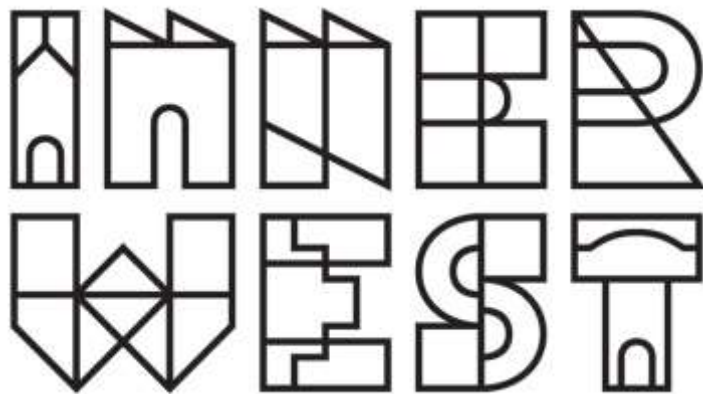


# AGENDA

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## COUNCIL MEETING

**TUESDAY 22 SEPTEMBER 2020**

**6.30pm**

### **Live Streaming of Council Meeting**

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

### **Pre-Registration to Speak at Council Meetings**

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

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

### **Are there any rules for speaking at a Council Meeting?**

The following rules apply when addressing a Council meeting:

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

### **What happens after I submit the form?**

You will be contacted by Governance Staff and 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. Public speakers will be allowed into the Meeting when it is their time to speak.

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

## PRECIS

<b>1</b>	<b>Acknowledgement of Country</b>	
<b>2</b>	<b>Apologies</b>	
<b>3</b>	<b>Notice of Webcasting</b>	
<b>4</b>	<b>Disclosures of Interest (Section 451 of the Local Government Act and Council's Code of Conduct)</b>	
<b>5</b>	<b>Moment of Quiet Contemplation</b>	
<b>6</b>	<b>Confirmation of Minutes</b>	<b>Page</b>
	Minutes of 8 September 2020 Council Meeting	<b>5</b>
<b>7</b>	<b>Public Forum – Hearing from All Registered Speakers</b>	
<b>8</b>	<b>Condolence Motions</b>	
	Nil at the time of printing.	
<b>9</b>	<b>Mayoral Minutes</b>	
	Nil at the time of printing.	
<b>10</b>	<b>Reports with Strategic Implications</b>	
	Nil at the time of printing.	
<b>11</b>	<b>Reports for Council Decision</b>	
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### **13 Notices of Motion**

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### **14 Questions From Councillors**

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### **15 Reports with Confidential Information**

Reports appearing in this section of the Business Paper contain confidential information in attachments.

The confidential information has been circulated separately.

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**Minutes of Ordinary Council Meeting remotely and livestreamed on Council's website  
on 8 September 2020**

**Meeting commenced at 6.30pm**

**Present:**

Darcy Byrne	Mayor
Vittoria Raciti	Deputy Mayor (6.35pm)
Marghanita Da Cruz	Councillor
Mark Drury	Councillor
Lucille McKenna OAM	Councillor
Colin Hesse	Councillor
Tom Kiat	Councillor
Pauline Lockie	Councillor
Victor Macri	Councillor
John Stamolis	Councillor
Louise Steer	Councillor (6.33pm)
Anna York	Councillor
Michael Deegan	Chief Executive Officer
Elizabeth Richardson	Chief Operating Officer, Director Development and Recreation
Cathy Edwards-Davis	Director Infrastructure
Ian Naylor	Manager Governance
Katherine Paixao	Governance Coordinator

**APOLOGIES:**

**Motion: (Byrne/Drury)**

THAT apologies from Councillors Iskandar, Passas and Porteous be accepted and leave of absence granted for Councillor Porteous for the month of September 2020 due to personal reasons.

**Motion Carried**

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

**Against Motion:** Nil

**DISCLOSURES OF INTERESTS:** Nil

Councillor Steer entered the Meeting at 6:33 pm.

**CONFIRMATION OF MINUTES**

**Motion: (Lockie/Hesse)**

That the Minutes of the Council Meeting held on Tuesday, 25 August 2020 be confirmed as a correct record subject to the following amendment:

- Councillor Lockie being recorded as voting against the York/Da Cruz Foreshadowed Motion in Item 7 Notice of Motion: Tree DCP data: analysis.

**Motion Carried**

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

**Against Motion:** Nil

Councillor Raciti entered the Meeting at 6:35 pm.

### **PUBLIC FORUM**

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

### **Condolence Motion**

#### **Motion: (Macri/Byrne)**

THAT Council expresses its Condolences for the passing of Councillor Iskandar's daughter and Councillor Passas' mother.

#### **Motion Carried**

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

**Against Motion:** Nil

### **C0920(1) Item 1 Draft Employment and Retail Lands Strategy/Study**

#### **Motion: (Da Cruz/Stamolis)**

**THAT Council:**

1. Adopt the draft Employment and Retail Lands Study and Strategy with the following amendments to the Strategy:
  - a) include Action 1.4.4: Encourage pop-up events on underutilised public space within Centres to promote ongoing use of the public domain as part of the economic recovery stimulus."
  - b) note:
    - i. the inner west has a long history of innovation and industry. The proximity to the Ultimo-Camperdown Bio-Medical Research Hub means the Inner West is destined to become the incubator and accelerator District;
    - ii. the Creative Industries ecosystem includes gaming venues, theatres, studios, light and sound production, musical instrument sale and repair, spare parts to support these enterprises as well as education to gain skills and do internships for example in makeup, set design, sound and light, IT skills, film production etc - Petersham TAFE and Enmore Design School; and
    - iii. potential for pop up night market stalls (in permanent kiosks) in the public domain or shop fronts.
2. Seek endorsement from the Department of Planning, Industry and Environment for the Employment and Retail Lands Strategy; and
3. Note a review to the EARLS will be required within 12 months to take account of the impacts of COVID-19 on employment and retail lands.

**Motion Lost**

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

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

**Amendment (Macri/Byrne)**

**THAT Council reinstate the tourist short term accommodation serviced apartments.**

**Motion Lost**

**For Motion:** Crs Byrne, Drury, Macri, Raciti and Stamolis

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

**Foreshadowed Motion (McKenna OAM/York)**

**THAT Council:**

- 1. Adopt the draft Employment and Retail Lands Study and Strategy;**
- 2. Seek endorsement from the Department of Planning, Industry and Environment for the Employment and Retail Lands Strategy; and**
- 3. Note a review to the EARLS will be required within 12 months to take account of the impacts of COVID-19 on employment and retail lands.**

**Motion Carried**

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

**Against Motion:** Nil

**C0920(1) Item 2      Leichhardt Park Aquatic Centre Master Plan**

**Motion: (Drury/Hesse)**

**THAT Council endorse the LPAC Masterplan, noting that:**

- 1. Depth of the proposed 25m pool needs to be resolved throughout the design process once more information is known about the constraints at site (if any) and other potential considerations. Council should wait until we have a report on the effectiveness of the new moving floor in the Ashfield Aquatic Centre before we determine the depth of the 25 metre pool in LAC; and**
- 2. The final cost of the overall project be reported to Council once confirmed within the initial planning stages.**

**Motion Carried**

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

**Against Motion:** Nil

**C0920(1) Item 3      LGNSW Annual Conference**

**Motion: (Byrne/Lockie)**

**THAT Council nominate Councillors Steer, McKenna OAM, Lockie, Hesse, Kiat, Da Cruz, Drury and Byrne to attend and be the voting delegates for the 2020 Local Government NSW Conference.**

**Motion Carried**

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

**Against Motion:**        Nil

**C0920(1) Item 4      Membership of Committee for Sydney**

**Motion: (Drury/Byrne)**

**THAT Council renew membership of Committee for Sydney.**

**Motion Carried**

**For Motion:**                Crs Byrne, Drury, Lockie, McKenna OAM, Raciti, Stamolis and York

**Against Motion:**        Crs Da Cruz, Hesse, Kiat, Macri and Steer

**C0920(1) Item 5 Notice of Motion: Garbage cancellations**

The Mayor ruled this motion redundant as it was discussed at the last meeting and covered by the briefing note distributed to Councillors on 25 August 2020.

Councillor Lockie left the Meeting at 8:16 pm.

**C0920(1) Item 6 Notice of Motion: Birchgrove Oval: Heritage Picket Fence**

**Motion: (Stamolis/Da Cruz)**

**THAT Council:**

- 1. Consider a new wooden fence or repairs and maintenance to the existing wooden picket fence; and**
- 2. Report back in October 2020.**

**Motion Carried**

**For Motion:**                Crs Byrne, Da Cruz, Hesse, Kiat, Macri, Raciti, Stamolis and Steer

**Against Motion:**        Crs Drury, McKenna OAM and York

**Absent:**                      Cr Lockie

Councillor Lockie returned to the Meeting at 8:18 pm.

**C0920(1) Item 7      Notice of Motion: Nurseries: Opening Dates**

Clr Stamolis withdrew this motion.

**C0920(1) Item 8      Notice of Motion: Park n Pay**

**Motion: (Byrne/Macri)**

**THAT Council:**

1. Notes the letter from the Minister for Customer Service asking Council to participate in the NSW Government's Park N Pay app;
2. Notes Council's smart technology investigation is now complete;
3. Requests a report on the parking meter tender process and the recommendations from the smart technology investigation to be tabled at an Ordinary Council meeting in September;
4. Considers the implications for traffic of the integration of Car Parking into vehicle navigation systems and/ or phone applications; and
5. Notes that the experience in Canberra with parking finding apps - drivers prefer street parking.

**Motion Carried**

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

**Against Motion:**              Nil

**C0920(1) Item 9      Notice of Motion: Solar EOI**

**Motion: (Byrne/York)**

**THAT Council:**

1. Notes the update on the results of the Solar Brokerage EOI;
2. Receives a report by the next Council meeting on the three projects identified through the EOI process and which are scheduled to commence in early FY 2020/21; and
3. Receives a report by the next Council meeting on a further four EOIs that have been identified as having the potential to offer innovative solar solutions to residential and commercial sectors.

**Motion Carried**

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

**Against Motion:**              Nil

**C0920(1) Item 10      Notice of Motion: WestConnex Satellite Imagery**

**Motion: (Byrne/Lockie)**

**THAT Council:**

1. **Acknowledges the offer from Sat Scan Pty Ltd for the provision of high-level radar-based satellite imagery for areas along the WestConnex toll road route that fall within the Local Government Area for Inner West Council; and**
2. **Accepts Sat Scan Pty Ltd's offer for a nominal fee as stated in the letter to the Mayor.**

**Motion Carried**

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

**Against Motion:** Nil

**Confidential Session**

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

THAT Council enter into Confidential session.

**Motion Carried**

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

**Against Motion:** Nil

**ADJOURNMENT**

8.27pm - The Mayor, Clr Byrne adjourned the meeting for a short recess.

8.31pm– The Mayor, Clr Byrne resumed the meeting.

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:

**C0920(1) Item 12 Update - Rent Relief for Tenants - Covid 19 Coronavirus** contains information about the personal hardship of any resident or ratepayer (Section 10A(2)(b) of the Local Government Act 1993); AND 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; AND commercial information of a confidential nature (Section 10A(2)(d)(ii) of the Local Government Act 1993) that would, if disclosed confer a commercial advantage on a competitor of the council.

**C0920(1) Item 13 Voluntary Planning Agreement - 138 - 152 Victoria Road, Rozelle (Balmain Leagues Club Site)**(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.

**C0920(1) Item 14 Covid 19 Business Disruption Belgravia Leisure contract variation** (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.

**C0920(1) Item 15 Long-term Accommodation Strategy and Marrickville Town Hall EOI Outcomes** (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.

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

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

**Motion Carried**

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

**Against Motion:** Nil

Councillor Da Cruz left the Meeting at 8:31 pm.

### **REPORTS WITH CONFIDENTIAL INFORMATION**

**C0920(1) Item 12 Update - Rent Relief for Tenants - Covid 19 Coronavirus**

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

1. Receive and note the application of the rent relief regulations and codes to tenants; and
2. Receive and note the information regarding the Council commercial tenancy at Yeo Park, Ashfield.

**Motion Carried**

**For Motion:** Crs Byrne, Drury, Hesse, Kiat, Lockie, Macri, McKenna OAM, Raciti, Stamolis, Steer and York

**Against Motion:** Nil

**Absent:** Cr Da Cruz

Councillor Da Cruz returned to the Meeting at 8:33 pm.

**C0920(1) Item 13 Voluntary Planning Agreement - 138 - 152 Victoria Road, Rozelle (Balmain Leagues Club Site)**

**Motion: (Stamolis/Hesse)**

THAT Council write to the Sydney Eastern City Planning Panel seeking deferral of this item pending more detailed traffic studies.

**Motion Carried**

**For Motion:** Crs Byrne, Da Cruz, Hesse, Kiat, Lockie, Macri, Raciti and Stamolis

**Against Motion:** Crs Drury, McKenna OAM, Steer and York

**C0920(1) Item 14 Covid 19 Business Disruption Belgravia Leisure contract variation**

**Motion: (Drury/Lockie)**

**THAT:**

1. Council note the unique circumstances presented by the Covid 19 disruption and its associated impact on Aquatics Services provided by Belgravia Leisure on behalf of the Inner West Council for the Annette Kellerman Aquatic Centre (AKAC);
2. Council approve a contract variation with Belgravia Health and Leisure Group Pty Limited as detailed in the Confidential Attachment to:
  - Provide essential asset maintenance and recovery planning services from March 23<sup>rd</sup> to June 14<sup>th</sup> 2020;
  - Consider 'service fee' payments during the closure of the Centre as a result of the NSW Government requirement; and
  - Determine future service fee payments as a result of the Covid -19 disruption.
3. Authority be delegated to the Chief Executive Officer to negotiate and enter into any contract documentation to give effect to the clauses above.

**Motion Carried**

**For Motion:** Crs Byrne, Drury, Lockie, Macri, McKenna OAM, Raciti, Stamolis and York

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

**Foreshadowed Motion (Kiat)**

**THAT Council:**

1. Note that of all Inner West aquatic centres, only FDAC and AKAC are outsourced to a private and for-profit operator, Belgravia Leisure, and that this presents challenges to Council's optimal management of these community assets and services;
2. Note that in the context of COVID-19 and associated temporary closures of FDAC and AKAC, Belgravia Leisure has:
  - a. received support from Council between 23 March and 14 June in the form of staff and operations support subsidies.
  - b. not made payments due to Council under the contract to the value of approximately \$324,000.
3. Receive further advice on the status of the contract, including on whether either party is in breach of the contract, with a view to considering what benefits Council may seek in return for unbudgeted losses it has suffered as a result of 2(a) and 2(b), consistent with prudent financial management of the Council assets and contracts and Council's overall strategic objectives.

This Foreshadowed Motion lapsed.



**C0920(1) Item 15      Long-term Accommodation Strategy and Marrickville Town Hall  
EOI Outcomes**

**Motion: (Byrne/York)**

**That Council:**

- 1. Does not progress the Marrickville Town Hall or Long-Term Accommodation Strategy Expressions of Interest;**
- 2. Undertakes further analysis of its accommodation needs in light of the organisation's remote working capability during COVID-19;**
- 3. Following that analysis, receives a further report on the retention customer service centres, libraries, and community meeting spaces in the Ashfield and Petersham/Marrickville town centres, noting Council is expected to have surplus administration office floor space which can be consolidated;**
- 4. Progresses with the development of a Reuse and Recycling Hub as a medium-term use at Summer Hill Depot and continue discussions with suitable not-for-profit organisations;**
- 5. Pending project feasibilities, undertakes a further Expression of Interest Campaigns for the use of the Petersham Town Hall (office space for co-located community groups) and Marrickville Town Hall (Live Music venue);**
- 6. Consideration of the Pride Centre proposal be deferred pending the tabling of the report currently being finalised;**
- 7. The Marrickville Town Hall and Petersham Town Hall EOI's be tabled at Council for adoption prior to undertaking the EOI;**
- 8. Options to secure low cost / affordable community use, by multiple users, as well as the participation of multicultural organisations and other creative arts venue be included in the draft EOI for Marrickville Town Hall as a music venue; and**
- 9. Continue the use of Balmain Depot for service provision.**

**Motion Carried**

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

**Against Motion:** Nil

**Amendment (Da Cruz)**

**THAT following analysis of its accommodation needs, Council also receives a further report on leasing opportunities for any surplus office administration space, including for use as co-working spaces.**

This amendment lapsed for want of seconder.

Meeting closed at 9.37 pm.

