel Park and the surrounds extensively, walking and playing with our dogs. As you are aware the traffic on the path/cycleway has steadily increased over the years leading to safety issues, particularly for pedestrians and dogs. Your proposal to have an off-leash area on field 2 is a great idea for all concerned. My one concern is that not all owners have their dogs under proper control or supervision, they let their dogs run wild, without the safety of other dogs and their owners being taken into consideration. Some smaller dogs can be fearful of larger boisterous dogs and become snappy in their own defence, or intimidated and yielding only to be attacked by larger dogs. For this reason, may I suggest as an ex-veterinary nurse, that an enclosure be fenced off within field 2 for smaller dogs to be safely let off leash.

9. Submission

I'm writing to confirm my support for the above proposal. I think it will be of great value to the community providing a safe dedicated space for dogs to be off-leash, a place for community to connect and build stronger relationships, while promoting responsible pet ownership. This initiative will foster a sense of community, encourage outdoor activity, and create a welcoming environment for both dog owners and non-dog owners alike.

10. Submission

I write to enthusiastically support the proposed off-leash for Steel Park field number 2. The park is in effect already being used this way, with the overwhelming majority sensible dog owners who collectively police dog and dog owner behaviour. There is a dire shortage of off-leash space in the inner west. The proposal addresses this need. The rules around not allowing off-leash when the grounds are in use is sensible and already used successfully in other inner west parks. Well done to Inner West Council for recognising community need and finding smart and unfussy solutions.

11. Submission

I whole heartedly support the dog park! Proposed location is perfect and many occupants in the 525 Illawarra apartment building are dog owners.

Item No: C0325(1) Item 11
Subject: PUBLIC EXHIBITION - DRAFT COMPLIANCE AND ENFORCEMENT POLICY
Prepared By: Michael Ryan - Senior Manager, Health & Building
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

1. That Council publicly exhibit the draft Compliance and Enforcement Policy for a period of 28 days and seek community feedback on the proposed Policy.
2. That following the conclusion of the exhibition period, the draft Compliance and Enforcement Policy be brought back to Council for consideration for adoption.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 1: An ecologically sustainable Inner West
- 2: Livable, connected neighbourhoods and transport

EXECUTIVE SUMMARY

Council's existing Compliance and Enforcement Policy dated June 2017 has been reviewed and updated to better support Council's regulatory functions. It now incorporates current best practices, and improved alignment with the NSW Ombudsman Model Enforcement and Compliance Code, Council's Complaint Handling Policy 2024 and the IWC Good Neighbour Policy 2024.

The draft Inner West Compliance and Enforcement Policy (*Attachment 1*) has been created in collaboration with key internal stakeholders.

Following this feedback, it is proposed to undertake community consultation on the policy.

BACKGROUND

Council's existing Compliance Policy has not been updated since June 2017. An update is required to better support Council's regulatory functions, incorporate best practice, align with other Council policies and the NSW Ombudsman Model Code.

DISCUSSION

Inner West Council has many and varied regulatory functions that allow Council to create, impose, enforce and administer rules that control the actions of others. Many of these enforcement actions can have serious consequences for business and individuals. When exercising these functions, Council must be confident this is occurring in a manner that is consistent, transparent and equitable, and thus ensure any regulatory action or penalty is commensurate to the nature, extent and severity of the noncompliance.

The new Compliance and Enforcement Policy provides the key stakeholders, information on the underlying principles of Council's regulatory functions, the role of Council's authorised

officers, and a broad outline on the different enforcement and regulatory action that may be employed in different circumstances.

The Policy outlines the consideration and matters to be considered at each stage of Council's enforcement process (from initial complaint to finalisation, including any internal reviews).

The Policy also acknowledges that individual circumstances of some matters may justify a departure from the established framework, where the full circumstances and facts are considered, and a decision is made on merit. This is reflected in the discretion afforded to Council's authorised officers in the exercise of their functions.

As a result, the Policy establishes the framework to ensure Council's regulatory functions are carried out:

- promptly, effectively, and consistently in response to allegations of unlawful activity or when undertaking proactive investigation of possible illegal activity.
- proportionally, without bias, and in accordance with legislation.
- to improve compliance management and reduce the impact of unlawful activity on the community and environment.
- with consideration to existing Council policies and management plans, such as the Good Neighbour Policy, Special Entertainment Precinct Management Plans and Council Complaint Handling Policy

To support staff in the practical implementation of this Policy a Compliance and Enforcement Protocol will be developed in consultation with internal stakeholders.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report

ATTACHMENTS

1. [Download](#) Draft Compliance and Enforcement Policy

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Compliance and Enforcement Policy

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Attachment 1

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Title	Compliance and Enforcement Policy
Summary	To guide officers responsible for unlawful activity compliance and enforcement in a manner that is accountable and transparent, consistent, proportional, and timely. To assist the community in understanding its role and the role of Council in relation to compliance and enforcement unlawful activity.
Document Type	Policy
Relevant Strategic Plan Objective	<ul style="list-style-type: none"> Strategic Direction 1: An ecologically sustainable Inner West Strategic Direction 2: Liveable, connected neighbourhoods and transport.
Legislative Reference	<ul style="list-style-type: none"> <i>Local Government Act 1993</i> <i>Environmental Planning and Assessment Act 1979</i> <i>Companion Animals Act 1998</i> <i>Roads Act 1993</i> <i>Food Act 2003</i> <i>Protection of the Environment Operations Act 1997</i> <i>Public Health Act 2010</i> <i>Impounding Act 1993</i> <i>Swimming Pools Act 1992</i> <i>Biosecurity Act 2015</i> <i>Privacy and Personal Information Protection Act 1998</i>
Related Council Documents	<ul style="list-style-type: none"> Code of Conduct Good Neighbour Policy Compliance and Enforcement Protocol Conflicts of Interest Policy Complaints Handling Policy and Procedure Conflict of Interest Policy Councillor and Staff Interaction Policy Special Entertainment Precinct Management Plan

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Version Control

See last page

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Attachment 1

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1 Purpose

The purpose of this Policy is to support Council's regulatory functions to enable Council:

- to act promptly, effectively, and consistently in response to the allegations of unlawful activity or when undertaking proactive investigation of unlawful activity;
- to ensure those functions are exercised proportionally, without bias, and in accordance with legislation;
- to improve complaint management and reduce the impact of unlawful activity on the community and the environment; and
- to incorporate mediation and expert input in accordance with the principles of Council's Good Neighbour Policy.

This Policy will not limit Council's authorised officers in their use of discretion and exercise of official functions. The full circumstances and facts of each case will need to be considered, and a decision made on the merits of the situation.

2 Scope

This Policy applies to the management and investigation of unlawful activity, as defined in this Policy, and any enforcement action required in relation to unlawful activity within the Inner West local government area for which Council is the appropriate regulatory authority. The unlawful activity may relate to development and building control, fire safety, trees, pollution, food safety, public health and safety, abandoned articles, companion animals, swimming pools and any other matters within Council's regulatory functions.

This Policy details the matters to be considered at the various stages of the enforcement process from the receipt of reports alleging unlawful activity and their investigation, through to choosing appropriate enforcement actions – including where applicable, representations in response to decisions made by Council during the enforcement process. It also explains the role and/or responsibilities of internal and external stakeholders.



3 Definitions

Term	Meaning
Unlawful activity	Any activity or work that has been or is being carried out or a failure to carry out such activity or work: <ul style="list-style-type: none"> contrary to the terms and conditions of a development consent, approval, permit or licence; contrary to an environmental planning instrument that regulates activities or work that can be carried out on particular land; activities or works undertaken without a required development consent, approval, permit or license; or otherwise, contrary to legislation (including a legislative provision regulating a particular activity or work).
Authorised officer	Council staff provided with adequate and appropriate delegations to exercise Council's regulatory functions.
Conflict of interest	A conflict of interest is defined in Councils' Code of Conduct for Council Staff and Conflict of Interest Policy . This could be of pecuniary or non-pecuniary nature.

4 Principles

Application of Principles

4.1 No one principle should be applied to the detriment of another. Principles should be collectively considered and applied to the extent that is reasonable and practicable in the circumstances. There may be cases where the circumstances justify departure from these principles.

General Principles

4.2 The following are the principles that underpin Council's actions relating to compliance and enforcement:

Principle	Actions
Council will always consider the overall public interest when exercising its regulatory functions	<ul style="list-style-type: none"> giving priority to the matters where there is an imminent threat to health, life, environment, or property having regard to Council's priorities and any resource limitations

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Principle	Actions
Council will incorporate the 'Good Neighbour Policy' into Compliance and Enforcement Procedures.	<ul style="list-style-type: none"> • Council is proactive in resolving noise and amenity issues • disputes are mediated where possible • Council encourages residents to resolve disputes prior to Council involvement
Council will be accountable for its decisions and transparent during its decision-making process	<ul style="list-style-type: none"> • acting in the best interests of public health and safety and in the best interests of the environment • ensuring accountability for decisions to take or not take action • acting fairly and impartially, and without bias or unlawful discrimination in line with Inner West Code of Conduct Policy • providing information about compliance and enforcement priorities and reasons for decisions to improve understanding and certainty and promote trust by the regulated community • ensuring meaningful reasons for decisions are given to all relevant parties, particularly when there is a departure from this Policy • ensuring compliance and enforcement action is implemented consistently • encouraging customer reports about possible unlawful activity by acting reasonably in response to the circumstances and facts of each matter • managing conflicts of interest in line with Conflict of Interest Policy and Code of Conduct
Council will be consistent in its approach and will exercise its functions proportionally	<ul style="list-style-type: none"> • ensuring the level of enforcement action is proportionate to the level of risk and seriousness of the breach • making cost effective decisions about enforcement action • taking action to address harm and deter future unlawful activity
Council will endeavour to influence behaviour change for	<ul style="list-style-type: none"> • taking a proactive approach to preventing breaches of the law by providing information to the public through a range

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Principle	Actions
the common good and on behalf of the community	<ul style="list-style-type: none"> of corporate channels to maximise reach, including Council's website, social media, resident newsletter and advertising providing information and educational campaigns covering a range of matters Council regulates as a cost-effective way to ensure compliance where an offence was committed as a result of an accident or genuine mistake, providing education and guidance or a formal warning, which may be more suitable in achieving desired outcomes
Council will exercise its functions in a timely manner	<ul style="list-style-type: none"> ensuring responses to reports alleging unlawful activity and decision making in relation to those is timely. where matters are protracted, the customer is kept informed of the progress

5 Responsibilities of Authorised Officers

General responsibilities

5.1 Authorised officers are responsible for implementing this Policy and will:

- Act in a fair and impartial manner without bias or unlawful discrimination and be able to recognise, manage and avoid conflicts of interest in line with [Code of Conduct Policy and Conflict of Interest Policy](#);
- Treat those who report alleged unlawful activity, as well as individuals or businesses that are subject to investigation and any enforcement action, with courtesy and respect
- Advise them, in plain English, of the outcome of the allegation reported, including a full explanation of the reasons why that outcome was considered to be reasonable in the circumstances; and
- Assess if they have necessary powers to inspect premises, to obtain or view documents and to obtain information from other sources.
- Comply with privacy laws and confidentiality and not disclose any personal information about another person unless the disclosure is required by law and/or in connection with the lawful exercise of official functions;
- Provide procedural fairness (sometimes called 'natural justice') which includes:

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- Informing people whose rights or interests may be adversely affected by the substance of any allegations against them or grounds for adverse comment about them (unless required by law, this need not be done until an appropriate stage in an investigation has been reached);
- Informing people of the substance of any adverse finding proposed to be made about them, and provide them with a reasonable opportunity to put their case (this may not be necessary if a formal order is to be made under the relevant legislation or legal proceedings are to be taken);
- Considering any submissions put forward to the investigator by a party to a matter;
- Making reasonable inquiries or investigations before making decisions; and
- Acting fairly and without bias conduct investigations in a timely manner.
- Gather reliable evidence to prove each element of the offence;
- Understand the basic rules of evidence such as relevance, hearsay, opinion evidence, giving caution and standard of proof;
- Conduct site inspections, which is the key investigative step in reactive as well as proactive investigation; and
- Keep clear records within Council's record keeping system.

6 Considering whether to investigate

All reports to Council regarding unlawful activity will be reviewed to determine whether the matter requires investigation.

Council may also undertake proactive investigation of unlawful activity.

Decisions about whether the matter will be investigated or not are made at Council's sole discretion and in view of this Policy's principles and any relevant considerations.

Council is not required to take action in every case. This means that reports alleging unlawful activity will be resolved to the satisfaction of Council, not necessarily the person raising the matter.

Council will not investigate matters if:

- The matter has already been investigated and resolved, or it has been determined that no further action will be taken in the absence of new information;
- Council has no power in relation to the matter or is otherwise not the appropriate regulatory authority to investigate the matter. This may include matters which need to be dealt with by the nominated private certifying authority or other appropriate regulatory authority;
- The matter can be classified as a neighbour dispute which does not require Council's involvement and are personal to the parties;
- The report is not supported with evidence or appears to have no substance;

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- The activity is identified as being lawful without the need for an investigation; or
- The relevant supervisor/manager determines that investigation or other action would have an unreasonable impact on resources and/or is unlikely to achieve an outcome sufficient to justify the expenditure of resources.

Private Certification

Accredited certifiers are included in the definitions of 'public official' in the *Independent Commission Against Corruption Act 1988* (ICAC Act 1988). The public has the right to be assured they will operate in an open and honest way and make decisions based on a high ethical standard. Where a private certifier is appointed, it is the Private Certifier's role to investigate and respond to complaints pertaining to compliance with the Development Consent. A Private Certifier may issue a 'Written Direction Notice' (WDN) to the owner or builder to comply with the conditions of consent or rectify any breaches. This notice is provided to Council, where Council will assess whether it is appropriate to enforce the notice by undertaking its own enforcement action. Complaints relating to Certifiers can be made to [Complaints about certifiers | NSW Fair Trading](#).

Where a Private Certifier has not responded to the complaint or acted in accordance with their obligations under *Building and Development Certifiers Act 2018*, the *Environmental Planning and Assessment (EP&A) Act 1979* and other legislation, Council has a role to ensure that the public interest is upheld.

If Council decides to investigate a matter, the objectives of the investigation will be to:

- Determine the cause of the incident;
- Determine if there has been a contravention of law, policy or standards;
- Determine how much time has elapsed since the events which are the subject of the report;
- Gather evidence to the required standard to support any required enforcement action;
- Determine any necessary action/s to mitigate the possibility of reoccurrence of similar incidents; and
- If required, liaise with the relevant authorities (e.g. the Environment Protection Authority, New South Wales Fire and Rescue, NSW Police Force, the Office of Liquor, Gaming and Racing, NSW Fair Trading, the Office of the Building Commissioner, SafeWork NSW, NSW Food Authority and Crown Lands) to establish in view of the shared regulatory responsibility:
 - which authority will take the leading role on any joint investigation;
 - which activities each authority will carry out;
 - responsibilities for updating an individual where relevant; and
 - protocols for exchanging confidential information between the relevant authorities.

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Any decision will be recorded in Council's records system and the reasons for that decision clearly stated and communicated to the complainant.

Notwithstanding any decision made by Council to investigate or not investigate a matter, any person reporting unlawful activity may exercise their own rights and bring proceedings to remedy or restrain a breach of an Act, where available under the applicable legislation. The person should seek independent legal advice in that respect.

Taking enforcement action

6.1 After conducting an investigation and determining that there is sufficient evidence to prove that an offence has occurred, authorised officers will consider the full circumstances and facts of the individual matter and the public interest to determine:

- Whether to take or not take enforcement action; and
- The level of enforcement action that is appropriate, if applicable.

Decisions about whether to take or not take enforcement action are made at Council's sole discretion and in view of this Policy's principles and any relevant considerations.

The following common considerations will assist Council staff in determining the most appropriate response in the public interest:

Detail	Consideration
Alleged offence and impact	<ul style="list-style-type: none"> • The nature, extent and severity of the unlawful activity including whether the activity is continuing • The seriousness of the breach, including whether the breach is merely technical • The harm or potential harm to the environment or public health, safety or amenity caused by the unlawful activity • Is the activity inconsequential or minor in nature • The time that has lapsed since the date of the unlawful activity
Alleged offender	<ul style="list-style-type: none"> • Whether the offence was committed with intent • Whether the person or organisation reported has been proactive in the resolution of the matter and assisted Council with its requirements and investigation • Any mitigating or aggravating circumstances demonstrated by the alleged offender • Whether the offender shows or has shown contrition • Any particular circumstances of hardship affecting any prior warnings, instructions, advice that was issued to

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	<p>the person or organisation reported or previous enforcement action taken against them</p> <ul style="list-style-type: none"> • The person or organisation reported • Prior history of the offender
Impact of any enforcement action	<ul style="list-style-type: none"> • What action would be proportionate and reasonable in response to the unlawful activity • Whether an educative approach may be more appropriate • The costs and benefits of taking formal enforcement action as opposed to giving a warning or taking no action • Whether the action will result in people becoming homeless • The prospect of success if the proposed enforcement action was challenged in court • The need to deter any future unlawful activity • The likely outcome in the event of a conviction having regard to the sentencing options of the court. • Whether Council is prevented from taking action based on earlier advice given by Council • Any precedent which may be set by not taking enforcement action
Potential for remedy	<ul style="list-style-type: none"> • Whether the breach can be easily remedied • Whether it is likely consent would have been given for the activity if it had been sought • Whether there is a draft planning instrument on exhibition that would make the unauthorised use legal

Authorised officers will use discretion to determine the most appropriate response to confirmed cases of unlawful activity and may take more than one approach.

Enforcement action (including prosecution) will not be undertaken for an improper purpose and will not be influenced by:

- Any matter that would constitute unlawful discrimination against a person;
- Personal empathy or antipathy towards a person; and
- Political affiliations or any other association.

Notwithstanding any decision made by Council to take or not take enforcement action, any person reporting unlawful activity may exercise their own rights and bring proceedings to remedy or restrain a breach of an Act, where available under the applicable legislation. The person should seek independent legal advice in that respect.



Review and appeal rights

6.2 Decisions of authorised officers to investigate or not investigate and/or to take or not take enforcement action may be subject of:

- An internal review following submissions put forward by a party to a matter, which may relate to the following:
 - Directions, Declarations, Notices and Orders
 - Penalty Notices
 - Other matters, including decisions not to investigate or take enforcement action or the general conduct of Council during the enforcement process; and/or
- Any applicable appeal rights to a court of competent jurisdiction.

Once a matter has been subject to an internal review the outcome of that review is final and will not be subject of a further review by Council. This approach aligns with the [Inner West Council Complaint Handling Policy](#).

6.2.1 Directions, declarations, notices, and orders

- All representations in relation to directions, declarations, notices, and orders should be made to the issuing authorised officer quoting the Council reference number displayed on the direction, declaration, notice or order. Representations that are addressed to any other person within Council, including the General Manager, Mayor or Councillors will be referred to the issuing authorised officer. Representations will be considered in accordance with Council's internal review processes and a peer review by an officer at a higher level to promote procedural fairness.
- The decision-making process in respect of the representations will be recorded on Council's record system and the reasons for that decision clearly stated and communicated to the person making the representations.
- Lodgement of the representations does not affect the legislative timeframes of any appeal rights and the person making the representations must ensure that their appeal rights to a court of competent jurisdiction are exercised within those applicable timeframes. Council will inform the person of their appeal rights and the relevant timeframes in the directions, declarations, notices, or orders, if applicable.

6.2.2 Penalty notices

As penalty notices issued by Council are processed and enforced by Revenue NSW, all representations in relation to a review of these penalty notices must be made directly to [Revenue NSW](#) to stop the enforcement process to enable completion of the review. If representations are received by Council, the person making them will be advised to make the representations directly to Revenue



NSW. In the case where there is a Council identified error, Council may contact Revenue NSW. Revenue NSW.

Representations that are addressed to any person within Council, including the General Manager, Mayor or Councillors the person making the representations will be referred to Revenue NSW.

Where Revenue NSW refers penalty notice representations to Council for recommendation, the representations will be dealt with in accordance with Council's internal review processes and appropriate recommendations will be recorded on Council's record system and provided back to Revenue NSW.

Revenue NSW will inform the person making the representations of the outcome of the review and will inform the person of their appeal rights (i.e. a right to court elect the penalty notice and have the matter heard by a Local Court Magistrate).

6.2.3 Other matters

Any other submissions received by Council in relation to a decision to investigate or not investigate and/or to take or not take any enforcement action should be addressed to the issuing authorised officer and quote Council's reference number where applicable. Submissions that are addressed to any other person within Council, including the General Manager, Mayor or Councillors will be referred to the supervisor of the issuing authorised officer.

Submissions will be considered in accordance with Council's internal review processes and a review by an officer at a higher level will be required.

The decision-making process in respect of the submissions will be recorded on Council's record system and the reasons for that decision clearly stated and communicated to the person making the submissions.

6.2.4 Taking legal action

Council and its authorised officers will be guided by advice from its Legal Services Team in deciding whether to commence criminal or civil proceedings and will consider the following:

- Whether there is sufficient evidence to establish the elements of the offence to the required standard of proof;
- Whether there is a reasonable prospect of success before a court;
- Whether the public interest warrants legal action being pursued; and
- Time within which to commence proceedings.



7 Responsibilities of Other Stakeholders

Those who report unlawful activities

7.1 Council expects that people who report allegations of unlawful activity will cooperate and act in good faith in respect of any investigations conducted by Council. This includes:

- Providing a clear description of the problem (and the resolution sought, if relevant);
- Giving all available and relevant information to Council, including any new information about the alleged activity that may become known to the person following the making of their report;
- Not giving any information that is intentionally misleading or wrong;
- Cooperating with Council's inquiries and giving timely responses to questions and requests for information;
- Treating Council's staff with courtesy and respect; and
- Allowing the investigation to be completed without prematurely taking the matter to other agencies unless referred to them by Council.

If these expectations of the individual are not met, Council may need to set limits or conditions on the continuation of the investigation or may need to restrict any further communications with the individual.

Anonymous reports will be recorded and assessed. However, because it is not possible to seek clarification or additional information about a matter, it is more difficult to evaluate the allegations and therefore only high-risk matters that are reported anonymously are likely to be tasked for investigation.

Councillors

7.2 Councillors play a vital role in meeting the needs of the Inner West local community. They serve their community by listening to their views and representing those views on Council. They can have a major and positive impact on the health and well-being of the whole community. Thus, a good working relationship between Councillors, the Mayor, the General Manager and other Council staff is fundamental to an effective Council.

Compliance and enforcement matters are sensitive and easily susceptible to allegations of impropriety, bias, or inconsistency. Consistent with Councillors' Code of Conduct, to manage those risks, and to balance their role as both a local advocate for community members as well as ensuring Council maintains fair and impartial decision-making processes. Where Councillors receive representations, they should refer the matter through to the customer request management

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system for action and advise their constituent that they cannot be involved in operational issues as specified under the Local Government Act, but they have referred the matter to the relevant department for investigation. The department will report back directly to the constituent. Councillors do not attend meetings with Council staff, the complainants, or persons the subject of investigation or enforcement action, or direct staff in relation to particular outcomes relating to investigations or enforcement options or actions.

Decision making relating to the investigation of reports alleging unlawful activity and taking enforcement action is the responsibility of Council authorised officers. Councillors can assist individuals who raise concerns with them by liaising with the relevant senior manager and satisfying themselves that Council's policies and guidelines are being carried out correctly.

6 Policy Compliance

Compliance with this Policy will be monitored by the Senior Manager Health and Building and Senior Manager Regulatory Services.

Council will review this Policy every three years or at the request of Council or in response to legislative and statutory requirements.

7 Record Keeping, Confidentiality and Privacy

Council adheres to and complies with the *NSW State Records Act 1998*, the *Government Information (Public Access) Act 2009* and the *Privacy and Personal Information Protection Act 1998* through its Access to Information Policy and Privacy Management Plan.

People who report allegations of unlawful activity should not expect that their identities will remain confidential from the subject of their report in all circumstances. Council may have to disclose information that identifies them in the following cases:

- The disclosure is necessary to investigate the matter;
- Their identity has already been disclosed to the subject of their report directly or in a publicly available document;
- The individual was consulted following receipt of a GIPA access application and did not object to the disclosure;
- The individual consents in writing to their identity being disclosed;
- The disclosure is required to comply with principles of procedural fairness; or
- The matter proceeds to court.



Council will take seriously any concerns an individual may have about their physical safety being endangered as a result of making a report. However, this may limit council's ability to investigate the matter.

8 Breaches of this Policy

Breaches of this Policy will be dealt with in accordance with normal disciplinary procedures and will be advised to the General Manager, Director of Planning, via the Senior Manager Health and Building and/or via Senior Manager Regulatory Services.

9 Relevant Legislation, Regulations and Guidelines

- Building Code of Australia / National Construction Code
- Biosecurity Act 2015 and Regulation
- *Companion Animals Act 1998 and Regulation*
- *Environmental Planning and Assessment Act 1979 and Regulation*
- *Fines Act 1996 and Regulation*
- *Food Act 2003 and Regulation*
- *Government Information (Public Access) Act 2009 and Regulation*
- *Law Enforcement (Powers and Responsibilities) Act 2002*
- *Local Government Act 1993 and Regulation*
- *Privacy and Personal Information Protection Act 1998 and Regulation*
- *Protection of the Environment Operations Act 1997 and Regulation*
- *Public Health Act 2010 and Regulation*
- *Public Spaces (Unattended Property) Act 2021 and Regulation*
- *Roads Act 1993 and Regulation*
- *Roads Transport Act 2013 and Regulation*
- *Swimming Pools Act 1992 and Regulation*
- *State Records Act 1998 and Regulation*
- *Surveillance Devices Act 2007 and Regulation*
- NSW Ombudsman Model Compliance and Enforcement Model Policy 2015
- NSW Ombudsman Enforcement Guidelines for Councils 2015
- NSW Department of Planning Prosecution Guidelines 2021
- NSW Department of Planning Compliance Policy 2020
- NSW EPA Regulatory Policy 2021
- NSW EPA Prosecution Guidelines 2022
- NSW EPA Powers and Notices, Guidelines for Authorised Officers and Enforcement Officers 2021
- NSW Department of Primary Industries Compliance and Enforcement Policy 2022



8 Administrative Changes

From time-to-time circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made including branding, Council Officer titles or department changes and legislative name or title changes which are considered minor in nature and not required to be formally endorsed.

9 Version Control – Policy History

This policy will be formally reviewed every three years from the date of adoption or as required.

Governance use only:

Document	Compliance and Enforcement Policy	Uncontrolled Copy When Printed	
Custodian	Senior Manager – Health and Building	Version #	Version X
Adopted By	Council	ECM Document #	xxxxxxx
Next Review Date	[Insert date no later than 3 years post adoption e.g. August 2025]		
Amended by	Changes made	Date Adopted	
Planning Department	Reformatting, insert new authorities, Reference updated policies	Day Month, Year	
Health and Building			

Item No: C0325(1) Item 12
Subject: PUBLIC EXHIBITION - CODE OF CONDUCT
Prepared By: Julian Sakarai - Acting Senior Manager Governance and Risk
Authorised By: Chris Sleiman - Acting Director Corporate

RECOMMENDATION

1. That Council publicly exhibit the draft Code of Conduct for a period of 28 days and seek community feedback on the proposed Policy.
2. That following the conclusion of the exhibition period, the draft Code of Conduct be brought back to Council for consideration for adoption.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

Council is required to review its Code of Conduct within 12 months after a general election. Council is proposing to make changes to the Inner West Council Code of Conduct to prohibit staff from accepting gifts from suppliers, require staff to seek approval for any secondary employment on an annual basis, clarify conflict of interest disclosure processes, assist with the protection of Council information, clarify the timeframes for making Code of Conduct complaints, and assist with the processing of surrendered gifts and benefits. The draft Model Code of Conduct at Attachment 1 will be placed on exhibition for 28 days.

BACKGROUND

Council is required under section 440(7) of the *Local Government Act 1993* (the Act) to review its Code of Conduct within the first 12 months after each local government election. The Code of Conduct must incorporate the provisions of the Model Code of Conduct (Model Code) prescribed by the Office of Local Government (OLG) pursuant to section 180(1) of the *Local Government (General) Regulations 2021*.

Inner West Council first adopted the Model Code in 2019 and it was last reviewed in 2022.

OLG released the Councillor Conduct and Meeting Practices Discussion Paper in September 2024. As part of this process, the OLG foreshadowed that it will prescribe a new Model Code but has not indicated when this will occur. Given the potential for a new Model Code to be prescribed in 2025, Officers recommend making only minor changes to Council's Code of Conduct as part of this review round.

DISCUSSION

The Model Code sets the minimum ethical and behavioural standards of Council Official in NSW. Each council may amend its Code of Conduct subject to its Code not removing any provisions of the Model Code, or incorporating any matters that are inconsistent with the Model Code.

Each Council is able to amend its Code of Conduct to include standards that are higher than contained in the Model Code, and to clarify the application of provisions in its Code (if standards are higher).

Council is proposing to make changes to the Inner West Council Code of Conduct to make clearer the application of provisions affecting Council staff. The changes neither remove any provisions from the Model Code, nor introduce any matters that are inconsistent with the Model Code. Additionally, Officers recommend minor administrative changes to improve readability of the Code.

The following table outlines the material changes that have been made to the draft Code of Conduct (*Attachment 1*) and the reasons for the changes.