**PUBLIC SPEAKERS:**

<b>Item #</b>	<b>Speaker</b>	<b>Suburb</b>
<b>Item 1:</b>	Ted Plummer Kelsie Dadd	Mascot (Sydney Airport) Marrickville
<b>Item 2:</b>	Lyle Taulai Ben Maslen  Gillian Brooker Warwick Mayer	Petersham Eastlakes (UNSW Whales Underwater Rugby Club President) Tenambit (Diving NSW) Birchgrove
<b>Item 6:</b>	Carolyn Allen Malcolm Garder Ian Stapleton	Balmain Birchgrove Sydney (Lucas Stapleton Johnson & Partners)

**Item No:** C0920(2) Item 1

**Subject:** ELECTION OF DEPUTY MAYOR

**Prepared By:** Ian Naylor - Manager Governance

**Authorised By:** Michael Deegan - Chief Executive Officer

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## RECOMMENDATION

**THAT Council conduct the election of Deputy Mayor by open voting.**

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## DISCUSSION

Nominations are to be sent to the Chief Executive Office prior to the Meeting. As Council Meetings are currently being held remotely, open voting is the only method possible. The procedure for the conduct of the Deputy Mayor election is as follows:-

### PROCEDURES FOR DEPUTY MAYORAL ELECTION

1. Chief Executive Officer indicates that the election will be conducted under the provisions of the Local Government Act and Regulations.

Under paragraph three of the Regulations it states:

2. If only one Councillor is nominated that Councillor is elected.
3. If more than one Councillor is nominated, Council is to conduct the election by open voting.
4. Chief Executive Officer calls for nominations for Deputy Mayor.
  - a) A Councillor may be nominated without notice for election
  - b) The nomination is to be made in writing by 2 or more Councillors (one of whom may be the nominee). The nomination is not valid unless the nominee has indicated consent to the nomination in writing.
  - c) The nomination to be delivered or sent to the Returning Officer (Chief Executive Officer) prior to the commencement of the Meeting.
  - d) The Returning Officer (Chief Executive Officer) is to announce the names of the nominees at the meeting.
  - e) If only two nominations are received, then voting is conducted and the Returning Officer declares the winner. If voting is tied, the one elected is to be chosen by lot.
  - f) If more than two nominations, voting is conducted and the Returning Officer eliminates the person with the smallest number of votes until there is a winner. If voting is tied, the one elected is to be chosen by lot.
  - g) Returning Officer declares the result.

## LOCAL GOVERNMENT (GENERAL) REGULATION 2005 - SCHEDULE 7

### SCHEDULE 7 – Election of mayor by councillors

(Clause 394)

#### Part 1 - Preliminary

##### 1 Returning officer

The general manager (or a person appointed by the general manager) is the returning officer.

##### 2 Nomination

- (1) A councillor may be nominated without notice for election as mayor or deputy mayor.
- (2) The nomination is to be made in writing by 2 or more councillors (one of whom may be the nominee). The nomination is not valid unless the nominee has indicated consent to the nomination in writing.
- (3) The nomination is to be delivered or sent to the returning officer.
- (4) The returning officer is to announce the names of the nominees at the council meeting at which the election is to be held.

##### 3 Election

- (1) If only one councillor is nominated, that councillor is elected.
- (2) If more than one councillor is nominated, the council is to resolve whether the election is to proceed by preferential ballot, by ordinary ballot or by open voting.
- (3) The election is to be held at the council meeting at which the council resolves on the method of voting.
- (4) In this clause:

"**ballot**" has its normal meaning of secret ballot.

"**open voting**" means voting by a show of hands or similar means.

#### Part 2 - Ordinary ballot or open voting

##### 4 Application of Part

This Part applies if the election proceeds by ordinary ballot or by open voting.

##### 5 Marking of ballot-papers

- (1) If the election proceeds by ordinary ballot, the returning officer is to decide the manner in which votes are to be marked on the ballot-papers.
- (2) The formality of a ballot-paper under this Part must be determined in accordance with clause 345 (1) (b) and (c) and (6) of this Regulation as if it were a ballot-paper referred to in that clause.
- (3) An informal ballot-paper must be rejected at the count.

##### 6 Count-2 candidates

- (1) If there are only 2 candidates, the candidate with the higher number of votes is elected.
- (2) If there are only 2 candidates and they are tied, the one elected is to be chosen by lot.

## 7 Count-3 or more candidates

- (1) If there are 3 or more candidates, the one with the lowest number of votes is to be excluded.
- (2) If 3 or more candidates then remain, a further vote is to be taken of those candidates and the one with the lowest number of votes from that further vote is to be excluded.
- (3) If, after that, 3 or more candidates still remain, the procedure set out in subclause (2) is to be repeated until only 2 candidates remain.
- (4) A further vote is to be taken of the 2 remaining candidates.
- (5) Clause 6 of this Schedule then applies to the determination of the election as if the 2 remaining candidates had been the only candidates.
- (6) If at any stage during a count under subclause (1) or (2), 2 or more candidates are tied on the lowest number of votes, the one excluded is to be chosen by lot.

## Part 3 - Preferential ballot

### 8 Application of Part

This Part applies if the election proceeds by preferential ballot.

### 9 Ballot-papers and voting

- (1) The ballot-papers are to contain the names of all the candidates. The councillors are to mark their votes by placing the numbers "1", "2" and so on against the various names so as to indicate the order of their preference for all the candidates.
- (2) The formality of a ballot-paper under this Part is to be determined in accordance with clause 345 (1) (b) and (c) and (5) of this Regulation as if it were a ballot-paper referred to in that clause.
- (3) An informal ballot-paper must be rejected at the count.

### 10 Count

- (1) If a candidate has an absolute majority of first preference votes, that candidate is elected.
- (2) If not, the candidate with the lowest number of first preference votes is excluded and the votes on the unexhausted ballot-papers counted to him or her are transferred to the candidates with second preferences on those ballot-papers.
- (3) A candidate who then has an absolute majority of votes is elected, but, if no candidate then has an absolute majority of votes, the process of excluding the candidate who has the lowest number of votes and counting each of his or her unexhausted ballot-papers to the candidates remaining in the election next in order of the voter's preference is repeated until one candidate has received an absolute majority of votes. The latter is elected.
- (4) In this clause,  
**"absolute majority"**, in relation to votes, means a number that is more than one-half of the number of unexhausted formal ballot-papers.

### 11 Tied candidates

- (1) If, on any count of votes, there are 2 candidates in, or remaining in, the election and the numbers of votes cast for the 2 candidates are equal-the candidate whose name is first chosen by lot is taken to have received an absolute majority of votes and is therefore taken to be elected.
- (2) If, on any count of votes, there are 3 or more candidates in, or remaining in, the election and the numbers of votes cast for 2 or more candidates are equal and those candidates are the ones with the lowest number of votes on the count of the votes-the candidate whose name is first chosen by lot is taken to have the lowest number of votes and is therefore excluded.

## **Part 4 - General**

### **12 Choosing by lot**

To choose a candidate by lot, the names of the candidates who have equal numbers of votes are written on similar slips of paper by the returning officer, the slips are folded by the returning officer so as to prevent the names being seen, the slips are mixed and one is drawn at random by the returning officer and the candidate whose name is on the drawn slip is chosen.

### **13 Result**

The result of the election (including the name of the candidate elected as mayor or deputy mayor) is:

- (a) to be declared to the councillors at the council meeting at which the election is held by the returning officer, and
- (b) to be delivered or sent to the Director-General and to the Secretary of the Local Government and Shires Association of New South Wales.

## **ATTACHMENTS**

Nil.

**Item No:** C0920(2) Item 2

**Subject:** MARRICKVILLE PARKLANDS AND GOLF COURSE PLAN OF MANAGEMENT

**Prepared By:** Aaron Callaghan - Parks and Recreation Planning Manager

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

## RECOMMENDATION

### THAT Council:

1. Endorse the Draft Plan of Management for the Marrickville Parklands and Golf Course and refer its Crown land components (generally the area described as Riverside Park) to the to the Minister for Water, Housing and Property for owner's consent; and
2. Note that on receipt of owner's consent by the Minister the Draft Plan will be exhibited for 28 days and brought back to Council for adoption.

## DISCUSSION

The Marrickville Parklands and Golf Course is an integral part of the Inner West open space network. The park occupies 1.6km of Cooks River Foreshore and is 21 hectares in size making it the largest open space in the southern area of the LGA and regional in terms of its open space provision. The park has the potential to link the GreenWay and Cooks River Cycleway. Marrickville Parklands partly encompasses Riverside Park (R 837656) which is Crown Land for which Council is the land manager. This land was gazetted for the purpose of Public Recreation on 16 March 1962.

Both the Marrickville Parklands and Dibble Avenue Waterhole (a former brick pit) are identified as Priority Diversity Areas (MLEP) with the river frontage area protected under the *State Environment Planning Policy (Coastal Management) 2018*. The Dibble Avenue Waterhole is also a listed Heritage item and is currently used as the main irrigation reservoir for the 18-hole golf course. A major collapse of the water hole occurred on the 7<sup>th</sup> February 2017 placing adjacent residential property at risk. The collapse of the waterhole was due to a number of factors including excessive water extraction and a major storm event which undermined the stability of the waterhole embankments. The waterhole stabilisation tender is currently being prepared with tenders open in mid-September 2020. Preliminary stabilisation works are planned to commence at the end of this year and continue into early 2021.

A draft ten-year Plan of Management and landscape master plan for the Marrickville Parklands and Golf Course was prepared, advertised and exhibited in May 2019 with submissions on the draft plan closing in June 2019. A full summary of the community engagement outcomes can be viewed in the Plan of Management (**Attachment 1 Refer to Pages 50-51**)

Council officers have undertaken an extensive review of the draft Plan of Management and are presenting the plan to Council for endorsement and recommending that the areas of Crown Land (Riverside Park) are referred to the to the Minister for Water, Housing and Property for owners consent for the purposes of reserve classification confirmation and exhibition. Key recommendations in the revised plan of management are fully outlined in the Plan of Management in Section 6 of **Attachment 1** from Pages 54-68. A summary of the key

recommendations is highlighted in **Attachment 2**. The Park Plan of Management Master Plan can be viewed in **Attachment 3**.

## FINANCIAL IMPLICATIONS

Attachments 1 and 3 have 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. Marrickville Parklands and Golf Course Park Plan of Management – **Published seperatly on Council's Website**
2. [↓](#) Summary of Key Recommendations
3. Marrickville Golf Course Master Plan **Published seperatly on Council's Website**





## Attachment 2

### Key Recommendations Contained within the Revised Plan of Plan of Management

1. That within 5 years the Marrickville Golf Course is transformed from an 18-hole golf course to a premium 9-hole golf course.

*Explanation: This vision recognises the significant lack of open space in the Inner West and the key community recreation needs associated with a growing population. As part of this proposal Council staff would work with the golf club and a nominated Golf Course design expert to reconfigure the course to be more challenging for golfers. Subject to Council adoption, Council will work with the Club and a professional golf course designer to ensure best practice outcomes are delivered to balance the needs of the club and the needs of the community. This proposal is intended to appeal to both recreational and more serious golfing persons. Whilst the 9-hole course will take up more physical space than the current first 9 holes, it is considered important for providing a premium venue and balancing the needs of passive recreation, biodiversity, water management and other sporting needs. The additional public open space would be utilised to provide new larger play spaces, informal passive recreation spaces, formalised picnic areas, biodiversity planting, additional water sensitive urban design works and an informal sportsground. This proposal is based on evidence-based planning and recognises the small number of active golfers that participate in golf with the Marrickville Golf Sporting and Community Club (a total club membership of 705 in 2020).*

2. A lease for the Marrickville Golf Course (including the Crown Land, Riverside Park) is entered between Inner West Council and the Marrickville Golf Sporting and Community Club LTD for an 18-hole course which will be reduced to 9 holes after five years. Water extraction from the Dibble Avenue Waterhole for irrigation purposes is not permissible in any new lease agreement (water extraction is phased out in line with the restoration works after one year). As part of the new lease agreement, Tree Management on the leased areas of the golf course will become the financial responsibility of the Golf Club, not Council.

*Explanation: The current lease has expired and is in hold over. The new lease will recognise the status of the Dibble Avenue water hole as a Priority Diversity Area (a rare urban refuge for water birds) and a listed heritage item. Phasing out water extraction will also support Council's restoration works and habitat development.*

### Parkland Community Infrastructure Improvements

*A wide range of community infrastructure improvements are proposed over the short to long term life of the Plan of Management. The improvements seek to increase recreational participation, opportunities and experiences as well as promote inclusion and a sense of community. Key improvements include:*

- improved accessibility along the Cooks River through the development of formal shared path works (a mixture of hard surface and boardwalk),
- lighting improvements leading to the Golf Club generally,
- lighting improvements along the Cook River foreshore,

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## INNER WEST

- safety improvements to high use pedestrian areas through safety fencing,
- provision for equal access to the Golf Club building (to be delivered by the Golf Club),
- Opportunity for a new golf club (to be delivered by the Golf Club)
- long term naturalization of the Cook River edge,
- Signage and wayfinding improvements across the site.
- Accessibility and safety improvements to the Beaman Footbridge.
- Ongoing Urban Ecology improvements, education and interpretation.
- Introduction of community artwork within the parkland.
- Full restoration and protection of the Dibble Avenue Waterhole.

*Explanation: The community infrastructure improvements highlighted within the Plan of Management are responsive to the key community engagement outcomes which were evidenced in the development of this plan.*

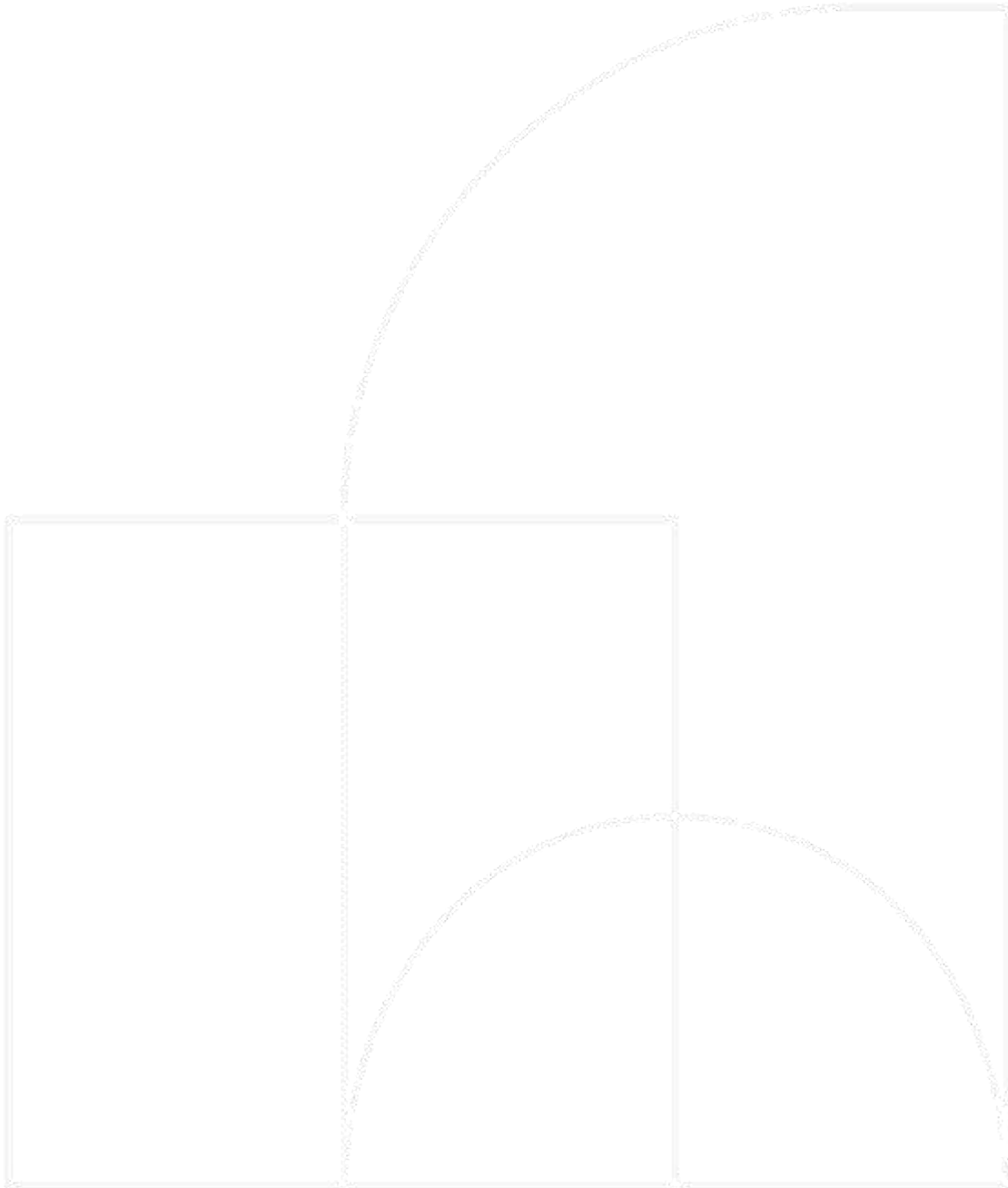
### 3. Increased Opportunities for Improving Community Life-Marrickville Golf Sporting and Community Club

The Plan of Management highlights the opportunities which exist for increasing community recreational opportunities through redevelopment and enhancement of the parklands and diversification of recreational use and improved accessibility and inclusion. Opportunities also exist to increase the membership and functionality of the Marrickville Golf Sporting and Community Club. Such opportunities include introducing future opportunities for Dragon boating to the Cooks River (within the Marrickville Parklands) encouraging partnerships and collaboration between neighboring clubs and in the longer-term consolidating infrastructure. Partnerships opportunities include greater collaboration with the River Canoe Club and its social activities, enhanced collaboration with the seasonal sporting uses of Mahoney Reserve and Steel Park including The Flying Bats, Marrickville FC and the Sydney Women's Baseball League. Such inclusion could increase social membership of the Golf Club (especially in areas where there are clear disparities e.g. women and girl's membership) and increase the longer-term financial sustainability of the club as well as support infrastructure improvements into the future.

*Explanation: Increasing opportunities for community life within the Marrickville Parklands and the Marrickville Golf and Sporting Community Club will not only support increased opportunities for recreation and community cohesion, it will also build a stronger and more inclusive community and assist with the long-term financial security of the sporting club.*

*\*The Marrickville Golf and Sporting Community Club has 705 members across all categories of whom 165 are Women. This equates to 23% of the total club membership.*

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**Item No:** C0920(2) Item 3

**Subject:** PRIDE CENTRE EXPRESSION OF INTEREST

**Prepared By:** Michael Daly - Acting Director Clty Living

**Authorised By:** Michael Deegan - Chief Executive Officer

## RECOMMENDATION

**THAT Council:**

1. Undertakes an Expression of Interest from LGBTIQ or LGBTIQ friendly organisations to manage a Pride Centre to operate out of Newtown Town Hall; and
2. Convene a representative panel consisting of suitable individuals from the community to provide input and feedback into the Expression of Interest criteria and Pride Centre model to ensure it meets the community's needs.

## DISCUSSION

Council resolved to establish a Pride Centre and recommends the Newtown Town Hall as a suitable location. This proposal aligns with the recently completed Land & Property Strategy and Council's LGBTIQ Working Group have been consulted and endorse this proposal. Newtown Town Hall is a suitable location as the local community and businesses identify as LGBTIQ and / or LGBTIQ friendly. Newtown Town Hall requires significant, complex remedial work that cannot take place without a vacant site. Newtown Neighbourhood Centre (NNC) currently occupies this site. A move to the Tom Foster Community Centre (TFCC) as a permanent home, has been discussed and agreed to by NNC. TFCC will also be undergoing remedial work in the first half of 2021 with NNC moving in after this.

The Pride Centre concept is intended to create a dedicated space in the Inner West to:

- ☐ Provide a safe, welcoming and inclusive space for the LGBTIQ community
- ☐ Address social isolation of all risk groups within the LGTBIQ community by providing a safe, accessible space to connect, gather and support where appropriate
- ☐ Provide access to services and programs responsive to the Inner West LGBTIQ community
- ☐ Support capacity building within the community

The Expression of Interest (EOI) would offer the opportunity to lease all or part of the newly refurbished site as a Pride Centre; inviting LGBTIQ or LGBTIQ friendly organisations to submit a proposal for management and delivery. This would allow Council to:

- ☐ Gauge community interest and determine potential participation;
- ☐ Provide a range of suitable Pride Centre operational models for consideration;
- ☐ Tap into the creativity and vision of the LGBTIQ community and ensure access for all LGBTIQ and LGBTIQ friendly organisations; and
- ☐ Ensure the project is fit for purpose.

Council would create a panel consisting of suitable individuals to provide input into developing a criteria for the EOI and to ensure any model proposed meets the community's needs. EOI Submissions would be assessed against a criteria that would include viability of any proposal, experience in organising a multipurpose venue, access for various organisations to use the space, willingness to work in coalition and funding models. The EOI would also include provisions to ensure access for the community through the ability to book the hall facilities

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within the venue. Running the EOI ahead of remedial work, allows participating organisations to contribute to the planning / construction phase, ensuring that the venue is built for purpose.

### **FINANCIAL IMPLICATIONS**

Funds have been allocated to the refurbishment of the Newtown Town Hall and Tom Foster Community Centre. No funding has currently been identified for the ongoing operations of a Pride Centre. Funding opportunities can be investigated as per the Council resolution.

### **ATTACHMENTS**

Nil.

**Item No:** C0920(2) Item 4

**Subject:** NSW PUBLIC SPACES LEGACY PROGRAM - COUNCIL SUBMISSION

**Prepared By:** Harjeet Atwal - Senior Manager Planning

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

## RECOMMENDATION

**THAT Council:**

- 1. Participates in the NSW Public Spaces Legacy Program; and**
- 2. Endorses the actions required in order to meet the program eligibility criteria; and the submitted list of proposed projects.**

## DISCUSSION

In August 2020, the Department of Planning, Industry and Environment (DPIE) announced the NSW Public Spaces Legacy Program. This program aims to deliver in improving processing times for development assessment and planning proposals/rezonings, stimulating the economy and encouraging the delivery of high-quality public and open spaces.

The program prescribes criteria for Councils to accelerate planning assessments between 1 September 2020 to 30 June 2021 to be eligible for a \$4.75 million grant to be allocated to new and/or improved public and open spaces projects. Council has made a submission under the program to DPIE on 28 August 2020 in accordance with the prescribed deadline. This submission noted that a resolution of Council would be sought before Council's position is finalised.

The accelerated planning assessment criteria that Council is required to satisfy includes:

- Substantially accelerate planning assessments for Development Applications (DAs) to achieve a 20% improvement in median process timeframes from the past 2 years between 1 September 2020 to 30 June 2021 or justify an alternative approach.
- Commit to completing regionally significant DAs required to be determined by the Sydney Eastern City Planning Panel (SECPP) that are over 180 days old by December 2020.
- Exhibiting an updated Local Environmental Plan (LEP) to incorporate housing or employment supply for at least 6-10 years by 30 June 2021.
- Commit to completing planning proposals that have been under assessment since July 2016 by 30 June 2021.

Council's Planning Section has made a submission to DPIE which outlines the following to satisfy the above criteria:

- Accelerating DA assessments to achieve an 85 days median timeframe
- Finalising the assessment of 2 DAs that are over 180 days to be determined by the SECPP
- Committed to accelerating an amendment to Inner West LEP for Leichhardt and Taverners Hill area along Parramatta Road Corridor to deliver 1600 dwellings to satisfy

the 6-10 year housing targets. This accelerates this component ahead of the remainder of the 'Stage 2' LEP which is now targeted for completion late 2021/early 2022, noting the Local Government elections in September 2021 and the need to engage the new Council.

- Finalising the assessment of 3 Planning Proposals ie 466-480 New Canterbury Road, Dulwich Hill (Hercules Street), 58-76 Stanmore Road Stanmore (Cyprus Club), 183 & 203 New Canterbury Road Lewisham.

Within Council's submission, the following public and open space projects have been earmarked to be allocated the \$4.75 million funding:

- Cahill Street Reserve, Annandale (estimated cost \$1,200,000) - Articulation of a new open green space to regenerate Johnstons Creek.
- Bay Run Lighting Upgrade and Shared Path Widening (estimated cost \$1,000,000) - Upgraded lighting (to meet P2 standards) Lilyfield Road to Glover Street section, upgraded lighting (to meet P2 standards) King George Park to Bridgewater Park section and widened shared path (2.5 metres to 3.5 metres) Lilyfield Road to Leichhardt Oval #3 carpark
- Lewis Herman Reserve, Ashfield (estimated cost \$2,000,000) - Creation and embellishment of a new park.
- Calvert Street Carpark, Marrickville Conversion (estimated cost \$1,600,000) - This site presents a unique opportunity to serve as parking as well as an open space outside of business hours which would allow hosting of markets and other events.

Further detail on projects is provided in Attachment No.1. In order to be eligible, Council is required to demonstrate the nominated projects are able to be completed by the 31 December 2022.

### FINANCIAL IMPLICATIONS

Council can achieve the planning assessment commitments outlined within Council's submission within the existing Planning Section staff structure and financial resources. However, those commitments are also reliant on the DPIE facilitating the process and Council will be working collaboratively to ensure the program criteria is satisfied.

This program will provide long-term value through the \$4.75 million funding for new and/or improved high-quality public and open spaces.

### ATTACHMENTS

1. [Download](#) NSW Public Spaces Legacy Program - Proposed Projects

## **NSW Public Space Legacy Program - Proposed Projects**

A short description of the proposed public and open space projects suggested to be funded under the program is outlined below:

### **Cahill Street Reserve, Annandale (estimated cost \$1,200,000)**

Description: Articulation of a new open green space to regenerate Johnstons Creek. A new public space would build on the works currently undertaken as part of the Parramatta Road UAIP and directly serve the Camperdown-Ultimo Collaboration Area as a quality public space. The proposal includes:

- demolishing of existing 3 Cahill Street cottage;
- infrastructure and landscaping to repurpose as a nature play-focused area;
- establishing Cahill Street and Cahill Lane as shared (10kmh) zones;
- introducing permeable paving to both Cahill Street and Cahill Lane to provide both precinct definition and reduce heat island effect and water runoff;
- additional tree planting to develop canopy.

#### *Strategic alignment:*

1. Included in the Parramatta Road UAIP Master Plan (Camperdown Precinct) as part of a pedestrian and cycling corridor linking Badu Park and Booth Street to the North, with Parramatta Road to the South along the existing Johnstons Creek alignment.
2. Site included in Camperdown-Ultimo Collaboration Area. Articulating quality open spaces such as Cahill Street Reserve will be essential to achieve the Greater Sydney Commission's vision for this area.

### **Bay Run Lighting Upgrade and Shared Path Widening (estimated cost \$1,000,000)**

Description: The project includes:

- Upgraded lighting (to meet P2 standards) Lilyfield Road to Glover Street section
- Upgraded lighting (to meet P2 standards) King George Park to Bridgewater Park section
- Widened shared path (2.5 metres to 3.5 metres) Lilyfield Road to Leichhardt Oval #3 carpark

Council is already committed to delivering P2 lighting to Bay Run cycle/pathway lighting between the UTS Rowing Club and Lilyfield Road in 2022 as part of the Greenway project. DPIE have further advised they are progressing with new lighting along the Bay Run from Glover Street to King George Park. Therefore, this project will result in complete and continuous lighting of the IWC portion of the Bay Run.

*Strategic alignment:* The Bay Run is a regionally significant recreation trail, and an identified project opportunity in the Sydney Green Grid (Central). The upgraded lighting will increase capacity and enable safe and flexible use of the highly utilised trail through providing further evening recreational opportunities, particularly walking and bike riding, as well as increasing capacity and usability for those with impaired mobility.



## **Lewis Herman Reserve, Ashfield (estimated cost \$2,000,000)**

Description: Creation and embellishment of a new park. The site is residual land that has recently been licensed to Council from RMS for use as public open space/parkland. The 1-hectare site is currently being master planned by Council officers in consultation with the local community.

*Strategic alignment:* This project represents the creation and embellishment of new open space in an area the IWC Recreation Needs Study shows to have an existing open space deficiency (Ashfield is below the benchmark of 13.3m<sup>2</sup> open space per resident at only 8.1m<sup>2</sup>/resident).

## **Calvert Street Carpark, Marrickville Conversion (estimated cost \$1,600,000)**

Description: This site presents a unique opportunity to serve as parking as well as an open space outside of business hours which would allow hosting of markets and other events. A new public space would immensely improve liveability in the area. The proposal includes:

- introducing permeable paving which would provide precinct definition while reducing heat island effect and water runoff;
- additional tree planting;
- extension of the area to include section of Illawarra Lane and adjacent footpath;
- power lines undergrounding and new lighting;
- street furniture;
- raingardens and landscaping.

*Strategic alignment:*

- Draft Marrickville Town Centre Public Domain Master Plan identifies the site to be developed into a public square.
- DPIE's Sydenham to Bankstown Urban Renewal Corridor Strategy - identified as a 'potential urban plaza'.
- IWC Local Housing Strategy identifies the neighbourhood for significant housing uplift and recommends provision of adequate public open space for and increased population.
- IWC Recreation Needs Study clearly shows that as the population in Marrickville increases to 2036 the area will experience open space deficiencies.

**Item No:** C0920(2) Item 5

**Subject:** PART ELIZABETH STREET, ROAD CLOSURE & SALE

**Prepared By:** Con Vafeas - Strategic Investments and Property Manager

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

## RECOMMENDATION

**THAT Council:**

1. Provides its '*in principle*' support to the partial road closure of Elizabeth Street, Croydon and subsequent sale to PLC, subject to the approval of the State Significant Development Application; and
2. Endorse the attached letter being provided to PLC allowing them to lodge their State Significant Development Application to DPIE subject to the detailed list of requirements and conditions

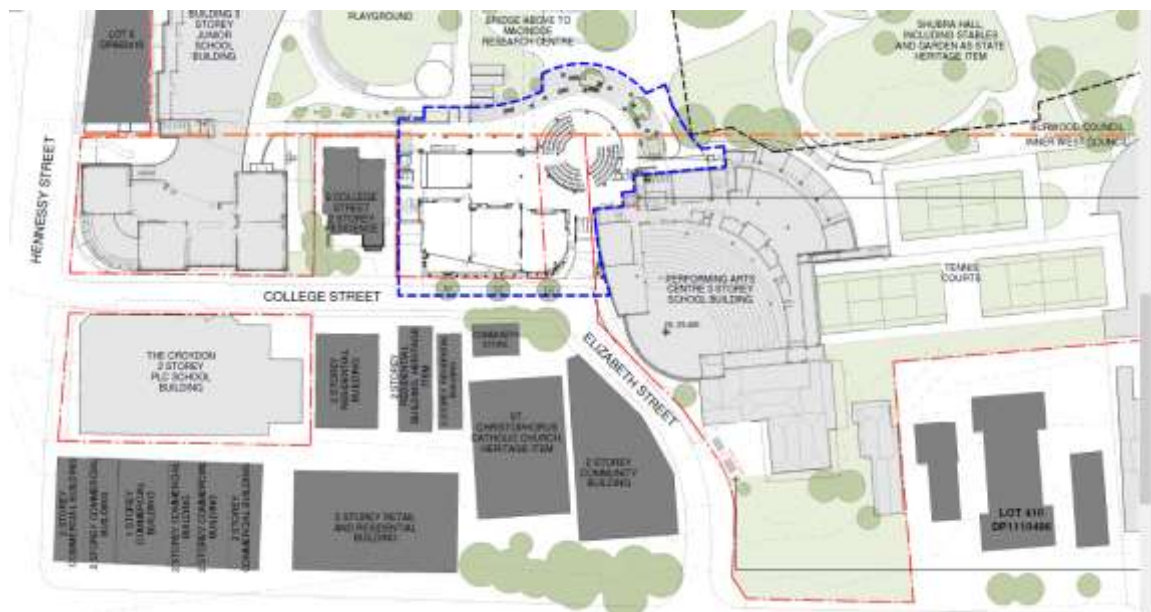
## DISCUSSION

Presbyterian Ladies College, Sydney (PLC Sydney) operates across multiple parcels of land at 1 Meta Street, Croydon within both the Inner West LGA and Burwood LGA. PLC are currently preparing a State Significant Development Application (SSDA) for a new four (4) story building with basement car parking to provide specialist learning facilities. The majority of the building works are within the part of the site within the Inner West LGA. The works proposed by PLC Sydney include work over a portion of Elizabeth Street, which is currently a public road (refer **Attachments 1 & 2**). In late 2018, PLC Sydney commenced discussions with Inner West Council in regards to the proposed acquisition of this part of Elizabeth Street. PLC Sydney subsequently commenced preparation of the SSDA and in late 2019, met with Council to determine the process through which acquisition can be pursued.

Elizabeth Street is a local street approximately 1.6km in length, connecting in the east with Liverpool Road and terminating in the west at the PLC Sydney campus. The figure below identifies the full extent of Elizabeth Street.



The portion of Elizabeth subject to the current acquisition proposal is the western-most end which is bound by land owned by PLC Sydney to the north, west and south. The road is described as a dead-end cul-de-sac, although this section of Elizabeth Street does not have a turning head due to the history of the road pattern originally continuing through the site. The subject portion of road typically accommodates between 5 and 6 vehicles, which I am advised are generally PLC Sydney staff who park in this area. The acquisition of part of Elizabeth Street is part of a proposal by PLC Sydney for new specialist learning facilities. Details of the area of works and the proposed new building are provided at **Attachment 3 & 4**. An extract of the site plan is provided below.



The PLC Sydney proposal would remove this section of Elizabeth Street (removing the on-street parking for 5-6 vehicles) and incorporate the land into the school site, providing for up to 29 basement car parking spaces which would be an increase of 12 spaces from the current 17 open hardstand car parking spaces already on the adjacent land.

## Planning Process for SSDA

As the PLC Sydney proposal is State Significant Development (SSDA), the relevant consent authority is the Department of Planning, Industry and Environment (DPIE). The SSDA for the new classroom facilities has not yet been submitted to DPIE. The planning process for the SSDA and the road closure and acquisition process for Elizabeth Street are entirely separate procedures. Approval of the SSDA does not have any bearing on Council's procedures for the proposed road acquisition.

## Council Officers Review

The proposed road closure and acquisition of part of Elizabeth Street has been reviewed by the relevant divisions within council including traffic, engineering, infrastructure and property services. At this stage there have been no objections or issues with the proposal from internal officers and this is now being raised in this Council meeting to seek in principle support for the proposal.