Clause	Change	Reason
Code	Typographical errors, grammar, style, renumbering	To improve the readability and presentation of the Code and ensure consistency with the Model Code of Conduct.
5.6	Requiring Council staff to disclose non-pecuniary conflicts of interest to their manager in writing in an approved format.	Disclosures are currently made in a range of formats. Using an approved format will ensure consistency across Council.
5.6	Requiring any disclosures made by Council staff to a Manager to be forwarded to Council's Governance team for recording.	To provide guidance and clarification on how disclosures should be managed and to assist with recording disclosures.
5.24	Requiring Council staff to apply for annual approval for secondary employment.	Administratively staff apply annually as a matter of convention, however, this is not a requirement of the Code. An annual application requirement will ensure that any outside employment does not conflict with an employee's responsibilities or create work, health and safety issues. The requirement to apply annually will enable both the employee and General Manager to consider any changed circumstances and impacts on employment.
5.24	Requiring Council staff to apply for annual approval for secondary employment in an approved format.	This ensures consistency in applying and managing secondary employment across all areas of Council.
6.3	Prohibiting Council staff from accepting gifts, benefits or hospitality from Council suppliers, including those using Council facilities.	To make in explicit in the Code that accepting gifts, benefits or hospitality from suppliers and those using Council facilities is not accepted due to the perception that the supplier may receive favourable treatment in the future.
6.7	Empowering the General Manager to determine how to dispose of surrendered gifts.	The Code does not specify how surrendered gifts will be disposed of. This change will make it clear that the General Manager is responsible for disposing of surrendered gifts.
6.7	Permitting Council to nominate a charity to receive surrendered gifts and benefits.	This change will enable charities in the Inner West local government area to make use of the surrendered gifts and benefits for their charitable causes. Officers will request Council to nominate a charity to which any surrendered gifts may be provided.
8.11	Imposing a clear desk requirement on Council staff to protect of Council's information.	Council's ICT Acceptable Use Protocol includes a clear desk requirement, however, inclusion in the Code will make this an enforceable requirement. This provides a mechanism to ensure integrity

Clause	Change	Reason
		and security of sensitive and confidential information.
9.9	Clarifying that Code of Conduct complaints must be raised with 3 months.	<p>The Procedures for the Administration of the Model Code of Conduct specify that complaints under the Code must be made within 3 months of the occurrence of the conduct that forms the basis of the complaint, or the complainant becoming aware of the conduct. However, the Code does not clarify this timeframe.</p> <p>As people may not be as familiar with the Procedures for the Administration of the Model Code of Conduct, this inclusion is intended to increase awareness.</p>

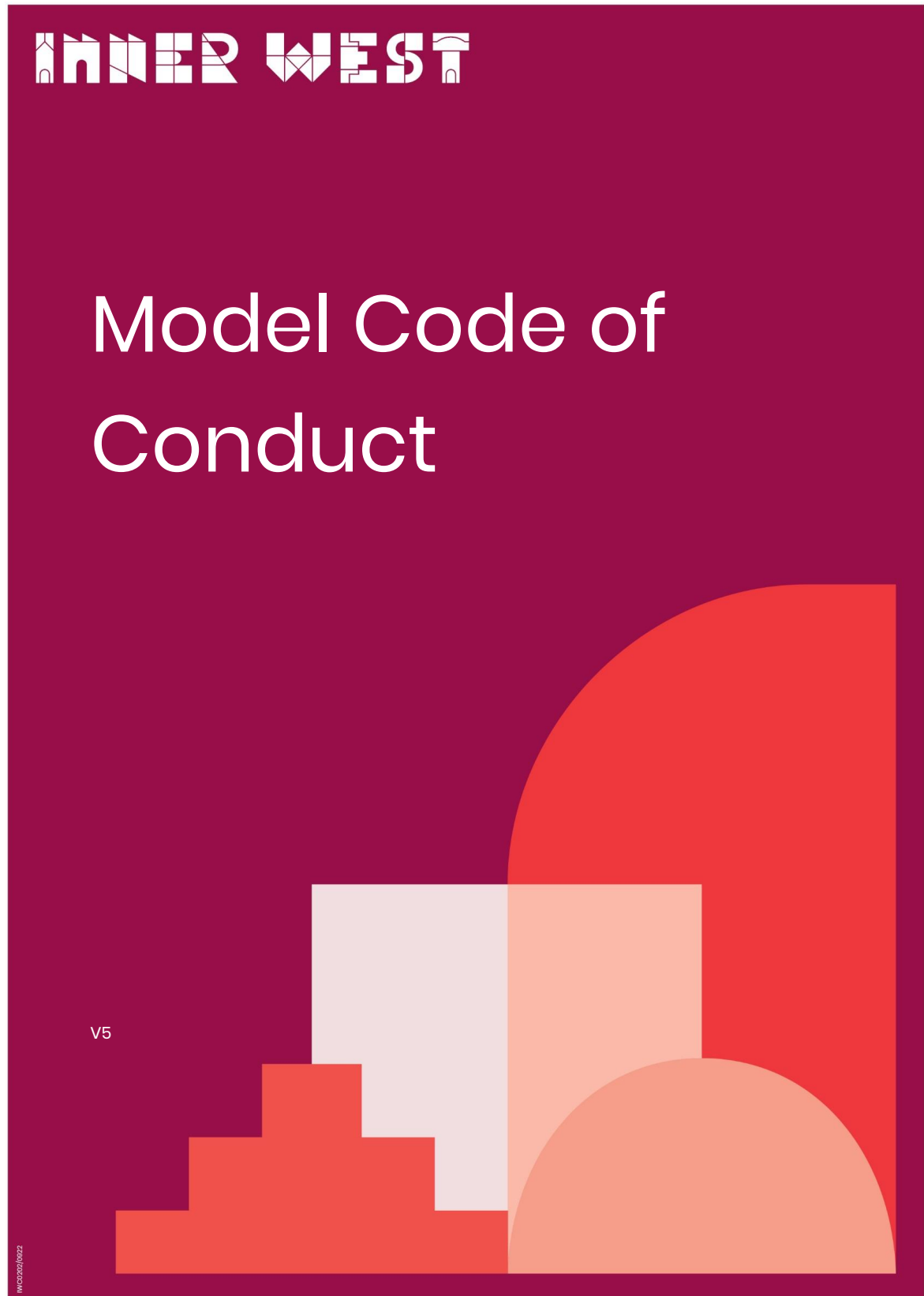
The draft Code of Conduct (Attachment 1) will be put on exhibition for 28 days. Submissions received in this time will be considered in preparing the final Code for Council's consideration.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

ATTACHMENTS

- [1. Draft Model Code of Conduct](#)



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Title	Model Code of Conduct
Summary	The Policy outlines the expected behavioural standards for Council Officials.
Document Type	Code
Relevant Strategic Plan Objective	Strategic Direction 5: Progressive, responsive and effective civic leadership
Legislative Reference	<ul style="list-style-type: none"> • <i>Local Government Act 1993</i> • <i>Local Government (General) Regulations 2021</i>
Related Council Documents	<ul style="list-style-type: none"> • Gifts, Benefits and Hospitality Guideline • Code of Meeting Practice
Version Control	See last page

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PART 1 INTRODUCTION

This Model Code of Conduct for Local Councils in NSW (“the Model Code of Conduct”) is made under section 440 of the *Local Government Act 1993* (“LGA”) and the *Local Government (General) Regulation 2005* (“the Regulation”).

The Model Code of Conduct sets the minimum standards of conduct for council officials. It is prescribed by regulation to assist council officials to:

- a) understand and comply with the standards of conduct that are expected of them
- a) enable them to fulfil their statutory duty to act honestly and exercise a reasonable degree of care and diligence (section 439)
- b) act in a way that enhances public confidence in local government.

Section 440 of the LGA requires every council (including county councils) and joint organisation to adopt a code of conduct that incorporates the provisions of the Model Code of Conduct. A council’s or joint organisation’s adopted code of conduct may also include provisions that supplement the Model Code of Conduct and that extend its application to persons that are not “council officials” for the purposes of the Model Code of Conduct (e.g., volunteers, contractors and members of wholly advisory committees).

A council’s or joint organisation’s adopted code of conduct has no effect to the extent that it is inconsistent with the Model Code of Conduct. However, a council’s or joint organisation’s adopted code of conduct may prescribe requirements that are more onerous than those prescribed in the Model Code of Conduct.

Councillors, administrators, members of staff of councils, delegates of councils, (including members of council committees that are delegates of a council) and any other person a council’s adopted code of conduct applies to, must comply with the applicable provisions of their council’s code of conduct. It is the personal responsibility of council officials to comply with the standards in the code and to regularly review their personal circumstances and conduct with this in mind.

Failure by a councillor to comply with the standards of conduct prescribed under this code constitutes misconduct for the purposes of the LGA. The LGA provides for a range of penalties that may be imposed on councillors for misconduct, including suspension or disqualification from civic office. A councillor who has been suspended on three or more occasions for misconduct is automatically disqualified from holding civic office for five years.

Failure by a member of staff to comply with a council’s code of conduct may give rise to disciplinary action.

Note: References in the Model Code of Conduct to councils are also to be taken as references to county councils and joint organisations.



Note: In adopting the Model Code of Conduct, joint organisations should adapt it to substitute the terms “board” for “council”, “chairperson” for “mayor”, “voting representative” for “councillor” and “executive officer” for “general manager”.

Note: In adopting the Model Code of Conduct, county councils should adapt it to substitute the term “chairperson” for “mayor” and “member” for “councillor”.

PART 2 DEFINITIONS

In this code the following terms have the following meanings:

administrator	an administrator of a council appointed under the LGA other than an administrator appointed under section 66
committee	see the definition of “council committee”
complaint	a code of conduct complaint made for the purposes of clauses 4.1 and 4.2 of the Procedures.
conduct	includes acts and omissions
council	includes county councils and joint organisations
council committee	a committee established by a council comprising of councillors, staff or other persons that the council has delegated functions to and the council’s audit, risk and improvement committee
council committee member	a person other than a councillor or member of staff of a council who is a member of a council committee other than a wholly advisory committee, and a person other than a councillor who is a member of the council’s audit, risk and improvement committee
council official	includes councillors, members of staff of a council, administrators, council committee members, delegates of council and, for the purposes of clause 4.16, council advisers
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
delegate of council	a person (other than a councillor or member of staff of a council) or body, and the individual members of that body, to whom a function of the council is delegated

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designated person	a person referred to in clause 4.8
election campaign	includes council, state and federal election campaigns
environmental planning instrument	has the same meaning as it has in the <i>Environmental Planning and Assessment Act 1979</i>
general manager	includes the executive officer of a joint organisation
joint organisation	a joint organisation established under section 4000 of the LGA
LGA	<i>Local Government Act 1993</i>
local planning panel	a local planning panel constituted under the <i>Environmental Planning and Assessment Act 1979</i>
mayor	includes the chairperson of a county council or a joint organisation
members of staff of a council	includes members of staff of county councils and joint organisations
the Office	Office of Local Government
personal information	information or an opinion (including information or an opinion forming part of a database and whether or not recorded in a material form) about an individual whose identity is apparent or can reasonably be ascertained from the information or opinion
the Procedures	the <i>Procedures for the Administration of the Model Code of Conduct for Local Councils</i> in NSW prescribed under the Regulation
the Regulation	the <i>Local Government (General) Regulation 2021</i>
voting representative	a voting representative of the board of a joint organisation
wholly advisory committee	a council committee that the council has not delegated any functions to



PART 3 GENERAL CONDUCT OBLIGATIONS

General conduct

- 3.1 You must not conduct yourself in a manner that:
 - a) is likely to bring the council or other council officials into disrepute
 - b) is contrary to statutory requirements or the council's administrative requirements or policies
 - c) is improper or unethical
 - d) is an abuse of power
 - b) causes, comprises or involves intimidation or verbal abuse
 - e) involves the misuse of your position to obtain a private benefit
 - f) constitutes harassment or bullying behaviour under this code or is unlawfully discriminatory
- 3.2 You must act lawfully and honestly and exercise a reasonable degree of care and diligence in carrying out your functions under the LGA or any other Act. (*section 439*).

Fairness and equity

- 3.3 You must consider issues consistently, promptly and fairly. You must deal with matters in accordance with established procedures, in a non-discriminatory manner.
- 3.4 You must take all relevant facts known to you, or that you should be reasonably aware of, into consideration and have regard to the particular merits of each case. You must not take irrelevant matters or circumstances into consideration when making decisions.
- 3.5 An act or omission in good faith, whether or not it involves error, will not constitute a breach of clauses 3.3 or 3.4.

Harassment and discrimination

- 3.6 You must not harass or unlawfully discriminate against others or support others who harass or unlawfully discriminate against others, on the grounds of age, disability, race (including colour, national or ethnic origin or immigrant status), sex, pregnancy, marital or relationship status, family responsibilities or breastfeeding, sexual orientation, gender identity or intersex status or political, religious or other affiliation.



3.7 For the purposes of this code, "harassment" is any form of behaviour towards a person that:

- a) is not wanted by the person
- b) offends, humiliates or intimidates the person, and
- c) creates a hostile environment.

Bullying

3.8 You must not engage in bullying behaviour towards others.

3.9 For the purposes of this code, "bullying behaviour" is any behaviour in which:

- a) a person or a group of people repeatedly behaves unreasonably towards another person or a group of persons, and
- b) the behaviour creates a risk to health and safety.

3.10 Bullying behaviour may involve, but is not limited to, any of the following types of behaviour:

- a) aggressive, threatening or intimidating conduct
- b) belittling or humiliating comments
- c) spreading malicious rumours
- d) teasing, practical jokes or 'initiation ceremonies'
- e) exclusion from work-related events
- f) unreasonable work expectations, including too much or too little work, or work below or beyond a worker's skill level
- g) displaying offensive material
- h) pressure to behave in an inappropriate manner.

3.11 Reasonable management action carried out in a reasonable manner does not constitute bullying behaviour for the purposes of this code. Examples of reasonable management action may include, but are not limited to:

- a) performance management processes
- b) disciplinary action for misconduct
- c) informing a worker about unsatisfactory work performance or inappropriate work behaviour
- d) directing a worker to perform duties in keeping with their job
- e) maintaining reasonable workplace goals and standards
- f) legitimately exercising a regulatory function
- g) legitimately implementing a council policy or administrative processes.



Work health and safety

- 3.12 All council officials, including councillors, owe statutory duties under the *Work Health and Safety Act 2011* (WHS Act). You must comply with your duties under the WHS Act and your responsibilities under any policies or procedures adopted by the council to ensure workplace health and safety. Specifically, you must:
- a) take reasonable care for your own health and safety
 - b) take reasonable care that your acts or omissions do not adversely affect the health and safety of other persons
 - c) comply, so far as you are reasonably able, with any reasonable instruction that is given to ensure compliance with the WHS Act and any policies or procedures adopted by the council to ensure workplace health and safety
 - d) cooperate with any reasonable policy or procedure of the council relating to workplace health or safety that has been notified to council staff
 - e) report accidents, incidents, near misses, to the general manager or such other staff member nominated by the general manager, and take part in any incident investigations
 - f) so far as is reasonably practicable, consult, co-operate and coordinate with all others who have a duty under the WHS Act in relation to the same matter.

Land use planning, development assessments and other regulatory functions

- 3.13 You must ensure that land use planning, development assessment and other regulatory decisions are properly made, and that all parties are dealt with fairly. You must avoid any occasion for suspicion of improper conduct in the exercise of land use planning, development assessment and other regulatory functions.
- 3.14 In exercising land use planning, development assessment and other regulatory functions, you must ensure that no action, statement or communication between yourself and others conveys any suggestion of willingness to improperly provide concessions or preferential or unduly unfavourable treatment.



Binding caucus votes

- 3.15 You must not participate in binding caucus votes in relation to matters to be considered at a council or committee meeting.
- 3.16 For the purposes of clause 3.15, a binding caucus vote is a process whereby a group of councillors are compelled by a threat of disciplinary or other adverse action to comply with a predetermined position on a matter before the council or committee, irrespective of the personal views of individual members of the group on the merits of the matter before the council or committee.
- 3.17 Clause 3.15 does not prohibit councillors from discussing a matter before the council or committee prior to considering the matter in question at a council or committee meeting, or from voluntarily holding a shared view with other councillors on the merits of a matter.
- 3.18 Clause 3.15 does not apply to a decision to elect the mayor or deputy mayor, or to nominate a person to be a member of a council committee or a representative of the council on an external body.

Obligations in relation to meetings

- 3.19 You must comply with rulings by the chair at council and committee meetings or other proceedings of the council unless a motion dissenting from the ruling is passed.
- 3.20 You must not engage in bullying behaviour (as defined under this Part) towards the chair, other council officials or any members of the public present during council or committee meetings or other proceedings of the council (such as, but not limited to, workshops and briefing sessions).
- 3.21 You must not engage in conduct that disrupts council or committee meetings or other proceedings of the council (such as, but not limited to, workshops and briefing sessions), or that would otherwise be inconsistent with the orderly conduct of meetings.
- 3.22 If you are a councillor, you must not engage in any acts of disorder or other conduct that is intended to prevent the proper or effective functioning of the council, or of a committee of the council. Without limiting this clause, you must not:
 - a) leave a meeting of the council or a committee for the purposes of depriving the meeting of a quorum, or
 - b) submit a rescission motion with respect to a decision for the purposes of voting against it to prevent another councillor from submitting a rescission motion with respect to the same decision, or
 - c) deliberately seek to impede the consideration of business at a meeting.

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PART 4 PECUNIARY INTERESTS

What is a pecuniary interest?

- 4.1 A pecuniary interest is an interest that you have in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to you or a person referred to in clause 4.3.
- 4.2 You will not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision you might make in relation to the matter, or if the interest is of a kind specified in clause 4.6.
- 4.3 For the purposes of this Part, you will have a pecuniary interest in a matter if the pecuniary interest is:
 - a) your interest, or
 - b) the interest of your spouse or de facto partner, your relative, or your partner or employer, or
 - c) a company or other body of which you, or your nominee, partner or employer, is a shareholder or member.
- 4.4 For the purposes of clause 4.3:
 - a) Your "relative" is any of the following:
 - i. your parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child
 - ii. your spouse's or de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child
 - iii. the spouse or de facto partner of a person referred to in paragraphs (i) and (ii).
 - b) "de facto partner" has the same meaning as defined in section 21C of the *Interpretation Act 1987*.
- 4.5 You will not have a pecuniary interest in relation to a person referred to in subclauses 4.3(b) or (c):
 - a) if you are unaware of the relevant pecuniary interest of your spouse, de facto partner, relative, partner, employer or company or other body, or
 - b) just because the person is a member of, or is employed by, a council or a statutory body, or is employed by the Crown, or



- c) just because the person is a member of, or a delegate of a council to, a company or other body that has a pecuniary interest in the matter, so long as the person has no beneficial interest in any shares of the company or body.

What interests do not have to be disclosed?

4.6 You do not have to disclose the following interests for the purposes of this Part:

- a) your interest as an elector
- b) your interest as a ratepayer or person liable to pay a charge
- c) an interest you have in any matter relating to the terms on which the provision of a service or the supply of goods or commodities is offered to the public generally, or to a section of the public that includes persons who are not subject to this code
- d) an interest you have in any matter relating to the terms on which the provision of a service or the supply of goods or commodities is offered to your relative by the council in the same manner and subject to the same conditions as apply to persons who are not subject to this code
- e) an interest you have as a member of a club or other organisation or association, unless the interest is as the holder of an office in the club or organisation (whether remunerated or not)
- f) if you are a council committee member, an interest you have as a person chosen to represent the community, or as a member of a non-profit organisation or other community or special interest group, if you have been appointed to represent the organisation or group on the council committee
- g) an interest you have relating to a contract, proposed contract or other matter, if the interest arises only because of a beneficial interest in shares in a company that does not exceed 10 per cent of the voting rights in the company
- h) an interest you have arising from the proposed making by the council of an agreement between the council and a corporation, association or partnership, being a corporation, association or partnership that has more than 25 members, if the interest arises because your relative is a shareholder (but not a director) of the corporation, or is a member (but not a member of the committee) of the association, or is a partner of the partnership



- i) an interest you have arising from the making by the council of a contract or agreement with your relative for, or in relation to, any of the following, but only if the proposed contract or agreement is similar in terms and conditions to such contracts and agreements as have been made, or as are proposed to be made, by the council in respect of similar matters with other residents of the area:
 - I. the performance by the council at the expense of your relative of any work or service in connection with roads or sanitation
 - II. security for damage to footpaths or roads
 - III. any other service to be rendered, or act to be done, by the council by or under any Act conferring functions on the council, or by or under any contract
 - j) an interest relating to the payment of fees to councillors (including the mayor and deputy mayor)
 - k) an interest relating to the payment of expenses and the provision of facilities to councillors (including the mayor and deputy mayor) in accordance with a policy under section 252 of the LGA
 - l) an interest relating to an election to the office of mayor arising from the fact that a fee for the following 12 months has been determined for the office of mayor
 - m) an interest of a person arising from the passing for payment of a regular account for the wages or salary of an employee who is a relative of the person
 - n) an interest arising from being covered by, or a proposal to be covered by, indemnity insurance as a councillor or a council committee member
 - o) an interest arising from the appointment of a councillor to a body as a representative or delegate of the council, whether or not a fee or other recompense is payable to the representative or delegate.
- 4.7 For the purposes of clause 4.6, "relative" has the same meaning as in clause 4.4 but includes your spouse or de facto partner.

What disclosures must be made by a designated person?

- 4.8 Designated persons include:
- a) the general manager
 - b) other senior staff of the council for the purposes of section 332 of the LGA
 - c) a person (other than a member of the senior staff of the council) who is a member of staff of the council or a delegate of the council and who holds



a position identified by the council as the position of a designated person because it involves the exercise of functions (such as regulatory functions or contractual functions) that, in their exercise, could give rise to a conflict between the person's duty as a member of staff or delegate and the person's private interest

- d) a person (other than a member of the senior staff of the council) who is a member of a committee of the council identified by the council as a committee whose members are designated persons because the functions of the committee involve the exercise of the council's functions (such as regulatory functions or contractual functions) that, in their exercise, could give rise to a conflict between the member's duty as a member of the committee and the member's private interest.
- 4.9 A designated person:
 - a) must prepare and submit written returns of interests in accordance with clauses 4.21, and
 - b) must disclose pecuniary interests in accordance with clause 4.10.
- 4.10 A designated person must disclose in writing to the general manager (or if the person is the general manager, to the council) the nature of any pecuniary interest the person has in any council matter with which the person is dealing as soon as practicable after becoming aware of the interest.
- 4.11 Clause 4.10 does not require a designated person who is a member of staff of the council to disclose a pecuniary interest if the interest relates only to the person's salary as a member of staff, or to their other conditions of employment.
- 4.12 The general manager must, on receiving a disclosure from a designated person, deal with the matter to which the disclosure relates or refer it to another person to deal with.
- 4.13 A disclosure by the general manager must, as soon as practicable after the disclosure is made, be laid on the table at a meeting of the council and the council must deal with the matter to which the disclosure relates or refer it to another person to deal with.

What disclosures must be made by council staff other than designated persons?

- 4.14 A member of staff of council, other than a designated person, must disclose in writing to their manager or the general manager the nature of any pecuniary interest they have in a matter they are dealing with as soon as practicable after becoming aware of the interest.

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- 4.15 The staff member's manager or the general manager must, on receiving a disclosure under clause 4.14, deal with the matter to which the disclosure relates or refer it to another person to deal with.

What disclosures must be made by council advisers?

- 4.16 A person who, at the request or with the consent of the council or a council committee, gives advice on any matter at any meeting of the council or committee, must disclose the nature of any pecuniary interest the person has in the matter to the meeting at the time the advice is given. The person is not required to disclose the person's interest as an adviser.
- 4.17 A person does not breach clause 4.16 if the person did not know, and could not reasonably be expected to have known, that the matter under consideration at the meeting was a matter in which they had a pecuniary interest.

What disclosures must be made by a council committee member?

- 4.18 A council committee member must disclose pecuniary interests in accordance with clause 4.28 and comply with clause 4.29.
- 4.19 For the purposes of clause 4.18, a "council committee member" includes a member of staff of council who is a member of the committee.

What disclosures must be made by a councillor?

- 4.20 A councillor:
- a) must prepare and submit written returns of interests in accordance with clause 4.21, and
 - b) must disclose pecuniary interests in accordance with clause 4.28 and comply with clause 4.29 where it is applicable.

Disclosure of interests in written returns

- 4.21 A councillor or designated person must make and lodge with the general manager a return in the form set out in schedule 2 to this code, disclosing the councillor's or designated person's interests as specified in schedule 1 to this code within 3 months after:
- a) becoming a councillor or designated person, and
 - b) 30 June of each year, and
 - c) the councillor or designated person becoming aware of an interest they are required to disclose under schedule 1 that has not been previously disclosed in a return lodged under paragraphs (a) or (b).



- 4.22 A person need not make and lodge a return under clause 4.21, paragraphs (a) and (b) if:
- a) they made and lodged a return under that clause in the preceding 3 months, or
 - b) they have ceased to be a councillor or designated person in the preceding 3 months.
- 4.23 A person must not make and lodge a return that the person knows or ought reasonably to know is false or misleading in a material particular.
- 4.24 The general manager must keep a register of returns required to be made and lodged with the general manager.
- 4.25 Returns required to be lodged with the general manager under clause 4.21(a) and (b) must be tabled at the first meeting of the council after the last day the return is required to be lodged.
- 4.26 Returns required to be lodged with the general manager under clause 4.21(c) must be tabled at the next council meeting after the return is lodged.
- 4.27 Information contained in returns made and lodged under clause 4.21 is to be made publicly available in accordance with the requirements of the *Government Information (Public Access) Act 2009*, the *Government Information (Public Access) Regulation 2009* and any guidelines issued by the Information Commissioner.

Disclosure of pecuniary interests at meetings

- 4.28 A councillor or a council committee member who has a pecuniary interest in any matter with which the council is concerned, and who is present at a meeting of the council or committee at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable.
- 4.29 The councillor or council committee member must not be present at, or in sight of, the meeting of the council or committee:
- a) at any time during which the matter is being considered or discussed by the council or committee, or
 - b) at any time during which the council or committee is voting on any question in relation to the matter.
- 4.30 In the case of a meeting of a board of a joint organisation, a voting representative is taken to be present at the meeting for the purposes of clauses 4.28 and 4.29 where they participate in the meeting by telephone or other electronic means.

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- 4.31 A disclosure made at a meeting of a council or council committee must be recorded in the minutes of the meeting.
- 4.32 A general notice may be given to the general manager in writing by a councillor or a council committee member to the effect that the councillor or council committee member, or the councillor's or council committee member's spouse, de facto partner or relative, is:
- (a) a member of, or in the employment of, a specified company or other body, or
 - (b) a partner of, or in the employment of, a specified person.
- Such a notice is, unless and until the notice is withdrawn or until the end of the term of the council in which it is given (whichever is the sooner), sufficient disclosure of the councillor's or council committee member's interest in a matter relating to the specified company, body or person that may be the subject of consideration by the council or council committee after the date of the notice.
- 4.33 A councillor or a council committee member is not prevented from being present at and taking part in a meeting at which a matter is being considered, or from voting on the matter, merely because the councillor or council committee member has an interest in the matter of a kind referred to in clause 4.6.
- 4.34 A person does not breach clauses 4.28 or 4.29 if the person did not know, and could not reasonably be expected to have known, that the matter under consideration at the meeting was a matter in which they had a pecuniary interest.
- 4.35 Despite clause 4.29, a councillor who has a pecuniary interest in a matter may participate in a decision to delegate consideration of the matter in question to another body or person.
- 4.36 Clause 4.29 does not apply to a councillor who has a pecuniary interest in a matter that is being considered at a meeting if:
- a) the matter is a proposal relating to:
 - I. the making of a principal environmental planning instrument applying to the whole or a significant portion of the council's area, or
 - II. the amendment, alteration or repeal of an environmental planning instrument where the amendment, alteration or repeal applies to the whole or a significant portion of the council's area, and



- b) the pecuniary interest arises only because of an interest of the councillor in the councillor's principal place of residence or an interest of another person (whose interests are relevant under clause 4.3) in that person's principal place of residence, and
 - c) the councillor made a special disclosure under clause 4.37 in relation to the interest before the commencement of the meeting.
- 4.37 A special disclosure of a pecuniary interest made for the purposes of clause 4.36(c) must:
- a) be in the form set out in schedule 3 of this code and contain the information required by that form, and
 - b) be laid on the table at a meeting of the council as soon as practicable after the disclosure is made, and the information contained in the special disclosure is to be recorded in the minutes of the meeting.
- 4.38 The Minister for Local Government may, conditionally or unconditionally, allow a councillor or a council committee member who has a pecuniary interest in a matter with which the council is concerned to be present at a meeting of the council or committee, to take part in the consideration or discussion of the matter and to vote on the matter if the Minister is of the opinion:
- a) that the number of councillors prevented from voting would be so great a proportion of the whole as to impede the transaction of business, or
 - b) that it is in the interests of the electors for the area to do so.
- 4.39 A councillor or a council committee member with a pecuniary interest in a matter who is permitted to be present at a meeting of the council or committee, to take part in the consideration or discussion of the matter and to vote on the matter under clause 4.38, must still disclose the interest they have in the matter in accordance with clause 4.28.

PART 5 NON-PECUNIARY CONFLICTS OF INTEREST

What is a non-pecuniary conflict of interest?

- 5.1 Non-pecuniary interests are private or personal interests a council official has that do not amount to a pecuniary interest as defined in clause 4.1 of this code. These commonly arise out of family or personal relationships or out of involvement in sporting, social, religious or other cultural groups and associations, and may include an interest of a financial nature.
- 5.2 A non-pecuniary conflict of interest exists where a reasonable and informed person would perceive that you could be influenced by a private interest when carrying out your official functions in relation to a matter.

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- 5.3 The personal or political views of a council official do not constitute a private interest for the purposes of clause 5.2.
- 5.4 Non-pecuniary conflicts of interest must be identified and appropriately managed to uphold community confidence in the probity of council decision-making. The onus is on you to identify any non-pecuniary conflict of interest you may have in matters that you deal with, to disclose the interest fully and in writing, and to take appropriate action to manage the conflict in accordance with this code.
- 5.5 When considering whether or not you have a non-pecuniary conflict of interest in a matter you are dealing with, it is always important to think about how others would view your situation.