## **Road Closure & Sale**

Subject to the approval of the SSDA, any road closure carried out by Council Officers will be required to comply with sections 34 – 38F of the *Roads Act 1993*. Any sale of the former road will require a formal resolution of Council. The qualifications provided by Council's in principle support letter to the partial road closure and subsequent sale are:

- A recommendation for approval from Council's Traffic Committee for the permanent road closure is required; and
- The permanent road closure and future sale of land would require a formal resolution of Council; and
- The permanent road closure may require approval from Transport for New South Wales, previously (Roads & Maritime Services RMS); and
- The permanent road closure is subject to a community/public consultation process which includes advertising and notification to adjoining owners. Presbyterian Ladies College are responsible and required to address all community/public concerns; and
- Approval from Land Registry Services; and
- Any approvals/consents from utility service providers (including any easements that may be required); and
- Any sale of the former road is required to be at market value; and
- Any sale of the former road is required to include a restrictive covenant for educational purposes only

## **Progress**

Council wish to provide PLC Sydney with a letter detailing that Council has no objection to the lodging of a SSDA from PLC Sydney. The letter attached (**Attachment 5**) is heavily qualified and details that the road closure and sale are subject to a formal resolution of Council and recommendation of a permanent road closure from the traffic committee.

If for any reason PLC do not obtain approval for their SSDA, Council would not proceed with the road closure and sale to PLC.

## **FINANCIAL IMPLICATIONS**

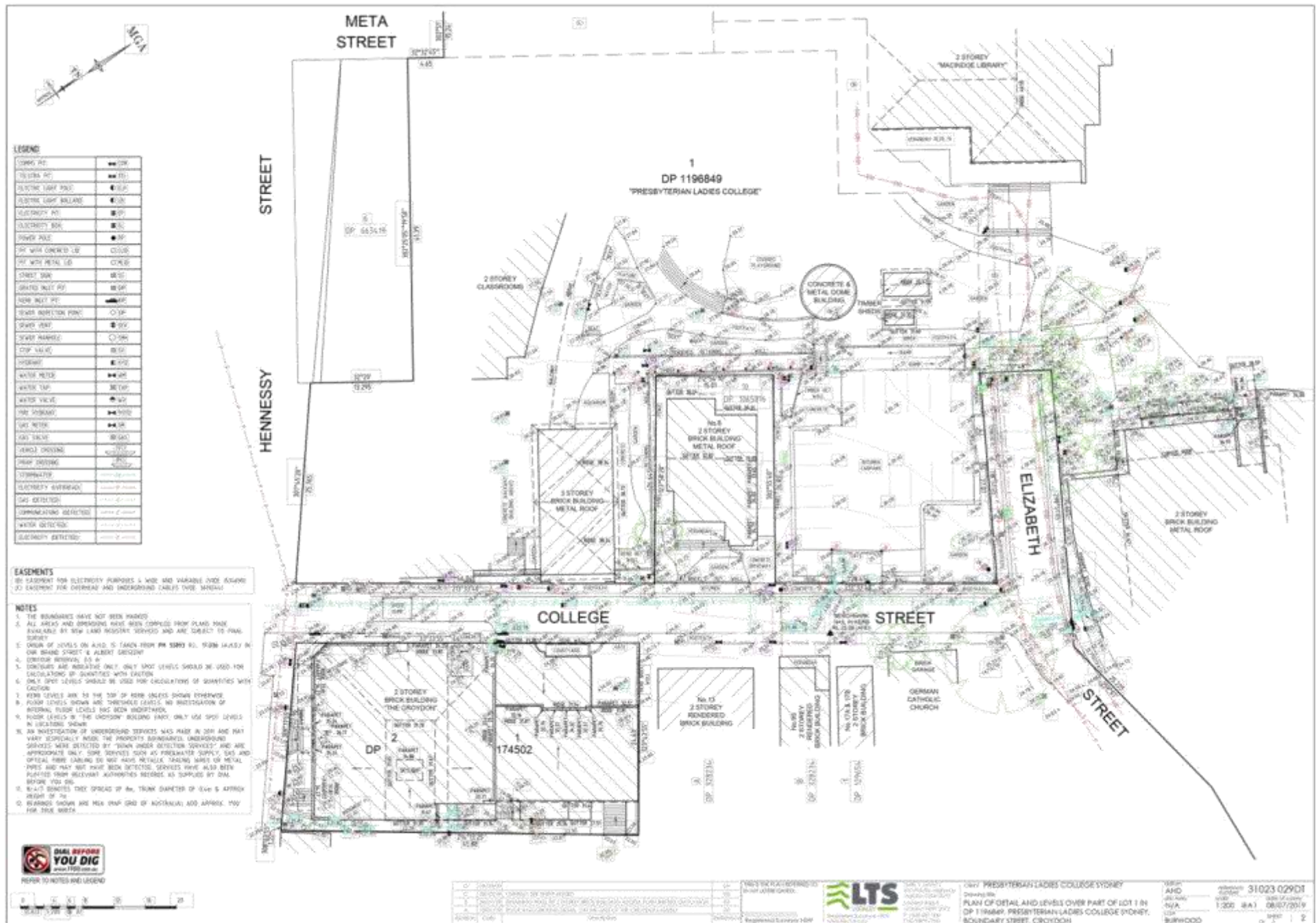
If Council proceeds with the partial road closure and sale to PLC, Council will receive the full market value of the land (former road). Any sale of the former road will be subject to an independent market valuation and commercial negotiations between the parties. All costs associated with the proposed road closure and sale will be borne by PLC.

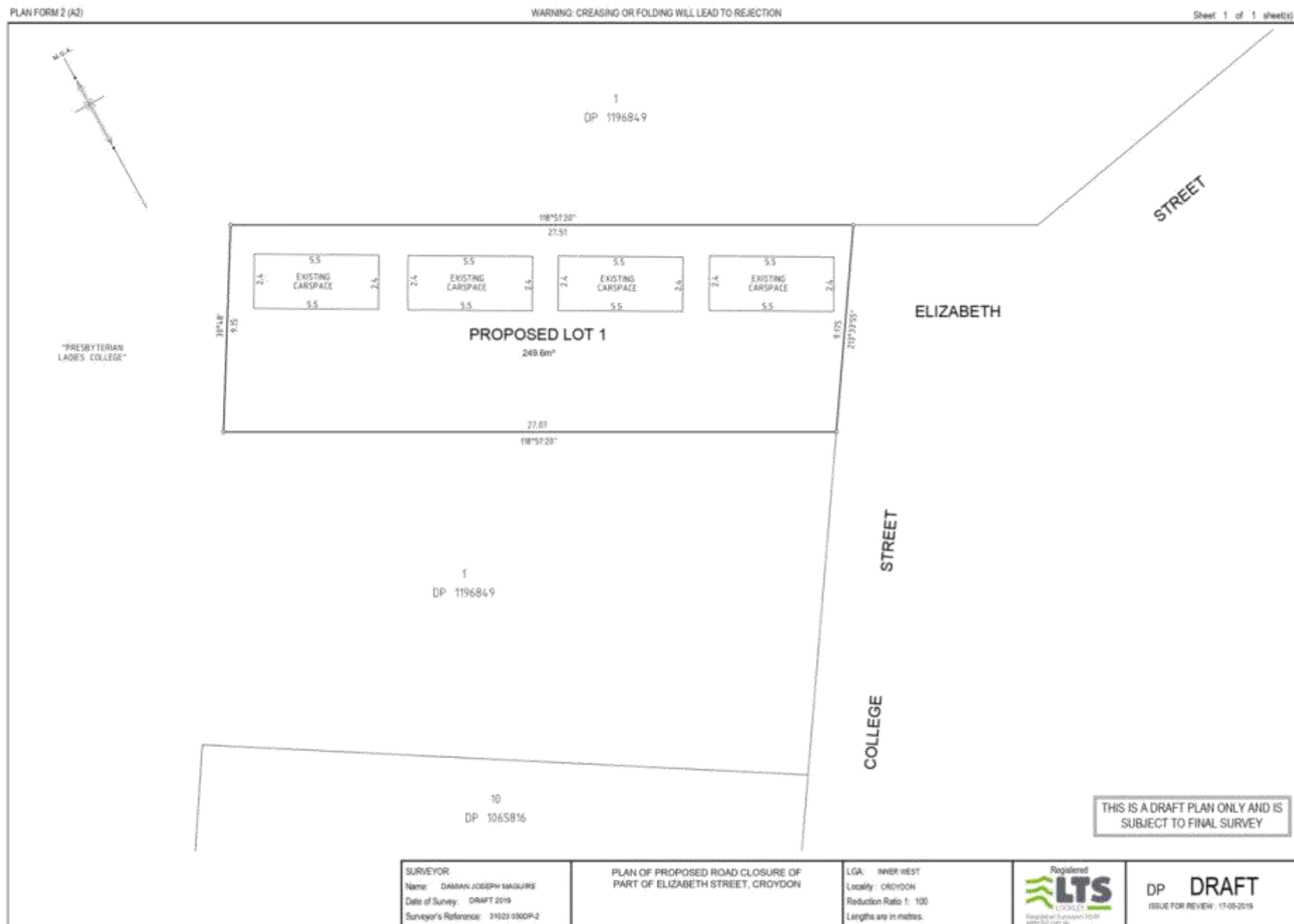
## **ATTACHMENTS**

1. [↓](#) PLC Survey Plan
2. [↓](#) Elizabeth Street Acquisition Plan
3. [↓](#) PLC Alpha and Omega - 3D Views
4. [↓](#) PLC Alpha and Omega - Site Plan
5. [↓](#) PLC Road Closure and Sale Letter









NBRARCHITECTURE.



3D VIEW 1: WITHIN CAMPUS LOOKING TOWARDS THE AGORA



3D VIEW 2: WITHIN CAMPUS - WEST AND SOUTH ELEVATIONS



3D VIEW 3: COLLEGE STREET - EAST ELEVATION



3D VIEW 4: ELIZABETH STREET - EAST ELEVATION

Issue	No.	Date	Description	Other
1	01/07/20		Issue for consultation - Rev. 001	
2	01/07/20		Issue for consultation	
3	01/07/20		Issue for consultation	
4	01/07/20		Issue for consultation	
5	01/07/20		Issue for consultation	
6	01/07/20		Issue for consultation	

**PRELIMINARY**

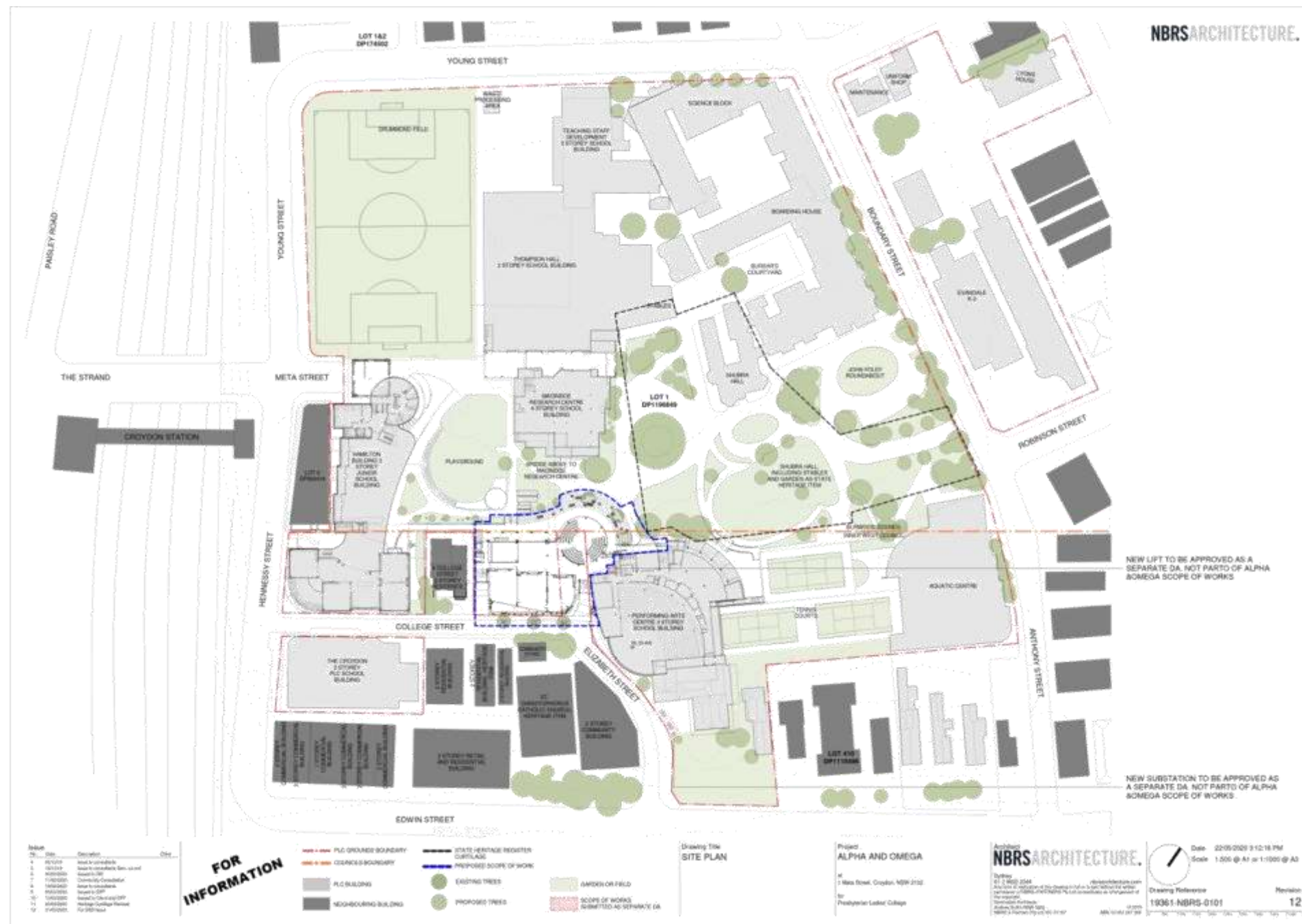
Drawing Title  
3D VIEWS

Project  
**ALPHA AND OMEGA**  
at  
1 West Street, Croydon, NSW 2132  
for  
Presbyterian Ladies' College

Architect  
**NBRARCHITECTURE.**  
Contact  
NBRARCHITECTURE.  
19361-NBR-7001

Date: 22/09/2020 3:00:28 PM  
Scale: 1/100  
Drawing Reference  
19361-NBR-7001  
Revision: 6





**DATE**

To Whom It May Concern,

**Presbyterian Ladies College – Part Elizabeth Street permanent road closure**

Presbyterian Ladies College are lodging a State Significant Development Application for the construction of a new science building known as "Alpha & Omega".

The proposal lodged by Presbyterian Ladies College would require the permanent road closure of part Elizabeth Street in Croydon and a subsequent sale of this land to Presbyterian Ladies College in order to facilitate the new development.

At this stage, Inner West Council do not have any objection to Presbyterian Ladies College lodging a State Significant Development Application over part Elizabeth Street, Croydon (Road Reserve). The following qualifications and requirements are therefore provided:

- A recommendation for approval from Council's Traffic Committee for the permanent road closure is required; and
- The permanent road closure and future sale of land would require a formal resolution of Council; and
- The permanent road closure may require approval from Transport for New South Wales, previously (Roads & Maritime Services RMS); and
- The permanent road closure is subject to a community/public consultation process which includes advertising and notification to adjoining owners. Presbyterian Ladies College are responsible and required to address all community/public concerns; and
- Approval from Land Registry Services; and
- Any approvals/consents from utility service providers (including any easements that may be required); and
- Any sale of the former road is required to be at market value; and
- Any sale of the former road is required to include a restrictive covenant for educational purposes only
- Inner West Council provide this letter as delegated authority as 'owner' of the 'road reserve' not as the planning consent authority
- **This letter does not provide any planning approval to the Presbyterian Ladies College**

Should you require any further information please contact Council's Strategic Investments & Property Manager, Con Vafeas on [con.vafeas@innerwest.nsw.gov.au](mailto:con.vafeas@innerwest.nsw.gov.au) or by phone on 9392 5941.

Yours Sincerely,

**Michael Deegan**  
Chief Executive Officer  
Inner West Council

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**Item No:** C0920(2) Item 6

**Subject:** INNER WEST PUBLIC TOILET STRATEGY

**Prepared By:** Aaron Callaghan - Parks and Recreation Planning Manager

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

Item 6

## RECOMMENDATION

**THAT Council adopt the Inner West Public Toilet Strategy shown as Attachment 1.**

## DISCUSSION

The Inner West Council Public Toilet strategy (**Attachment 1**) has the overarching aim of providing the community with the strategic framework for the management and provision of public toilets within the Inner West over the next ten years. Specifically, the plan provides Council with a strategic framework to improve our existing standard of facilities especially in the key areas of accessibility and safety as well as benchmarking tools for future new public toilet facilities. The strategy aims to deliver best practice in public toilet design, hygiene, safety and maintenance. Objectives of the Inner West Council Public Toilet Strategy include:

- Ensuring facilities are safe;
- Ensuring facilities are accessible;
- Ensuring the needs of the public are met;
- Ensuring facilities are environmentally sustainable;
- Addressing community needs (current and future);
- Providing a clear framework to guide decision making to ensure public toilets are well located and equally distributed; and
- Ensuring facilities are inclusive and welcoming.