Managing non-pecuniary conflicts of interest

- 5.6 Where you have a non-pecuniary conflict of interest in a matter for the purposes of clause 5.2, you must disclose the relevant private interest you have in relation to the matter fully and in writing as soon as practicable after becoming aware of the non-pecuniary conflict of interest and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter. In the case of members of council staff other than the general manager, such a disclosure is to be made in writing, on the approved Conflict of Interest form, to the staff member's manager who will determine measures to manage the conflict of interest and ensure the matter is captured and recorded appropriately. In the case of the general manager, such a disclosure is to be made to the mayor.
- 5.7 If a disclosure is made at a council or committee meeting, both the disclosure and the nature of the interest must be recorded in the minutes on each occasion on which the non-pecuniary conflict of interest arises. This disclosure constitutes disclosure in writing for the purposes of clause 5.6.
- 5.8 How you manage a non-pecuniary conflict of interest will depend on whether or not it is significant.
- 5.9 As a general rule, a non-pecuniary conflict of interest will be significant where it does not involve a pecuniary interest for the purposes of clause 4.1, but it involves:
 - a) a relationship between a council official and another person who is affected by a decision or a matter under consideration that is particularly close, such as a current or former spouse or de facto partner, a relative for the purposes of clause 4.4 or another person from the council official's extended family that the council official has a close personal relationship with, or another person living in the same household



- b) other relationships with persons who are affected by a decision or a matter under consideration that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
 - c) an affiliation between the council official and an organisation (such as a sporting body, club, religious, cultural or charitable organisation, corporation or association) that is affected by a decision or a matter under consideration that is particularly strong. The strength of a council official's affiliation with an organisation is to be determined by the extent to which they actively participate in the management, administration or other activities of the organisation.
 - d) membership, as the council's representative, of the board or management committee of an organisation that is affected by a decision or a matter under consideration, in circumstances where the interests of the council and the organisation are potentially in conflict in relation to the particular matter
 - e) a financial interest (other than an interest of a type referred to in clause 4.6) that is not a pecuniary interest for the purposes of clause 4.1
 - f) the conferral or loss of a personal benefit other than one conferred or lost as a member of the community or a broader class of people affected by a decision.
- 5.10 Significant non-pecuniary conflicts of interest must be managed in one of two ways:
- a) by not participating in consideration of, or decision making in relation to, the matter in which you have the significant non-pecuniary conflict of interest and the matter being allocated to another person for consideration or determination, or
 - b) if the significant non-pecuniary conflict of interest arises in relation to a matter under consideration at a council or committee meeting, by managing the conflict of interest as if you had a pecuniary interest in the matter by complying with clauses 4.28 and 4.29.
- 5.11 If you determine that you have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest you must also explain in writing why you consider that the non-pecuniary conflict of interest is not significant and does not require further action in the circumstances.

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- 5.12 If you are a member of staff of council other than the general manager, the decision on which option should be taken to manage a non-pecuniary conflict of interest must be made in consultation with and at the direction of your manager. In the case of the general manager, the decision on which option should be taken to manage a non-pecuniary conflict of interest must be made in consultation with and at the direction of the mayor.
- 5.13 Despite clause 5.10(b), a councillor who has a significant non-pecuniary conflict of interest in a matter, may participate in a decision to delegate consideration of the matter in question to another body or person.
- 5.14 Council committee members are not required to declare and manage a non-pecuniary conflict of interest in accordance with the requirements of this Part where it arises from an interest they have as a person chosen to represent the community, or as a member of a non-profit organisation or other community or special interest group, if they have been appointed to represent the organisation or group on the council committee.

Political donations

- 5.15 Councillors should be aware that matters before council or committee meetings involving their political donors may also give rise to a non-pecuniary conflict of interest.
- 5.16 Where you are a councillor and have received or knowingly benefitted from a reportable political donation:
 - a) made by a major political donor in the previous four years, and
 - b) the major political donor has a matter before council,
 you must declare a non-pecuniary conflict of interest in the matter, disclose the nature of the interest, and manage the conflict of interest as if you had a pecuniary interest in the matter by complying with clauses 4.28 and 4.29. A disclosure made under this clause must be recorded in the minutes of the meeting.
- 5.17 For the purposes of this Part:
 - a) a "reportable political donation" has the same meaning as it has in section 6 of the *Electoral Funding Act 2018*
 - b) "major political donor" has the same meaning as it has in the *Electoral Funding Act 2018*.
- 5.18 Councillors should note that political donations that are not a "reportable political donation", or political donations to a registered political party or group by which a councillor is endorsed, may still give rise to a non-pecuniary conflict of interest. Councillors should determine whether or not such conflicts are



significant for the purposes of clause 5.9 and take the appropriate action to manage them.

- 5.19 Despite clause 5.16, a councillor who has received or knowingly benefitted from a reportable political donation of the kind referred to in that clause, may participate in a decision to delegate consideration of the matter in question to another body or person.

Loss of quorum as a result of compliance with this Part

- 5.20 A councillor who would otherwise be precluded from participating in the consideration of a matter under this Part because they have a non-pecuniary conflict of interest in the matter is permitted to participate in consideration of the matter if:

- a) the matter is a proposal relating to:
 - I. the making of a principal environmental planning instrument applying to the whole or a significant portion of the council's area, or
 - II. the amendment, alteration or repeal of an environmental planning instrument where the amendment, alteration or repeal applies to the whole or a significant portion of the council's area, and
- b) the non-pecuniary conflict of interest arises only because of an interest that a person has in that person's principal place of residence, and
- c) the councillor discloses the interest they have in the matter that would otherwise have precluded their participation in consideration of the matter under this Part in accordance with clause 5.6.

- 5.21 The Minister for Local Government may, conditionally or unconditionally, allow a councillor or a council committee member who is precluded under this Part from participating in the consideration of a matter to be present at a meeting of the council or committee, to take part in the consideration or discussion of the matter and to vote on the matter if the Minister is of the opinion:

- a) that the number of councillors prevented from voting would be so great a proportion of the whole as to impede the transaction of business, or
- b) that it is in the interests of the electors for the area to do so.

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- 5.22 Where the Minister exempts a councillor or committee member from complying with a requirement under this Part under clause 5.21, the councillor or committee member must still disclose any interests they have in the matter the exemption applies to, in accordance with clause 5.6.

Other business or employment

- 5.23 The general manager must not engage, for remuneration, in private employment, contract work or other business outside the service of the council without the approval of the council.

- 5.24 A member of staff must not engage, for remuneration, in:

- a) private employment; or
- b) contract work; or
- c) other business outside the service of the council that relates to the business of the council or that might conflict with the staff member's council duties

unless they have requested approval, at least once every financial year, from the general manager in writing on the approved form, of the employment, work or business, and the general manager has given their written approval for the staff member to engage in the employment, work or business.

- 5.25 The general manager may at any time prohibit a member of staff from engaging, for remuneration, in private employment, contract work or other business outside the service of the council that relates to the business of the council, or that might conflict with the staff member's council duties.

- 5.26 A member of staff must not engage, for remuneration, in private employment, contract work or other business outside the service of the council if prohibited from doing so.

- 5.27 Members of staff must ensure that any outside employment, work or business they engage in will not:

- a) conflict with their official duties
- b) involve using confidential information or council resources obtained through their work with the council including where private use is permitted
- c) require them to work while on council duty
- d) discredit or disadvantage the council
- e) pose, due to fatigue, a risk to their health or safety, or to the health and safety of their co-workers.



Personal dealings with council

- 5.28 You may have reason to deal with your council in your personal capacity (for example, as a ratepayer, recipient of a council service or applicant for a development consent granted by council). You must not expect or request preferential treatment in relation to any matter in which you have a private interest because of your position. You must avoid any action that could lead members of the public to believe that you are seeking preferential treatment.
- 5.29 You must undertake any personal dealings you have with the council in a manner that is consistent with the way other members of the community deal with the council. You must also ensure that you disclose and appropriately manage any conflict of interest you may have in any matter in accordance with the requirements of this code.

PART 6 PERSONAL BENEFIT

- 6.1 For the purposes of this Part, a gift or a benefit is something offered to or received by a council official or someone personally associated with them for their personal use and enjoyment.
- 6.2 A reference to a gift or benefit in this Part does not include:
- a) items with a value of \$10 or less
 - b) a political donation for the purposes of the *Electoral Funding Act 2018*
 - c) a gift provided to the council as part of a cultural exchange or sister-city relationship that is not converted for the personal use or enjoyment of any individual council official or someone personally associated with them
 - d) a benefit or facility provided by the council to an employee or councillor
 - e) attendance by a council official at a work-related event or function for the purposes of performing their official duties, or
 - f) free or subsidised meals, beverages or refreshments of token value provided to council officials in conjunction with the performance of their official duties such as, but not limited to:
 - I. the discussion of official business
 - II. work-related events such as council-sponsored or community events, training, education sessions or workshops
 - III. conferences
 - IV. council functions or events
 - V. social functions organised by groups, such as council committees and community organisations.

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Gifts and benefits

6.3 You must avoid situations that would give rise to the appearance that a person or body is attempting to secure favourable treatment from you or from the council, through the provision of gifts, benefits or hospitality of any kind to you or someone personally associated with you. Council staff must not accept gifts, benefits or hospitality from Council suppliers, including those using Council facilities,

6.4 A gift or benefit is deemed to have been accepted by you for the purposes of this Part, where it is received by you or someone personally associated with you.

How are offers of gifts and benefits to be dealt with?

6.5 You must not:

- a) seek or accept a bribe or other improper inducement
- b) seek gifts or benefits of any kind
- c) accept any gift or benefit that may create a sense of obligation on your part, or may be perceived to be intended or likely to influence you in carrying out your public duty
- d) subject to clause 6.7, accept any gift or benefit of more than token value as defined by clause 6.9
- e) accept an offer of cash or a cash-like gift as defined by clause 6.13, regardless of the amount
- f) participate in competitions for prizes where eligibility is based on the council being in or entering into a customer-supplier relationship with the competition organiser
- g) personally benefit from reward points programs when purchasing on behalf of the council.

6.6 Where you receive a gift or benefit of any value other than one referred to in clause 6.2, you must disclose this promptly to your manager or the general manager in writing. The recipient, manager, or general manager must ensure that, at a minimum, the following details are recorded in the council's gift register:

- a) the nature of the gift or benefit
- b) the estimated monetary value of the gift or benefit
- c) the name of the person who provided the gift or benefit, and
- d) the date on which the gift or benefit was received.



- 6.7 Where you receive a gift or benefit of more than token value that cannot reasonably be refused or returned, the gift or benefit must be surrendered to the council, unless the nature of the gift or benefit makes this impractical. The General Manager will determine the disposal method in respect of surrendered gifts or benefits including by donating these to a charity of Council's choice operating in the Inner West.

Gifts and benefits of token value

- 6.8 You may accept gifts and benefits of token value. Gifts and benefits of token value are one or more gifts or benefits received from a person or organisation over a 12-month period that, when aggregated, do not exceed a value of \$100. They include, but are not limited to:
- a) invitations to and attendance at local social, cultural or sporting events with a ticket value that does not exceed \$100
 - b) gifts of alcohol that do not exceed a value of \$100
 - c) ties, scarves, coasters, tie pins, diaries, chocolates or flowers or the like
 - d) prizes or awards that do not exceed \$100 in value.

Gifts and benefits of more than token value

- 6.9 Gifts or benefits that exceed \$100 in value are gifts or benefits of more than token value for the purposes of clause 6.5(d) and, subject to clause 6.7, must not be accepted.
- 6.10 Gifts and benefits of more than token value include, but are not limited to, tickets to major sporting events (such as international matches or matches in national sporting codes) with a ticket value that exceeds \$100, corporate hospitality at a corporate facility at major sporting events, free or discounted products or services for personal use provided on terms that are not available to the general public or a broad class of persons, the use of holiday homes, artworks, free or discounted travel.
- 6.11 Where you have accepted a gift or benefit of token value from a person or organisation, you must not accept a further gift or benefit from the same person or organisation or another person associated with that person or organisation within a single 12-month period where the value of the gift, added to the value of earlier gifts received from the same person or organisation, or a person associated with that person or organisation, during the same 12-month period would exceed \$100 in value.
- 6.12 For the purposes of this Part, the value of a gift or benefit is the monetary value of the gift or benefit inclusive of GST.



"Cash-like gifts"

- 6.13 For the purposes of clause 6.5(e), "cash-like gifts" include, but are not limited to, gift vouchers, credit cards, debit cards with credit on them, prepayments such as phone or internet credit, lottery tickets, memberships or entitlements to discounts that are not available to the general public or a broad class of persons.

Improper and undue influence

- 6.14 You must not use your position to influence other council officials in the performance of their official functions to obtain a private benefit for yourself or for somebody else. A councillor will not be in breach of this clause where they seek to influence other council officials through the proper exercise of their role as prescribed under the LGA.
- 6.15 You must not take advantage (or seek to take advantage) of your status or position with council, or of functions you perform for council, in order to obtain a private benefit for yourself or for any other person or body.

PART 7 RELATIONSHIPS BETWEEN COUNCIL OFFICIALS

Obligations of councillors and administrators

- 7.1 Each council is a body politic. The councillors or administrator/s are the governing body of the council. Under section 223 of the LGA, the role of the governing body of the council includes the development and endorsement of the strategic plans, programs, strategies and policies of the council, including those relating to workforce policy, and to keep the performance of the council under review.
- 7.2 Councillors or administrators must not:
- a) direct council staff other than by giving appropriate direction to the general manager by way of council or committee resolution, or by the mayor or administrator exercising their functions under section 226 of the LGA
 - b) in any public or private forum, direct or influence, or attempt to direct or influence, any other member of the staff of the council or a delegate of the council in the exercise of the functions of the staff member or delegate
 - c) contact a member of the staff of the council on council-related business unless in accordance with the policy and procedures governing the interaction of councillors and council staff that have been authorised by the council and the general manager



- d) contact or issue instructions to any of the council's contractors, including the council's legal advisers, unless by the mayor or administrator exercising their functions under section 226 of the LGA.
- 7.3 Despite clause 7.2, councillors may contact the council's external auditor or the chair of the council's audit risk and improvement committee to provide information reasonably necessary for the external auditor or the audit, risk and improvement committee to effectively perform their functions.

Obligations of staff

- 7.4 Under section 335 of the LGA, the role of the general manager includes conducting the day-to-day management of the council in accordance with the strategic plans, programs, strategies and policies of the council, implementing without undue delay, lawful decisions of the council and ensuring that the mayor and other councillors are given timely information and advice and the administrative and professional support necessary to effectively discharge their official functions.
- 7.5 Members of staff of council must:
 - a) give their attention to the business of the council while on duty
 - b) ensure that their work is carried out ethically, efficiently, economically and effectively
 - c) carry out reasonable and lawful directions given by any person having authority to give such directions
 - d) give effect to the lawful decisions, policies and procedures of the council, whether or not the staff member agrees with or approves of them
 - e) ensure that any participation in political activities outside the service of the council does not interfere with the performance of their official duties.

Inappropriate interactions

- 7.6 You must not engage in any of the following inappropriate interactions:
 - a) councillors and administrators approaching staff and staff organisations to discuss individual or operational staff matters (other than matters relating to broader workforce policy), grievances, workplace investigations and disciplinary matters
 - b) council staff approaching councillors and administrators to discuss individual or operational staff matters (other than matters relating to broader workforce policy), grievances, workplace investigations and disciplinary matters



- c) subject to clause 8.6, council staff refusing to give information that is available to other councillors to a particular councillor
- d) councillors and administrators who have lodged an application with the council, discussing the matter with council staff in staff-only areas of the council
- e) councillors and administrators approaching members of local planning panels or discussing any application that is either before the panel or that will come before the panel at some future time, except during a panel meeting where the application forms part of the agenda and the councillor or administrator has a right to be heard by the panel at the meeting
- f) councillors and administrators being overbearing or threatening to council staff
- g) council staff being overbearing or threatening to councillors or administrators
- h) councillors and administrators making personal attacks on council staff or engaging in conduct towards staff that would be contrary to the general conduct provisions in Part 3 of this code in public forums including social media
- i) councillors and administrators directing or pressuring council staff in the performance of their work, or recommendations they should make
- j) council staff providing ad hoc advice to councillors and administrators without recording or documenting the interaction as they would if the advice was provided to a member of the community
- k) council staff meeting with applicants or objectors alone AND outside office hours to discuss planning applications or proposals
- l) councillors attending on-site inspection meetings with lawyers and/or consultants engaged by the council associated with current or proposed legal proceedings unless permitted to do so by the council's general manager or, in the case of the mayor or administrator, unless they are exercising their functions under section 226 of the LGA.

PART 8 ACCESS TO INFORMATION AND COUNCIL RESOURCES

Councillor and administrator access to information

- 8.1 The general manager is responsible for ensuring that councillors and administrators can access information necessary for the performance of their



official functions. The general manager and public officer are also responsible for ensuring that members of the public can access publicly available council information under the *Government Information (Public Access) Act 2009* (the GIPA Act).

- 8.2 The general manager must provide councillors and administrators with the information necessary to effectively discharge their official functions.
- 8.3 Members of staff of council must provide full and timely information to councillors and administrators sufficient to enable them to exercise their official functions and in accordance with council procedures.
- 8.4 Members of staff of council who provide any information to a particular councillor in the performance of their official functions must also make it available to any other councillor who requests it and in accordance with council procedures.
- 8.5 Councillors and administrators who have a private interest only in council information have the same rights of access as any member of the public.
- 8.6 Despite clause 8.4, councillors and administrators who are precluded from participating in the consideration of a matter under this code because they have a conflict of interest in the matter, are not entitled to request access to council information in relation to the matter unless the information is otherwise available to members of the public, or the council has determined to make the information available under the GIPA Act.

Councillors and administrators to properly examine and consider information

- 8.7 Councillors and administrators must ensure that they comply with their duty under section 439 of the LGA to act honestly and exercise a reasonable degree of care and diligence by properly examining and considering all the information provided to them relating to matters that they are required to make a decision on.

Refusal of access to information

- 8.8 Where the general manager or public officer determine to refuse access to information requested by a councillor or administrator, they must act reasonably. In reaching this decision they must take into account whether or not the information requested is necessary for the councillor or administrator to perform their official functions (see clause 8.2) and whether they have disclosed a conflict of interest in the matter the information relates to that would preclude their participation in consideration of the matter (see clause 8.6). The general manager or public officer must state the reasons for the decision if access is refused.



Use of certain council information

- 8.9 In regard to information obtained in your capacity as a council official, you must:
- a) subject to clause 8.14, only access council information needed for council business
 - b) not use that council information for private purposes
 - c) not seek or obtain, either directly or indirectly, any financial benefit or other improper advantage for yourself, or any other person or body, from any information to which you have access by virtue of your office or position with council
 - d) only release council information in accordance with established council policies and procedures and in compliance with relevant legislation.

Use and security of confidential information

- 8.10 You must maintain the integrity and security of confidential information in your possession, or for which you are responsible.
- 8.11 In addition to your general obligations relating to the use of council information, you must:
- a) only access confidential information that you have been authorised to access and only do so for the purposes of exercising your official functions
 - b) protect confidential information
 - c) only release confidential information if you have authority to do so
 - d) only use confidential information for the purpose for which it is intended to be used
 - e) not use confidential information gained through your official position for the purpose of securing a private benefit for yourself or for any other person
 - f) not use confidential information with the intention to cause harm or detriment to the council or any other person or body
 - g) not disclose any confidential information discussed during a confidential session of a council or committee meeting or any other confidential forum (such as, but not limited to, workshops or briefing sessions)
 - h) ensure that all sensitive information is managed appropriately and not able to be accessed by an unauthorised person, including by not leaving any sensitive information on your desk or making sensitive information accessible through a digital device.



Personal information

8.12 When dealing with personal information you must comply with:

- a) the Privacy and Personal Information Protection Act 1998
- b) the Health Records and Information Privacy Act 2002
- c) the Information Protection Principles and Health Privacy Principles
- d) the council's privacy management plan
- e) the Privacy Code of Practice for Local Government

Use of council resources

8.13 You must use council resources ethically, effectively, efficiently and carefully in exercising your official functions, and must not use them for private purposes, except when supplied as part of a contract of employment (but not for private business purposes), unless this use is lawfully authorised and proper payment is made where appropriate.

8.14 Union delegates and consultative committee members may have reasonable access to council resources and information for the purposes of carrying out their industrial responsibilities, including but not limited to:

- a) the representation of members with respect to disciplinary matters
- b) the representation of employees with respect to grievances and disputes
- c) functions associated with the role of the local consultative committee.

8.15 You must be scrupulous in your use of council property, including intellectual property, official services, facilities, technology and electronic devices and must not permit their misuse by any other person or body.

8.16 You must avoid any action or situation that could create the appearance that council property, official services or public facilities are being improperly used for your benefit or the benefit of any other person or body.

8.17 You must not use council resources (including council staff), property or facilities for the purpose of assisting your election campaign or the election campaigns of others unless the resources, property or facilities are otherwise available for use or hire by the public and any publicly advertised fee is paid for use of the resources, property or facility.

8.18 You must not use the council letterhead, council crests, council email or social media or other information that could give the appearance it is official council material:

- a) for the purpose of assisting your election campaign or the election campaign of others, or



b) for other non-official purposes.

8.19 You must not convert any property of the council to your own use unless properly authorised.

Internet access

8.20 You must not use council's computer resources or mobile or other devices to search for, access, download or communicate any material of an offensive, obscene, pornographic, threatening, abusive or defamatory nature, or that could otherwise lead to criminal penalty or civil liability and/or damage the council's reputation. You must also comply with Council's adopted Social Media policies.

Council record keeping

8.21 You must comply with the requirements of the *State Records Act 1998* and the council's records management policy.

8.22 All information created, sent and received in your official capacity is a council record and must be managed in accordance with the requirements of the *State Records Act 1998* and the council's approved records management policies and practices.

8.23 All information stored in either soft or hard copy on council supplied resources (including technology devices and email accounts) is deemed to be related to the business of the council and will be treated as council records, regardless of whether the original intention was to create the information for personal purposes.

8.24 You must not destroy, alter, or dispose of council information or records, unless authorised to do so. If you need to alter or dispose of council information or records, you must do so in consultation with the council's records manager and comply with the requirements of the *State Records Act 1998*.

Councillor access to council buildings

8.25 Councillors and administrators are entitled to have access to the council chamber, committee room, mayor's office (subject to availability), councillors' rooms, and public areas of council's buildings during normal business hours and for meetings. Councillors and administrators needing access to these facilities at other times must obtain authority from the general manager.

8.26 Councillors and administrators must not enter staff-only areas of council buildings without the approval of the general manager (or their delegate) or as provided for in the procedures governing the interaction of councillors and council staff.



8.27 Councillors and administrators must ensure that when they are within a staff only area they refrain from conduct that could be perceived to improperly influence council staff decisions.

PART 9 MAINTAINING THE INTEGRITY OF THIS CODE

Complaints made for an improper purpose

- 9.1 You must not make or threaten to make a complaint or cause a complaint to be made alleging a breach of this code for an improper purpose.
- 9.2 For the purposes of clause 9.1, a complaint is made for an improper purpose where it is trivial, frivolous, vexatious or not made in good faith, or where it otherwise lacks merit and has been made substantially for one or more of the following purposes:
 - a) to bully, intimidate or harass another council official
 - b) to damage another council official's reputation
 - c) to obtain a political advantage
 - d) to influence a council official in the exercise of their official functions or to prevent or disrupt the exercise of those functions
 - e) to influence the council in the exercise of its functions or to prevent or disrupt the exercise of those functions
 - f) to avoid disciplinary action under the Procedures
 - g) to take reprisal action against a person for making a complaint alleging a breach of this code
 - h) to take reprisal action against a person for exercising a function prescribed under the Procedures
 - i) to prevent or disrupt the effective administration of this code under the Procedures.

Detrimental action

- 9.3 You must not take detrimental action or cause detrimental action to be taken against a person substantially in reprisal for a complaint they have made alleging a breach of this code.
- 9.4 You must not take detrimental action or cause detrimental action to be taken against a person substantially in reprisal for any function they have exercised under the Procedures.

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9.5 For the purposes of clauses 9.3 and 9.4, a detrimental action is an action causing, comprising or involving any of the following:

- a) injury, damage or loss
- b) intimidation or harassment
- c) discrimination, disadvantage or adverse treatment in relation to employment
- d) dismissal from, or prejudice in, employment
- e) disciplinary proceedings.

Compliance with requirements under the Procedures

- 9.6 You must not engage in conduct that is calculated to impede or disrupt the consideration of a matter under the Procedures.
- 9.7 You must comply with a reasonable and lawful request made by a person exercising a function under the Procedures. A failure to make a written or oral submission invited under the Procedures will not constitute a breach of this clause.
- 9.8 You must comply with a practice ruling made by the Office under the Procedures.

Disclosure of information about the consideration of a matter under the Procedures

- 9.9 All allegations of breaches of this code must be dealt with under and in accordance with the Procedures. Allegations must be raised within 3 months as specified in the Procedures.
- 9.10 You must not allege breaches of this code other than by way of a complaint made or initiated under the Procedures.
- 9.11 You must not make allegations about, or disclose information about, suspected breaches of this code at council, committee or other meetings, whether open to the public or not, or in any other forum, whether public or not.
- 9.12 You must not disclose information about a complaint you have made alleging a breach of this code or any other matter being considered under the Procedures except for the purposes of seeking legal advice, unless the disclosure is otherwise permitted under the Procedures.
- 9.13 Nothing under this Part prevents a person from making a public interest disclosure to an appropriate public authority or investigative authority under the *Public Interest Disclosures Act 1994*.



Complaints alleging a breach of this Part

- 9.14 Complaints alleging a breach of this Part by a councillor, the general manager or an administrator are to be managed by the Office. This clause does not prevent the Office from referring an alleged breach of this Part back to the council for consideration in accordance with the Procedures.
- 9.15 Complaints alleging a breach of this Part by other council officials are to be managed by the general manager in accordance with the Procedures.

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SCHEDULE 1: DISCLOSURES OF INTERESTS AND OTHER MATTERS IN WRITTEN RETURNS SUBMITTED UNDER CLAUSE 4.21

Part 1: Preliminary

Definitions

1. For the purposes of the schedules to this code, the following definitions apply:

address means:

- a) in relation to a person other than a corporation, the last residential or business address of the person known to the councillor or designated person disclosing the address, or
- b) in relation to a corporation, the address of the registered office of the corporation in New South Wales or, if there is no such office, the address of the principal office of the corporation in the place where it is registered, or
- c) in relation to any real property, the street address of the property.

de facto partner has the same meaning as defined in section 21C of the *Interpretation Act 1987*.

disposition of property means a conveyance, transfer, assignment, settlement, delivery, payment or other alienation of property, including the following:

- a) the allotment of shares in a company
- b) the creation of a trust in respect of property
- c) the grant or creation of a lease, mortgage, charge, easement, licence, power, partnership or interest in respect of property
- d) the release, discharge, surrender, forfeiture or abandonment, at law or in equity, of a debt, contract or chose in action, or of an interest in respect of property
- e) the exercise by a person of a general power of appointment over property in favour of another person
- f) a transaction entered into by a person who intends by the transaction to diminish, directly or indirectly, the value of the person's own property and to increase the value of the property of another person.

gift means a disposition of property made otherwise than by will (whether or not by instrument in writing) without consideration, or with inadequate consideration, in money or money's worth passing from the person to whom the disposition was made to the person who made the disposition but does not include a financial or other contribution to travel.

interest means:



- a) in relation to property, an estate, interest, right or power, at law or in equity, in or over the property, or
- b) in relation to a corporation, a relevant interest (within the meaning of section 9 of the *Corporations Act 2001* of the Commonwealth) in securities issued or made available by the corporation.

listed company means a company that is listed within the meaning of section 9 of the *Corporations Act 2001* of the Commonwealth.

occupation includes trade, profession and vocation.

professional or business association means an incorporated or unincorporated body or organisation having as one of its objects or activities the promotion of the economic interests of its members in any occupation.

property includes money.

return date means:

- a) in the case of a return made under clause 4.21(a), the date on which a person became a councillor or designated person
- b) in the case of a return made under clause 4.21(b), 30 June of the year in which the return is made
- c) in the case of a return made under clause 4.21(c), the date on which the councillor or designated person became aware of the interest to be disclosed.

relative includes any of the following:

- a) a person's spouse or de facto partner
- b) a person's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child
- c) a person's spouse's or de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child
- d) the spouse or de facto partner of a person referred to in paragraphs (b) and (c).

travel includes accommodation incidental to a journey.

Matters relating to the interests that must be included in returns

2. *Interests etc. outside New South Wales:* A reference in this schedule or in schedule 2 to a disclosure concerning a corporation or other thing includes any reference to a disclosure concerning a corporation registered, or other thing arising or received, outside New South Wales.

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3. *References to interests in real property:* A reference in this schedule or in schedule 2 to real property in which a councillor or designated person has an interest includes a reference to any real property situated in Australia in which the councillor or designated person has an interest.
4. *Gifts, loans etc. from related corporations:* For the purposes of this schedule and schedule 2, gifts or contributions to travel given, loans made, or goods or services supplied, to a councillor or designated person by two or more corporations that are related to each other for the purposes of section 50 of the *Corporations Act 2001* of the Commonwealth are all given, made or supplied by a single corporation.

Part 2: Pecuniary interests to be disclosed in returns

Real property

5. *A person making a return under clause 4.21 of this code must disclose:*
 - a) the street address of each parcel of real property in which they had an interest on the return date, and
 - d) the street address of each parcel of real property in which they had an interest in the period since 30 June of the previous financial year, and
 - b) the nature of the interest.
6. An interest in a parcel of real property need not be disclosed in a return if the person making the return had the interest only:
 - a) as executor of the will, or administrator of the estate, of a deceased person and not as a beneficiary under the will or intestacy, or
 - b) as a trustee, if the interest was acquired in the ordinary course of an occupation not related to their duties as the holder of a position required to make a return.
7. An interest in a parcel of real property need not be disclosed in a return if the person ceased to hold the interest prior to becoming a councillor or designated person.
8. For the purposes of clause 5 of this schedule, "interest" includes an option to purchase.



Gifts

9. A person making a return under clause 4.21 of this code must disclose:
 - a) a description of each gift received in the period since 30 June of the previous financial year, and
 - b) the name and address of the donor of each of the gifts.
10. A gift need not be included in a return if:
 - a) it did not exceed \$500, unless it was among gifts totalling more than \$500 made by the same person during a period of 12 months or less, or
 - b) it was a political donation disclosed, or required to be disclosed, under Part 3 of the *Electoral Funding Act 2018*, or
 - c) the donor was a relative of the donee, or
 - d) subject to paragraph (a), it was received prior to the person becoming a councillor or designated person.
11. For the purposes of clause 10 of this schedule, the amount of a gift other than money is an amount equal to the value of the property given.