## COMMUNITY ENGAGEMENT

The draft public toilet strategy was placed on public exhibition and 22 submissions were received. Comments received were largely positive with good feedback on the newly constructed Wicks Park Public toilet. The Community Engagement Outcomes Report can be viewed at: <https://yoursay.innerwest.nsw.gov.au/public-toilet-strategy>

## FINANCIAL IMPLICATIONS

Short-medium term upgrades on existing public toilets will continue to be a feature of Council's ongoing financial and asset management strategy for facility maintenance. The development of new public toilets in parks and at strategic locations will be subject to the adopted public toilet strategy with recommended new facilities also subject to future consideration by Council as part of the forward Operational Plan.

**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. Public Toilet Strategy - **Published separately on Council's Website**

Attachment 1

**Item No:** C0920(2) Item 7

**Subject:** NEIGHBOURHOOD CENTRE POLICY

**Prepared By:** Con Vafeas - Strategic Investments and Property Manager

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

## RECOMMENDATION

### THAT:

1. Council endorse the updated Land and Property Strategy and Policy which includes the new category of 'Neighbourhood Centres';
2. Council notes the intent for Newtown Neighbourhood Centre to relocate to the Council owned building currently known as "Tom Foster Community Centre" under a new lease and service level agreement;
3. Council provide one final attempt to negotiate a new lease and Service Level Agreement (SLA) to the Summer Hill Community Centre Inc allowing not more than 2 months to finalise terms; and
4. Failing agreeance on terms as per (3) above, Council undertakes further investigations into delivering this service either internally or externally via an Expression of Interest (EOI) campaign

## DISCUSSION

In 2019 Council endorsed the adoption of the Land and Property Strategy and Policy after rescinding the former property policies from the Ashfield, Marrickville and Leichhardt Councils.

An amendment to the Land and Property Strategy and Policy was required to acknowledge the category of 'Neighbourhood Centres'. Both the Newtown Neighbourhood Centre (NNC) and the Summer Hill Community Centres (SHCC) were allocated to this category.

Copies of the updated Land and Property Strategy and Policy incorporating the Neighbourhood Centre changes have been attached (changes are highlighted for convenience).

### Newtown Neighbourhood Centre

NNC were consulted throughout the development of the Neighbourhood Centre Policy and provided details around subleasing, hiring revenue and services provided.

NNC have now agreed and accepted the Neighbourhood Centre Policy. In accordance with the Land and Property Policy, NNC have committed to enter into a Service Level Agreement and new lease with Council ensuring that they continue to deliver services and programs that will directly benefit the local community. The Service Level Agreement will form an 'essential term' of the new lease.

### **Summer Hill Community Centre**

Summer Hill Community Centre (SHCC) were consulted throughout the development of the Neighbourhood Centre Policy. Limited information was provided around subleasing, hiring revenue and services provided.

During the consultation period SHCC have raised concerns regarding the ability to run a Community Centre autonomously, without having any intervention from Council.

A copy of the comments from a SHCC representative regarding the Neighbourhood Centre Policy is attached.

Council considers the requirement for a Service Level Agreement imperative to ensure that Council can continue to monitor and assess the outcomes being delivered from Neighbourhood Centres. In the event that Neighbourhood Centres are failing to deliver suitable Community benefits and outcomes, Council will be able to intervene.

Unfortunately, over the last 12 months Council has received over 50 unsolicited complaints and/or significant concerns about the operation of the Summer Hill Community Centre. These have come from hirers, members of the public, potential hirers, former hirers, former SHCC board members, a State MP and other anonymous complaints. There is currently no formal agreement in place with SHCC which allows Council to intervene in this respect. Complaints received by Council over the last 12 months have been summarised as follows:

- Poor centre management
- Impolite staff
- SHCC constantly closed and/or unattended
- Severe lack of communication with hirers/potential hirers, particularly during Covid-19
- Refusal to provide refunds due to covid-19 cancellations
- Exorbitant hire fees being charged to community groups
- Inability of hirers/community groups to book rooms/space for hire
- Issues restricting access to the premises (alarm, security etc)
- Issues relating to accessing kitchen and bathroom amenities
- Complaints around unreasonable restrictions being imposed on hirers
- Unreasonable 'fines' imposed on hirers
- Poor governance with a lack of transparency
- Restrictions and/or refusal of memberships
- Poorly conducted committee meetings and AGM resulting in lack of action from SHCC

In addition to the complaints received regarding the operation of the SHCC, Council also received many objections relating to issuing the organisation with a new lease. Objectors have called for Council to operate the centre internally or to appoint a suitably qualified Community organisation to operate the centre.

Comparatively, over the last 12 months Council have not received any complaints and/or objections regarding the operation of the Newtown Neighbourhood Centre.

Council have been unable to agree reasonable terms with SHCC since their occupation of the subject premises in the year 2000. Upon adoption of the Neighbourhood Centre Policy, Council should make one final attempt to agree on terms with SHCC via a new lease and Service Level Agreement, consistent with the attached draft Policy. Failing the parties reaching agreement on terms within 2 months, it is recommended that Council cease negotiations and seek alternative options for the operation of the Neighbourhood Centre.

Council will need to undertake further investigations into whether this service can be delivered internally (subject to resourcing & budget) or externally via an Expression of Interest (EOI) campaign to a suitably qualified community organisation.

## FINANCIAL IMPLICATIONS

Nil.

## ATTACHMENTS

1. Land & Property Strategy - Amended Neighbourhood Centre
2. [↓](#) Land & Property Policy - Amended Neighbourhood Centre
3. [↓](#) SHCC Comments - Neighbourhood Centre Policy





# INNER WEST COUNCIL

## Land and Property Policy

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



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<b>Main Legislative or Regulatory Reference</b>	<a href="#">Local Government Act, 1993</a> (LGA) Crown Lands Act, 1989 (CLA 1989) Roads Act, 1993 Retail Leases Act, 1994 Real Property Act, 1900 Conveyancing Act, 1919 Residential Tenancies Act, 2010 Independent Commission Against Corruption Act, 1988 Anti-discrimination legislation (various) Crown Lands Management Act 2016 – assented to 14 November 2016 (CLM Act) Crown Land Legislation Amendment Act 2017 (CLLA Act) Crown Lands Management Regulations (CLMR)
<b>Applicable Authority</b>	As per <a href="#">Council Approved Delegations</a>
<b>Other External References</b>	Building Code of Australia
<b>Attachments</b>	Nil
<b>Record Notes</b>	Internal or External available document
<b>Version Control</b>	See last page

<b>Document:</b>	Council Policy	<b>Uncontrolled Copy When Printed</b>
<b>Custodian:</b>	Group Manager Property, Major Building Projects and Facilities	<b>Version #</b> Version # 1
<b>Approved By:</b>	Group Manager Property, Major Building Projects and Facilities	<b>TRIM Ref #</b> 19/21540
<b>Adopted By:</b>	Council	<b>Publish Location</b> Intranet/ Internet
<b>Adopted Date and Minute #:</b>	Council Meeting 13/8/2019	<b>Next Review Date</b> 13/8/2020





# INNER WEST COUNCIL

## BACKGROUND

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

## 1. PURPOSE

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

## 2. OBJECTIVE

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

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

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

## 3. SCOPE

### 4.1 In scope

This policy relates to

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

### 4.2 Out of scope



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This policy does not deal with

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

## 4. DEFINITIONS

For this document:

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

## 5. LAND CLASSIFICATIONS

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

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

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



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

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



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## 6. REQUIRED REGISTERS - LAND REGISTER, OTHERS

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

## 7. LINKS TO COMMUNITY STRATEGIC PLAN (CSP)

The Community Strategic Plan is structured around a guiding principle:

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

## 8. POLICY STATEMENT

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

## 9. POLICY

### 10.1 Land Management

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

### 10.2 Lease Management

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



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

## 10.3 Retail and other Commercial Leases

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



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## 10.4 Accommodation Grants

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

Table 2.0 Accommodation Grant Eligibility Criteria

Grant	Comments and Examples
100%	Council provides a grant for 100% of the market rent excluding the cost the outgoings.
90%	Despite this indication, the rent must at least cover outgoings arising as a direct result of the occupation and if Crown Land must be at least the specified annual minimum. This category will usually be for small volunteer groups with little funding or capacity to raise income and who meet Council's strategic objectives and/or priorities to a very high degree and who are occupying 1-2 small rooms with shared facilities or co-location.
75%	This will usually be organizations meeting Council's objectives or priorities to a high degree, with some funding but unable to pay close to market rent.
50%	This will usually be organizations which align with Council's priorities, have some funding or capacity to obtain income but unable to pay market rent.





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Grant	Comments and Examples
25%	This will usually be organizations which align with Council's priorities and have some funding or capacity to obtain income or funding but are unable to pay full market rent.
10%	This will usually be organizations with capacity to pay market rent or close to market rent, by charging its clients fees at market rates and/or through other commercial avenues or funding sources, but a small Council subsidy is justified due to the need and uniqueness of the service provided or other factors.
0%	This will usually be organizations with capacity to pay market rent, due to its size and/or by charging its clients fees at market rates and/or through other commercial avenues or funding sources. Commercial Leases.

## 10.5 Neighbourhood Centres

A Neighbourhood Centre is defined as an organisation that provides generalist neighbourhood services and advice, accessed by a wide cross-section of the community and have an existing, longstanding tenancy in a Council premises.

The Land and Property Policy recognises the Newtown Neighbourhood Centre and Summer Hill Community Centre as the two organisations allocated to this category. The organisations must maintain legal registration or incorporation as a not-for-profit organisation to continue to be eligible for a Council accommodation grant.

Prior to occupying a Council owned building, Neighbourhood Centres are required to enter into a binding Lease with Council. Existing Neighbourhood Centres with no current Lease in place will be required to enter into a binding Lease in order to continue their occupation in the Council owned asset.

Neighbourhood Centres are eligible for a 100% Accommodation Grant which will cover all rental costs for the occupation of the property. In order to receive the 100% Accommodation Grant, Neighbourhood Centres will be required to comply with all of the requirements as per **10.4 Accommodation Grants** (as above).

It is a requirement that Neighbourhood Centres are to pay the costs of outgoings for the property they occupy. Council officers will carry out a review to determine if existing grants cover the costs of outgoings. Where it has been established that the existing grant is insufficient to cover the cost of the outgoings, Council officers will recommend an increase in the grant.

The Lease will include a Service Level Agreement (SLA) with the Neighbourhood Centre and will detail the specific requirements and services being offered. This will ensure the occupation of the property continues to be in the interests of the public. The SLA will become an 'essential term' of the Lease. Any repetitive persistent breach and/or non-compliance with the SLA will result in a breach of an essential term of the Lease and will be managed as per **10.14 Compliance, Default & Early Termination**.

Council will negotiate service outcomes with Neighbourhood Centres and these will be detailed in the SLA. This enables Neighbourhood Centres to articulate the nature of their impact in the Inner West Community and hence to demonstrate the return on the use of public assets.



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Service outcomes and measures are defined as:

- Service outcome or goal: The outcomes the service seeks to achieve. The service outcome or goal should contribute to one of more of Council's Community Strategic Plan objectives.
- Performance measures? Describes how the organisation plans to measure the achievement towards the service outcome (results)
- Types of evidence: Identify the types of evidence used to measure performance.

The SLA will require Neighbourhood Centres to deliver and comply with the following minimum requirements:

- Neighbourhood Centres must demonstrate the community benefits arising from their use of Council owned buildings through formal reporting requirements to ensure accountability for use of public assets. (six monthly reporting or quarterly if Council requests due to performance issues)
- Provide detail on the clients to whom the service is to be provided to the satisfaction of Council (six monthly reporting or quarterly if Council requests due to performance issues)
- Provide reporting on Key Performance Indicators to the satisfaction of Council (six monthly reporting or quarterly if Council requests due to performance issues)
- Provide annual audited financial statements.
- Provide an annual report to Council and ensure that it is publicly available on the Neighbourhood Centre website.
- Ensure that Neighbourhood Centres have membership open to all in the community with a preference for Inner West Council area residents.
- Provides shared use or access by third parties with a preference for Inner West Council area residents and groups.
- Ensure that pricing and hours of operation are pre-approved by Council in accordance with any existing Council fee scale policy or similar. Pricing must be easily found on the Neighbourhood Centre's website.
- Neighbourhood Centres are required to meet a minimum of once every quarter with Council Officers to assist in collaboration, joint programming and maintenance of the premises.
- Where the Neighbourhood Centre is engaged in child related work it must demonstrate compliance with Council's Child Protection Policy and Child Protection Procedure Contractors, Grants and Sponsorship. This includes provision of evidence that where required staff, volunteers and board members have Working with Children Checks, and the organisation's child safe policies and procedures are fit for purpose.
- Neighbourhood Centres must establish an internal complaint handling procedure with provisions for escalation to their internal board. Council will be the final escalation point failing an appropriate resolution from the internal complaint handling procedure.
- Organisations must comply with the model constitution produced by NSW Fair Trading for incorporated associations. This includes dispute resolution between members and the association, and between users of the facility and the association.
- It is a requirement that Neighbourhood Centres ensure the Responsible Service of Alcohol on Council premises at all times. Where applicable, staff are required to hold an RSA qualification and ensure that scheduling of events where alcohol is present does not conflict with other sensitive programming.
- Neighbourhood Centres may not sub-lease or sub licence the property without the prior written consent of Council. If permission is granted, it may be subject to terms and conditions and only to approved organisations providing a direct community benefit.





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## 10.6 Capital Works

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

## 10.7 Licenses

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

## 10.8 Service Agreement Management

- a) As for Lease Management

## 10.9 Leases to Sporting Clubs and Community Groups

- a) Council recognizes that many existing Lessees or Licensees of community land and Crown Land, notably sporting bodies and community groups, have strong historical and/or social and/or recreational ties to the facilities they use. In some cases, they have contributed financially to the development of these facilities. In considering new or continued Leases or Licenses of such facilities, Council will take these factors into account and may, at its discretion and subject to a report to Council, not require Expressions of Interest or Tenders to be called (subject to the legislative requirements then current).
- b) If Council decides to grant a Lease to an incorporated sporting organization or Community Group for a set term to the exclusion of other users compared to a License of a storage room and seeks to pay less than market rent, the proposal will be assessed under the Grant Eligibility Criteria.
- c) Whether or not Council grants a Lease and of what premises, will be determined by Needs Studies and research. Recreation Policy and/or Strategy, Park Plans of Management, and community need assessments.
- d) There is no automatic right to re-new. It should not be assumed that a new Lease/License will be automatically granted to the same not-for-profit Lessee at the end of a Lease/License term.

Attachment 2



# INNER WEST COUNCIL

Council will consider the issue of a community benefit to the community on each occasion a new Lease/License is to be entered.

- e) Similarly, it should not be assumed that a new Lease/License will be automatically granted with the same terms and conditions.
- f) Lessee/Licensee Requirements: A not-for-profit, sporting or community organization requesting a new Lease/License or renewal of a Lease/License of Council premises at less than market rent is expected to provide Council with all the information sought to enable Council to assess the proposed benefit to the community based on the organization's merit. This may include some or all the following requirements:
  - Confirmation of legal entity and ABN
  - The last 3 years audited financial statements
  - The organization's Constitution
  - Details and copies of any agreements or arrangements with or to any third parties
  - A Business Plan for the period of the proposed Lease/License (including any option periods). The Business Plan should demonstrate the proposed Lessee's capabilities to carry out any items specific to the proposed Lease/License during the tenure and provide details and time-lines of any maintenance, improvements or enhancements proposed to be carried out and completed and paid for by the Lessee during the tenure.

## 10.10 Council Land or Property Sales or Acquisition

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



# INNER WEST COUNCIL

Item 7

## 10.11 Dividing Fences

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

## 10.12 Unsolicited Offers

- a) Unsolicited offers include requests to occupy council property or land through a lease or licence arrangement, approach to sell or develop council land, approached by sporting/community groups to apply for a grant to construct on council owned land.
- b) The NSW Guideline for Unsolicited proposals will guide review and decision making <https://static.nsw.gov.au/nsw-gov-au/1505101800/Unsolicited-Proposals-Guide-2017.pdf>
- c) Unsolicited proposals process will look to optimize outcomes; however, it is not a substitute for routine competitive procurement. The Assessment Criteria will include
  - Uniqueness
  - Value for money
  - Multiple benefits
  - Return on investment
  - Capability and capacity
  - Affordability
  - Risk Allocation
- d) Requests to occupy space by any organisation will be reviewed for any available and suitable space. If there is no space available that can be provided the Requestor will be registered for the next RFT/EOI or opportunity to share services. Applicants wanting to share and collocate with other tenants or services will be given priority to enable increased utilisation of council assets

## 10.13 Leases of Airspace Over Roads

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

- the owner entering a 99 - year Lease with Council in accordance with section 149 of the Roads Act, 1993;
  - the consent of the Director of the Department of Infrastructure Planning & Natural Resources as required under s.149(2) of the Roads Act, 1993.
- a) The owner/Lessee is to pay all costs in connection with the Lease including legal, survey, valuation and registration fees and stamp duty.
  - b) The rent for the total 99 years of the Lease is to be paid prior to release of the Construction Certificate for construction of the structure.
  - c) Except as set out in point (d) below, the rent is to be at market value, determined having regard to the increase in value of the subject property.