Contributions to travel

12. A person making a return under clause 4.21 of this code must disclose:
 - a) the name and address of each person who made any financial or other contribution to the expenses of any travel undertaken by the person in the period since 30 June of the previous financial year, and
 - b) the dates on which the travel was undertaken, and
 - c) the names of the states and territories, and of the overseas countries, in which the travel was undertaken.
13. A financial or other contribution to any travel need not be disclosed under this clause if it:
 - a) was made from public funds (including a contribution arising from travel on free passes issued under an Act or from travel in government or council vehicles), or
 - b) was made by a relative of the traveller, or
 - c) was made in the ordinary course of an occupation of the traveller that is not related to their functions as the holder of a position requiring the making of a return, or
 - d) did not exceed \$250, unless it was among gifts totalling more than \$250 made by the same person during a 12-month period or less, or



- e) was a political donation disclosed, or required to be disclosed, under Part 3 of the *Electoral Funding Act 2018*, or
 - f) was made by a political party of which the traveller was a member and the travel was undertaken for the purpose of political activity of the party in New South Wales, or to enable the traveller to represent the party within Australia, or
 - e) subject to paragraph (d) it was received prior to the person becoming a councillor or designated person.
14. For the purposes of clause 13 of this schedule, the amount of a contribution (other than a financial contribution) is an amount equal to the value of the contribution.

Interests and positions in corporations

15. A person making a return under clause 4.21 of this code must disclose:
- a) the name and address of each corporation in which they had an interest or held a position (whether remunerated or not) on the return date, and
 - b) the name and address of each corporation in which they had an interest or held a position in the period since 30 June of the previous financial year, and
 - c) the nature of the interest, or the position held, in each of the corporations, and
 - d) a description of the principal objects (if any) of each of the corporations, except in the case of a listed company.
16. An interest in, or a position held in, a corporation need not be disclosed if the corporation is:
- a) formed for the purpose of providing recreation or amusement, or for promoting commerce, industry, art, science, religion or charity, or for any other community purpose, and
 - b) required to apply its profits or other income in promoting its objects, and
 - c) prohibited from paying any dividend to its members.
17. An interest in a corporation need not be disclosed if the interest is a beneficial interest in shares in a company that does not exceed 10 per cent of the voting rights in the company.
18. An interest or a position in a corporation need not be disclosed if the person ceased to hold the interest or position prior to becoming a councillor or designated person.

Interests as a property developer or a close associate of a property developer

19. A person making a return under clause 4.21 of this code must disclose whether they were a property developer, or a close associate of a corporation that, or an individual who, is a property developer, on the return date.



20. For the purposes of clause 19 of this schedule:

close associate, in relation to a corporation or an individual, has the same meaning as it has in section 53 of the *Electoral Funding Act 2018*.

property developer has the same meaning as it has in Division 7 of Part 3 of the *Electoral Funding Act 2018*.

Positions in trade unions and professional or business associations

21. A person making a return under clause 4.21 of the code must disclose:

- a) the name of each trade union, and of each professional or business association, in which they held any position (whether remunerated or not) on the return date, and
- b) the name of each trade union, and of each professional or business association, in which they have held any position (whether remunerated or not) in the period since 30 June of the previous financial year, and
- c) a description of the position held in each of the unions and associations.

22. A position held in a trade union or a professional or business association need not be disclosed if the person ceased to hold the position prior to becoming a councillor or designated person.

Dispositions of real property

23. A person making a return under clause 4.21 of this code must disclose particulars of each disposition of real property by the person (including the street address of the affected property) in the period since 30 June of the previous financial year, under which they wholly or partly retained the use and benefit of the property or the right to re-acquire the property.

24. A person making a return under clause 4.21 of this code must disclose particulars of each disposition of real property to another person (including the street address of the affected property) in the period since 30 June of the previous financial year, that is made under arrangements with, but is not made by, the person making the return, being a disposition under which the person making the return obtained wholly or partly the use of the property.

25. A disposition of real property need not be disclosed if it was made prior to a person becoming a councillor or designated person.

Sources of income

26. A person making a return under clause 4.21 of this code must disclose:

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- a) each source of income that the person reasonably expects to receive in the period commencing on the first day after the return date and ending on the following 30 June, and
 - b) each source of income received by the person in the period since 30 June of the previous financial year.
27. A reference in clause 26 of this schedule to each source of income received, or reasonably expected to be received, by a person is a reference to:
- a) in relation to income from an occupation of the person:
 - I. a description of the occupation, and
 - II. if the person is employed or the holder of an office, the name and address of their employer, or a description of the office, and
 - III. if the person has entered into a partnership with other persons, the name (if any) under which the partnership is conducted, or
 - b) in relation to income from a trust, the name and address of the settlor and the trustee, or
 - c) in relation to any other income, a description sufficient to identify the person from whom, or the circumstances in which, the income was, or is reasonably expected to be, received.
28. The source of any income need not be disclosed by a person in a return if the amount of the income received, or reasonably expected to be received, by the person from that source did not exceed \$500, or is not reasonably expected to exceed \$500, as the case may be.
29. The source of any income received by the person that they ceased to receive prior to becoming a councillor or designated person need not be disclosed.
30. A fee paid to a councillor or to the mayor or deputy mayor under sections 248 or 249 of the LGA need not be disclosed.

Debts

31. A person making a return under clause 4.21 of this code must disclose the name and address of each person to whom the person was liable to pay any debt:
- a) on the return date, and
 - b) at any time in the period since 30 June of the previous financial year.
32. A liability to pay a debt must be disclosed by a person in a return made under clause 4.21 whether or not the amount, or any part of the amount, to be paid was due and payable on the return date or at any time in the period since 30 June of the previous financial year, as the case may be.
33. A liability to pay a debt need not be disclosed by a person in a return if:

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- a) the amount to be paid did not exceed \$500 on the return date or in the period since 30 June of the previous financial year, as the case may be, unless:
 - I. the debt was one of two or more debts that the person was liable to pay to one person on the return date, or at any time in the period since 30 June of the previous financial year, as the case may be, and
 - II. the amounts to be paid exceeded, in the aggregate, \$500, or
- b) the person was liable to pay the debt to a relative, or
- c) in the case of a debt arising from a loan of money the person was liable to pay the debt to an authorised deposit-taking institution or other person whose ordinary business includes the lending of money, and the loan was made in the ordinary course of business of the lender, or
- d) in the case of a debt arising from the supply of goods or services:
- e) the goods or services were supplied in the period of 12 months immediately preceding the return date, or were supplied in the period since 30 June of the previous financial year, as the case may be, or
- f) the goods or services were supplied in the ordinary course of any occupation of the person that is not related to their duties as the holder of a position required to make a return, or
- g) subject to paragraph (a), the debt was discharged prior to the person becoming a councillor or designated person.

Discretionary disclosures

- 34. A person may voluntarily disclose in a return any interest, benefit, advantage or liability, whether pecuniary or not, that is not required to be disclosed under another provision of this Schedule.



SCHEDULE 2: FORM OF WRITTEN RETURN OF INTERESTS SUBMITTED UNDER CLAUSE 4.21

'Disclosures by councillors and designated persons' return

1. The pecuniary interests and other matters to be disclosed in this return are prescribed by Schedule 1 of the *Model Code of Conduct for Local Councils in NSW* (the Model Code of Conduct).
2. If this is the first return you have been required to lodge with the general manager after becoming a councillor or designated person, do not complete Parts C, D and I of the return. All other parts of the return should be completed with appropriate information based on your circumstances at the return date, that is, the date on which you became a councillor or designated person.
3. If you have previously lodged a return with the general manager and you are completing this return for the purposes of disclosing a new interest that was not disclosed in the last return you lodged with the general manager, you must complete all parts of the return with appropriate information for the period from 30 June of the previous financial year or the date on which you became a councillor or designated person, (whichever is the later date), to the return date which is the date you became aware of the new interest to be disclosed in your updated return.
4. If you have previously lodged a return with the general manager and are submitting a new return for the new financial year, you must complete all parts of the return with appropriate information for the 12-month period commencing on 30 June of the previous year to 30 June this year.
5. This form must be completed using block letters or typed.
6. If there is insufficient space for all the information you are required to disclose, you must attach an appendix which is to be properly identified and signed by you.
7. If there are no pecuniary interests or other matters of the kind required to be disclosed under a heading in this form, the word "NIL" is to be placed in an appropriate space under that heading.

Important information

This information is being collected for the purpose of complying with clause 4.21 of the Model Code of Conduct.

You must not lodge a return that you know or ought reasonably to know is false or misleading in a material particular (see clause 4.23 of the Model Code of Conduct). Complaints about breaches of these requirements are to be referred to the Office of

INNER WEST

Local Government and may result in disciplinary action by the council, the Chief Executive of the Office of Local Government or the NSW Civil and Administrative Tribunal.

The information collected on this form will be kept by the general manager in a register of returns. The general manager is required to table all returns at a council meeting.

Information contained in returns made and lodged under clause 4.21 is to be made publicly available in accordance with the requirements of the *Government Information (Public Access) Act 2009*, the *Government Information (Public Access) Regulation 2009* and any guidelines issued by the Information Commissioner.

You have an obligation to keep the information contained in this return up to date. If you become aware of a new interest that must be disclosed in this return, or an interest that you have previously failed to disclose, you must submit an updated return within three months of becoming aware of the previously undisclosed interest.

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Disclosure of pecuniary interests and other matters by *[full name of councillor or designated person]*

as at *[return date]*

in respect of the period from *[date]* to *[date]*

[councillor's or designated person's signature]

[date]

A. REAL PROPERTY		
Street address of each parcel of real property in which I had an interest at the return date/at any time since 30 June		Nature of interest
B. SOURCES OF INCOME		
Sources of income I reasonably expect to receive from an occupation in the period commencing on the first day after the return date and ending on the following 30 June		
<i>Sources of income I received from an occupation at any time since 30 June</i>		
Description of occupation	Name and address of employer or description of office held (if applicable)	Name under which partnership conducted (if applicable)
Sources of income I reasonably expect to receive from a trust in the period commencing on the first day after the return date and ending on the following 30 June		
<i>Sources of income I received from a trust since 30 June</i>		
Name and address of settlor		Name and address of trustee
Sources of other income I reasonably expect to receive in the period commencing on the first day after the return date and ending on the following 30 June		
<i>Sources of other income I received at any time since 30 June</i>		
<i>[Include description sufficient to identify the person from whom, or the circumstances in which, that income was received]</i>		

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C. Gifts			
Description of each gift I received at any time since 30 June		Name and address of donor	
D. Contributions to travel			
Name and address of each person who made any financial or other contribution to any travel undertaken by me at any time since 30 June	Dates on which travel was undertaken	Name of States, Territories of the Commonwealth and overseas countries in which travel was undertaken	
E. Interests and positions in corporations			
Name and address of each corporation in which I had an interest or held a position at the return date/at any time since 30 June	Nature of interest (if any)	Description of position (if any)	Description of principal objects (if any) of corporation (except in case of listed company)
F. Were you a property developer or a close associate of a property developer on the return date? (Y/N)			
G. Positions in trade unions and professional or business associations			
Name of each trade union and each professional or business association in which I held any position (whether remunerated or not) at the return date/at any time since 30 June		Description of position	
H. Debts			
Name and address of each person to whom I was liable to pay any debt at the return date/at any time since 30 June			

INNER WEST

I. Dispositions of property
1. Particulars of each disposition of real property by me (including the street address of the affected property) at any time since 30 June as a result of which I retained, either wholly or in part, the use and benefit of the property or the right to re-acquire the property at a later time
2. Particulars of each disposition of property to a person by any other person under arrangements made by me (including the street address of the affected property), being dispositions made at any time since 30 June, as a result of which I obtained, either wholly or in part, the use and benefit of the property
J. Discretionary disclosures



SCHEDULE 3: FORM OF SPECIAL DISCLOSURE OF PECUNIARY INTEREST SUBMITTED UNDER CLAUSE 4.37

1. This form must be completed using block letters or typed.
2. If there is insufficient space for all the information you are required to disclose, you must attach an appendix which is to be properly identified and signed by you.

Important information

This information is being collected for the purpose of making a special disclosure of pecuniary interests under clause 4.36(c) of the *Model Code of Conduct for Local Councils in NSW* (the Model Code of Conduct).

The special disclosure must relate only to a pecuniary interest that a councillor has in the councillor's principal place of residence, or an interest another person (whose interests are relevant under clause 4.3 of the Model Code of Conduct) has in that person's principal place of residence.

Clause 4.3 of the Model Code of Conduct states that you will have a pecuniary interest in a matter because of the pecuniary interest of your spouse or your de facto partner or your relative or because your business partner or employer has a pecuniary interest. You will also have a pecuniary interest in a matter because you, your nominee, your business partner or your employer is a member of a company or other body that has a pecuniary interest in the matter.

"Relative" is defined by clause 4.4 of the Model Code of Conduct as meaning your, your spouse's or your de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child and the spouse or de facto partner of any of those persons.

You must not make a special disclosure that you know or ought reasonably to know is false or misleading in a material particular. Complaints about breaches of these requirements are to be referred to the Office of Local Government and may result in disciplinary action by the Chief Executive of the Office of Local Government or the NSW Civil and Administrative Tribunal.

This form must be completed by you before the commencement of the council or council committee meeting at which the special disclosure is being made. The completed form must be tabled at the meeting. Everyone is entitled to inspect it. The special disclosure must be recorded in the minutes of the meeting.

INNER WEST

Special disclosure of pecuniary interests by *[full name of councillor]*
in the matter of *[insert name of environmental planning instrument]*
which is to be considered at a meeting of the *[name of council or council committee]*
(as the case requires)]
to be held on the day of 20

Pecuniary interest	
Address of the affected principal place of residence of the councillor or an associated person, company or body (the identified land)	
Relationship of identified land to the councillor <i>[Tick or cross one box.]</i>	<p>h) The councillor has an interest in the land (e.g., is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise).</p> <p><input type="checkbox"/> An associated person of the councillor has an interest in the land.</p> <p><input type="checkbox"/> An associated company or body of the councillor has an interest in the land.</p>

INNER WEST

Matter giving rise to pecuniary interest ¹	
Nature of the land that is subject to a change in zone/planning control by the proposed LEP (the subject land)² [Tick or cross one box]	<input type="checkbox"/> The identified land. i) Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control [Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]	
Proposed change of zone/planning control [Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]	
Effect of proposed change of zone/planning control on councillor or associated person [Insert one of the following: "Appreciable financial gain" or "Appreciable financial loss"]	

[If more than one pecuniary interest is to be declared, reprint the above box and fill in for each additional interest.]

Councillor's signature

Date

[This form is to be retained by the council's general manager and included in full in the minutes of the meeting]

¹ Clause 4.1 of the Model Code of Conduct provides that a pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person. A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter, or if the interest is of a kind specified in clause 4.6 of the Model Code of Conduct.

² A pecuniary interest may arise by way of a change of permissible use of land adjoining, adjacent to or in proximity to land in which a councillor or a person, company or body referred to in clause 4.3 of the Model Code of Conduct has a proprietary interest.

Item No: C0325(1) Item 13
Subject: COUNCILLOR EXPENSES FOR 1 JULY 2024 TO 31 DECEMBER 2024
Prepared By: Julian Sakarai - Acting Senior Manager Governance and Risk
Authorised By: Chris Sleiman - Acting Director Corporate

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

The purpose of this report is to publicly table the provision of expenses and facilities to Councillors for the 1 July 2024 to 31 December 2024 period, in accordance with the adopted Councillor Expenses and Facilities Policy.

BACKGROUND

Council's Councillor Expenses and Facilities Policy requires that Council report on the provision of expenses and facilities to Councillors publicly and that these reports include expenditure summarised by individual Councillor and as a total for all Councillors.

This report covers the expenditure relating to the provision of expenses and facilities to anyone who was a Councillor for the 1 July 2024 to 31 December 2024 period.

DISCUSSION

The provision of expenses being reported on are outlined below and align to the Councillor Expenses and Facilities Policy adopted expenditure:

- General Travel Expenses
- Interstate, overseas and long-distance intrastate travel expenses
- Professional development including conferences and seminars
- ICT Expenses
- Carer expenses
- Home office expenses
- Greeting cards

There has been no expenditure that has exceeded the Councillors Expenses and Facilities Policy or adopted budget.

Councillor	General travel	Interstate, overseas travel	Professional development conferences, seminars	ICT expenses	Carer expenses	Home office expenses	Greeting cards
Mayor Byrne	\$512		\$608	\$112			
Clr Antoniou		\$1,184	\$292	\$70			
Clr Atkins	\$257	\$1,610	\$301				
Clr Barlow							
Clr Blake				\$18			
Clr Carlisle			\$455				
Clr Clay	\$228	\$850	\$2,410				
Clr D'Arienzo	\$121		\$455	\$164			
Clr Fergusson			\$1,680				
Deputy Mayor Howard	\$79			\$147			
Clr Macri			\$455	\$65			
Clr Raciti			\$455	\$18			
Clr Scott	\$46		\$455	\$152			
Clr Smith				\$147			
Clr Tastan			\$747	\$18			
Clr Da Cruz	\$63	\$98		\$328		\$420	
Clr Drury	\$55	\$924		\$529		\$136	
Clr Griffiths	\$666	\$562		\$136			
Clr Langford		\$709	\$1,859	\$181			
Clr Lockie	\$26	\$788	\$104	\$142			
Clr Shetty			\$59	\$150			
Clr Stamolis			\$53	\$1,480			
Clr Stephens							
Clr Tsardoulis	\$51			\$133	\$493		
Total combined Councillor actual expenses	\$2,104	\$6,725	\$10,388	\$3,990	\$493	\$556	Nil
Adopted budget per Councillor per year	\$3,075 per Councillor	\$15,375 Total for all Councillors	\$6,150 per Councillor	\$3,690 per Councillor \$6,150 (Mayor)	\$9,000 per Councillor	\$615 per Councillor	\$100 (Councillors) \$500 (Mayor)

FINANCIAL IMPLICATIONS

There are no financial implications associated with the tabling of Councillor expenses.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 14
Subject: OPEN SPACE OPPORTUNITIES ALONG RAIL CORRIDORS
Prepared By: Daniel East - Senior Manager Strategic Planning
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

Council officers met with Lane Cove Council to discuss the delivery of the St Leonards South Masterplan rezoning and open space, including ownership / maintenance arrangements and key construction considerations. Lane Cove Council reported that the project is complex and expensive but on balance a positive asset for their community. This report finds there would need to be an initial engineering scoping assessment to explore the potential for new open space projects along rail corridors within the Inner West to understand the viability of this proposal.

BACKGROUND

At the Council meeting held on 3 December 2024, Council resolved the following:

1. *That Council investigate the opportunity to increase the provision of new open space in the Transport Oriented Development (TOD) precinct masterplans and contributions framework within the rail corridor to meet the needs of the existing community as well as future needs of the incoming population. A potential location for the Dulwich Hill open space zone is shown on the attached aerial photographs. As part of informing this investigation, the following consultation must be undertaken:*
 - a. *Consultation with the state government and TfNSW regarding feasibility analysis of a central green spine park above the rail corridor and potential funding arrangements for the project; and*
 - b. *consultation with representatives from Lane Cove Council on the delivery of the St Leonards South Masterplan rezoning and open space, including ownership / maintenance arrangements and key construction considerations.*
2. *That the findings be reported back to Council within 3 months of this Notice of Motion.*

DISCUSSION

Providing new open spaces in densely built-up metropolitan areas is challenging however, as densities increase along transport corridors, it is relevant to investigate opportunities for new spaces for people to recreate and gather.

On 21 January 2025, planning officers of Inner West Council and Lane Cove Council met to discuss the planning and delivery of Wadangarri Park in St Leonards. This park is located on a bridge across the airspace of a railway corridor.

Case Study – Wadangarri Park, St Leonards

Wadangarri Park is located at 568 Pacific Highway, St Leonards, opposite the St Leonards train station. The park was built over the airspace above a heavy rail line providing a vital connection between the Crows Nests Centre (mixed use/commercial) to high-density residential suburb of St Leonards South precincts. The park is connected to a shopping mall which includes the new St Leonards Library, retail, public toilets and a 300-space public basement car park. The park was fully opened to the public on 15 September 2023.



Figure 1: Image of the “Banksia” inspired playground in the Wadangarri Park (the Aboriginal name for the Banksia flower), in the 4,750sqm park.

Planning Process

The original concept for Wadangarri Park was first identified in the 2006 *Open Space Strategy* to plan for St Leonards, jointly prepared by Lane Cove, North Sydney and Willoughby councils. For many years, Lane Cove Council approached Transport Asset Holding Entity (TAHE) NSW, as the asset owner of the NSW heavy rail corridor, seeking to discuss arrangements that would allow the project to commence. Lane Cove Council were able to commence the construction of the bridge in 2021.

Figure 2 below demonstrates the scale of density needed to facilitate to fund the project. In the immediate area surrounding Wadangarri Park there are seven sites that facilitate 4,500 new dwellings, 37,000sqm of commercial GFA, with towers up to 43 storeys.



Figure 2: Extract from the St Leonards South Planning Proposal (2018) that demonstrates the magnitude of development occurring in the immediate vicinity of the (then) proposed park.

Table 1: Provides the legend to Figure 2 above of development density of each of the red line areas.

Site No.	Description of development
1a	8 storey tower accommodating 105sqm retail and 66 new dwellings
1b	5 & 29 storey tower accommodating 290sqm commercial space and 269 dwellings
2	The location of Wadangarri Park and Plaza.
3a	10 storey commercial tower 17,000sqm GFA
3b	Two 29 & 43 storey towers accommodating 700 dwellings, 1000sqm supermarket, 1000sqm public library, and 4,796sqm retail.
4	43 storey tower accommodating 5,628sqm commercial and 495 dwellings
5	27 & 37 storey towers accommodating 8,263sqm commercial and 539 dwellings.
6	Planning Proposal for St Leonards South facilitating approximately 2,400 new dwellings for a mix of 6-11 storey buildings.

This scale of density is unlikely to be facilitated in the Inner West. The significant construction costs would necessitate State and/or Commonwealth support in conjunction with Council.

Costs, Asset Ownership and Maintenance of Wadangarri Park

The total cost of Wadangarri Park is publicly stated at approximately \$50million, with Planning Agreements providing \$46million with a \$4.75million grant from the NSW Government under the Public Spaces Legacy Program.

The structure asset of Wadangarri Park is owned by Lane Cove Council and is burdened with the lifecycle and maintenance costs of all infrastructure above the rail corridor, but not any infrastructure relating to the rail operations. A lease agreement was entered for the airspace over the rail corridor with the NSW Government for \$1 per annum for a period of 67years, expiring in 2088.

Lane Cove staff did not provide a QS statement however simple analysis based on the 4,750sqm of open space at the \$50M the cost per sqm of the park is loosely estimated to be \$10,500 (sqm).

The per square metre cost of purchasing land at market value in the Inner West is significantly less expensive than the per sqm cost of Wadangarri Park.

Construction Considerations Wadangarri Park

Wadangarri Park in St Leonards was developed through the collaborative efforts of several key engineering and design firms, including:

- *Arenco (NSW)* was the builder for the project, overseeing the construction of the park.
- *Aurecon* provided the engineering design services and planning.
- *Arcadia Landscape Architecture* designed the landscape architecture tailored to St Leonards characteristics
- *Solutions + Co* designed, engineered, fabricated, and constructed the multi-level, multi-zoned playground within the park.

Key construction considerations for the structure included:

- A robust engineering structural design to support the park's features without compromising rail operations. This includes the preparation of collision and derailment studies and risks assessments; adjustments to overhead wiring structures; tunnel fire safety considerations with complex emergency services at track level, and vehicle tracking and liaison with Fire and Rescue NSW, Ausgrid, Telstra and Sydney Water.
- The use of 31 precast Super-T girders, each weighing 60 tons, to form a 3,000sqm connected bridge. The installation required careful planning to minimize disruptions to train services. This included using one of the largest cranes in the world which had to be booked 12 months in advance.
- The reticulation of services was a challenge, this included drainage, irrigation, communications, power and lighting, and security.

A preliminary feasibility study conducted by a qualified engineering professional is required in order to understand the viability of this proposal for the Inner West. Such a preliminary study would provide an analysis of the opportunities and costs to maximise community benefits and to maximise the effectiveness of future advocacy efforts.

Assumptions regarding Construction Considerations within Inner West

Wadangarri Park was constructed over two sets of adjacent rail way tracks that run more or less north / south. While the rail corridor width at Dulwich Hill is similar to the Lane Cove example, with a similar typology, there are 4 railway lines which is likely to increase the complexity of construction and therefore cost. The rail corridor width at Ashfield is

approximately double that of Lane Cove, with the typology differences locating the railway corridor above flood planning levels. This would have a significant impact on the cost estimate.

Conclusion

In the event open spaced over rail lines was pursued either at Dulwich Hill or Ashfield it appears the cost would be significantly greater due to the complexity created by the additional rail lines in comparison to Lane Cove. In order to identify the parameters around cost and complexity an engineering scoping assessment to explore the potential for new open space projects along rail corridors within the Inner West is required to understand the viability of this proposal.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 15

Subject: DRAFT PROMOTIONAL PLAN FOR THE INNER WEST SUSTAINABILITY HUB 2025

Prepared By: Luke Murtas - Senior Manager Environment and Sustainability

Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 1: An ecologically sustainable Inner West
- 5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

The Inner West Sustainability Hub was opened on 1 July 2023.

Tenants include The Bower, Re:Place and Dress for Success as well as Council's Green Living Centre.

The site does not have a significant street presence and community awareness about its physical location is limited. In addition, a core theme of the Hub is reuse and recycling and the building itself is a re-purposed Council depot, however, due in part to the site still retaining the physical character of a former Council depot, it "lacks a friendly, community reuse vibe".

Many people who do attend the site attend for one-off engagements of short duration despite the range of services and programs offered, and so an identified challenge is to increase both the appeal and "dwell time" at the Hub. A strong communications and promotional plan for the Hub will be key to improving this outcome.

Council and tenants are collaborating to develop a communications and engagement plan for 2025 and hold working bees to improve the on-site vibe.

BACKGROUND

At the Council meeting held on 3 December 2024, Council resolved the following:

1. *That Council postpone the Circular Economy Round Table (scheduled for Monday 9 December) to be held in January 2025 instead and incorporate into the agenda of that forum a consultation on a promotional plan for the Sustainability Hub in 2025.*
2. *That Council table a report for the February 2025 Ordinary Council Meeting with a draft promotional plan for the Sustainability Hub in 2025, incorporating feedback from the tenants as well as other relevant organisations. This should include consideration of a budget allocation for communications, promotion, and events to be developed in consultation with these organisations, and a plan to increase signage and wayfinding to the Hub.*

3. *That Council identify a senior officer to be the primary point of contact for tenants at the Sustainability Hub and the coordinator of Council's oversight of the Hub. This is to be addressed in the report to the February 2025 Ordinary Council Meeting.*

DISCUSSION

Current Hub Program

Since its launch in July 2023, activities and engagements at the Hub have included:

- A launch event attended by 1,000+ Inner West residents and visitors
- Assistance to over 2,000 disadvantaged women through Dress for Success
- Public EV charging opened on site in 2025 and is currently free
- Events and programs which promote recycling, reuse and repair of household goods:
 - Community reuse markets with over 1,000 residents attending
 - Re:Place reused and repurposed fashion stall
 - Problem waste drop-off events
 - A new tool library based on share economy principles
 - Children's toy swaps
- Workshops and engagements focussed on reduced costs of living and healthier, more sustainable homes and social engagement in workshops and community projects:
 - Weekly workshops on energy efficiency and reducing home power bills
 - Bicycle repair and active transport workshops
 - Workshops and seminars on sustainable cooking and gardening
- More efficient use of resources and innovative ways to build, work and grow food:
 - A thriving demonstration garden
 - Bower "tiny house" program
- The *House-to-Home* program run by The Bower which supplies furniture and appliances to disadvantaged households
- The Bower have saved over 15,000kg from going to landfill, through electronics, bike and furniture repairs and "the Bower Boutique"

Information on these activities has been promoted through Council's traditional channels including Council's website and newsletter, Environmental e-news and social media. Council's community partners also promote their own activities and events at the Hub through their own channels and social media.

Attendance and Target Market

People who attend the Hub tend to be there for one purpose, and for a relatively short period of time, despite the range of services and programs offered. A key challenge for the Environment and Sustainability service is to increase both the sectoral appeal and "dwell time" at the Hub. Part of the next phase of growth and a focus of the draft comms plan will be to create an environment of cross-collaboration by tenants and Council under a unified site brand.

Given the quality of offering and diversity of programs at the Hub and their appeal to attendees, there is the potential to leverage and convert many of the current attendances into longer stays by encouraging cross-promotion, deeper partnerships and engagement. Shared comms, community events and coupled/ cross-promoted programs will assist with this objective.

The Hub is becoming more activated over time with daily engagements, EV charging and a wider variety of programs on offer, meaning there is the potential to link participants who are already at the site with an additional sustainability activity. In addition, the draft comms plan

identifies ways to attract new attendees to the Hub through physical beautification of the site, local awareness campaigns and online advertising.

An identified market to develop for the Hub arising from Council's working group is low-income households, renters and residents affected by cost-of-living issues. In addition, the Hub's programs do not have significant engagement with school aged children in the Inner West.

Activations and promotions to date at the Hub have made provision for these groups but not made significant cut-through and so a key objective of the comms plan will be to reach these key markets. Opportunities to collaborate with Hub tenants in their own campaigns should also form part of the plan in this respect, as well as using Council's network of local democracy groups and other ways to connect with key markets such as libraries and seniors services.

Circular Economy Roundtable

The Circular Economy Roundtable planned for 9 December 2024 was postponed and a suitable date will be determined shortly. The draft communications plan, discussed in detail below, will be tabled for discussion at the roundtable with the various experts in attendance at the roundtable for their input, in line with Council's resolution.

Inner West Sustainability Hub – Communications Plan

A meeting at the Sustainability Hub was held on 19 December 2024 with tenants The Bower, Re:Place as well as Council's Green Living Centre, with Dress for Success providing input pre-meeting. Council Environment and Comms officers attended. Dress for Success require a lower level of "promotional activity" to support their clients.

Discussions and ideas were generated around Hub promotional needs including:

- **Location** - Increasing awareness of site location through directional signage, maps and online communications
- **Directions** - Improving street signage on Prospect Road to make the entry area more obvious and inviting
- **On-site wayfinding** – A mural map near the entry point and colour-coded directional/wayfinding signage to each tenancy. Safety signage (toilets, exits, shared areas etc.)
- **Place-making** – creating the community reuse vibe with plantings, murals, creative workshops, working bees, sustainability and reuse in practice and themed events
- **Site activation** – allow access for external like-minded community groups (room booking and specified reuse focus criteria), EV charging
- **Communications** – cross promotion and sharing IWSH related posts by one another, webpage and socials for the hub, council website info and socials, printed flyers, posters and business cards for council customer service stalls and venues to promote

Initial consultation has highlighted that a key challenge for residents is locating the Hub. Developing a strong signage, wayfinding and beautification plan is recommended to be incorporated into the comms and promotional plan to address this fundamental issue.

It is also recommended to create a strong branding for the Hub which can be consistently applied to communications and advertising to provide a recognisable identity in the community in a similar fashion to organisations such as Reverse Garbage.

Communications Plan

A snapshot of the communications plan is in the table below with indicative costs.

Concern	Activity	Team	Budget
Location/Awareness	Street signs on posts	\$1000	\$1000
	Street banner	Comms	\$1000
	Digital map and QR code	Comms	In-house
	Postcard letterbox drop	Comms/ E&S	In-house

Site vibe	Mural (paint and artist)	Comms/The Bower	\$2,000
	Paid ads to promote site and mural	Comms	\$250
	Signage at front of site	Comms/Properties	\$500
	Site map inside site entry	Comms/ Environment team /Tenants	\$1000
	Onsite wayfinding	Environment team/ Tenants	\$500
	IWSH branding and templates	Comms	In-house
	Video walkthrough, social posts and promote events	Comms	\$250
	Working bees catering and materials to improve site	Environment team	\$1000
Activation	GLC training room hire booking system	Environment team/ Facilities	TBC
	EV charging – signage, safety, auto shut off	Environment team/ Properties	\$1000
Total:			\$10,500

A follow up meeting was then held on site on Wednesday 22 January 2025 to discuss the draft Comms and engagement plan (*refer to Attachment 1*).

The Inner West Sustainability sub-brand is being developed by Inner West in collaboration with tenants and will be discussed with tenants by early March. The Green Living Centre has some corporate sustainability branding which is used for engagement and events such as the Footprints Festival.

Senior Officer – Point of Contact

The Senior Manager Environment and Sustainability will be the principal contact for the Inner West Sustainability Hub.

FINANCIAL IMPLICATIONS

As noted above, the estimated costs to implement the communications plan is \$10,500 and will be considered as part of the Draft 2025/26 budget planning.

ATTACHMENTS

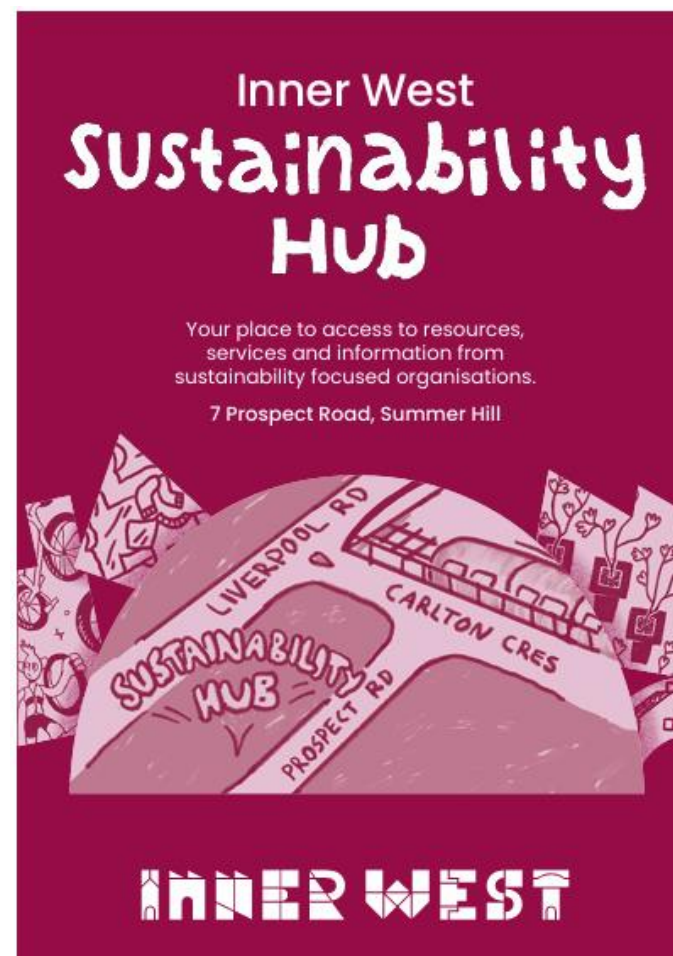
1. [Draft IWC Hub Promotional and Comms Plan](#)

INNER WEST

DRAFT comms and promotional plan – Inner West Sustainability Hub

Communications objectives

- Raise **brand awareness** for the Inner West Sustainability Hub
- Deploy Communications campaigns to mitigate issues with **wayfinding**
- **Increase visitations**/interactions at the Sustainability Hub
- Organise **consistent branding** to increase public awareness of the Hub as a collective
- Enable this comms and engagement plan to **evolve** with the tenant and site needs



Issue	Proposed mitigation by tenants	Comms mitigation	Council staff in mitigation	Budget Required
Lack of awareness of site location	Improved way finding Directional comms through the site Improved street signage and out the entry to the site Increased advertising about the site and what it offers Use of flags/banners at entry	Development and promotion of digital map consistent with branding Development of QR code to direct community Printed map to drop to Summer Hill locals Campaign of Hub tenant's digital media Use existing drone footage to contextualise site scale and location	Design team for map creation Web team for inclusion on website In-house print flyers (budget required) Properties/Facilities team for signage and tenant permission for own signage	Printed comms - \$1000 Signage - internal budgets
Perception as Sustainability Hub not a depot	Beautification of Hub via public art to create a friendly and vibrant site and reflect new purpose	Run comms campaign around the artwork to increase awareness of site	Building team for approval Creative Communities team for perfect match or artist	\$250 digital advertising \$250 Paint and materials for mural
Lack of awareness of site purpose	Increasing comms campaign around site purpose, function and achievements Communication of achievements of site tenants	Development of consistent Hub branding by Council to represent the Hub as an entity, for use by Council and tenants. Video/digital campaign around the hub existence- strategic shift away from spotlighting individual work of tenants Comms around the benefit of curating Environmentally focused NGO's Inclusion of Sustainability Hub tenants in wider Council campaigns e.g. campaigns re-thinking waste, EV campaigns etc. Development of digital asset to tag at the start/end of videos to indicate belonging to Hub and redirects back to IWC Hub	Comms team	In-house
Placemaking and boosting sense of community and cohesion	Prioritise pedestrian traffic over cars Inclusion of murals and art Site-wide markets and workshops Site collaborative working bees Improved site safety with lights, planting, bunting, café pop up etc	Video walk through showing accessibility and walkability Marketing regular site-wide markets Boosted posts promoting workshops, events etc. (ongoing)	Comms team for video production Events/GLC for site wide markets Buildings team for inclusion of external food/coffee vendors	In-house \$250 boosted comms
Site activation with other organisations	Develop training room booking system for external use by aligned entities and increase foot traffic	Develop cross communications method with comms team to external site users Advertise the site as active to use (subject to criteria) to increase appeal and multifunctionality	Comms digital team Properties team to facilitate approvals for external use	In-house
EV charging	Ensure increased car traffic on site won't impact pedestrian access Increase awareness of EV chargers on site	Comms work to communicate operational hours of EV chargers Link EV charging comms to other things to do on site while the car chargers	Comms digital team Traffic team Infrastructure team for timelines	Properties/US budget for signage/road marking for EV

Key identified issues and proposed controls by Comms Team:

- Develop brand and templates for IWSH– applied across signage, murals, street signs
- Design map in consistent branding for wayfinding
- IWSH key contacts on a WhatsApp group to assist communication between internal stakeholders
- Strategic Comms plan – 3 monthly comms plan with dates for topics, content generation, photos, filming etc.
- Opportunistic campaigns for Hub site and tenants by linking with sustainability comms e.g. reuse campaign, Circular Economy, sustainability etc.
- Socials and council printed newsletter, e-news – Monthly post on location and monthly showcase of a different activity/person on site.
- Develop flyer to distribute in local area and station at libraries, pools, service centers and mobile customer service stalls
- Feature in Council newsletter
- Facilitate cross promotion of tenant channels to diversify and increase the hub audience
- Increase use of Councils What's On page
- Increase use of Council website – more information and lead to IWSH managed pages.
- Deliver Inner West mobile customer service stalls at the Sustainability Hub
- Paper flyer/postcard – what's on at the hub, how-to-find-us, tenant list
- Business cards to promoting the Hub to be handed out at Chemical clean out events and council stalls
- Feed all IWSH content into master content plan to organise content and messaging between Council and tenants
- Website banner

Implementation timeline:

- Implementation of design timeline --> Assets due to tenant's 20th–27th of February
- 1st March – December 2025 implementation of comms plan with tenants

Existing digital comms stats of Council comms around the IWSH

- Averaging 2529 digital interactions per post organically (excluding Green Living Centre posts), approximately 41 viewers weren't IWC digital comms followers.

Proposed controls:

- Advertising budget to target social media users interested in enviro/social enterprise focus content who live locally (ongoing)
- Lead with advertisements for events, workshops, markets, sales etc. that has a human engagement element
- Utilising design and branding to appeal to specific types of people and make the site seem more approachable
- Activating the site to increase foot traffic and develop unified marketing material

Risk Assessment

Risk	Likelihood	Impact	Mitigation strategies	Effectiveness
Delayed approvals	Medium	High	Engage stakeholders early; set clear timelines.	Medium
Budget constraints	High	High	Identify multiple funding sources; prioritise actions.	Medium
Low community engagement	Medium	Medium	Intensify local campaigns; leverage partnerships, target local neighbours and likely IWHS users	High
Safety incidents	Low	High	Implement robust safety signage protocols and safety/traffic action plan	High
Staff resourcing	High	High	New part time staff member appointed to IWHS specifically	High
Security risk / Dress for Success in advertising	Medium	High	Run advertising comms past dress for success to ensure security for DFS and clients	High

Budget and Resources

Cost Estimations:

- Calculate detailed, specific costs for communications materials, murals, signage, and event(s).
- Prepare a detailed budget for the 2025/26 financial year (estimated at \$10,500).

Grant Opportunities – Research and apply for relevant grants, including quick-response and sustainability grants.

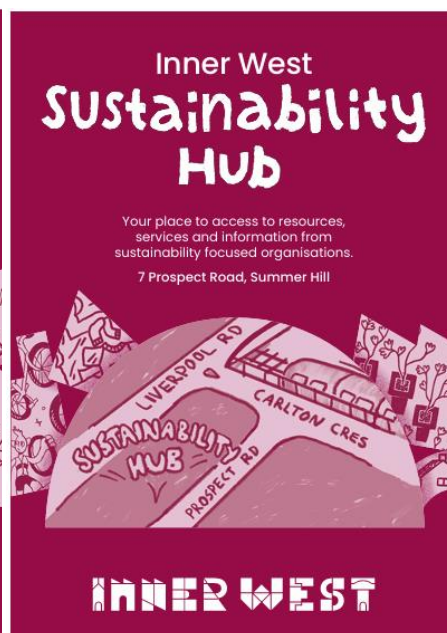
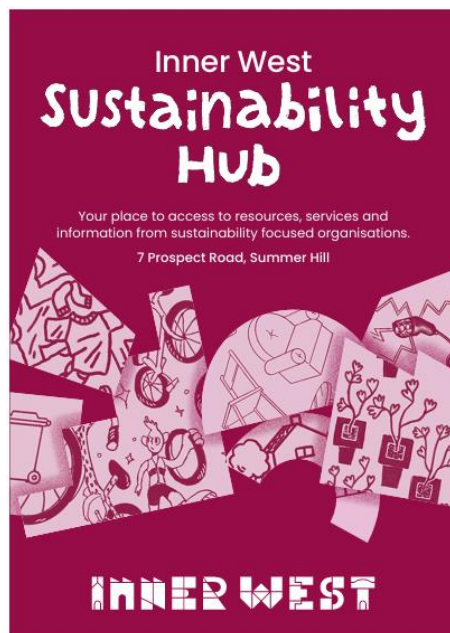
Staff Coordination: – Assign a part-time IWC staff member as the hub's liaison to streamline communication and project management.

Design concepts (drafted end February):

The refreshed look and feel for the Inner West Sustainability Hub should be friendly and enticing, build upon previous brand exposure and suggest the multiplicity of sustainability services available at the Hub.

A key challenge for residents is locating the Hub.

The approach taken in the following two poster/flyer and signage examples uses a custom masthead with friendly hand drawn type. It also presents multiple overlapping illustrations, in multiple styles, to suggest some of the broad scope of sustainability focused activities available at the Hub. Because of the multiple styles, expanding this pool of illustrations can occur organically as needed. The collateral uses a maroon colour that had previously used in social posts and other media supporting the hub. In the second poster/flyer there is a very simplified hand-drawn map element which helps reinforce location information about the Hub.



<p>Awareness <i>Build widespread recognition of IWSH</i></p> <ol style="list-style-type: none"> Location Highlighting: <ul style="list-style-type: none"> Develop creative marketing campaigns (e.g., “Discover the Hub” initiatives). Use augmented reality or virtual tours to show the hub’s features online. Collaborate with influencers and local personalities to amplify visibility. Directional Guidance: <ul style="list-style-type: none"> Introduce bold, visually striking wayfinding signage across strategic locations. Use interactive elements like QR codes leading to the hub’s schedule or map. Multimedia Content: <ul style="list-style-type: none"> Produce a video spotlight of hub tenants, history, and sustainability initiatives. Create themed social media campaigns focusing on sustainability tips, tenant stories, and event previews. 	<p>Community Engagement <i>Strengthen community relationships</i></p> <ol style="list-style-type: none"> Workshops and Events: <ul style="list-style-type: none"> Host events tied to sustainability days (e.g., Earth Day, National Recycling Week). Facilitate regular community input sessions to foster co-ownership of the hub. Collaborations: <ul style="list-style-type: none"> Partner with local artists for collaborative murals or installations. Engage schools in eco-projects or creative sustainability competitions. On-Site Activities: <ul style="list-style-type: none"> Organise pop-up cafes or food trucks. Maintain community garden Volunteer Programs: <ul style="list-style-type: none"> Develop structured volunteer opportunities aligned with hub activities.
<p>Branding and Identity Development <i>Create unified brand identity</i></p> <ol style="list-style-type: none"> Consistent Visual Identity: <ul style="list-style-type: none"> Design a logo and brand guidelines reflecting IWSH’s sustainability mission. Implement consistent colours, fonts, and iconography across all platforms. Messaging: <ul style="list-style-type: none"> Develop key messaging pillars – community, sustainability, and innovation. Tailor content for diverse audiences, including families, businesses, and environmental advocates. Cross-Promotion: <ul style="list-style-type: none"> Establish reciprocal promotion agreements with tenants, community groups, and other stakeholders. Leverage council and partner communication channels for extended reach. 	<p>Sustainability Advocacy <i>Position IWSH as sustainability leader</i></p> <ol style="list-style-type: none"> Content Leadership: <ul style="list-style-type: none"> Utilise comms channels to publish regular tips and educational material produced by the IWHS Continue to host webinars/speakers at IWSH featuring experts and community leaders. Public Campaigns: <ul style="list-style-type: none"> Develop awareness campaigns focusing on circular economy principles and practical actions. Use gamification (e.g., challenges or competitions) to engage the public. Tenant Synergy: <ul style="list-style-type: none"> Encourage tenants to collaborate on joint sustainability initiatives or projects.

Item No: C0325(1) Item 16

Subject: REVIEW OF OPPORTUNITIES FOR EV PUBLIC CHARGING IN TEMPE RESERVE AND BALMAIN DEPOT

Prepared By: Manod Wickramasinghe - Traffic and Transport Planning Manager

Authorised By: Ryann Midei - Director Infrastructure

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

2: Liveable, connected neighbourhoods and transport

EXECUTIVE SUMMARY

This report provides information regarding EV charging opportunities at Tempe Reserve and the potential establishment of a public charging hub as part of Balmain Depot.

Council's current approach for the delivery of EV charging within carparks is via a partnership model with EV charging providers installing infrastructure which is funded by the provider/ state government grants.

The partnership model provides benefits to Council by reducing costs and leveraging the expertise of EV charging providers. The providers are tasked with installing, operating and maintaining the EV chargers at no cost to Council. The providers are also at the forefront of EV charging technology, allowing greater responsiveness to changing technology needs and leveraging the data they collect from use of their charging networks.

In addition, it should be noted that after Round 1 of the NSW EV Kerbside Grant, councils are not eligible to apply directly for subsequent rounds of funding. Council's partnership model however, allows for EV charging partners to continue to apply for funding

In relation to Tempe Reserve:

- Council's application for the state government's Round One kerbside public charging grants, included several locations for EV public charging in the Tempe-Sydenham area. While Council was successful in obtaining grants for 136 charging ports, the Tempe-Sydenham sites we're not successful in attracting funding;
- Council's Request for Quotation to provide charging in its car parks could not include Tempe Reserve, as the Reserve's existing Plan of Management (PoM) does not permit EV charging. A new PoM is currently being prepared which will include the opportunity for EV charging.
- While there are some power grid constraints near Tempe Reserve, Council has included several adjacent sites (that do not have grid constraints) in its Round Two funding applications.
- It is anticipated that Round 2 funding announcements will be made by the state government early in the second half of 2025.

- Additionally, once the new PoM has been adopted, Council intends to include Tempe Reserve in the next stage of its car park charging program, currently programmed to commence in the second half of 2026.

In relation to the proposed Balmain Depot public charging hub:

- The site was included in Council's car park EV charging Request for Quotation.
- Origin Energy have been appointed as the partner provider, to install approximately 10 public charging ports adjacent to the Llewellyn Street entrance to the Depot;
- Design of the depot EV charging will commence in the second half of 2025, including preparation of a business case.
- It is estimated that the project could be completed by early 2026 including design, procurement and construction of required changes to the depot and installation of EV charging infrastructure.

BACKGROUND

At the Council meeting held on 3 December 2024, Council resolved the following in part:

2. *That Council report back by February 2025 about the feasibility, costs and timeline of potential works to upgrade power at Tempe Reserve to facilitate the installation of electric vehicle chargers in this location....*

At the Council meeting held on 21 November 2023, Council resolved the following in part:

2. *That Council incorporate Balmain Depot as a proposed location for electric vehicle charging in current procurements processes and in the exploration of opportunities with AUSGRID group.*

This report details experiences with providing EV public charging within, and adjacent to, Tempe Reserve, as well as an update on progress with the proposed Balmain Depot public charging hub.

DISCUSSION

Council's current approach for the delivery of EV charging within carparks is via a partnership model with EV charging providers installing infrastructure which is funded by the provider/ state government grants.

The partnership model provides benefits to Council by reducing costs and leveraging the expertise of EV charging providers. The providers are tasked with installing, operating and maintaining the EV chargers at no cost to Council. The providers are also at the forefront of EV charging technology, allowing greater responsiveness to changing technology needs and leveraging the data they collect from use of their charging networks.

In addition, it should be noted that after Round 1 of the NSW EV Kerbside Grant, councils are not eligible to apply directly for subsequent rounds of funding. Council's partnership model however, allows for EV charging partners to continue to apply for funding.

Tempe Reserve

Council's investigations into constraints associated with the installation of EV public charging in Tempe Reserve have indicated the following:

- Applications for Round One of the State Government's Kerbside Public Charging Grants excluded Tempe Reserve because the grants were only available for kerbside charging. Power grid capacity issues were not experienced within Tempe Reserve.
- Kerbside locations in Holbeach Road were considered for the Round One grant applications, however Ausgrid advised that there were power grid constraints between Princes Highway and the Tempe Reserve boundary.

- When Holbeach Road, within Tempe Reserve was considered, it was found that this portion of roadway was within the existing parks Plan of Management (PoM) and that the PoM did not permit third party EV charging.

Council's application for the state governments' Round One kerbside public charging grants included several locations for EV public charging in the Tempe-Sydenham area. While Council were successful in obtaining grants for 136 charging ports, the Tempe-Sydenham sites were not successful in attracting funding because the area was not identified as a *priority area*, under Round 1 of the state funding.

At the time of Council's RfQ for public charging in Council car parks; limitations placed on third party charging by Tempe Reserve's PoM excluded consideration of Tempe Reserve car parks. Since the time of the Round One applications and Council's car park charging RfQ, several circumstances have changed, or are in the process of changing. In this regard:

- The State Government's grant criteria has changed and now includes the *Sydenham-Tempe-St Peters* in its priority areas.
- Council is intending to update the Plan of Management for Tempe Reserve to include the potential for EV charging should such an initiative proceed in the future.
- Changes to the PoM will permit Tempe Reserve car parks to be included in future grant applications.

It's worth noting that the exhibition of the PoM is expected in the second half of 2025.

Based on discussions with the State Government, Council's charging partners and Ausgrid, it is considered that the most efficient way to provide charging in Tempe Reserve is to include Tempe Reserve in future stages of Council's car park charging program once the revised PoM has been adopted.

Additionally, based on the State's new grant criteria, Council's partners have included several sites in Tempe and Sydenham as part of their Round Two kerbside grant applications. It is anticipated that Round 2 funding announcements will be made by the state government early in the second half of 2025. Installation of successful Round Two sites would commence early in 2026.

Currently, 11 public charging ports are available near Tempe Reserve, including:

- 3 in Arncliffe Street, Wolli Creek;
- 6 at IKEA;
- 1 at BP, Princes Highway, Sydenham;
- 1 in Terry Street.

Next Steps:

- Council has included several nearby sites in its Round Two grant application and will work with its partners to commence installation of successful sites early in 2026.
- Subject to the Tempe Reserve's PoM being adopted, Council will include Tempe Reserve in the next stage of its car park charging program, aimed at commencing in the second half of 2026.

Balmain Depot:

The proposal to include a 10-port public charging hub in Balmain Depot was incorporated into Council's car park charging RfQ. Review of the RfQ responses has been completed and the following 2 charging partners chosen:

EVIE will provide public chargers in the following car parks:

- Barclay Street, Marrickville;
- Beattie Street, Balmain;
- Leichhardt Town Hall, Leichhardt;
- Lennox Street/Church Street, Newtown.

Origin Energy will provide public chargers in the following car parks, as well as working with Council to create the Balmain Depot Public Charging Hub:

- Ashfield Aquatic Centre;
- Bedford Crescent, Dulwich Hill;
- Charles Street, Petersham;
- Federal Place, Haberfield;
- Fisher Street, Petersham;
- Haberfield Centre, Haberfield
- Hamilton Street, Rozelle;
- Merton Street (east), Rozelle;
- Summer Hill.

Planning regarding the Balmain Depot Hub has initiated and have indicated that the project is extremely complex; requiring many of the assets in the depot to be adjusted, relocated and/or rebuilt. The redesign also requires safe separation of the public charging area from the operational sections of the depot.

Additionally, the primary power source is on the northern side of the site and will require significant power to extend the full length of the depot to its Llewellyn Street frontage, where the charging hub is proposed.

Consequently, while the project is progressing, it is a complex, which will require a redesign of at least part of the depot.

It is estimated that the project could be completed by early 2026 including design, procurement and construction of required changes to the depot and installation of EV charging infrastructure.

To assist in the interim, Council has been working with its partners to ensure the availability of public charging with 136 kerbside public charging ports being installed across the Inner West. Of these ports; there are 16 public charging ports in the Balmain/Birchgrove/Rozelle area.

Next Steps:

- Design of the depot recharging will commence in the second half of 2025, including preparation of a business case.
- Costings will be considered as part of the design process.

FINANCIAL IMPLICATIONS

Under Council's partnership model, there are no capital costs to Council associated with the implementation of the proposed public EV chargers. However, the Balmain Depot charging and associated works will require Council funding to be allocated with costs to be determine through the design process.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 17

Subject: MANDATORY REPORTING TO COUNCIL OF REPORT RECEIVED FROM
FIRE & RESCUE NSW - 1 BROWN STREET ASHFIELD

Prepared By: Michael Ryan - Senior Manager, Health & Building

Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

Correspondence was received from Fire & Rescue NSW (*Attachment 1*) identified fire safety matters in relation to 1 Brown Street Ashfield. Following an inspection of the premises by Council's Senior Fire Safety Officer, it was determined that a Notice of Intention to serve a Development Control Order was warranted.

This will require either the installation or modification to the existing fire safety measures in the building to ensure adequate provision for fire safety and awareness. These works are able to be undertaken in accordance with State Planning provisions through the issuing of a Development Control Order under the *Environmental Planning and Assessment Act 1979* (EPAA).

BACKGROUND

1 Brown Street Ashfield – Residential Flat Building

Fire and Rescue NSW (FRNSW) advised Inner West Council on 12 September 2024 of an inspection they undertook in response to a complaint regarding concerns with the adequacy of the provision for the fire safety at the premises, including:

- Concerns that the hydrant booster assembly's current location was not readily identifiable due to fencing and vegetation, was not adequately fire separated from the building and notice of pressure signage had not been provided.
- The doors leading to the hydrant pumproom and sprinkler valves were not fitted with locks compatible with a FRNSW access key (003)
- The sprinkler booster assembly had connections that were not clearly marked with signage, and the maximum allowable inlet pressure at the connection was not clearly marked.
- The exit and directional exit signage was not adequate within the car park levels
- A current copy of the Annual Fire Safety Statement (AFSS) for the building was not displayed in a prominent location

DISCUSSION

In accordance with the provisions of the *EPAA*, FRNSW referred the matter to Council for follow up. In response, Council's Fire Safety Team conducted an inspection of the premises as per below table:

Property	Inspection Result
1 Brown Street Ashfield	<p>An inspection was conducted on 29 January 2025 which revealed:</p> <ul style="list-style-type: none"> - The booster assembly's location was not readily identifiable - The doors leading to the hydrant pumproom and sprinkler valves were fitted with locks that were not compatible with a FRNSW - Signage had not been provided to the sprinkler booster assembly identifying the connections and the maximum allowable inlet pressure. - Exit signage was within the carpark levels not adequate - The AFSS had been displayed in the building's foyer since the inspection and report from FRNSW <p>Following on from the site inspection, discussions were held with FRNSW with regards to their expectations, particularly with regards to the fire separation of the hydrant booster assembly. If they required full compliance for the booster to be functional for their application, it would have required extensive works and costs. FRNSW were satisfied that if the other issues highlighted in their inspection report, were addressed that full compliance with this particular issue (Fire separation), would not be required in this circumstance.</p> <p>Direction: (EPA/2025/0015) A fire Safety Notice of Intention to serve a Development Control Order was issued on 4 February 2025, requiring certain works to be undertaken in keeping with the comments from FRNSW in their letter dated 13 December 2025 as well as the findings from Council's inspection of the premises on 29 January 2025.</p>

Table above summarises the actions by Council officers since receiving the FRNSW report.

After all fire safety solutions are implemented, a Fire Safety Certificate is to be submitted to Council, which will conclude the matter.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

ATTACHMENTS

1. [↓](#) Fire & Rescue NSW Referral - 1 Brown Street Ashfield

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File Ref. No: FRN20/941 - BFS24/7539 – 8000039337
TRIM Ref. No: D24/143111
Contact: Mark Knowles

13 December 2024

General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Email: council@innerwest.nsw.gov.au

Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
'CAPRI APARTMENTS'
1 BROWN STREET, ASHFIELD ("the premises")**

In response to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustible cladding on residential apartment buildings in NSW, an inspection of 'the premises' on 5 November 2024 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

In this regard, the inspection was limited to the following:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

www.fire.nsw.gov.au

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Attachment 1

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On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act and Clause 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

The following issues were observed at the time of the inspection:

1. Essential Fire Safety Measures

1A. Fire Hydrant System - The hydrant block plan on display listed the standard of performance for the hydrant system as being AS 2419.1-1994. As such, the following comments are provided having regard to AS 2419.1-1994:

A. The hydrant booster assembly:

- i. The booster assembly is located in and an obscured position behind fencing and vegetation and also in a locked enclosure which did not contain a lock compatible with FRNSW access key (003 key) and is therefore not readily accessible/visible to fire fighters, contrary to the requirements of Clause 5.6.3 of AS 2419.1-1994.
- ii. The booster assembly, which is affixed to the external wall of the building, is not separated from the building by construction with a fire resistance rating of not less than FRL 90/90/90 for a distance of not less than 2m each side and 3m above the upper connections in the booster assembly, contrary to the requirements of Clause 5.6.3(c) of AS 2419.1-1994. In this regard, glazed openings from the adjoining commercial tenancy are located adjacent to the booster assembly.
- iii. Notice of pressure signage has not been provided at the booster assembly, contrary to the requirements of Clause 5.6.7 of AS 2419.1-1994.

B. The pumproom:

- i. The door leading to the pump room was not fitted with a lock compatible with FRNSW access key.

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- 1B. Automatic Fire Suppression System - The sprinkler block plan on display failed to list the standard of performance for the sprinkler system. As such, the following comments are provided having regard to AS 2118.1-1999:
 - A. The sprinkler booster assembly:
 - i. The sprinkler booster connections are not clearly marked with signage, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
 - ii. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
 - B. The sprinkler valves:
 - i. The door leading to the sprinkler valves were not fitted with a lock compatible with FRNSW access key, therefore the control valves are not readily accessible to fire-fighters, contrary to the requirements of Clause 8.1 of AS 2118.1-1999.
- 1C. Annual Fire Safety Statement (AFSS):
 - A. A copy of the current AFSS was not prominently displayed within the building in accordance with Clause 89 of the EPAR 2021.

FRNSW is therefore of the opinion that the fire safety provisions prescribed for the purposes of 9.32(1)(b) of the EP&A Act, have not been complied with.

ADDITIONAL COMMENTS

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, the following items were also identified as concerns at the time of the inspection and it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

2. Generally:
 - 2A. Services and Equipment:
 - A. Exit signs and directional exit signs - It was evident that there were areas/parts within the carpark levels, where the direction to the required exits was not readily apparent. Additional directional exit signs may be required throughout the carpark level, such that an exit sign or directional exit sign is clearly visible from all parts, in accordance with Clause E4.5 and NSW E4.6 of the NCC.

Attachment 1

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RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in item no. 2 of this report.

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Mark Knowles of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference FRN20/941 - BFS24/7539 – 8000039337 for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit

Item No: C0325(1) Item 18
Subject: BOARDING HOUSE - GRANT OPPORTUNITIES
Prepared By: Michael Ryan - Senior Manager, Health & Building
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

At Council's December 2024 meeting, it was resolved that, *'Council investigate potential grant or additional support opportunities that the Boarding House Inspection Program could undertake to help boarding houses in the Inner West reach and maintain compliance. This report is to be brought to Council for the March 2025 meeting'*.