Attachment 2



# INNER WEST COUNCIL

- d) Where the structure is a restoration of a balcony or veranda that existed prior to 1900 (or where a veranda or balcony exists on a building built after 1900 which is of heritage significance) and where the restoration is in strict accordance with a conservation plan endorsed by Council, no rent is payable.
- e) Where any existing development consent approved the erection of a balcony or veranda over a footpath subject to the execution of a 5-year commercial or 10-year residential air space License, the relevant property owner be given the option of entering into a 99-year Lease in accordance with the above provisions.

## 10.14 Compliance, Default & Early Termination

- a) Lessees of Council land and buildings are expected to comply with the terms of their Lease/License. The obligations are specifically set out in the Development Application Consent; Lease/License agreement or any other legislative requirement pertaining to the use of the property and are not reduced (and should not be) because the Lessor is a Council rather than a private landlord.
- b) If a Lessee breaches a Lease/License, the General Manager or delegate may serve a Notice of Breach of Lease/License requiring rectification of the breach or payment of compensation for the breach. If a Lessee does not comply with a Notice to remedy a breach of Lease/License or to pay compensation, or if the Lessee continues to commit breaches of the Lease/License, Council may terminate the Lease/License.
- c) A default procedure will commence when a tenant falls in breach of the requirements of the Lease/License. Relevant and appropriate measures will be undertaken accordingly to the Lease/License to remedy an issue. Full compliance is expected by the tenant to ensure the matter is resolved quickly and amicably to mitigate further risks and avoid legal action being undertaken. Council's Debt Recovery Policy may also apply. Council reserves the right to terminate the agreement by re-entry in the event of non-payment of rent.
- d) Lessees of Council are expected to comply with Council's Business Ethics and Model Code of Conduct policies and any other Council policy.

## 10.15 Naming Convention

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

**From:** [Otto Stichter](#)  
**To:** [Con Vafeas](#)  
**Subject:** Summer Hill Community Centre Inc - Land & Property Strategy and Policy  
**Date:** Wednesday, 9 September 2020 3:33:19 PM  
**Attachments:** [image002.png](#)

To:  
Mr Con Vafeas  
Strategic Investment and Property Manager  
Inner West Council

Dear Mr Vafeas

I act for the Summer Hill Community Centre Inc ("Centre").

On behalf of the Centre I respond to the request made by yourself in your email dated 13 August 2020 requesting comments in respect of the Neighbourhood Centre policy in the context of the Centre.

Comments are as follows:

**Council's request:**

1. Your email dated 13 August 2020 comments as follows:

*I have attached a copy of Council's Land & Property Strategy and Policy documents. An additional 'Neighbourhood Centre' category has been created in accordance with Council resolutions ensuring that Neighbourhood Centres are not required to pay rent and are meeting reporting and service delivery requirements to the community.*

*The additional category and requirements have been highlighted for your convenience.*

*We would appreciate your prompt review of the changes to the Land & Property Strategy and Policy. Upon your acceptance of the Strategy and Policy I can then issue the formal offer for signing for the new lease agreement including the SLA.*

2. It is my understanding that what Council is seeking is the Centre's comments in respect of the "Neighbourhood Centre" draft policy in the context of the Centre, particularly in how that draft policy will affect the Centre.
3. Please advise if further information is sought or if we can assist further,

**The Centre:**

4. The Centre is an not-for-profit, autonomous incorporated association which provides a range of social, recreational, educational, support and environmental programs and services.
5. These programs and services are designed for all age groups and people of diverse backgrounds.
6. The Centre also offers a range of information, alternative therapies and referral services under the one roof.
7. The centre operates 7 days a week, including early mornings and late evenings during the week and on weekends for the convenience of the community.
8. The Centre's current programs and services offered include the following:
  - Yoga
  - Tai Chi
  - Psychology
  - Meditation
  - Playgroups

Book Clubs  
Counselling  
Music Programs  
Tuition Programs  
Case Management  
Family Support Services  
Volunteer Support Programs  
Mental Health Support Groups  
Bicycle Hire Programs  
Community Gardens  
Outreach Services  
Support Groups  
Workshops

9. The Centre also allows hiring of its venue, an environmentally friendly purpose built building within the grounds of Darrell Jackson Memorial Gardens.

**The draft policy:**

10. The Council has indicated that it is receptive to granting a lease to the Centre whereby, under the proposed Neighbourhood Centres policy, it will subsidise the rent.
11. This is on the basis that the Centre is not for profit and provides community benefit.
12. Given that you have asked for comment, input and response to the section highlighted in yellow which accompanied your email dated 13 August 2020, I have set out below that highlighted section with comments embedded. For convenience in referencing same, the paragraphs have been numbered.
13. The comments made below are subject to the overall qualification that they are made subject to the Summer Hill Community Centre Constitution and its legal requirements under the relevant legislation, regulations and bylaw not being compromised

**Neighbourhood Centres**

1. A Neighbourhood Centre is defined as an organisation that provides generalist neighbourhood services and advice, accessed by a wide cross-section of the community and have an existing, longstanding tenancy in a Council premises.

**Comments:**

The Centre provides generalist neighbourhood services and advice.

The Centre is accessed by a wide cross-section of the community.

Electronic records are kept as to functions, activities, service users etc and can be provided if so wished.

The Centre has occupied the premises since constructed in 2000.

From original inception as the Ashfield Community Resources Centre to the present day as Summer Hill Community Centre Inc, the Centre has occupied Council premises and provide generalist neighbourhood services to the community as a whole.

2. The Land and Property Policy recognises the Newtown Neighbourhood Centre and Summer Hill Community Centre as the two organisations allocated to this category. The organisations must maintain legal registration or incorporation as a not-for-profit organisation to continue to be eligible for a Council accommodation grant.\

**Comments:**

The Centre is an incorporated association that is not for profit, and will maintain such standing and organisation.

3. Prior to occupying a Council owned building, Neighbourhood Centres are required to enter into a binding Lease with Council. Existing Neighbourhood Centres with no current

Lease in place will be required to enter into a binding Lease in order to continue their occupation in the Council owned asset.

**Comments:**

The Centre has been seeking a lease from Council and has been involved in negotiations and discussions relative thereto.

The Centre's wish to enter into a lease on agreed terms remains unchanged.

4. Neighbourhood Centres are eligible for a 100% Accommodation Grant which will cover all rental costs for the occupation of the property. In order to receive the 100% Accommodation Grant, Neighbourhood Centres will be required to comply with all of the requirements as per **10.4 Accommodation Grants** (as above).

**Comments:**

It is requested that the Council provide a 100% Accommodation Grant.

5. It is a requirement that Neighbourhood Centres are to pay the costs of outgoing for the property they occupy. Council officers will carry out a review to determine if existing grants cover the costs of outgoing. Where it has been established that the existing grant is insufficient to cover the cost of the outgoing, Council officers will recommend an increase in the grant.

**Comments:**

The Accommodation Grants policy provides that :

*The Accommodation Grant does not include building outgoing, non-structural maintenance and repairs, utilities to cover Council's costs and the costs of the premises having regard to the costs of acquisition, construction, repairs and maintenance, depreciation, sinking fund, utilities, rates, staff time and other expenses.*

As has been noted above, the Centre is a not-for-profit organisation.

The Centre has been receiving a Council donation of approximately \$43,000 per annum. It has been suggested that this be increased to cover the outgoing, building maintenance costs etc not covered by the Accommodation Grant and the Neighbourhood Centre policy.

The need for this has become more urgent and extreme as a result of the impact on income caused by the COVID-19 pandemic.

We request a meeting with Council to discuss the financial need, the Centre income and for the Centre to verify the financial information.

It is noted that Council has not yet made the 2019-2020 yearly donation although it would normally have been provided by now.

6. The Lease will include a Service Level Agreement (SLA) with the Neighbourhood Centre and will detail the specific requirements and services being offered. This will ensure the occupation of the property continues to be in the interests of the public. The SLA will become an 'essential term' of the Lease. Any repetitive persistent breach and/or non-compliance with the SLA will result in a breach of an essential term of the Lease and will be managed as per **10.14 Compliance, Default & Early Termination**.

**Comments:**

The Centre appreciates that The Council seeks the inclusion of a SLA to ensure that the premises remain used as a not-for-profit organisation that provides community services and community benefit.

At the same time, the Centre is concerned that it does not wish to have its autonomy prejudiced.

Given that the term "agreement" envisages discussion and mutual satisfaction, the



Centre does not oppose such provision in principle but reserves acceptance of terms which may be proposed.

7. Council will negotiate service outcomes with Neighbourhood Centres and these will be detailed in the SLA. This enables Neighbourhood Centres to articulate the nature of their impact in the Inner West Community and hence to demonstrate the return on the use of public assets.

**Comments:**

See comments above at 6.

8. Service outcomes and measures are defined as:

- Service outcome or goal: The outcomes the service seeks to achieve. The service outcome or goal should contribute to one of more of Council's Community Strategic Plan objectives.
- Performance measures? Describes how the organisation plans to measure the achievement towards the service outcome (results)
- Types of evidence: Identify the types of evidence used to measure performance.

The SLA will require Neighbourhood Centres to deliver and comply with the following minimum requirements:

- Neighbourhood Centres must demonstrate the community benefits arising from their use of Council owned buildings through quarterly formal reporting requirements to ensure accountability for use of public assets.

**Comments:**

Noted

- Provide quarterly detail on the clients to whom the service is to be provided to the satisfaction of Council.

**Comments:**

Noted.

- Provide quarterly reporting on Key Performance Indicators to the satisfaction of Council.

**Comments:**

This should be stated to be to the "reasonable satisfaction of Council"

- Provide annual audited financial statements.

**Comments:**

Noted, however the Centre has not had accounts audited in the past because of the expense. In the past when the Centre's accounts were being audited, the charge was in the nature of \$5,000-\$6,000.

The accounts are presently prepared by the Centre's employed bookkeeper who is also a qualified accountant.

It is requested that the Council accept this in lieu of seeking auditing.

- Provide an annual report to Council and ensure that it is publicly available on the Neighbourhood Centre website.

**Comments:**

Agreed in principle, subject to the Council advising its requirements as to what should be included in the annual report.

- Ensure that Neighbourhood Centres have membership open to all in the community with a preference for Inner West Council area residents.

**Comments:**

This is the current position, which will be continued.

- Provides shared use or access by third parties with a preference for Inner West Council



area residents and groups.

**Comments:**

As noted above, the Centre makes its premises, services and activities available to third parties.

The primary users are Inner West residents.

- Ensure that pricing and hours of operation are pre-approved by Council in accordance with any existing Council fee scale policy or similar. Pricing must be easily found on the Neighbourhood Centre's website.

**Comments:**

Agreed in principle, but it is requested that in consideration of pricing and hours of operation, the Council also have regard to pricing and hours of operation in effect in the past.

- Neighbourhood Centres are required to meet a minimum of once every quarter with Council Officers to assist in collaboration, joint programming and maintenance of the premises.

**Comments:**

Agreed.

- Where the Neighbourhood Centre is engaged in child related work it must demonstrate compliance with Council's Child Protection Policy and Child Protection Procedure Contractors, Grants and Sponsorship. This includes provision of evidence that where required staff, volunteers and board members have Working with Children Checks, and the organisation's child safe policies and procedures are fit for purpose.

**Comments:**

Agreed.

- Neighbourhood Centres must establish an internal complaint handling procedure with provisions for escalation to their internal board. Council will be the final escalation point failing an appropriate resolution from the internal complaint handling procedure.

**Comments:**

The incorporated association's Constitution has a complaints handling procedure, which will conflict with a proposed stipulation that any matter not resolved must be determined by Council. Further, the use of the Centre's premises should not vest in the Council an overriding determinative function in respect of internal issues which may be totally removed from the use of the premises.

- Organisations must comply with the model constitution produced by NSW Fair Trading for incorporated associations. This includes dispute resolution between members and the association, and between users of the facility and the association.

**Comments:**

The Centre has adopted the model Constitution.

- It is a requirement that Neighbourhood Centres ensure the Responsible Service of Alcohol on Council premises at all times. Where applicable, staff are required to hold an RSA qualification and ensure that scheduling of events where alcohol is present does not conflict with other sensitive programming.

**Comments:**

The Centre does not serve alcohol. Any events scheduled need to obtain police registration and are instructed on terms and requirements.

Neighbourhood Centres may not sub-lease or sub licence the property without the prior

written consent of Council. If permission is granted, it may be subject to terms and conditions and only to approved organisations providing a direct community benefit.

**Comments:**

Noted. Although the Centre has bookings for tuition, yoga etc for specified dates, sometimes over extended periods eg 12 months, these are not sub-leases or licences but more correctly regarded casual bookings. Please confirm that Council approval is not required.

We await your reply.

Otto Stichter



**Otto Stichter & Associates**

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**Item No:** C0920(2) Item 8

**Subject:** LOCAL TRAFFIC COMMITTEE MEETING - SEPTEMBER 2020

**Prepared By:** Manod Wickramasinghe - Traffic and Transport Planning Manager

**Authorised By:** Cathy Edwards-Davis - Director Infrastructure

## RECOMMENDATION

**THAT the Minutes of the Local Traffic Committee Meetings held in September 2020 be received and the recommendations be adopted.**

## ITEMS BY WARD

Ward	Item
Baludarri (Balmain)	Balmain Road and Marion Street, Leichhardt - Proposed Expanded Bicycle Storage Area
	Beattie Street/ Harris Street, Balmain - Proposed Garden Bed/Kerb Extension
	Lilyfield Precinct Parking Study
	Balmain East Precinct Parking Study
	Cambridge Street, Rozelle - Temporary Full Road Closure for Crane Works
Gulgadya (Leichhardt)	Nelson Street, Annandale (At Booth Street) - Proposed Adjustments to traffic line markings and pavement symbols
	Balmain Road and Marion Street, Leichhardt - Proposed Expanded Bicycle Storage Area
	Booth Street, Annandale - Proposed Speed Cushion Upgrades and Cycle Lane Improvements
	Parramatta Road Urban Amenity Improvement Program (PRUAIP) Public Art Program - Norton Street, Leichhardt
	Request for pedestrian crossings on The Crescent, Annandale
Midjuburi (Marrickville)	Edinburgh Street, Murray Street And Railway Parade, Marrickville – Marrickville Metro Expansion Works – Notice of Further Change of Dates of a Temporary Full Road Closure for a 6 Week Period Now Starting 20 September 2020 – To Undertake Excavation Works for Sewer Connection to Main Line
Djarrawunang (Ashfield)	Kintore Street at Blackwood Avenue, Dulwich Hill – Modifications to existing Raised Pedestrian Crossing - Design Plan 10139
	Un-named lane rear to Charlotte Street, Ashfield - Temporary Full Road Closure
	Wardell Road, Dulwich Hill - Request for extension to existing school drop off zone adjacent to St Maroun's College at Nos.149-206 Wardell Road
Damun (Stanmore)	Gordon Crescent, Stanmore - Proposed 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions
	Terminus Street, Petersham - Proposed 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions
All Wards	Nil.

## DISCUSSION

The September 2020 meeting of the Local Traffic Committee was held remotely. The Agenda was sent to Committee members with a week to provide comments. The minutes of the meeting are shown at **ATTACHMENT 1**.

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### **FINANCIAL IMPLICATIONS**

Projects proposed for implementation are funded within existing budget allocations.

### **PUBLIC CONSULTATION**

Specific projects have undergone public consultation as indicated in the respective reports to the Traffic Committee.

### **ATTACHMENTS**

1. [↓](#) LTC Meeting Minutes September 2020

## Minutes of Local Traffic Committee Meeting

Held electronically in September 2020

Item 8

### **ACKNOWLEDGEMENT OF COUNTRY BY CHAIRPERSON**

*I acknowledge the Gadigal and Wangal people of the Eora nation on whose country we are meeting today, and their elders past and present.*

### **COMMITTEE REPRESENTATIVES PRESENT**

Clr Victor Macri	Councillor – Midjuburi-Marrickville Ward (Chair)
Zack Solomon	Representative for Jo Haylen MP, Member for Summer Hill
Chris Woods	Representative for Ron Hoenig MP, Member for Heffron
SC Tony Kenny	NSW Police - Inner West Police Area Command
Tanmila Samin Islam	Transport for NSW (TfNSW)

### **NON VOTING MEMBERS IN ATTENDANCE**

Adrian Prichard	Transit Systems – Inner West Bus Services
Peter Whitney	Transit Systems – Inner West Bus Services
Manod Wickramasinghe	IWC's Traffic and Transport Planning Manager
Sunny Jo	IWC's Traffic and Parking Planner
Christina Ip	IWC's Business Administration Officer

### **VISITORS**

Nil.

### **APOLOGIES:**

Nil.

### **DISCLOSURES OF INTERESTS:**

Nil.

### **CONFIRMATION OF MINUTES**

The minutes of the Local Traffic Committee meeting held in August 2020 were confirmed.