Investigations by officers including Council's Grants Officer and Boarding House Specialist have not identified any available grant opportunities. Enquiries were also made with peer Councils in relation to potential grant opportunities however these enquiries did not identify any available funding.

However other forms of support are provided directly to vulnerable boarding house residents. This report outlines the existing boarding house compliance program and the way Inner West and other agencies provides support.

BACKGROUND

At the Council meeting held on 3 December 2024, Council resolved the following:

1. *That Council receive and note the report.*
2. *That Council investigate potential grant or additional support opportunities that the Boarding House Inspection Program could undertake to help boarding houses in the Inner West reach and maintain compliance. This report is to be brought to Council for the March 2025 meeting.*

There are 316 Boarding Houses within the Inner West Council area. Council has developed a boarding house inspection program and has allocated a permanent staff member to resource the annual inspection of each boarding house. Where required other specialist staff assist.

DISCUSSION

Investigations by Council staff could not identify grant opportunities to help Boarding Houses in the Inner West reach and maintain compliance. No grant programs were identified to assist boarding house proprietors – most likely because they are private accommodation and privately owned. Whilst it is recognised that many residents of boarding houses in the Inner West are vulnerable people such as those living with mental illness, drug and alcohol misuse and other chronic conditions, NSW Government funding goes toward supporting these individuals through publicly funded human services delivery for individuals.

For example, the Inner West Community Directorate works with local not for profits through the Homelessness Collaboration and organisations like the Newtown Neighbourhood Centre (NNC). The NNC receives funding from the NSW Department of Communities and Justice to provide outreach services to boarding house residents. After the Probert St fire in 2022, NNC provided emergency clothing, food and linked people with emergency accommodation using funding provided by the Department of Community Justice. The Sydney Local Health District also provides outreach to people living in boarding houses through its community health programs and particularly during Covid ran a number of outreach health clinics.

To ensure compliance with health and safety standards, Council has developed and implemented a Boarding House Inspection program guideline to ensure the fundamental safety of vulnerable residents in boarding house accommodation.

The purpose of this inspection program is to ensure residents have acceptable and safe living conditions by ensuring compliance with planning, building, public health and fire safety regulations. To support this function, Council keeps an updated register of all known shared accommodation premises detailing property ownership, contact information for the owner, on-site caretakers, managing agents, building classifications and relevant approvals.

Inspections are undertaken annually by specialist staff well versed in a range of areas including fire safety provisions, public health, light and ventilation and the kitchen, laundry and bathroom facilities. The program has adopted a persistent but educative approach to bring premises into compliance.

The inspections are documented on standard checklists to ensure the relevant matters are taken into consideration. All inspections are undertaken in the company of owners or representatives of the owners.

Should any resident be identified as in need of medical assistance during an inspection, coordination with local outreach programs to provide necessary support occurs.

The ongoing implementation of this program is crucial for maintaining the rights, safety and living conditions of boarding house residents with continued backing from relevant agencies.

Council also participates in a boarding house collaboration group that meets quarterly to discuss local boarding house matters and relevant updates. The group includes both council officers and the Newtown Neighbourhood Centre. These forums are undertaken on a quarterly basis.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 19
Subject: LOVE YOUR CLUB UPDATE
Prepared By: Simon Watts - Social and Cultural Planning Manager
Authorised By: Ruth Callaghan - Director Community

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

Council has resolved to create the Love Your Club program and the Inner West Small Clubs Network, an alliance for sharing ideas and resources aimed at creating greater sustainability for local small clubs and to assist them in moving away from a reliance on poker machine gambling.

Interviews and visits to the affected clubs commenced in early February 2025. Leichhardt Bowling Club, Petersham Bowling Club, Portuguese Club Sydenham, Marrickville Golf Club, and Marrickville Hardcourt Tennis Club were the first clubs interviewed.

Initial interviews with these five clubs indicate strong support for Council's initiative, and a broad range of areas in which Council and the clubs might work together to build their sustainability.

The interviews continue and the survey launched on 26 February 2025. Once data from the interviews and survey are complete, the first meeting of the network will be planned.

BACKGROUND

At the Council meeting held on 3 December 2024, Council resolved the following (in part):

1. *That Council endorse the proposed Love Your Club program including the establishment of the Inner West Small Clubs Network.*
5. *That Council receive a report back on the above initiatives to the March 2025 Council meeting.*

DISCUSSION

The feedback from the initial clubs interviewed has been very positive. Club representatives strongly support Council's initiative and have proposed many areas of possible work, collaboration and sharing of expertise for the Network to consider including:

- Advice on asset maintenance and development including buildings, children's playgrounds, roofs and air-conditioning
- Advice on solar power and lighting audit/upgrades
- Disability access upgrades

- Entertainment approvals and managing noise complaints
- Financial health checks
- Grant search and grant writing
- Human resource management advice
- Playing green and course management including outsourcing and leading practice training for green management staff
- Procurement advice including for example the idea of group purchasing of beer and telecommunications
- Trading hours extensions
- Volunteer management training for a variety of club and member support roles.

Several clubs have reported receiving support from Clubs NSW and/or from peak sporting organisations including human resource advice, green keeping advice, and management of playing greens to competition standards.

Overall, interviewees have expressed a strong interest in participating in the network and exchanging entrepreneurial ideas and expertise for building sustainability for their clubs.

The initial meeting of the network will be scheduled once the interviews are complete, and the survey results have been analysed. The data will be used to identify key topics of interest for the first network meeting which is anticipated to be by June 2025.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 20
Subject: LEICHHARDT OVAL REFURBISHMENT UPDATE
Prepared By: Scott Mullen - Strategic Investments and Property Manager
Authorised By: Chris Sleiman - Acting Director Corporate

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 2: Liveable, connected neighbourhoods and transport
- 4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

This report provides an update on key activities and milestones for the period from February 2025.

Key highlights include:

- Approval for the engagement of Quantity Surveyor for costing of the Concept Design
- Issue of a Request for Proposals (RFP) for the engagement of Surveyor Cloud Point Survey
- Engagement of an arborist to undertake a survey of the large fig trees at the northern end of the oval.

BACKGROUND

Council adopted the Leichhardt Oval Masterplan at the 10 October 2023 Council meeting following public exhibition and significant public engagement.

The Commonwealth, State and Local Governments have formed a funding partnership to secure the future of Leichhardt Oval. The Commonwealth is committing \$20 million to the project, with the NSW Government and the Inner West Council investing \$10 million each towards the upgrade.

At the Council meeting held on 3 December 2024, Council resolved the following in part:

2. *That Council report back at each meeting on the progress of the Leichhardt Oval refurbishment including progress against the budget, project milestones, and reporting on risks.*

At the Council meeting held on 18 February 2025, Council resolved the following:

That Council bring forward the finalisation of the concept design program and concept plans by Cox Architecture to the April 2025 Council meeting.

DISCUSSION

Key activities undertaken in February include:

- Project Control Group (PCG) - second meeting occurred on 20 February 2025
- EY working with Cox to map out its program, deliverables and key milestones.
- Approval for the engagement of Quantity Surveyor for costing of the Concept Design
- Issue of a Request for Proposals (RFP) for the engagement of Surveyor Cloud Point Survey
- Engagement of an arborist to undertake a survey of the large fig trees at the northern end of the oval
- Project Management Plan (PMP) prepared.

Key activities for March include:

- Concept Design development by COX with input from the Quantity Surveyor.
- Procurement of additional information requested by Cox (point cloud survey, arborist report).
- Cox meeting with Venues Live, the new catering contractor.
- Engagement of Project Assurance Consultant.

Major Risks Requiring Attention

- Project components triggering need for extensive BCA and access upgrade
- Planning pathways and potential consent conditions requiring additional work.

Issues/Change Affecting Progress/Budget:

- Decision on project scope needed by 31 May 2025 to move on to ECI procurement
- Scope confirmation to align with finite budget.

Principal Design Consultant – Concept Design

COX Architecture (COX) have been progressing the investigation of both the priority options, as well as the other concepts that council has requested to be developed and costed.

Quantity Surveyor

Rider Levett Bucknall (RLB) has been engaged by Council as an independent Quantity Surveyor (QS) to assist with the prioritisation on how to achieve best value-for-money and improved facilities for Leichhardt Oval.

RLB has significant experience in consulting on major sporting projects within NSW including:

- Heffron Centre, community sporting facility - \$58m / 2020.
- Concord Oval, green open spaces, indoor recreation centre (gym, multipurpose sports courts and group fitness rooms) - \$70m / 2022.
- Cricket NSW Centre of Excellence, indoor training facilities, outdoor wickets and oval) - confidential / in progress, with completion due 2025.

Programme

The following programme has been agreed with Ernst & Young (EY) and COX for the delivery of the Concept Designs. The programme remains unchanged from the 18 February 2025 report with the below actions updated:

- **January 2025**
 - Appointment of PDC, mobilisation, start-up meeting (*Completed*)
- **February 2025**
 - Discovery, site investigation, review of surveys, stakeholder discussions, early Concept Design exploration (*Completed*)
 - Development of Concept Design options (*Completed*)
- **March 2025**
 - Development of Concept Design options including presentation to Council/EY
 - Finalisation of Concept Designs and concurrent costing
- **April 2025**
 - Concept Design costing and review
 - Value Engineering of Concept options as required
- **May 2025**
 - Re-costing of VE options and finalisation as required, and presentation to IEC/EY

The following key milestones have been agreed with EY and COX:

- **Friday 4 April 2025**
 - Presentation of Concept Designs and costings of the various components to IWC
 - Obtain IWC feedback, and discuss prioritisation and focus of value engineering exercise
- **Wednesday 21 May 2025**
 - Presentation of value-engineered Concept Designs and revised costings to IWC
 - Discussions on recommended project scope to deliver best 'value-for-money' and 'bang-for-buck'.

Project Management Activities

Weekly meetings between Council staff and EY are ongoing to review project progress, discuss risks and mitigation strategies, assess governance and financials, and monitor timelines and upcoming activities.

EY have prepared a Project Management Plan and are issuing detailed monthly PCG reports, providing comprehensive updates on the project's progress, identified risks, and overall assurance status.

This report will also be presented and reviewed at the Major Capital Project Committee Meetings, where it serves as a basis for discussions on project performance, risk management, and future planning.

Project Assurance Activities

An RFQ has been issued to engage a Project Assurance Consultant for Stages 1 and 2 to ensure project integrity and risk management. Their duties will include reviewing performance, costs, and timelines, providing improvement recommendations, and preparing monthly reports for the Inner West Council Major Capital Projects Committee.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 21
Subject: PETERSHAM TOWN HALL CREATIVE HUB EOI
Prepared By: Scott Mullen - Strategic Investments and Property Manager
Authorised By: Chris Sleiman - Acting Director Corporate

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

3: Creative communities and a strong economy

EXECUTIVE SUMMARY

In the 3 December 2024 Council meeting, Council provided an update on the Expression of Interest (EOI) on the Petersham Town Hall Creative Hub EOI. From this meeting, it was resolved that:

2. That Council staff report to the March 2025 Council meeting with a recommendation for a license agreement with the successful applicant.

This report provides an update on the successful license agreements provided to applicants.

BACKGROUND

The implementation of the Creative Use of Council Venues Pilot Program (Pilot Program) is part of the initiatives set out in the Arts and Music Recovery Plan, endorsed by Council in May 2023.

Inner West Council is committed to creative spaces and is giving creatives more access to Council venues. To support this initiative, Council has established the Petersham Creative, a hub for organisations wishing to use Petersham Town Hall for the administration of creative activities.

Petersham Creative enables the arts, cultural and creative sectors to further their develop their production of live music and performance events and provide opportunities for increased collaborations, strengthening their capacity to contribute to the Inner West's rich cultural and creative life.

DISCUSSION

Expression of Interest process

As part of the program to activate Council's Town Halls, an EOI for Petersham Town Hall was established for individuals and organisations wishing to use the town hall for the administration of creative activities.

The proposal

Applicants were asked to provide details of their proposal, including, but not limited to the following:

- How the organisation would utilise one or more of Council's venues for creative use(s)
- What benefits would they bring to the Inner West community
- Key performance indicators that could demonstrate the benefit and be used by Council to further understand how creatives contribute to the community
- Annual reporting requirements.

EOI EVALUATION

Council received 13 submissions which were evaluated against the criteria outlined above. Council staff shortlisted a number of organisations that met the criteria outlined in the EOI to continue negotiations for a licence for one or more of the spaces available in Petersham Town Hall.

Licence and fee

The spaces have been offered as a licence, for a two-year term. The fee was negotiated with reference to Council's Land and Property Policy.

All organisations were asked to provide further detail on their organisation, including curriculum vitae, management model and board structure, previous achievements, annual report, and a description on how they will make use of Council's venues and the benefits that they will provide to the community more broadly.

The negotiations with the shortlisted organisations included:

- the allocation of the available spaces between the organisations, and
- negotiation of the licence and fee.

OUTCOMES

Several applicants were assessed and found to meet the criteria in the EOI as not-for-profit creative organisations that will use the space for the administration of creative arts.

As a result of the EOI process to date, two-year licences have been approved and issued to:

- Queer Screen
- Box of Birds / Stalker Theatre
- Inner West Film Festival

Further information

Queer Screen

Queer Screen facilitate the effective planning and execution of two annual film festivals: the Mardi Gras Film Festival and Queer Screen Film Festival across various venues in Sydney, including the inner west Inner West Film Festival (See www.queerscreen.org.au).

Queer Screen's vision is a celebration of the diversity of sexualities and gender identities through queer storytelling on screen, by inclusive and respectful communities full of creativity, inspiration and pride.

Inner West Film Festival

In partnership with Inner West Council, Inner West Film Festival Inc. facilitate the effective planning and execution of the annual Inner West including the Leichhardt Town Hall with films at Dendy Newtown, Palace Norton and Marrickville Golf Club and events at Actors Centre Australia (Italian Forum on Norton Street).

The purpose of the festival showcases Inner West filmmakers and to celebrate the unique place of the Inner West in the history of Australian Film (See www.innerwestfilmfest.com.au).

Box of Birds / Stalker Theatre

Stalker Theatre make high quality physical and visual productions from large site-specific outdoor theatre works to both intimate and largescale indoor works. Stalker has been an international leader in outdoor theatre using circus, stilts and street theatre. Stalker has performed to hundreds of thousands of people around Australia and the world.

Box of Birds (Stalker Theatre's cobrand) specialises in the development of interactive digital experiences for live performance as international leaders in the field (See www.boxofbirds.net).

Remaining Spaces

Negotiations are continuing with several other organisations on the remaining spaces.

LEGAL IMPLICATIONS

Council's Legal department have been consulted and have drafted and approved the terms and conditions of the template Licence Agreement.

FINANCIAL IMPLICATIONS

All revenue from agreements will be directed to the maintenance of the venue.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 22
Subject: NOTICE OF MOTION: PAYING TRIBUTE TO LOCAL LEADERS
From: The Mayor, Councillor Darcy Byrne

MOTION

1. That Council undertake community consultation about naming the public area at the frontage of the Balmain Court House and Balmain Town Hall as Wran Square in honour of one of Balmain's most famous citizens, former Premier of NSW, Neville Wran.
2. That Council write to the Attorney General of NSW and the Minister for the Arts seeking support for the Balmain Court House to be reopened for public use. This could include a role for Council in operating or curating the space.
3. That Council investigate opportunities and locations for a tribute to long-term local resident and former High Court Justice Mary Gaudron for her contribution to the law, human rights, and gender equity in Australia.
4. That Council consult with the family of Rochelle Porteous about an appropriate way to commemorate her service to our community as a Councillor and Mayor through the naming of a public space or facility in her honour.

Background

Neville Wran

Recently I received correspondence from the Attorney General of NSW, Michael Daley, proposing a commemoration for the former Premier of NSW and famous Balmain citizen Neville Wran. Please find this letter attached.

Neville Wran's record as one of the State's longest serving and most successful premiers should be commemorated in the place of his birth.

As detailed in the Attorney General's letter, Mr Wran's record in law reform, including the decriminalisation of homosexuality, has left a legacy of expanded civil rights that is unparalleled in the history of NSW.

Following Mr Wran's death in 2014 Leichhardt Council resolved to initiate a memorial for him in Balmain. Following the forced merger of the Council the memorial was never established.

Mary Gaudron

Another long-standing local resident who has made a unique contribution to civil rights and equality in Australia is the former High Court Justice Mary Gaudron.

In 1987 Justice Gaudron became the first woman to be appointed to the High Court of Australia. Prior to that she served as the Solicitor-General of NSW from 1981 until 1987.

After her retirement from the High Court in 2002, Justice Gaudron joined the International Labour Organisation, serving as the President of its Administrative Tribunal from 2011 until 2014.

Throughout her legal career Mary Gaudron was a trailblazer for women's participation in the law, having to overcome many barriers of discrimination that had prevented women serving in leadership positions within the legal fraternity.

Throughout her career as a barrister and a judge Mary Gaudron helped to bring about groundbreaking reforms.

Examples of this include having successfully argued the Whitlam Government's Equal Pay case in 1972 and later, having been appointed the youngest ever Federal Judge, determining a test case for maternity leave allowing for a year's unpaid leave for all full-time and permanent part-time workers.

Mary Gaudron is a long-term member of our Inner West community and her life story of public service and breaking down barriers of discrimination is worth celebrating.

Rochelle Porteous

Recently we lost former Councillor Rochelle Porteous. Ms Porteous was a long-serving Councillor and Mayor on Leichhardt and Inner West Councils.

At the celebration of her life held at Leichhardt Town Hall on Saturday 22 February the eulogies in her honour reflected on Rochelle's deep devotion to our local community and to our local democracy, as well as her lifelong activism for environmental sustainability and social justice.

It is right and proper that Rochelle's dedication and commitment to service of our community be publicly and permanently commemorated.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

1. [Letter from the Attorney General](#)



Michael Daley
Attorney General

Item 22

Mr Darcy Byrne
Mayor
Inner West Council
PO Box 14
PETERSHAM NSW 2049

28 February 2025

Dear Mayor,

Recognition of the Hon Neville Wran AC CNZM QC

I have received representations from the family, friends and colleagues of the late Neville Wran proposing recognition of the association of Mr Wran with Balmain. He grew up in Balmain and attended Nicholson Street Public School before going to High School at Fort Street High School. Neville was always very proud of his Balmain beginnings, quipping "Balmain boys don't cry. But if you prick us with a pin we bleed like anybody else". He remains one of Balmain's most famous citizens.

Despite this, there is currently no specific celebration or commemoration of Mr Wran in Balmain.

Mr Wran's record of law reform and extending civil rights in NSW remains unsurpassed.

His achievements as Premier include introducing the first NSW Anti-Discrimination Act in 1977 and establishing the Anti-Discrimination Board. He decriminalised homosexual activities between consenting adults (1984), established the Women's Advisory Council (1976) and after establishing the Ministry or Aboriginal Affairs in 1981, he passed the Aboriginal Land Rights Act in 1983. It is also notable that it was Neville Wran who introduced electoral law reform to directly elect members of the Legislative Council of NSW to allow proportional representation removing one of the last vestiges of colonial era government.

His record of environmental reform was similarly broad.

During the 10 years he was premier he created 20 national parks, phased out logging of rainforests (1982), passed the Coastal Protection Act in 1979 which resulted in the creation of coastal protections for more than a third of the NSW coastline, passed the Heritage Act in 1977 and established the NSW Heritage Council.

I understand that the Inner West Council has recently installed a commemoration at Balmain Town Hall to acknowledge and celebrate the work of Peter Bonsall-Boone and Peter de Waal in establishing the first gay and lesbian counselling service from their home in Balmain.

I congratulate the Council on this initiative and would like to suggest that a commemoration of Neville Wran, particularly his achievement in decriminalising homosexuality, could be located nearby to this.

GPO Box 5341 Sydney NSW 2001 ■ P: (02) 8574 6390 ■ F: (02) 9339 5562 ■ W: nsw.gov.au/attorneygeneral

Attachment 1

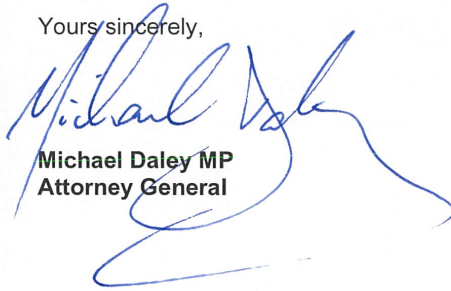
OFFICIAL

Page 2

Incredibly, Neville's Grandfather, Thomas Wran (a renowned stonemason responsible for many of Sydney's most beautiful sandstone heritage items), was himself the sculptor of the coat of arms on the Balmain Court House.

I would like to propose that the public square fronting the Balmain Court House and Balmain Town Hall be the location for such a formal recognition and offer the support of the NSW Government in bringing this about.

Yours sincerely,



Michael Daley MP
Attorney General

OFFICIAL

Item 22

Attachment 1

Item No: C0325(1) Item 23
Subject: NOTICE OF MOTION: PEDESTRIAN SAFETY IMPROVEMENTS
 BETWEEN GLOVER STREET AND LEICHHARDT PARK AQUATIC
 CENTRE
From: Councillor Ismet Tastan

MOTION

1. That Council improve pedestrian safety between Leichhardt Park Aquatic Centre (LPAC), Leichhardt Oval and Leichhardt No. 2 by extending the missing footpath connection between LPAC and Glover Street.
2. That a cost estimate is completed and submitted in time for consideration in the 2025/2026 budget.

Background

Behind Leichhardt Oval (opposite Leichhardt No 2 Oval) there is an unsealed area that is used as an unofficial car park. There is currently car parking available all along the other side of Glover Street to the Broughton Hall Complex at Callan Park as well as within the LPAC car park.

There is a footpath along the west side of Glover Street that continues across the road alongside Leichhardt Oval No2 to the waterfront – however this ends for pedestrians walking between Glover St and LPAC.

For pedestrians walking between LPAC and Glover St there is no footpath from the corner where the unsealed car parking is located. Pedestrians are forced to walk along the road in both directions to either access LPAC or the footpath on Glover Street whilst negotiating vehicles travelling in both directions and reversing vehicles parked in the unofficial car park.

On weekends particularly, this poses a safety issue due to high traffic as a result of LPAC, sport at the Leichhardt No 2 and Glover St playing fields and the Rowing Club.



Facing Glover Street



Glover Street



Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 24
Subject: NOTICE OF MOTION: IMPROVING TRAFFIC SAFETY MURRELL STREET, ASHFIELD
From: Councillor Izabella Antoniou

MOTION

1. That Council notes the high-risk nature of Murrell Street Ashfield as a high traffic drop off / pick up zone that is shared between Ashfield Public school, Good-start Early Learning Child Care Centre and residents in high density housing.
2. That Council notes that the Ashfield Public School, and Good-start Early Learning Child Care Centre community including the P&C have advocated continuously on the issue of safety at Murrell Street and hold ongoing concerns.
3. That Council note that in August 2022 the traffic committee provided recommendations around changes to traffic flow and parking to aid congestion in the street with a 6-12 month review.
4. That Council receives a report back on the efficacy of the parking and traffic changes implemented at Murrell street as a result of the August 2022 traffic committee.
5. That Council conduct a traffic study of the area as a high priority which will include but is not limited to:
 - a) Potential traffic calming measures that are suitable for the area.
 - b) The implementation of a pedestrian crossing and pedestrian safety..
 - c) The ways Orchard Crescent impacts traffic flow, and potential mediations.
 - d) Compliance of vehicles during peak times.
 - e) Alternative traffic management solutions
 - f) Community consultation with the school and early childcare community, residents and local businesses, including feedback received by council to date on this issue.

Background

Murrell Street comes off Liverpool Road and leads into a short section of Orchard Crescent which leads to a dead end some 40 metres west of Murrell Street. Murrell Street measures approximately 9.0 metres from kerb to kerb with parking to both sides of the street with no stopping zones subject to timings in line with school drop-off/pick up.

Murrell Street is currently used as a key drop-off and pick-up sight for Ashfield Public School and an adjoining Child Care Centre.

The school community has warned about the high traffic of the relatively small street, the difficulties of manoeuvring vehicles, and the unsafe driving practices being forced to be undertaken due to the high-congestion and layout of the area. When factoring in the proximity to school-age children this is a high risk environment.

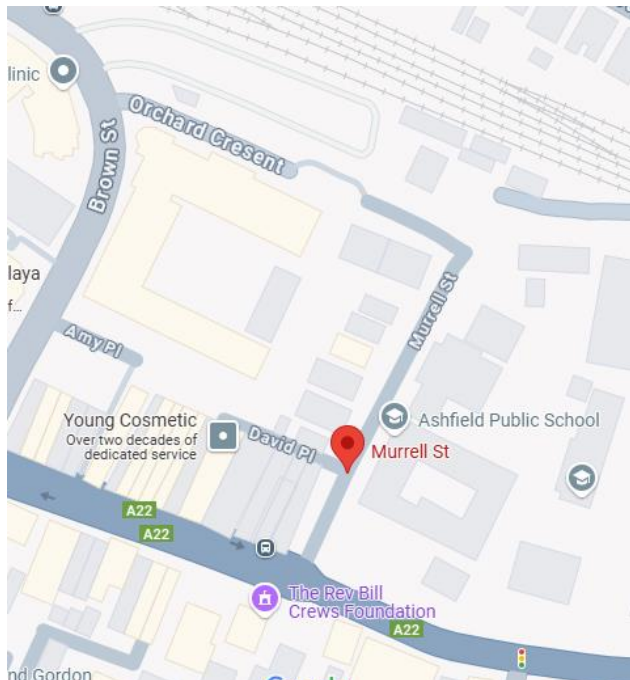
The school's P&C and the Good-start Early Learning Child Care Centre have been advocating to local members of government at both State and Council level about issues with the street.

In 2022 the Traffic committee resolved to implement the following measures regarding Murrell Street:

- “1. The following parking changes be approved:*
 - (a) The (4) parking spaces on the western side of Murrell Street, Ashfield outside the side of 183 Liverpool Road be changed to read “No Stopping 8.30am -9.30am, 2.30pm-3.30pm School days” and “2P 9.30am-2.30pm., 3.30pm-6.00pm Mon-Fri Permit Holders Excepted AREA 1”,*
 - (b) ‘No Stopping’ be signposted across:*
 - (i) the combined driveways of 183 Liverpool Road and David’s Lane,*
 - (ii) driveway to 2-4 Murrell Street,*
 - (iii) driveway to 10-12 Murrell Street& side service driveway to 1 Orchard Crescent, and*
- 2. Council forwards a Traffic Management Plan to Transport for NSW to consider and approve ‘No Right Turn 8.00am-9.30am., 2.30pm-4.00pm School Days’ for traffic out of Murrell Street into Liverpool Road.”*

Despite these resolutions and changes to parking there is still considerable concern regarding the area. It was noted that 6-12 months after implementation of these measures an assessment would take place and further changes to be made if issues persist.

At this stage non-infrastructure based resolutions seem to be exhausted. Therefore, Council is placed to explore additional alternative ways to support the safety of the area particularly due to the ongoing and slated additional development in the area which will continue to put additional traffic pressure on the street.



Turning circle at the end of Murrell St.

On Thu, 24 Feb 2022 at 10:36, Ashfield PS P&C [REDACTED] wrote:

Dear Ms Haylen MP and team

I am writing on behalf of the Ashfield Public School P&C. We would love to have a chat with you ASAP regarding the traffic situation at Ashfield Public School - specifically Murrell Street (which is on the side of the school).

On Tuesday, in the torrential downpour a fence and retaining wall collapsed on the Murrell Street side of the school. Here is a video from Mr Moran (Principal) where you can see the damage.
<https://www.youtube.com/watch?v=4s9QQRqXXyc>

Aside from the short-term issues in fixing this wall (it is expected the retaining wall will take months to fix), we have now lost valuable car parking/drop off spaces for parents dropping off and collecting their children from school.

Even before the wall collapse, Murrell St had significant traffic issues due to the constant construction of apartment blocks and the fact it is a small and narrow street with a tight turning circle at the end.

Unfortunately, Murrell Street is the only street available for direct dropoff/collection as Liverpool road has no parking and significant traffic flowing.

Obviously, we are encouraging parents and their children to walk wherever possible to minimise the traffic to the area. Or to use parking options such as Wests. I walk with my kids most days, but I never let them go in the Murrell Street gates because crossing Murrell Street on Liverpool road is so dangerous with traffic trying to turn left, turn in and turn out to the right.

But, as you will know, walking is a luxury of time and practicality that not everyone can afford.

Our ideal solution would be to make Murrell Street a one way street and return vehicles back to Brown Street via Orchard Crescent so at least this would prevent turning vehicles almost running over kids, and the chaos of cars trying to make different turns and move around each other.

We understand that the rest of the lane along the commuter car park is owned by Meriton so we're not sure of the feasibility of this. But we would very much like your assistance to pursue this solution.

We are very worried about the dangerous situation on Murrell Street. We'd love for you to come and check it out - preferably around 3pm pick up (it's particularly bad on days like this when it's raining), so you can see how dangerous and chaotic it is.
We'd be grateful for any support you could offer on this matter.

Thanks in advance.
Kind regard
Gemma Collier

Stay in Touch with the P&C - visit our [Website](#) or follow us on [Facebook](#) or [Instagram](#)

To Join the P&C, our membership form is [here](#)

On Wed, 16 Mar 2022 at 4:43 pm, Ashfield PS P&C <[REDACTED]> wrote:

Hi Dylan,

Below is a summary of the main issues in Murrell Street written by APS Principal Damien Moran - all discussed with Boris Muha from IW council on Monday afternoon.

Murrell Street has been a problem for many years - looking through traffic related correspondence over the years, various incarnations of P&C members have tried to address the issue - I can find communications back to 2014. Traffic has only become worse, and now we have several large apartment blocks built on Murrell Street which only makes things more problematic.

It doesn't make any sense to us that Drynan/Teakle Street (St Patrick's School, Summer Hill) was upgraded to a Zebra Crossing recently but Ashfield Public School - located in the centre of Ashfield on a major road is not considered? Will it take a serious accident involving a child for someone to do something? We also have a childcare centre on Murrell Street - these children need to be protected!

We appreciate your support on this matter, and we do hope that we will make some changes in 2022.

Best

Sarah Newman

P&C President



P&C - visit our [Website](#) or follow us on
To Join the P&C, our membership form

Stay in Touch with the
[Facebook](#) or [Instagram](#)
is [here](#)

From: **Damien Moran** <DAMIEN.MORAN@det.nsw.edu.au>
Date: Wed, 16 Mar 2022 at 13:43
Subject: Re: Murrell Street Meeting 15th March 2.45pm
To: Ashfield PS P&C <ashfieldpandc@gmail.com>, boris.muha@innerwest.nsw.gov.au <boris.muha@innerwest.nsw.gov.au>, Gemma Collier <gemma@littlecoriander.com>, afd@goodstart.org.au <afd@goodstart.org.au>, Ashfield MCS <akids@weldon.com.au>, summerhill@parliament.nsw.gov.au <summerhill@parliament.nsw.gov.au>, Mat.Howard@innerwest.nsw.gov.au <Mat.Howard@innerwest.nsw.gov.au>, kathryncourtneyprior <kathryncourtneyprior@gmail.com>, Sarah Newman <sarahenewman75@gmail.com> <kathryncourtneyprior@gmail.com>, Kathrine.Spina@innerwest.nsw.gov.au <Kathrine.Spina@innerwest.nsw.gov.au>

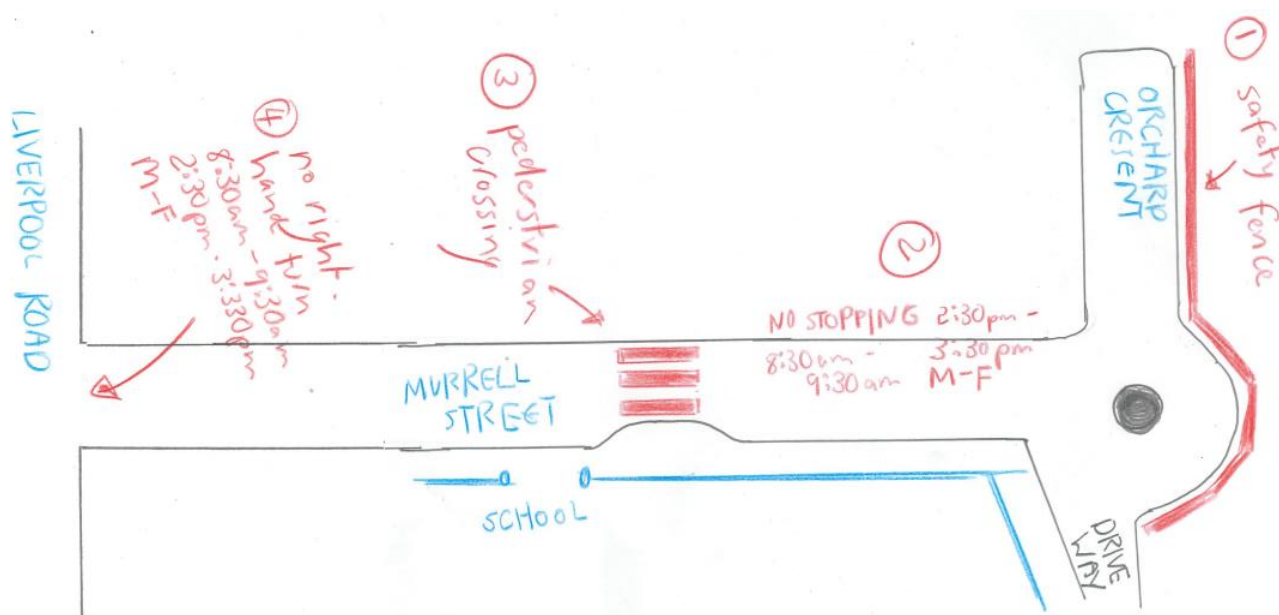
Good afternoon,

After consultation with the P&C, I have summarised what I believe to be the main issues requiring attention to make Murrell Street a safer thoroughfare for our young pedestrians:

1. Installation of a safety fence at the bottom of Murrell Street. Currently many pedestrians take a shortcut across the centre of the roundabout.
2. No stopping (8:30am-9:30am) (2:30pm-3:30pm) (Monday-Friday) along Murrell Street to allow a two-way flow of traffic. Currently during the congestion of school drop off and pick up it is only possible for one car to move in a particular direction at any given time.
3. Construction of a pedestrian crossing. Currently there is no controlled crossing point on Murrell Street.
4. No right-hand turn (8:30am-9:30am) (2:30pm-3:30pm) (Monday-Friday) from Murrell Street into Liverpool Road. Currently vehicles waiting to turn right bring the traffic flow on Murrell Street to a standstill as they wait several minutes at a time for a break in the traffic.
5. Resurfacing of the road and new footpaths are also long overdue.

Please remember that across the years Murrell Street has been profoundly by:

- a doubling of the APS school enrolment to almost 500 students



- the construction of high rise, high density-living apartments
- the rezoning of Murrell Street to be part of the Ashfield town centre.

I take inspiration and hope from the beautiful road and footpath refurbishment that was recently completed on the corner of Dryan and Teakle Street, Summer Hill outside St Patrick's School that something can happen on the long neglected and questionable safety of Murrell Street.

Regards

Damien Moran
Principal
Ashfield Public School

From: Ashfield PS P&C <ashfieldpandc@gmail.com>
Sent: Thursday, 16 February 2023 8:38 AM
To: Kathrine Spina <Kathrine.Spina@innerwest.nsw.gov.au>
Cc: summerhill@parliament.nsw.gov.au
Subject: Re: Council will be enforcing School Zones - Please advise parents

Hi Katherine,

Thank you for this information.

You may be aware that Ashfield Public School has a lot of problems with parking and traffic due to the very limited access to parking for school drop off and pick up due to our location in between the train station and Liverpool Road.

We approached the council last year and now have some "no parking" zones which has been helpful, however, we are now suffering from even less parking due to a development in Murrell Street.

Additionally, we have requested a change in traffic conditions - no right turn from Murrell Street onto Liverpool Rd - due to the flow of traffic being severely affected. We are waiting on Transport for NSW to get back to us on this.

The crossing at Liverpool Road and Murrell Street is extremely hazardous due to the traffic congestion around the school at drop off and pick up times. I would like to discuss with you the possibility of a pedestrian crossing being placed on Murrell Street to make the road safer for the children.

Thank you

Sarah Newman

President Ashfield Public School P&C

Ph: 0411025881

I acknowledge the Wangal People, the traditional owners of this place we call Ashfield, and pay my respects to their elders past and present.

From: Michela Carattini <ameraussie@gmail.com>
Date: Tue, Mar 7, 2023 at 10:16 AM
Subject: Letter of Impact of 1-2 Orchard St Development
To: Sarah Newman <sarahenewman75@gmail.com>

Hi Sarah,

Please see letter below and attached. Please pass on to your contact, thank you.

Letter of Impact of 1-2 Orchard St Development

Dear Council Member, March 7th, 2023

We write to you as the **Parents & Carers at Ashfield Public School**, where over 500 children ages 5-12 years old, as well as over 60 teachers and staff, attend every day. Directly next door to us is Goodstart Early Learning centre, where another 36 children, ages 0-5, plus staff, attend daily.

We would like to bring to your immediate attention the demolition and building works by Bassil Construction at **1-2 Orchard Crescent**, a property adjacent to our school, which has already begun preliminary work and is due to start demolition properly **next week**, causing **excessive noise and air pollution less than 20 meters from our classrooms, school hall, canteen and playground**. Bassil Construction has indicated the construction at this address is expected to continue for the next **15 months**.

The evidence that excessive noise has negative effects on a child's ability to learn is overwhelming and uncontroversial. As just one example, [research by the World Health Organisation \(WHO\)](#) shows that children exposed to continuous disruptive noise experience poorer reading ability, memory and academic performance, and that the safe level of noise in a classroom should not exceed 35 decibels.

Many of our students learn in **demountables**, with minimal insulation in close proximity to the construction zone and the main school building has **no air conditioning, so windows must be kept open**. Additionally, our community includes children and adults with disabilities, those who are neurodivergent, those with additional support needs, and include those with trouble hearing and concentrating. [Excessive noise has additional, well-documented, mental health impacts](#) on these **members of our community**.

[The Australian Government EPA Guidelines](#) require that **at a minimum community consultation and mitigation measures should have occurred**, however there was no consultation or mitigation offered to the school or its community.

We are writing to request that the builder of this property **make adjustments to reduce the impact on the school, our children and their learning** (which in turn impacts their individual futures and our collective community future). These adjustments should include:

- A halt to demolition during **NAPLAN exams next week**

- **Decibel level limitation during school hours** (ie, high decibel works to be scheduled outside of school hours or during school holidays).
- **Provision of air conditioners to the school to mitigate the levels of dust and air pollution**

These are **reasonable and fair impact mitigation measures, for which there is precedent** where building companies have construction sites near public schools, for example, as occurred at [Kogarah Public School with building company Level 33](#), where the company provided the school with 11 air conditioners and agreed to limit site works during certain intervals. The proximity of the school no doubt increases the value and interest in the property, however in turn care must be taken in the impact of the property's development on the school.

We appreciate you acting urgently on this matter, as our community has already been affected by the preliminary works last week, with adults and students reporting returning home from school with pounding headaches and emotional distress.

Your Sincerely,

Ashfield Public School P&C Association

POC: [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]



Ashfield Public School
Parents and Citizens Association

RML23/884

Dear P&C Representatives

I write in response to representations made by Jo Haylen MP, Member for Summer Hill, to the Hon Sarah Mitchell MLC, Minister for Education and Early Learning on your behalf, regarding building works at 1-2 Orchard Street, Ashfield and the impact it has to students at Ashfield Public School.

From 3 March 2023, special arrangements apply in the lead up to the 2023 NSW State Election. Given these arrangements, I am responding on the Minister's behalf.

After consultation with Mr Damien Moran, Principal at Ashfield Public School, I can confirm that the school was not in receipt of any communications about the Development Application for the building works at Orchard Street. Furthermore, there has been no formal meeting between the contractors, council, and the school to plan for the consequences of this construction on traffic, noise, and other environmental impacts. I can report that Mr Moran has made telephone calls and sent emails to Ashfield Local Council requesting some assistance to redress this matter.

I can also confirm that after speaking with Mr Dean Slattery, Director, Asset Management Unit, there was no direct communication regarding this project to the Department of Education.

Should you have any further concerns, please do not hesitate to contact me at the Arncliffe Office on 9582 2819.

Yours sincerely

Lauretta Claus
Director, Educational Leadership
Canterbury Principals Network
24 March 2023



NSW Department of Education
Arncliffe Office – Metropolitan South School Performance Directorate
☎ (02) 9582 2800 ✉ metrosoutherncliffe@det.nsw.edu.au

Subject: Rg: PARENT FORUM - Parking Restrictions on Murrell Street
To: Ashfield P & C PS <ashfieldpandc@gmail.com>

Hi All,

It's been more than a year since we are following up with the council for the Murrell Street parking issue. I would like to suggest few things, which may / may not be feasible.

(A) Increase the time to 5 mins parking for the current **"NO PARKING"** zone on Murrell Street.

(B) Reduce the **time slot** (pickup time) for the current "NO PARKING" zone to 2:30pm - 3:30pm (currently till 4:00pm).

(C) **Trial this in the current scenario with the help of a teacher / parent volunteer / lollypop person:** Keeping both the gates (main gate and the smaller gate near AKOOSH) open on Murrell Street entrance, a teacher / parent volunteer / lollypop person could be standing outside the gate on footpath) to lead / watch the kids getting off the car and getting into the school campus (i.e. help manage the drop off on daily basis) from **8:45am till 9:00am**. Soon kids/parents will get used to of the process and follow it correctly. This would also increase children's safety outside the school gate.. **QUICKEST - EASIEST - CHEAPEST solution! Hopefully, no interference of council needed!!!**

(D) Increase the time slot for the **"Liverpool road parking Opp. to main school gate"** from 8:30pm - 3:30pm (currently 1Hr parking from 9:00am till 3:00pm). However, changing the time slot for the Liverpool road parking may not be under the local council traffic committee. We may have to involve the other state/road traffic committees for the same.

Also, while doing the survey we should not just count the number of parents driving to school but include those potential parents who would prefer to drive (but unable to do so due to parking chaos) to school. Looking at the future prospects of growing APS family, parents would be driving from different suburbs (future OC parents + other influenced families) to APS. **My personal opinion, survey should be eliminated!**

On a long term plan, we should find out any possibility for having a drive through (one way) to the school "Kiss n Ride / 5 mins parking" spot on Murrell street from the train station car park (parallel to the Orchard Cres) to the school round about! Station car park gets full before 8:00am and there is hardly any general traffic (public) during the school pick up / drop off hours. (I have sent a picture to PandC email showing the potential drive through / ramp on Orchard Cres). This will be an easy access for teachers / parents driving from Brown Street (saving time / avoiding the route towards Holden Street & going through the lights signal on Liverpool road, taking a left turn on Murrell Street) straight to the staff parking / school gates on Murrell Street. General public may use this route as well, but daily drivers would soon figure out that tagging along the cars isn't an option for them in the morning :). We may have to bring more than one traffic committees together to get this done. It might be expensive for council, however it will benefit both the school parents (APS & ABH) / teachers (APS) on permanent basis.

With obvious reasons, council may come up with their own limitations and restrictions. However, I strongly feel that we may have to fight for the exceptions this time :-)

I hate to say that I can't make it for Monday forum!

Regards,

Arpana



Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 25
Subject: NOTICE OF MOTION: COMMUNITY ENGAGEMENT PROCESS FOR PUBLIC DOMAIN IMPACTS
From: Councillor Ismet Tastan

MOTION

1. That Council develop a clear and transparent process for engaging with residents on key issues and that this is tabled at the April 2025 Council meeting for approval.
2. That this process is easily accessible and promoted on the website.
3. That Council provide regular updates to the community, ensuring residents are informed on progress, timelines, status updates and upcoming consultation opportunities by an appropriate method that can be accessed in real time vs having to request updates from councillors or council staff.

Background

Resident meetings are a cornerstone of a healthy democratic community and a key opportunity for Council to hear directly on issues that concern the community.

The intention of this NoM is to ensure that there is a consistent process applied in relation to the actions and outcomes that arise from these meetings, and how actions are tracked and the community kept updated.

This needs to happen in a consistent, predictable and transparent manner.

The process should include a timeframe for circulation of minutes, approval of minutes, community consultation, tracking / status updates on actions, budgets, timelines (expected start/finish dates) and further consultation activities in addition to further recommendations from Council staff relating to best practice.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 26
Subject: NOTICE OF MOTION: MURRELL STREET, ASHFIELD TRAFFIC SAFETY REVIEW
From: Councillor Jo Carlisle

MOTION

1. That Council note the traffic and parking changes on Murrell Street, Ashfield that were approved by the Local Traffic Committee on 18 July 2022, including:
 - a) installation of "No Stopping 8:30am-9:30am, 2:30pm-3:30pm School days" and "2P 9:30am-2:30pm, 3:30pm-6:00pm Mon-Fri Permit Holders Excepted AREA 1" signage on the western side of Murrell Street outside 183 Liverpool Road;
 - b) installation of 'No Stopping' signage across specified driveways; and
 - c) the outcome of correspondence with Transport for NSW regarding the proposed 'No Right Turn 8:00am-9:30am, 2:30pm-4:00pm School Days' restriction for traffic exiting Murrell Street onto Liverpool Road.
2. That Council note ongoing concerns from parents and the Ashfield Public School community that traffic safety issues on Murrell Street have not improved despite the measures approved in July 2022.
3. That Council add Murrell Street to the increased surveillance schedule for Council Rangers, particularly during school zone hours (8:00am-9:30am and 2:30pm-4:00pm on school days), to ensure compliance with parking restrictions and improve overall safety
4. That Council conduct a comprehensive traffic study of Murrell Street, Ashfield, with particular focus on:
 - a) Traffic flow during school drop-off and pick-up times;
 - b) Pedestrian safety, particularly for school children;
 - c) Vehicle speeds and driver behaviour including U-turns in the street;
 - d) Current parking arrangements and compliance;
 - e) Access issues for local residents and businesses; and
 - f) Alternative traffic management solutions.
5. That Council request that the traffic study include direct consultation with Ashfield Public School, Goodstart Early Learning Child Care Centre, local residents, and businesses.
6. That Council receive a report on the implementation status of the traffic and parking changes from July 2022 and the proposed scope and timeframe for a comprehensive traffic study, at the April 2025 Council meeting.

Background

In July 2022, the Local Traffic Committee approved various traffic and parking changes for Murrell Street, Ashfield in response to concerns from Ashfield Public School and Goodstart Early Learning Child Care Centre regarding traffic safety.

Despite these measures, parents from Ashfield Public School continue to report significant safety concerns during school drop-off and pick-up times. The congestion issues, particularly related to vehicles waiting to turn right onto Liverpool Road, appear to persist.

The school community has raised ongoing concerns about the safety of children navigating this congested street during peak times. A comprehensive traffic study is needed to better understand the current traffic patterns and identify more effective solutions to improve safety for all road users, particularly school children.

This motion seeks to assess the implementation and effectiveness of previously approved measures and to develop more comprehensive solutions based on a detailed traffic study.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 27
Subject: NOTICE OF MOTION: DEDICATED REFLECTION AREA AT JOHNSON PARK
From: Councillor Jessica D'Arienzo

MOTION

1. That Council installs a small, dedicated reflection area at Johnson Park in Dulwich Hill, incorporating seating and a plaque or similar commemorative feature where community members can honour their beloved pets.
2. That through the Companion Animal team, engages with the local community to gather input on the design and implementation of the reflection area.

Background

Many Inner West residents form deep emotional connections with their pets, and the loss of a pet can be a profound and often unacknowledged grief.

Johnson Park is a beloved space for many locals. The large park is currently under renovation as part of the Greenway. When it reopens later this year, the off leash dog area will return along with other improvements.

During the community consultation on the temporary relocation of the off leash area dog park, community members expressed their desire to create a small, dedicated area within the park where pet owners can reflect and remember their companions in a peaceful environment.

We invite ideas and initiatives that would foster a sense of connection, remembrance, and shared experience among local pet owners, while enhancing the park's inclusive and welcoming atmosphere.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 28
Subject: NOTICE OF MOTION: COMMUNICATION BOARD INSTALLATION IN A LOCAL PARK IN THE ASHFIELD-DJARRAWUNANG WARD
From: Councillor Jessica D'Arienzo

MOTION

That Council installs a communication board in a local park within the Ashfield-Djarrawunang ward and engages with relevant stakeholders to ensure the board meets accessibility standards and best supports non-verbal individuals.

Background

A communication board is a large, accessible board featuring predictable words aligned with well-recognised symbols that facilitate message exchange. It is a crucial tool for non-verbal children and adults, stroke survivors, and others who may experience communication barriers.

The installation of a communication board at a local park aligns with Council's commitment to inclusivity, accessibility, and community engagement.

The communication board can be an additional feature of any playground, and should be incorporated into all our inclusive playgrounds.

Council's first Inclusive playground facility was opened at King George Park in September 2024 . The playground is highly successful in encouraging children of all abilities to enjoy sharing a wonderful play space.

We are currently seeking community feedback on the design concept plan for our flagship inclusive playground at Yeo Park in Ashfield-Djarrawunang ward.

This design philosophy should be adopted for all playground upgrades into the future and be a key feature of Council's playground strategy once developed.

The cost of the communication board is estimated at \$1,200 and can be met out of Council's Park Operational budget.



Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 29
Subject: NOTICE OF MOTION: INNER WEST E-BIKE STRATEGY AND SHARED E-BIKE PROVIDER ROUND TABLE.
From: Councillor Kerrie Fergusson

MOTION

1. That Council organise a roundtable discussion with leading micro-mobility companies to explore the following topics:
 - a) the establishment of designated parking zones;
 - b) potential expansion of coverage within the Inner West LGA to include Ashfield and Croydon, with plans for future extension to the northern side of the LGA; and
 - c) improvement in maintenance and cleanliness, including the provision of helmets and prompt removal of graffiti.
2. That Council extend an invitation to key representatives from leading micro-mobility companies to participate in the Mode Shift Forum.
3. That Council formulate an Inner West e-Bike Strategy to guide the growth and management of e-bike usage in the area.
4. That Council develop an Inner West e-Bike Policy, focusing on safety, and where necessary, advocate for tighter regulations from the State Government.

Background

E-bike rentals have emerged as a popular, equitable, and sustainable transportation option in the Inner West, offering significant potential to contribute to mode shift and a reduction in car use for short, local trips.

However, to fully realise the benefits of shared e-bikes across the Inner West, several issues need to be addressed, including parking, maintenance, and coverage.

Additionally, to ensure safe usage, the Council must take a more decisive stance on how it regulates and plans for the expansion of e-bike usage in the Inner West.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 30
Subject: NOTICE OF MOTION: BOOTH STREET CONNECTION FOR WHITE BAY CRUISE SHIP TERMINAL TOURIST PATH AND ACTIVE TRANSPORT.
From: Councillor Kerrie Fergusson

MOTION

1. That Council write to the Port Authority requesting:
 - a) commitment to collaborating with the council to create a safe and accessible passage for pedestrians and cyclists from Robert Street to Booth Street;
 - b) confirm the timeline for granting this access; and
 - c) schedule a meeting with the council to discuss the configuration of the access and the council's role in this project. Consider possible designs and allocations of costs to create an Active Transport Path on Port Authority land.
2. That Council liaise with the Port Authority and the Balmain Rozelle Chamber of Commerce to establish an unmanned kiosk at the White Bay Cruise Terminal. The kiosk should provide maps and information about Balmain to attract more tourists.
3. That Council investigate and report back on the estimated costs for council to convert the lower Booth Street Road Reserve (from Donnelly Street to Port Authority Gate) into a suitable Active Transport Corridor.
4. That Council explore potential funding sources and provide costs involved in installing appropriate way-finding signage for tourists traveling from central Darling Street to White Bay and from East Balmain Ferry Wharf to White Bay.
5. That Council prepare a report for the July Meeting, summarising the outcome of the Port Authority correspondence and providing estimated costs for the following projects:
 - a) Kiosk;
 - b) Way-finding signage; and
 - c) Converting lower Booth Street to an Active Transport corridor.

Background

The White Bay Cruise Terminal presents a largely untapped economic opportunity for Balmain. Currently, passengers arriving in Balmain by Uber, taxi, bus, or ferry often struggle to find the terminal. Due to the complicated route from Balmain to the terminal, it's common to see confused tourists wandering with their luggage, able to see the ship but unable to reach it.

This not only creates a frustrating experience for visitors, but it also represents a missed opportunity for the local economy. To address this, there needs to be a clear and direct route from central Balmain to the Robert Street Terminal, with straightforward signage guiding passengers from the Balmain East ferry wharf to the terminal and back.

Additionally, an unmanned kiosk inside the White Bay Cruise Terminal could provide valuable information about Balmain's many restaurants, pubs, rich history, harborside parks, and unique retail offerings, along with easy-to-read maps. This would encourage tourists to explore, shop and dine in the heart of Balmain. I'd like to acknowledge Year 6 students Emily and Eloise from Nicholson Street Public School in Balmain East for presenting this idea during a Local Government Session, and the Balmain Rozelle Chamber of Commerce for their ongoing advocacy in this area.

Such improvements could significantly boost investment in our local economy. But how do we turn this vision into reality, given the current convoluted route between the terminal and Balmain? By creating a new connection. Opening the land between Robert Street and the currently closed Booth Street Road Reserve to create an Active Transport corridor will result in a direct path linking to the existing pedestrian and bike path on Robert Street, creating a seamless route from the terminal to Balmain.

This would also strengthen the White Bay precinct's Active Transport corridor as part of the Balmain-to-City pathway envisioned by the Sustainable Transport Group by connecting with the newly proposed separated bike and pedestrian path on the southern end of Robert Street.

As we look towards the development of Bays West, it is crucial to connect Balmain not only to the city but also to the broader Bays Precinct. We must build our identity and connectivity to ensure that the vibrancy brought by new development benefits not just the Bays Precinct but the whole of Balmain and Rozelle, particularly our high streets.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 31
Subject: NOTICE OF MOTION: PERFECT MATCH BUSINESS FACADE IMPROVEMENT PROGRAM
From: Deputy Mayor Mat Howard

MOTION

1. That Council establish a Business Facade Improvement Program as part of the council's ongoing mainstreets program, incorporating the following principles:
 - a) the program intent is to support businesses that are prominently located to make facade improvements and enhance mainstreets, in turn supporting local jobs and our local economy
 - b) the program represent an extension of the existing Perfect Match program by:
 - i. matching mural artists with local businesses to paint murals on awnings, facades and windows, and
 - ii. providing decals of murals by local artists that can be installed in vacant shopfronts
 - iii. providing opportunities for eligible businesses to seek financial support to undertake other minor works (such as window or awning repairs, repointing or painting)
 - c) eligibility be restricted to businesses within the Inner West local government area that can demonstrate an ongoing connection to a property such as a long-term lease or property ownership
 - d) businesses be required to make a matching financial contribution
 - e) when deciding successful applicants, weighting be applied to multicultural businesses and businesses owned by Aboriginal and Torres Strait Islander people
 - f) successful applicants are evenly distributed across the five wards of the Inner West Council.
2. That Council receive a report on the establishment of the program at the May 2025 Council meeting.

Background

Vibrant mainstreets are critical to supporting the liveability and prosperity of our suburbs and communities.

Inner West Council has initiated several programs in an effort to enhance our mainstreets and is making a record investment in public domain works. Some of these initiatives - including bin wrapping and installing fairy lights - are "quick wins" and have made an immediate improvement.

A business facade program is another way to deliver quick improvements to businesses where facades are in a state of disrepair, or where shopfronts are vacant.

Many local councils provide business facade improvement programs, including the City of Sydney, City of Parramatta, Southern Grampians Shire Council, Moyne Shire Council, and others.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 32
Subject: NOTICE OF MOTION: MCNEILLY PARK PUBLIC TOILETS
From: Deputy Mayor Mat Howard

MOTION

1. That Council commit to upgrading the public toilet facilities at McNeilly Park, Marrickville.
2. That Council prepare a report on costs and timeline for installation in this current term of Council by the May 2025 Council meeting.

Background

McNeilly Park is a much loved park in the heart of Marrickville, close to Marrickville Station. It has one of the largest playgrounds in the suburb, making it a popular destination for families. Many residents walk through the park to access the train station and Illawarra Road businesses.

The public toilet at McNeilly Park is in need of upgrade and residents are eager for any plans to include an increase in the number of toilets available, a point reflected in the Inner West Council's public toilet strategy.



Building exterior



Internal amenities



Internal amenities

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 33
Subject: NOTICE OF MOTION: JARVIE PARK PUBLIC TOILETS
From: Deputy Mayor Mat Howard

MOTION

1. That Council commit to building public toilet facilities at Jarvie Park, Marrickville.
2. That Council prepare a report on costs and timeline for installation in this current term of council by the May 2025 Council Meeting.

Background

Jarvie Park is a very popular park in Marrickville and the park features a playground, basketball courts and is home to the Midjuburi Youth Resource Centre. Plumtree Children's Services, KU Crusader Preschool and Marrickville High School all neighbour the park.

The public toilets currently in the park are in the Midjuburi Youth Resource Centre and are not available outside of specified times when the MYRC is open. While there are toilets at nearby Henson Park, they are not accessible for families and do not have change facilities.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 34
Subject: NOTICE OF MOTION: COUNCIL ENGAGEMENT WITH HOMES NSW ON WASTE MANAGEMENT
From: Deputy Mayor Mat Howard

MOTION

1. That Council reaffirm its commitment to ongoing engagement with Homes NSW and community housing providers to improve waste management for residents of public and community housing in the Inner West.
2. That Council receive a report at the June 2025 Council meeting regarding ongoing engagement with Homes NSW and community housing providers on waste management, detailing issues that have been raised to date and council's approach to resolving them.
3. That Council receive further reports on this engagement twice a year.

Background

At the December Council meeting, Council resolved that staff would commence regular engagement with Homes NSW and community housing providers on waste management. This followed long-standing issues with waste management at Cahill Place, Marrickville.

Inner West Council has a role to play to ensure residents in public and community housing have access to the highest standard of waste management possible.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 35
Subject: NOTICE OF MOTION: IMPROVED WASTE MANAGEMENT PRACTICES IN FUTURE PLANNING
From: Deputy Mayor Mat Howard and Councillor Jessica D'Arienzo

MOTION

That Council, as part of updating key planning instruments and policies, including council's Development Control Plan (DCP) and design guidelines, incorporate measures that improve waste management for residents of future multi-unit dwellings. These measures should include, but not be limited to opportunities to provide infrastructure and guidelines to make FOGO and sustainable waste collection more accessible and updated guidelines around adequate space both within buildings and for on-street bin collection, recognising diversified waste streams for FOGO, recycling and landfill.

Background

Inner West Council continues to work to implement key sustainability measures including movement towards a circular economy. A key element of this has been the implementation of food and garden organics recycling (FOGO) to every household.

The NSW State Government has legislated a mandate for all households to have FOGO by 2030, when NSW is predicted to run out of landfill space.

As Council updates key planning instruments, it is critical that the evolving requirements for sustainable waste practices be considered and appropriately incorporated. With respect to FOGO, this might include the inclusion of FOGO chutes in high-rise, adequate space within buildings for FOGO bins, and adequate space outside buildings for FOGO and other bin collection.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 36
Subject: NOTICE OF MOTION: PEDESTRIAN CROSSING ON LIBERTY STREET, STANMORE
From: Councillor Chloe Smith

MOTION

1. That Council note the advocacy by Stanmore Public School P&C to support safer walking and cycling for students and parents to and from Stanmore Public School, and that these efforts align with Council's commitment to increase active transport and support healthy communities.
2. That Council note the Traffic Committee's recommendation from August 2024, endorsed by Council, to install a pedestrian and bike crossing, kerb extension, speed cushions, and associated signs and line markings at Liberty St near the roundabout, with a design to be brought back to the Committee for consideration.
3. That Council further note the Committee's request that Transport for NSW consider reducing the speed limit on Liberty St and Kingston Rd from 60km/h to 50km/h.
4. That Council allocate funding as part of 2025/26 budget considerations to expedite design and delivery once a design is approved.