### **MATTERS ARISING FROM COUNCIL'S RESOLUTION OF MINUTES**

The Local Traffic Committee recommendations of its meeting held in August 2020 were adopted at Council's meeting held on 25 August 2020, subject to the following amendments:

1. Not adopting LTC0820 Item 4 Chandos Street, Haberfield - Proposed Intersection Modification;
2. Note the safety concerns of residents on Chandos Street;
3. Note that the IWC Local Area Improvement Strategy (LAIS), relied in the report to the Traffic Committee, was written prior to the opening of the M4 East tunnel. As such it

Attachment 1

does not contain current traffic data, and needs to be updated and reviewed prior to any local road closures being implemented;

4. Note that Transport for NSW has advised it has received over 3,000 submissions to their proposed changes to local roads in the area and will provide a further consultation report in September 2020;
5. Write to Transport NSW to provide an updated traffic study for the area as required by a condition of the opening of the M4 East; fund council to review and implement the IWC LAIS in the light of the traffic study;
6. LTC0820 Item 5 Tempe South Draft Local Area Traffic Management (LATM) Study - A further LATM Study be undertaken of the impact of traffic on students at Tempe Public and Tempe High School, and associated streets including Edwin Street and Tramway Street Tempe and the treatments be reviewed in the light of the additional study; and
7. LTC0820 Item 10 Traffic in Alt Street, Ashfield - Council note that staff will be arranging a pedestrian/traffic volume count to determine if the site meets the warrants for a crossing. The Ashfield Traffic Management Study (ATMS) also recommended the need to calm traffic in Alt Street at this location.

#### **EMAIL CONFIRMATION OF OFFICER'S RECOMMENDATION**

The Transit Systems representative supported all the Officer's recommendations.

The representative for NSW Police – Inner West supported the Officer's recommendations for the items in their PAC.

#### **LTC0920 Item 1 Nelson Street, Annandale (At Booth Street) - Proposed Adjustments to traffic line markings and pavement symbols (Gulgadya-Leichhardt Ward/ Balmain Electorate/ Leichhardt PAC)**

#### **SUMMARY**

Council has finalised a design plan for the proposed adjustments to traffic line markings and pavement symbols at Nelson Street, close to the intersection of Booth Street, Annandale to improve cyclist and pedestrian safety in the area.

#### **Officer's Recommendation**

THAT the detailed design plan (Design Plan No.10121) for the proposed adjustments to traffic line markings and pavement symbols at Nelson Street, close to the intersection of Booth Street, Annandale be approved.

#### **DISCUSSION**

The Committee members agreed with the Officer's recommendation.

#### **COMMITTEE RECOMMENDATION**

THAT the detailed design plan (Design Plan No.10121) for the proposed adjustments to traffic line markings and pavement symbols at Nelson Street, close to the intersection of Booth Street, Annandale be approved.

**For motion:** Unanimous

**LTC0920 Item 2 Kintore Street at Blackwood Avenue, Dulwich Hill – Modifications to existing Raised Pedestrian Crossing - Design Plan 10139 (Djarrawunang - Ashfield Ward / Summer Hill Electorate / Inner West PAC)**

**SUMMARY**

Council has finalised a design plan for pedestrian safety improvement works in Kintore Street at Blackwood Avenue, Dulwich Hill. The proposed works will modify the existing raised pedestrian crossing to improve pedestrian and motorist safety and addresses concerns about pedestrian safety, particularly school children, and driver behaviour in the area.

**Officer's Recommendation**

THAT the detailed design plan for the modification of the existing raised pedestrian crossing and new adjacent kerb ramps and associated signs and line markings in Kintore Street at Blackwood Avenue, Dulwich Hill (as per Plan No.10139) be APPROVED.

**DISCUSSION**

The representative for the Member for Summer Hill tabled the following comment from the Member: "I welcome this commitment to modify the existing raised pedestrian crossing to improve pedestrian and motorist safety and addresses concerns about pedestrian safety, particularly school children, and driver behaviour in the area. I strongly support this commitment and note the many times that this was raised in the NSW School Safety Survey that I conducted."

The Committee members agreed with the Officer's recommendation.

**COMMITTEE RECOMMENDATION**

**THAT the detailed design plan for the modification of the existing raised pedestrian crossing and new adjacent kerb ramps and associated signs and line markings in Kintore Street at Blackwood Avenue, Dulwich Hill (as per Plan No.10139) be APPROVED.**

**For motion:** Unanimous

**LTC0920 Item 3 Un-named lane rear to Charlotte Street, Ashfield - Temporary Full Road Closure (Djarrawunang-Ashfield Ward/ Summer Hill Electorate/ Burwood PAC)**

**SUMMARY**

An application has been received for the temporary full road closure of the un-named lane rear of Charlotte Street, between Elizabeth Street and Station Street, from 12 October 2020 to 13 October 2020, between 7.00am-3.00pm to stand a mobile crane and replace failed air conditioning units to the Club Ashfield, premises No. 1-11 Charlotte Street, Ashfield.

### **Officer's Recommendation**

THAT the proposed temporary full road closure of the rear un-named lane to Charlotte (between Elizabeth Street and Station Street), Ashfield, from Monday 12 October to Tuesday 13 October 2020, between 7.00am-3.00pm for a mobile crane to replace failed air conditioning units to the Club Ashfield be approved; 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 Area Commander, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary full road closure at least 14 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 the rear un-named lane to Charlotte (between Elizabeth Street and Station Street), Ashfield, from Monday 12 October to Tuesday 13 October 2020, between 7.00am-3.00pm for a mobile crane to replace failed air conditioning units to the Club Ashfield be approved; 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 Area Commander, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary full road closure at least 14 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

**LTC0920 Item 4 Balmain Road and Marion Street, Leichhardt - Proposed Expanded Bicycle Storage Area (Gulgadga - Leichhardt & Baludarri - Balmain Ward/ Balmain Electorate/ Leichhardt PAC)**

### **SUMMARY**

As part of the Cycleway Capital Works Program, Council has prepared a concept design plan for the proposed new expanded bicycle storage area at the intersection of Balmain Road and Marion Street, Leichhardt. The intention of the proposal is to provide a dedicated bicycle lane at this intersection to improve road safety and prevent cyclists from impeding left turning vehicles at the intersection.



### **Officer's Recommendation**

THAT the concept design plan for the proposed expanded bicycle storage area and associated signage and line markings in Balmain Road at the intersection of Marion Street, Leichhardt (as per Plan No. 10120) be APPROVED, subject to TfNSW approval.

### **DISCUSSION**

The Committee members agreed with the Officer's recommendation.

### **COMMITTEE RECOMMENDATION**

**THAT the concept design plan for the proposed expanded bicycle storage area and associated signage and line markings in Balmain Road at the intersection of Marion Street, Leichhardt (as per Plan No. 10120) be APPROVED, subject to TfNSW approval.**

For motion: Unanimous

**LTC0920 Item 5 Beattie Street/ Harris Street, Balmain - Proposed Garden Bed/Kerb Extension (Baludarri - Balmain Ward/ Balmain Electorate/ Leichhardt PAC)**

### **SUMMARY**

Council has received concerns regarding vehicles causing building damage to No. 197 Beattie Street, Balmain whilst manoeuvring near the corner of Harris Street and Beattie Street, Balmain. This has raised concerns for both the structural integrity of the building and pedestrian safety.

### **Officer's Recommendation**

THAT:

1. The proposed garden bed/kerb extension at the intersection of Beattie Street and Harris Street, Balmain be supported;
2. That this project be listed for consideration in a forward capital works program; and
3. Prior to construction of any physical device, an interim treatment of a painted island and road flaps are provided in lieu of the garden bed/kerb extension.

### **DISCUSSION**

The TfNSW representative asked whether swept paths of the left turning vehicles has been checked. Council Officers confirmed that swept paths were checked and a more detailed line marking plan will be prepared following the meeting.

The Committee members agreed with the Officer's recommendation.

### **COMMITTEE RECOMMENDATION**

THAT:

1. **The proposed garden bed/kerb extension at the intersection of Beattie Street and Harris Street, Balmain be supported;**

2. That this project be listed for consideration in a forward capital works program; and
3. Prior to construction of any physical device, an interim treatment of a painted island and road flaps are provided in lieu of the garden bed/kerb extension.

For motion: Unanimous

**LTC0920 Item 6 Booth Street, Annandale - Proposed Speed Cushion Upgrades and Cycle Lane Improvements (Gulgadya-Leichhardt Ward/Balmain Electorate/Leichhardt PAC)**

**SUMMARY**

Council has prepared a detailed design plan to replace existing speed cushions and formalise the dedicated bicycle lane with associated new kerb blisters in front of No.135 Booth Street, Annandale. The intention of the proposal is to slow traffic and improve road safety for pedestrians, cyclists and motorists at the intersection.

**Officer's Recommendation**

THAT the design plan (Design Plan No.10143) for the proposed speed cushion upgrades and cycle lane improvements frontage of No.135 Booth Street, Annandale be approved.

**DISCUSSION**

The Committee members agreed with the Officer's recommendation.

**COMMITTEE RECOMMENDATION**

THAT the design plan (Design Plan No.10143) for the proposed speed cushion upgrades and cycle lane improvements frontage of No.135 Booth Street, Annandale be approved.

For motion: Unanimous

**LTC0920 Item 7 Edinburgh Street, Murray Street And Railway Parade, Marrickville – Marrickville Metro Expansion Works – Notice of Further Change of Dates of a Temporary Full Road Closure for a 6 Week Period Now Starting 20 September 2020 – To Undertake Excavation Works for Sewer Connection to Main Line (Midjuburi – Marrickville Ward / Newtown Electorate / Inner West PAC)**

**SUMMARY**

Council has received notice, from MLATP (contractor to Marrickville Metro Shopping Centre expansion works/ADCO), of a further change of dates of the proposed temporary full road closure of parts of Edinburgh Road, Murray Street and Railway Parade, Marrickville for a 6 week period for the purpose of undertaking excavation works for a sewer connection to the main line. It is recommended that the proposed new change of dates for the temporary full road closure be approved, subject to the conditions outlined in this report.

### **Officer's Recommendation**

THAT the proposed temporary full road closure of Edinburgh Street, Murray Street and Railway Parade, Marrickville for a period of 6 weeks from 12 September 2020 to 24 October 2020 (contingency period of one week start date 25 September 2020) be approved for the purpose of sewer connection works relating to Marrickville Metro Expansion 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 Area Commander, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary full road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders;
3. The occupation of the road carriageway must not occur until the road has been physically closed;
4. Subject to written concurrence from Sydney Metro TSE Group and Transit Systems / Sydney Buses is provided to Council;
5. Subject to written concurrence from Transport for New South Wales; and
6. The temporary removal and reinstatement of any Council assets will be at the applicants cost and to Council satisfaction.

### **DISCUSSION**

The Committee members agreed with the Officer's recommendation.

### **COMMITTEE RECOMMENDATION**

THAT the proposed temporary full road closure of Edinburgh Street, Murray Street and Railway Parade, Marrickville for a period of 6 weeks from 12 September 2020 to 24 October 2020 (contingency period of one week start date 25 September 2020) be approved for the purpose of sewer connection works relating to Marrickville Metro Expansion 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 Area Commander, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary full road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders;
3. The occupation of the road carriageway must not occur until the road has been physically closed;
4. Subject to written concurrence from Sydney Metro TSE Group and Transit Systems / Sydney Buses is provided to Council;
5. Subject to written concurrence from Transport for New South Wales; and

6. The temporary removal and reinstatement of any Council assets will be at the applicants cost and to Council satisfaction.

**For motion:** Unanimous

## **LTC0920 Item 8 Lilyfield Precinct Parking Study**

### **SUMMARY**

The Lilyfield Precinct Parking Study reviewed the location, supply, demand and distribution of short and long stay parking, commercial, residential, employee, and commuter parking. The work consisted of examining existing conditions including parking data, community submissions, observed parking conditions, existing permit allocation, and future land uses within the Lilyfield precinct. A community survey was also undertaken to gauge the parking issues faced by different users. With consideration future sporting events at Leichhardt Oval, a draft parking management strategy for Lilyfield was developed.

### **Officer's Recommendation**

THAT:

1. The Draft Lilyfield Precinct Parking Study including the Draft Lilyfield Parking Strategy be endorsed for community consultation; and
2. The draft report be placed on Public Exhibition, providing a minimum 28 days for submissions and the results be reported back to the Traffic Committee.

### **DISCUSSION**

The Committee members agreed with the Officer's recommendation.

### **COMMITTEE RECOMMENDATION**

THAT:

1. **The Draft Lilyfield Precinct Parking Study including the Draft Lilyfield Parking Strategy be endorsed for community consultation; and**
2. **The draft report be placed on Public Exhibition, providing a minimum 28 days for submissions and the results be reported back to the Traffic Committee.**

**For motion:** Unanimous

## **LTC0920 Item 9 Balmain East Precinct Parking Study**

### **SUMMARY**

The Balmain East Precinct Parking Study reviewed the location, supply, demand and distribution of short and long stay parking, commercial, residential, employee, and commuter parking. The work consisted of examining existing conditions including parking data, community submissions, observed parking conditions, existing permit allocation, and future land uses within the Balmain East precinct. A community survey was also undertaken to gauge the parking issues faced by different users. This led to the development of a draft parking strategy for Balmain East.

### **Officer's Recommendation**

THAT:

1. The Draft Balmain East Precinct Parking Study including the Draft Balmain East Parking Strategy be endorsed for community consultation; and
2. The draft report be placed on Public Exhibition, providing a minimum 28 days for submissions and the results be reported back to the Traffic Committee.

### **DISCUSSION**

The Committee members agreed with the Officer's recommendation.

### **COMMITTEE RECOMMENDATION**

THAT:

1. **The Draft Balmain East Precinct Parking Study including the Draft Balmain East Parking Strategy be endorsed for community consultation; and**
2. **The draft report be placed on Public Exhibition, providing a minimum 28 days for submissions and the results be reported back to the Traffic Committee.**

**For motion: Unanimous**

**LTC0920 Item 10 Wardell Road, Dulwich Hill - Request for extension to existing school drop off zone adjacent to St Maroun's College at Nos.149-206 Wardell Road (Djarrawunang Ward/ Summer Hill Electorate/Inner West PAC)**

### **SUMMARY**

Representations have been received from the Principal of St Maroun's College and parents of children attending the school for an extension to the existing school drop off / pick up zone on Wardell Road, Dulwich Hill. The Principal of the school stated that the length of the drop off/pick up zone has been a safety problem for some time. In a discussion with the Principal it was agreed between the parties that the extension of the zone would be to the school boundary (some 10m) which would provide a further 2 spaces for drop off and pick up. It is envisaged that the additional two drop off/pick spaces will reduce the instances of vehicles queuing on Wardell Road in the peak periods thereby improving safety.

It is recommended that the existing 30 metre length of school drop off zone along the southern side of Wardell Road, Dulwich Hill (adjacent to St Maroun's College) be extended by 10 metres (in line with the north-east school boundary line) to cater for the safe drop of and collection of children attending St Maroun's College.

### **Officer's Recommendation**

THAT:

1. The existing 'No Parking 8.00am-9.30am; 2.30pm-4.00pm School Days' restrictions adjacent to St Maroun's College on Wardell Road (southern side of roadway) be extended 10 metres eastward (to the school boundary line west of Gilbert Barry

Reserve) to improve road safety outside St Maroun's College; and

2. Council's Parking Officers be requested to regularly enforce the parking restrictions outside St Maroun's College in Wardell Road, Dulwich Hill during morning and afternoon school peak periods.

### **DISCUSSION**

The Committee members agreed with the Officer's recommendation.

### **COMMITTEE RECOMMENDATION**

**THAT:**

1. The existing 'No Parking 8.00am-9.30am; 2.30pm-4.00pm School Days' restrictions adjacent to St Maroun's College on Wardell Road (southern side of roadway) be extended 10 metres eastward (to the school boundary line west of Gilbert Barry Reserve) to improve road safety outside St Maroun's College; and
2. Council's Parking Officers be requested to regularly enforce the parking restrictions outside St Maroun's College in Wardell Road, Dulwich Hill during morning and afternoon school peak periods.

**For motion:** Unanimous

**LTC0920 Item 11 Gordon Crescent, Stanmore - Proposed 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions (Damun - Stanmore Ward/ Newtown Electorate/ Inner West PAC)**

### **SUMMARY**

Council has received concerns of long-term parking of certain vehicles, including boat and other trailers, oversized vehicles and in some instance's caravans, in Gordon Crescent. Council subsequently proposed 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions in an attempt to resolve this matter.

### **Officer's Recommendation**

THAT the following 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions along Gordon Crescent, between Stanley Street and Douglas Street be approved:

1. A 24-metre 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' section from existing 'No Parking' signage, opposite Property No. 36 to opposite 52A Gordon Crescent, Stanmore;
2. A 140-metre 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' section from 12 metres east of above proposed '10P' section, opposite Property No. 52 to the intersection of Gordon Crescent and Bruce Street;
3. A 145-metre 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' section beginning from 22 metres east of above proposed '10P' section, to opposite

rear of 5 Douglas Street, 12 metre west of existing pram ramp; and

4. A 49-metre 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' section beginning east of existing pram ramp to existing car share signage.

### **DISCUSSION**

Council Officers advised that Council has received a petition in support of the proposed restrictions. The petition included 33 signatures from 27 properties. Council Officer stated that the head petitioner advised that both the consulted and modified/recommended proposals are supported by residents, but the proposal as recommended is preferred by the majority of residents.