Background

A letter from the President of Stanmore Public School P&C is attached, as well as the concept plan from the August 2024 Local Traffic Committee meeting.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

1. [↓](#) Letter from the President of Stanmore Public School P&C
2. [↓](#) Liberty Street Pedestrian Crossing Concept Design



of **Stanmore Public School**



Stanmore Public School Parents and Citizens Association
100 Cambridge Street
Stanmore, NSW, 2048

18 February 2025

Jason Scoufis
Traffic and Parking Planner
Inner West Council
PO Box 14, Petersham 2049
jason.scoufis@innerwest.nsw.gov.au
council@innerwest.nsw.gov.au

Copy:
chloe.smith@innerwest.nsw.gov.au
liz.atkins@innerwest.nsw.gov.au
Vicki.Clay@innerwest.nsw.gov.au

Dear Jason,

I write to you as the President of the Stanmore Public School P&C and note this letter has received the endorsement of our members.

In 2023 we contacted you regarding our communities' concerns about the safety of the crossing near the round-about on Liberty Street Stanmore, which is where the bike path crosses from Railway Parade in Stanmore to Newtown.

As you are aware, the Stanmore Public School catchment extends over Kingston Avenue resulting in a number of our students and their families being required to cross Kingston Avenue/Liberty Street to commute to Stanmore Public School. Further, our families attend activities within the Stanmore and Newtown area more broadly.

We would like to request that a formal pedestrian crossing is put in place between, at or near the round-about on Liberty Street Stanmore, essentially between Bedford Street and Trade Street. This would allow safer access for our students and the broader community as they travel between Newtown and Stanmore.

On 22nd March 2024, our school celebrated Ride2School Day once again and we encouraged our students to ride their bikes and scooters with their families to the school. This day was wonderful with many families choosing to commute via bikes and scooters to school. To encourage ongoing use of riding to school, as a P&C we have invested in bike and scooter racks for the school community to use.

Many of our families utilised the bike path on Railway Avenue and commented positively on that experience and were encouraged by the new elevator at Stanmore Station which makes it easier for students to take their bikes to school. Our families are concerned by the absence of easy access to the bike path on Railway Avenue with no crossing from Liberty Street/Kingston Avenue at the end of the formal bike path on Railway Avenue – noting that the road is busy to cross and that the reliance on cars choosing to stop was a limiting factor in allowing their children to utilise the bike path more broadly.

We note that the Inner West Council has actively encouraged cycling, stating the benefits, being reduced congestion on our roads, improved public health and reduced carbon emissions (Get cycling! - Inner West Council (nsw.gov.au)) and ask that the practical elements on the bike path are further considered to have a formal crossing at the proposed location which would support the community to support the council's own stated benefits of cycling.

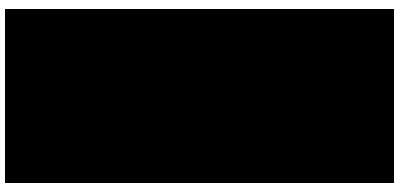
Further, car usage of Kingston Road and Liberty Street has high traffic flow during peak commuter hours and weekend hours due to the nature of the road providing access from Parramatta Road to Stanmore, Enmore and Newtown. During school transport times these roads are used by commuters and parents due to the road proximity to Newington school (primary and secondary - both located in Stanmore), Stanmore Public School, St Michael's school and other schools located in Newtown. This road is very hard for pedestrians and bike users to cross and is used by children and families wanting to access the bike path and a crossing at this location would make this easier and safer.

I would comment also that if a limiting factor in putting a crossing at this location is that the two roads already have four crossings, I would query why there is a pedestrian zebra crossing on Kingston Avenue within such a short distance of a formal crossing and then no other crossing for a long distance and consider if that can be converted to an informal crossing and the formal pedestrian crossing is moved to the location.

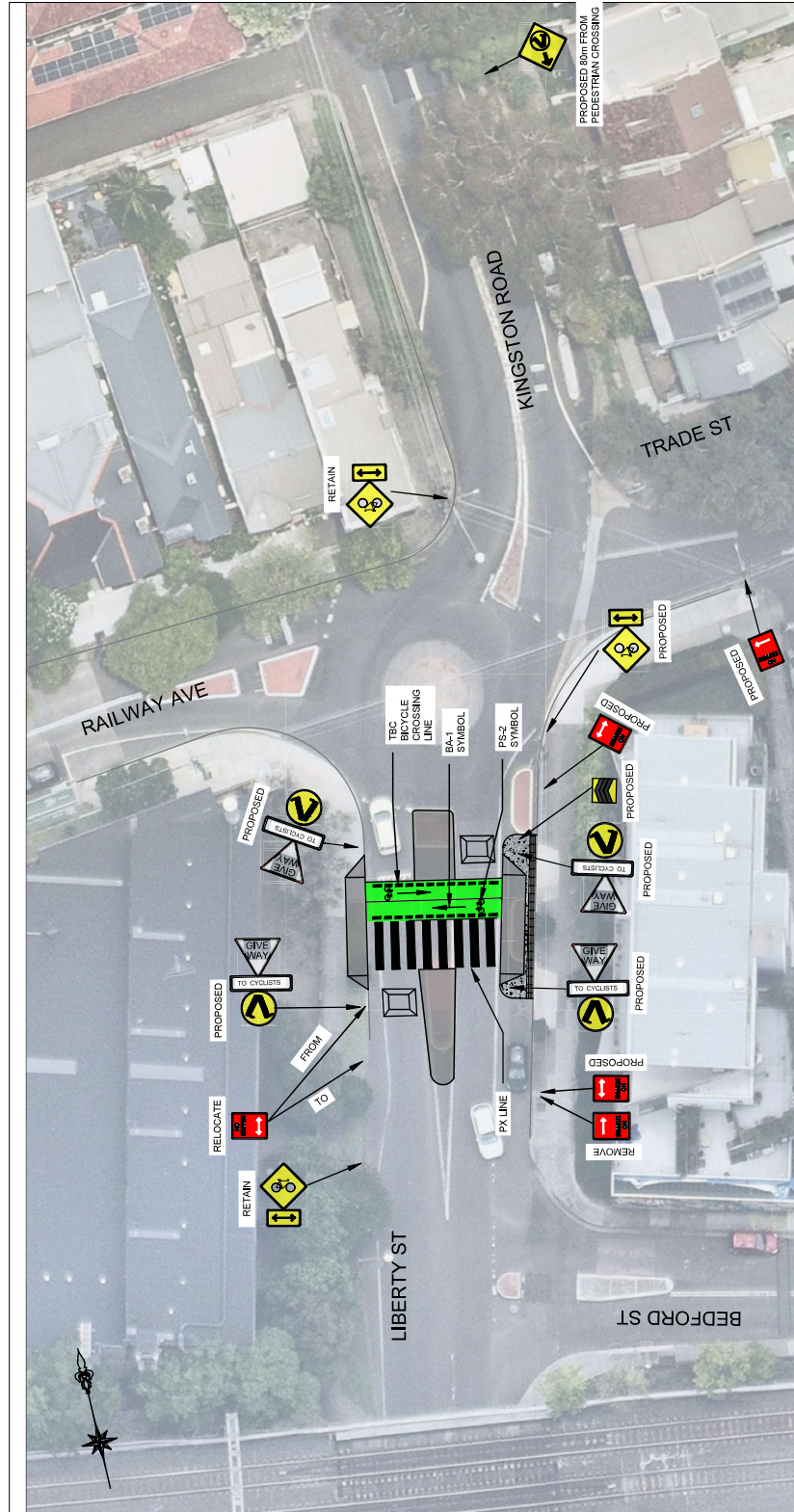
We would like you to consider this request from Stanmore Public School P&C and consider benefits to the Stanmore and Newtown communities and alignment of an improved crossing with the goals of the Inner West Council.

Thank you for taking the time to consider this. I am happy to discuss this further with you.

Sincerely yours,



Bryony Weiss
President
Stanmore Public School P&C



Item No: C0325(1) Item 37
Subject: NOTICE OF MOTION: A COMMUNITY BATTERY FOR THE INNER WEST
From: Councillor Chloe Smith

MOTION

That Council explore opportunities to partner with Ausgrid or other entities on an Expression of Interest (EOI) application for the Commonwealth Government's Community Batteries Funding Round 2, with the intention to submit before the deadline on 30 April 2025.

Background

The October 2022 Federal Budget provided \$200 million to deploy 400 community batteries across Australia. Of this, \$171 million was allocated to the Australian Renewable Energy Agency (ARENA) to deliver at least 342 batteries. The program seeks to support the deployment of community batteries to lower energy bills, cut emissions, reduce pressure on the electricity grid, and enable further solar installations.

Round 1 of funding saw ARENA approve \$124.7 million to deploy 318 batteries across all states and the NT. The remaining \$46.3 million has been allocated towards Round 2 which was announced in February 2025.

Inner West Council explored a joint application with Ausgrid for a community battery during the previous funding round and should do so again. Local governments are included in the eligibility requirements as are joint organisations of councils. Submitting a joint application with Ausgrid or a similar entity who has logistical and technical expertise will strengthen the application.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 38
Subject: NOTICE OF MOTION: RAILWAY AVENUE, STANMORE - TRAFFIC ACCIDENT REPORT
From: Councillor Vicki Clay

MOTION

1. That Council prepare an analysis report of traffic incidences that have occurred on Railway Avenue Stanmore since the installation of the traffic calming cushions.
2. That Council include in the report details of how many of the traffic incidences were determined to be a direct consequence of the layout/design of the traffic calming cushions.
3. That Council present the report for consideration at the April 2025 Council meeting.

Background

Community members in Stanmore and surrounding suburbs have expressed concern that the installation of traffic calming cushions, half the width of the roadway, in a staggered layout, encourages traffic to swerve around the traffic calming cushions to avoid driving over the cushions.

As a consequence, with concerns regarding traffic accident risks, the community members would like Council to review whether the traffic calming cushion layout has caused accidents or is likely to cause accidents, particularly head on.

To assist Councillors in responding to community concerns, it is believed that a report detailing actual incidences would assist to allay community concerns.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 39
Subject: NOTICE OF MOTION: SHAW STREET, PETERSHAM – PROPOSED PEDESTRIAN CROSSING
From: Councillor Vicki Clay

MOTION

1. That Council prepare a report on estimated costings for a Pedestrian Crossing in Shaw Street Petersham with safety inclusions for persons with mobility devices and prams.
2. That Council include in the report an analysis of vehicle traffic in addition to pedestrian traffic estimates from Shaw Street and surrounding streets.
3. That Council determine a pedestrian crossing design that would also act as a traffic calming measure.
4. That Council consider the location of the pedestrian crossing to be between James and Oxford Streets as a midway point on Shaw Street, which would:
 - a) provide residents from surrounding streets easier access to cross Shaw Street safely; and
 - b) allow shortcuts for pedestrians to either Illawarra Road or Newington from Shaw Street.
5. That Council refer the matter to the Local Traffic Committee for consideration with a recommendation to be tabled to Council following the next Committee meeting.

Background

Shaw Street Petersham is a regional road that acts as an important arterial connection between Crystal Street Petersham and Addison Road, allowing drivers to continue to roadways that will feed onto Princes Highway Tempe, or alternatively to Illawarra Road Petersham, leading to Marrickville, Dulwich Hill and New Canterbury Road.

As such, Shaw Street has a constant flow of traffic, despite it being a residential street with a mix of senior citizens, young families, and persons with mobility devices.

Entry to Shaw Street from either Crystal Street or Addison Road does not have good visibility for drivers to see pedestrians who are endeavouring to cross the road, close to the intersections, due to the incline and curvature of the roadway.

Community members of Shaw Street have expressed their concerns about the lack of safety for crossing the street, other than the option to either walk up the hill to get to the intersection of Stanmore Road and Crystal Street, or go down the hill to Addison Road and cross over to the other side of Addison Road, which does not achieve the goal of getting to the other side of Shaw Street. Either of these options are onerous for residents.

Therefore, the community members have requested the installation of a safe pedestrian crossing that is suitable for seniors citizens, young families with prams and those with mobility devices. A review of the streetscape would indicate that a midway point for the location of a safe pedestrian crossing could be between James and Oxford Streets.

The location of the pedestrian crossing would also provide easier access for pedestrians from the surrounding streets, seeking an easier walk to Illawarra Road or Newington, and as such, a crossing located between James and Oxford Streets.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 40
Subject: NOTICE OF MOTION: FLOOD IMPROVEMENT PLAN FOR EVAN JONES PLAYGROUND AND WHITES CREEK LANE, LEICHHARDT
From: Councillor Philippa Scott

MOTION

1. That Council develop a plan for safe and effective flood management across Evan Jones Playground and Whites Creek Lane, Leichhardt and upgrades to the infrastructure in this playground and street, including:
 - a) reviewing and reporting on the timeline for the implementation of any relevant recommendations of the Leichhardt Flood Risk Management Plan which applies to flood management in this area;
 - b) undertake investigations of all components of the stormwater drainage system which drains from Emma Street to the Whites Creek Channel through Evan Jones Park, in collaboration with Sydney Water;
 - c) ensuring that stormwater improvements are included as part of the playground upgrade for Evan Jones Playground planned in FY2025/2026, including the replacement of bark chips in the playground with a surface that does not clog local drains;
 - d) clearing and preparing a maintenance plan for the stormwater drains in Whites Creek Lane, in collaboration with Sydney Water where necessary;
 - e) reviewing the street sweeping schedule for the lane and advising Whites Creek Lane residents via letterbox drop of the schedule;
 - f) Council officers to hold a public meeting with residents to publicly discuss and assess the grove of trees in the reserve land on the corner of Whites Creek Lane and Styles Street for any danger and soft soil as the result of recent heavy rains; and
 - g) reviewing and improving the dead-end signage at the entrance to Whites Creek Lane at Reserve Street.
2. That Council report this plan to the May 2025 Council meeting, in time to inform the budget.

Background

Recent severe weather events have highlighted insufficient flood management and infrastructure maintenance within Evan Jones Playground and Whites Creek Lane. Following heavy rainfall, the lane has experienced significant flooding, posing an ongoing risk to both public safety and private property.

Community members have documented extensive overland flow from Evan Jones Playground into the lane, exacerbated by infrastructure deficiencies. Notably, the stormwater pollutant trap access hatch in Evan Jones Playground continues to dislodge during storm events, creating a dangerous hazard with a drop of several meters into floodwaters, meters away from a children's playground. Additionally, debris accumulation, including soft-fall wood chips from the playground, regularly clogs drainage systems, further intensifying flood impacts.

Residents have raised concerns regarding the council's response. Despite prior commitments from council officers to address these issues, necessary actions—such as securing the stormwater pollutant trap, implementing regular drainage maintenance, and coordinating street sweeping—have not been undertaken with sufficient urgency. This has resulted in persistent

public health risks, including sewage overflow and rotting organic matter left uncleared for extended periods.

Council has a duty of care to mitigate flood risks and ensure public safety. The community has expressed a strong desire for the council to develop a proactive plan to manage flooding in the area, integrating infrastructure upgrades, improved drainage maintenance, and enhanced communication with residents.

This motion seeks to ensure a timely and comprehensive response by incorporating flood improvement measures into planned upgrades for Evan Jones Reserve and establishing a structured maintenance and communication plan for Whites Creek Lane.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 41
Subject: NOTICE OF MOTION: REZONING OF ADDITIONAL FORMER WESTCONNEX DIVE SITES FOR MIXED RESIDENTIAL DEVELOPMENT
From: Councillor Philippa Scott

MOTION

1. That Council notes that Council has endorsed the NSW Government's commitment to convert the former WestConnex dive site in Camperdown into a residential development of 500 homes, including 200 affordable rental properties for essential workers.
2. That Council calls on the NSW Government to undertake a similar land audit and rezoning process for the three additional former WestConnex dive sites at:
 - Parramatta Road and Wattle Street, Haberfield;
 - Parramatta Road and Bland Street, Haberfield; and
 - Parramatta Road and Bland Street, Ashfield.
3. That Council writes to the Premier, relevant Ministers, and Landcom, advocating for these sites to be rezoned as a matter of priority, for mixed-use and mixed-market residential development, including a significant portion of government-owned affordable and low-income rental housing.
4. That Council recognises that residential communities living near WestConnex dive sites have suffered through years of construction, dust, noise and resumption of residential housing and have now been left with a concrete pad and temporary noise barriers. They deserve a well-planned development, integrated and sympathetic to its surrounds, which will benefit the existing community and new residents.
5. That Council offers active assistance in the planning and development process to ensure that these projects align to the broader objective of increasing housing supply and urban renewal along Parramatta Road.

Background

This motion seeks to build on recent successes and ensure that surplus government land in the Inner West is effectively used to address the housing crisis, support essential workers, and contribute to redevelopment of the Parramatta Road corridor.

Following the announcement in February of the conversion of the former WestConnex dive site on Parramatta Road in Camperdown into a mixed-use residential development, Inner West Council recognises the potential for similar redevelopment of additional former dive sites. The Camperdown project, undertaken by the NSW Government agency Landcom, is set to provide approximately 500 new homes, with 200 of these designated as government-owned rental properties at below-market rates for essential workers.

This initiative aligns with Inner West Council's ongoing advocacy for increased residential density in suitable locations and the urgent need to expand affordable housing options. The identified sites in Camperdown were selected following the NSW Government's land audit and through Council's efforts to ensure the most effective use of surplus government land. To further support housing supply, affordable rental opportunities, and the revitalisation of Parramatta Road, Council seeks to extend similar redevelopment considerations to three additional former WestConnex dive sites within the Leichhardt Ward, specifically:

- Parramatta Road and Wattle Street, Haberfield;
- Parramatta Road and Bland Street, Haberfield;
- Parramatta Road and Bland Street, Ashfield.

The NSW government is currently undertaking a land audit and staged release of suitable properties. There is a case to be made for these sites to be prioritised given their close proximity to existing residential streets, where Haberfield and Ashfield residents have tolerated significant disruption over years, with residential properties resumed for tunnelling, noisy and dirty construction taking place for years, and the construction sites left vacant and unrealised. These communities deserve to see the value of these sites realised with development that offers public amenity and an uplift to the surrounding neighbourhood.

These locations present significant opportunities for mixed-use and mixed-market developments, including government-owned affordable rental housing for essential workers and low-income residents, contributing to a more vibrant, sustainable, and accessible urban environment. The density achieved at Camperdown of 500 homes should be a minimum for what can be achieved at Haberfield and Ashfield.

Officer's Comments:

No further comments were required for this Notice of Motion.

ATTACHMENTS

Nil.

Item No: C0325(1) Item 42
Subject: QUESTION ON NOTICE: WHITE BAY CRUISE SHIP TERMINAL IMPACTS
From: Councillor Ismet Tastan

Comment by the General Manager:

Answers to the questions will be provided at the Ordinary Council meeting in April 2025.

In the last 2 years Council has resolved to write and meet with the Minister for Transport seeking information and updates regarding shore power at the White Bay Cruise Ship Terminal and ongoing noise issues.

The first in September 2023 council resolved to write to the Minister for Transport seeking information about the following:

- when shore power is expected to become operational at White Bay Wharf 5;
- whether use of shore power will be mandatory for all cruise ships at White Bay Wharf 5 (once implemented) and if not, why not;
- what plans for future use of White Bay Wharf 4 are being made and whether shore power will be provided;
- what plans are being made to improve fuel quality used by cruise ships within Sydney Harbour;
- what fuel quality regulations will be required for ships at berth (i.e. during arrival and preparation for departure of cruise ships); and
- how the impact of noise from cruise ships on the local community will be addressed.

The second in the Mayoral Minute on April 9th 2024 relating to Ship to Shore Power at White Bay Cruise Passenger Terminal.

That Council write to Transport for NSW seeking an urgent meeting to discuss the implementation of shore to ship power at White Bay Cruise Passenger Terminal and propose the following:

- a) the provision of shore to ship power at all berths that host cruise ships, including berths 4 and 5; and
- b) the mandating of the use of shore to ship power by all cruise ships docked at White Bay.

Question

Did council receive a written response from the Minister for Transport in relation to the Sept 2023 resolution ? If so, please provide a copy of the response.

Question

Did the requested meeting as a result of the Mayoral Minute on April 9th with TfNSW go ahead?

- a) If yes, what was the outcome of the meeting following the Mayoral minute on April 9th.
- b) If not – what actions did Inner West Council undertake to follow up with TfNSW?

ATTACHMENTS

Nil.

Item No: C0325(1) Item 43

Subject: RFT 32-24 IWC CLEANING SERVICES AND ASSOCIATED PRODUCTS

Council at its meeting on 18 February 2025 resolved that the matter be deferred to the meeting to be held on 11 March 2025.

Prepared By: Con Loukaitis - Facilities Management Manager

Authorised By: Ryann Midei - Director Infrastructure

RECOMMENDATION

That Council adopt the recommendations contained in *Confidential Attachment 1*.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 1: An ecologically sustainable Inner West
- 4: Healthy, resilient and caring communities
- 5: Progressive, responsive and effective civic leadership

DISCUSSION

Maintaining the cleanliness of iconic and innovative facilities of the Inner West council such as town halls, aquatic centres, public amenities, childcare centres, libraries and other community hubs is important to preserving their value and functionality for Council and the local community.

The tendered work includes the provision of cleaning services consisting of all necessary labour, equipment and uniforms as specified, to maintain the high standard of Inner West Council facilities.

Council will move into a closed session to deal with Inner West Council RFT 32-24 IWC Cleaning Services and Associated Products as the information is classified as confidential under section 10A(2)(c) and (10A(2)(di) of the *Local Government Act 1993*. The matter is deemed that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

Pursuant to section 10A(2), 10(2) and 10A(3) of the *Local Government Act 1993*, the media and public will be excluded from the meeting on the basis the business to be considered is classified as confidential under section 10A(2)(c) and section 10A(2)(d)(i) of the *Local Government Act 1993*.

ATTACHMENTS

1. Confidential Report - RFT 32-24 - Cleaning Service and Associated Products Report - *Confidential*

This attachment is confidential in accordance to information (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; AND commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that would, if disclosed prejudice the commercial position of the person who supplied it.

2. VendorPanel Evaluation Report RFT 32-24 - Confidential

This attachment is confidential in accordance to information (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; AND commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that would, if disclosed prejudice the commercial position of the person who supplied it.

Item No: C0325(1) Item 44
Subject: T2024-06 SSROC - MATTRESS COLLECTION AND PROCESSING TENDER
Prepared By: Erin White - Manager Resource Recovery and Fleet Services
Authorised By: Ryann Midei - Director Infrastructure

RECOMMENDATION

That Council adopt the recommendations contained in *Confidential Attachment 1*.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

- 1: An ecologically sustainable Inner West
- 5: Progressive, responsive and effective civic leadership

DISCUSSION

Council will move into a closed session to deal with T2024-06 SSROC - Mattress Collection and Processing Tender as the information is classified as confidential under section 10A(2)(c) and (10A(2)(di) of the *Local Government Act 1993*. The matter is deemed that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

Pursuant to section 10A(2), 10(2) and 10A(3) of the *Local Government Act 1993*, the media and public will be excluded from the meeting on the basis the business to be considered is classified as confidential under section 10A(2)(c) and section 10A(2)(d)(i) of the *Local Government Act 1993*.

ATTACHMENTS

1. Confidential Report - T2024-06 SSROC - Mattress Collection and Processing Tender - *Confidential*

This attachment is confidential in accordance to information (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; AND commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that would, if disclosed prejudice the commercial position of the person who supplied it.

2. SSROC Mattress Collection and Processing Evaluation Report - *Confidential*

This attachment is confidential in accordance to information (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; AND commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that would, if disclosed prejudice the commercial position of the person who supplied it.

Item No: C0325(1) Item 45
Subject: SYDNEY GATEWAY PROJECT AND HAND BACK OF COUNCIL LEASED LAND
Prepared By: Matthew Pearce - General Counsel
Authorised By: Peter Gainsford - General Manager

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

5: Progressive, responsive and effective civic leadership

DISCUSSION

Council will move into a closed session to deal with *Sydney Gateway Project and Hand Back of Council Leased Land* as the information is classified as confidential under section 10A(2)(d)(i) of the *Local Government Act 1993*. The matter is deemed that would, if disclosed, prejudice the commercial position of the person who supplied it.

Pursuant to section 10A(2), 10(2) and 10A(3) of the *Local Government Act 1993*, the media and public will be excluded from the meeting on the basis the business to be considered is classified as confidential under section 10A(2)(d)(i) of the *Local Government Act 1993*

ATTACHMENTS

1. Confidential Report - Sydney Gateway Project and Hand Back of Council Leased Land - *Confidential*
This attachment is confidential in accordance to commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that would, if disclosed prejudice the commercial position of the person who supplied it.
2. Map identifying the Sydney Gateway Road within Inner West local government area - *Confidential*
This attachment is confidential in accordance to commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that would, if disclosed prejudice the commercial position of the person who supplied it.
3. Map showing the Freehold Land owned by TfNSW and Council's Leased lands - *Confidential*
This attachment is confidential in accordance to commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that

would, if disclosed prejudice the commercial position of the person who supplied it.

4. Map showing the location of the noise mounds and Tempe mound - *Confidential*

This attachment is confidential in accordance to commercial information of a confidential nature (Section 10A(2)(d)(i) of the Local Government Act 1993) that would, if disclosed prejudice the commercial position of the person who supplied it.

Item No: C0325(1) Item 46
Subject: QUARTERLY STRATEGIC INVESTMENT PROPERTY REPORT
Prepared By: Scott Mullen - Strategic Investments and Property Manager
Authorised By: Chris Sleiman - Acting Director Corporate

RECOMMENDATION

That Council receive and note the report.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

This quarterly Strategic Investment Property report provides Council with updates on the performance of the Commercial Property Investment Portfolio for Council's property at Liverpool and at Warrawong.

A summary of financial performance is provided below for each of the two properties. Further information of a confidential nature is provided in the confidential report.

The combined net income from investment properties for this quarter is \$1,228,574

The data provided is to the end of quarter two of FY2024/25 (31 Dec 2024).

DISCUSSION

203 NORTHUMBERLAND STREET LIVERPOOL

A summary of the financial performance of the property is provided below:

Account	Year to Date			Full Year		
	Actual	Budget	\$ Var	Forecast	Budget	\$Var
Revenue	1,867,210.44	1,761,472.00	105,738.44	3,609,029.44	3,503,291.00	105,738.44
Operating Expenditure	293,214.20	315,696.93	22,482.73	603,414.20	625,896.93	22,482.73
Direct Recoveries	20,297.69	-	- 20,297.69	20,297.69	-	- 20,297.69
Net Operating Profit (Loss)	1,553,698.55	1,445,775.07	107,923.48	2,985,317.55	2,877,394.07	107,923.48
Owner Expenditure	3,395.35	-	- 3,395.35	3,395.35	-	- 3,395.35
Net Profit / (Loss)	1,550,303.20	1,445,775.07	104,528.13	2,981,922.20	2,877,394.07	104,528.13

Year to Date Revenue and Expenditure is shown on an Accrual Basis (From 1 July to 31 December 2024).

Revenue

- Total Income \$1,867,210 vs Budget \$1,761,472 which is over budget (favourable) by \$104,528 (6%).

The additional revenue is predominantly related to office space (Suite 501) budgeted to be vacant and now leased to Neami and recovery of electricity for Level 5.

Expenses

- Total Building Expenses* \$316,907 vs Budget \$315,697 is over budget (unfavourable) by \$1,210 (0.38%).

**Note Total Building Expenses includes Operating Expenditure, Direct Recoveries and Owner Expenditure*

Capital Works

The revised planned capital budget for FY 2024/25 is \$232K with the main items including mechanical, some works to the façade and waterproofing. Minor works commenced. Major works to commence Q3/Q4.

Monthly meetings are being held with Councils' Property, Facility and Property Project teams and Knight Frank to scope and plan the procurement and completion of Capital Works.

The overall ten-year capital budget for the property, as detailed in the EY Due Diligence Analysis at time of purchase, has been incorporated into Council's Long Term Financial Plan.

67 KING STREET WARRAWONG

A summary of the financial performance of the property is provided below:

Account	Year to Date			Full Year		
	Actual	Budget	\$ Var	Forecast	Budget	\$Var
Revenue	1,025,239.29	990,239.76	34,999.53	2,025,200.59	1,990,201.06	34,999.53
Operating Expenditure	246,961.58	245,162.00	- 1,799.58	492,121.58	490,322.00	- 1,799.58
Direct Recoveries	6,091.00	-	- 6,091.00	6,091.00	-	- 6,091.00
Net Operating Profit (Loss)	772,186.71	745,077.76	27,108.95	1,526,988.01	1,499,879.06	27,108.95
Owner Expenditure	630.00	-	- 630.00	630.00	-	- 630.00
Net Profit / (Loss)	771,556.71	745,077.76	26,478.95	1,526,358.01	1,499,879.06	26,478.95

Revenue

- Total Income \$1,025,239 vs Budget \$990,240 which is over budget (favourable) by \$35,000 (3.53%).

The increased revenue is due to a CPI increase above budget for ISLHD.

Expenses

- Total Building Expenses* \$253,683 vs Budget \$245,162 which is over budget (unfavourable) by \$8,521 (3.48%).

**Note Total Building Expenses includes Operating Expenditure, Direct Recoveries and Owner Expenditure*

The increased expenditure includes \$6,091 Directly Recoverable expenditure which is recovered from tenants and timing of repair and maintenance payments (whilst a budget allowance has been made for repair and maintenance items, an even phasing of the spend over the year had been assumed, however the cost will only be incurred when works are carried out).

Capital Works

The revised planned capital budget for FY 2024/25 is \$278K with the main items including carpark resurfacing, some works to structural elements and roof finishes. Minor works commenced. Major works to commence Q3/Q4.

Monthly meetings are being held with councils Property, Facility and Property Project teams and Knight Frank to scope and plan the procurement and completion of Capital Works.

The overall ten-year capital budget for the property, as detailed in the EY Due Diligence Analysis at time of purchase, has been incorporated into Council's Long Term Financial Plan.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

Council will move into closed session to deal with the Quarterly Strategic Investment Property Report for additional information which is classified as confidential under Section 10A(2)(d)(c) of the *Local Government Act 1993*. The matter is deemed confidential, as the matter is commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

Pursuant to section 10A(2), 10(2) and 10A(3) of the *Local Government Act 1993*, the media and public will be excluded from the meeting on the basis that the business to be considered is classified as confidential under section 10A(2)(d)(c) of the *Local Government Act 1993*.

ATTACHMENTS

1. Confidential Report - Quarterly Report December 2024 - *Confidential*

This attachment is confidential in accordance to information (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.