The Committee members agreed with the Officer's recommendation.

### **COMMITTEE RECOMMENDATION**

**THAT the following 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions along Gordon Crescent, between Stanley Street and Douglas Street be approved:**

1. A 24-metre 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' section from existing 'No Parking' signage, opposite Property No. 36 to opposite 52A Gordon Crescent, Stanmore;
2. A 140-metre 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' section from 12 metres east of above proposed '10P' section, opposite Property No. 52 to the intersection of Gordon Crescent and Bruce Street;
3. A 145-metre 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' section beginning from 22 metres east of above proposed '10P' section, to opposite rear of 5 Douglas Street, 12 metre west of existing pram ramp; and
4. A 49-metre 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' section beginning east of existing pram ramp to existing car share signage.

**For motion: Unanimous**

**LTC0920 Item 12 Terminus Street, Petersham - Proposed 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions (Damun - Stanmore Ward/ Newtown Electorate/ Inner West PAC)**

### **SUMMARY**

Council is currently reviewing concerns of long-term parking of certain vehicles along the railway corridor and Terminus Street, Petersham has been identified as a potential problem location. These include boat and other trailers, oversized vehicles and in some instances, caravan. Council is proposing a parking strategy in order to regulate and enforce long-term parking of such vehicles.



### **Officer's Recommendation**

THAT the implementation of 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions be APPROVED along the unrestricted parking located on the southern side of Terminus Street, Petersham, between Crystal Street and Palace Street, with the inclusion of one 12 metre unrestricted section between Crystal Street and Railway Street and one 12 metre unrestricted section between Railway Street and Palace Street.

### **DISCUSSION**

The Committee members agreed with the Officer's recommendation.

### **COMMITTEE RECOMMENDATION**

THAT the implementation of 'No Parking 7AM-7PM – Motor Vehicles under 4.5t GVM Excepted' restrictions be APPROVED along the unrestricted parking located on the southern side of Terminus Street, Petersham, between Crystal Street and Palace Street, with the inclusion of one 12 metre unrestricted section between Crystal Street and Railway Street and one 12 metre unrestricted section between Railway Street and Palace Street.

**For motion:** Unanimous

### **LTC0920 Item 13 Parramatta Road Urban Amenity Improvement Program (PRUAIP) Public Art Program - Norton Street, Leichhardt (Gulgadya - Leichhardt Ward/ Balmain Electorate/ Leichhardt PAC)**

### **SUMMARY**

The PRUAIP, is funded by the Department of Planning Infrastructure & Environment (DPI&E) and is a \$198 million initiative to improve open space and active transport links along the Parramatta Road corridor. Six local Councils will be provided funding under the program to deliver 32 projects in and around Parramatta Road. This is part of the government's commitment to revitalisation precincts between the inner west and Parramatta.

A key feature of DPI&E's commitment to revitalisation is the commissioning of public art to activate locations and tell stories of place, and this includes a public art site for Norton Street, Leichhardt. A commissioned artwork currently undergoing design development and critical engineering investigation, will become a key feature of the Norton Street/ Parramatta Road site upgrade. The work is an exciting and significant design proposal; encompassing a suspended light sculpture, strung between uprights which form a custom-made support structure. The structure will replace the existing flag poles situated at the public art site – and will be situated above the road between Renwick Lane and Parramatta Road, Leichhardt. The engineering for the safe installation of the work is currently underway, and will involve a rigorous three-point certification process, with an additional peer review by a suitably qualified engineer before the work is installed.

The proposal presented reflects the outcomes of a recent concept design stage, including community consultation, and approval to proceed with design development by DPI&E. This report invites early feedback from the Local Traffic Committee, and is presented in advance of a further presentation when the work's design is resolved, and when approval for the Traffic Management Plan for installation of the work is presented. A Development Application for the work will also be submitted as part of the approvals process.

### **Officer's Recommendation**

THAT committee ENDORSE the design proposal for submission as part of a Development Application, with the understanding that the 100% public art design and TMP be presented for approval prior to the installation of the work.

### **DISCUSSION**

The TfNSW representative did not support the proposal due to the colours and flickering lights used in the artwork and the impact it will have on motorists given its proximity to the traffic signals. The representative stated that TfNSW can give further consideration to this proposal through the DA process. Council Officers noted the representative's concerns and stated that the artwork will potentially be moved away from the traffic signals and this issue will be addressed through the DA.

### **COMMITTEE RECOMMENDATION**

**THAT committee ENDORSE the design proposal for submission as part of a Development Application, with the understanding that the 100% public art design and TMP be presented for approval prior to the installation of the work.**

**For motion:** Majority

**Against motion:** Transport for NSW

### **LTC0920 Item 14 Cambridge Street, Rozelle - Temporary Full Road Closure for Crane Works (Baludarri - Balmain/ Balmain Electorate/ Leichhardt PAC)**

### **SUMMARY**

Council has received an application from Jim's Traffic Control for approval of a temporary full road closure of Cambridge Street, between Darling Street and Moodie Street, Rozelle on Saturday, 26 September 2020 from 7:00am to 5:00pm for the setup of a mobile crane to install the site tower crane at 731 Darling Street, Rozelle.

### **Officer's Recommendation**

THAT the proposed temporary full road closure of Cambridge Street, between Darling Street and Moodie Street, Rozelle on Saturday, 26 September 2020 from 7:00am to 5:00pm (contingency period 2 weeks start date from Sunday, 27 September 2020 – 11 October 2020) be approved for the setup of a mobile crane to install the site tower crane at 731 Darling Street, Rozelle 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 WestConnex, NSW Police Area Command, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary full road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders;
3. The occupation of the road carriageway must not occur until the road has been physically closed.

## **DISCUSSION**

The TfNSW representative requested that the applicant submit a TMP to TfNSW for comment as the applicant is proposing signage on a State road. TfNSW will also further analyse the impacts of the closure on detours along Darling Street. Council Officers will pass that advice onto the applicant.

The Committee members agreed with the Officer's recommendation.

## **COMMITTEE RECOMMENDATION**

**THAT the proposed temporary full road closure of Cambridge Street, between Darling Street and Moodie Street, Rozelle on Saturday, 26 September 2020 from 7:00am to 5:00pm (contingency period 2 weeks start date from Sunday, 27 September 2020 – 11 October 2020) be approved for the setup of a mobile crane to install the site tower crane at 731 Darling Street, Rozelle 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 WestConnex, NSW Police Area Command, Fire & Rescue NSW and the NSW Ambulance Services be notified in writing, by the applicant, of the proposed temporary full road closure at least 7 days in advance of the closure with the applicant making reasonable provision for stakeholders;**
- 3. The occupation of the road carriageway must not occur until the road has been physically closed.**

**For motion:** Unanimous

## **General Business**

### **LTC0920 Item 15 Request for pedestrian crossings on The Crescent, Annandale**

Clr Macri stated that a resident has complained about the lack of safe crossing points on The Crescent, between Johnston Street and Scotsman Street, Annandale. The resident requested that pedestrian crossings be installed on The Crescent at its intersection with Trafalgar Street and at Nelson Street. As The Crescent is a State road, Council Officers referred the request to TfNSW for consideration.

This concluded the business of the meeting.

**Item No:** C0920(2) Item 9

**Subject:** COUNCILLOR REPRESENTATION ON COMMITTEES

**Prepared By:** Katherine Paixao - Governance Coordinator

**Authorised By:** Michael Deegan - Chief Executive Officer

## RECOMMENDATION

**THAT Council determine Councillor representation on Council and External Committees until August 2021 as detailed in this report.**

## DISCUSSION

Council may establish Committees to provide advice or exercise decision making functions of the Local Government Act. Councillors can attend these committees as observers or be appointed by Council as members of these committees and exercise voting rights. Councillors may also be appointed to represent Council on external committees. The responsibilities and operation of the external committees are set by the host organisation. Council is required to make appointments until August 2021 as the current appointments ceased in August 2020. Local Government elections will be held in September 2021 and new appointments will be made after the election.

### *Council Committees*

The charters of the following committees or the resolution establishing these committees require formal appointment of Councillors as voting members of these committees.

Name of Committee	Purpose	Meeting Time and Frequency	Reporting Framework	Councillor Representation
Audit, Risk and Improvement Committee	The purpose of the Committee is to provide independent assurance and assistance to Inner West Council in the effective discharge of its responsibilities for financial reporting, risk management, internal controls, governance, improvement and internal and external audit. The Charter of the Committee is shown as Attachment 1.	The committee meets four times a year regularly, plus an optional additional meeting for considering the Annual Financial Statements, with the location rotating between the three Service Centres.	Minutes of the Committee are reported to Council to note.	Two Councillors.  Currently, Councillors McKenna OAM and Steer.

Flood Management Advisory Committee	The Flood Management Advisory Committee assists Council in the preparation of floodplain management studies and plans for the Inner West local government area. The Committee acts as both a focus and forum for the discussion of technical, social, economic and environmental matters, and for the distillation of possibly differing viewpoints on these matters into a management plan. The Charter of the Committee is shown as Attachment 2.	The committee meets at least twice a year at the Petersham Service Centre.	Minutes of the Committee are reported to Council for adoption.	Up to Three Councillors.  Currently, Councillors Hesse, McKenna OAM and Steer.
Local Traffic Committee	The Local Traffic Committee is primarily a technical review and advisory committee which considers the technical merits of proposals and ensures that current technical guidelines are considered. It provides recommendations to Council on traffic and parking control matters and on the provision of traffic control facilities and prescribed traffic control devices for which Council has delegated authority. The Committee also advises on traffic matters arising from development applications.	The Committee meets on the 1 <sup>st</sup> Monday of each month at 10am at the Petersham Service Centre.	Minutes of the Committee are reported to Council for adoption.	One Councillor with an alternate Councillor.  *The nominated Councillor chairs the Meeting and has voting rights. In the absence of Councillors, Council's Traffic and Transport Planning Manager or nominee chairs the meeting and has voting rights.  Currently, Councillor Macri with Councillor Da Cruz as the alternate.
General Manager's Performance Assessment Panel	To review the performance of the General Manager in liaison with the appointed facilitator.			Five councillors.  Currently, the Mayor, Councillor Byrne and Councillors Porteous, Raciti, Stamolis and York.

### External Committees

Council is a member of a number of external organisations who have committees to discuss business relevant to their organisation. These organisations have requested representation on these committees by Councillors. Shown below is a summary of each committee and the Councillor representation sought.

<b>Name of Committee</b>	<b>Purpose</b>	<b>Meeting Time and Frequency</b>	<b>Councillor Representation</b>
ClubGrants	The objective of the Committee is to identify priority projects and services within the Inner West area for local registered clubs to consider funding. Guidelines are silent on Councillor representation.	4-5 meetings/year (meetings held on Tuesdays at 10am)	Guidelines require "Representative/s of the local council" (Clubgrant Guidelines 6.2).  Currently, the Mayor, Councillor Byrne and Councillor McKenna OAM.
Cooks River Alliance Board	The Cooks River Alliance is a partnership between councils in the Cooks River Catchment – Bayside, Canterbury-Bankstown, Inner West, and Strathfield. The Alliance uses the combined resources, experience, knowledge and skills within the councils and the community to address the complex environmental problems of the Cooks River and its catchment.	Meetings are held quarterly and hosted by rotating member council facilities.	One Councillor and an alternate Councillor.  Currently, the Mayor, Councillor Byrne (Chair of the Board) with Councillor Hesse as the alternate.
Eastern Region Local Government Region of Aboriginal & Torres Strait Islander Forum (ERLGATSIF)	Established in 1998, the Forum aims to address and participate at a regional level in the affairs, events and celebrations that impact our local Aboriginal and Torres Strait Islander communities. The ERLGATSIF is a partnership between six Councils; Bayside, Inner West, Randwick, City of Sydney, Waverley and Woollahra.	Meetings are held on Fridays bi-monthly (usually on the 3rd Friday of every second month, commencing February) from 2-4pm.	One Councillor  Currently Councillor Da Cruz.
Greenway Steering Committee	The GreenWay Steering Committee provides advice on the development and implementation of the GreenWay Program, GreenWay Master Plan and associated action plans. Comprising Inner West and City of Canterbury Bankstown Councillors, resident representatives, GreenWay community groups and council staff, it generally works towards the goal of establishing a multi-purpose urban environmental corridor along the Cooks River to Iron Cove GreenWay.	Meetings are held at least 5 times per year from 4.30 to 6pm and hosted by rotating member council facilities.	Three Councillors.  Currently, Councillor Kiat, Lockie and York.

NSW Public Libraries Association	The NSW Public Libraries Association is the peak body for public libraries in NSW and advocates on behalf of the library sector to strengthen the public library network.	As required.	One Councillor and an alternate Councillor.  Currently, Councillor Lockie with Councillor Hesse as the alternate.
Parramatta River Catchment Group	The Parramatta River Catchment Group (PRCG) is a regional organisation of local councils, state agencies and community representatives whose aim is to work together to improve the health of the Parramatta River and its catchment.	Meetings are held quarterly on the 1st Thursday of March, June, September and December, commencing at 5.30pm with the locations rotating between different member agencies.	One Councillor and an alternate Councillor.  Currently, Councillor Drury with Councillor Da Cruz as the alternate.
Southern Sydney Regional Organisation of Councils (SSROC)	SSROC is an association of 10 Sydney councils serving large and diverse communities that face all the challenges of metropolitan living. SSROC provides a forum for the councils to undertake resource sharing activities and deal with common issues, particularly those that cross boundaries.	Meetings are held quarterly, generally 1 <sup>st</sup> or 3 <sup>rd</sup> Thursday, 6.00 pm for 6.30 pm start.	Two Councillors – currently the Mayor and Deputy Mayor (per SSROC requirements), as well as two alternate Councillors.  Currently, the Mayor, Councillor Byrne and Councillor Porteous with Councillors McKenna OAM and Stamolis as alternates.
Sydney Airport Community Forum	SACF is the main body for consultation on the Sydney Airport Long Term Operating Plan. The Forum includes representatives from the community, councils, industry, and State and Federal Parliaments.	As required	The Mayor (SACF requirement) and an alternate Councillor.  Currently, the Mayor, Councillor Byrne.
Sydney Eastern City Planning Panel	The Sydney Central Planning Panel has responsibility for: <ul style="list-style-type: none"> <li>determining 'regionally significant' development applications (DAs) and certain other DAs and</li> </ul>	As required.	2 Council appointed representatives  Ashfield : Monica Wangmann,



	<p>modification applications</p> <ul style="list-style-type: none"> <li>• acting as the relevant planning authority (RPA) when directed</li> <li>• undertaking rezoning reviews</li> <li>• providing advice on other planning and development matters when requested</li> </ul>		<p>Edward Cassidy</p> <p>Leichardt: Brian McDonald, Deborah Laidlaw and Jacinta Reid (Alternate)</p> <p>Marrickville: Sam Iskandar, Victor Macri with Rosana Tyler (Alternate)</p>
Sydney Coastal Council Group	<p>The Sydney Coasts Group Inc. (SCCG) was established in 1989 to promote co-ordination between Member Councils on environmental issues relating to the sustainable management of the urban coastal and estuarine environment. The Group consists of 9 Councils adjacent to Sydney marine and estuarine environments and associated waterways.</p>	<p>Meetings are held quarterly on a Saturday and hosted by rotating member council facilities.</p>	<p>2 Councillors and an alternate Councillor.</p> <p>Currently, Councillors Hesse and Porteous.</p>

## ATTACHMENTS

1. [Download](#) Audit and Risk Improvement Committee Charter
2. [Download](#) Flood Management Advisory Committee Charter



## Audit Risk & Improvement Committee Charter

### DOCUMENT PROFILE

<b>Title</b>	Audit Risk & Improvement Committee Charter
<b>Summary</b>	The Charter provides for the operating framework of the ARIC
<b>Background</b>	The IWC ARIC commenced in September 2017, and this Charter was adopted at its first meeting. <i>(Adopted changes to this charter are summarised the last page of this document)</i>
<b>Document Type</b>	Charter
<b>Version Control</b>	See last page

<b>Document:</b>	Charter	<b>Uncontrolled Copy When Printed</b>	
<b>Custodian:</b>	Policy and Risk Services Manager	<b>Version #</b>	Version 1.1
<b>Approved By:</b>	Executive Manager Enterprise Risk	<b>TRIM Ref #</b>	1745440
<b>Adopted By:</b>	Council	<b>Publish Location</b>	ProMapp
<b>Adopted Date and Minute #:</b>	ARC endorsed 7 Sept 17/CI adopt 1 May 2018	<b>Next Review Date</b>	July 2018



## 1. PURPOSE

### 1.1 Special Committee of Council

The Audit Risk & Improvement Committee ('the Committee') is a special committee of Council that acts as an advisory body to the Council and has no executive powers, except those expressly provided by the Council.

### 1.2 Purpose of the Audit Risk & Improvement Committee

The purpose of the Committee is to provide independent assurance and assistance to Inner West Council in the effective discharge of its responsibilities for financial reporting, risk management, internal controls, governance and internal and external audit.

### 1.3 Exercise of authority and access

The Council authorises the Committee, within the scope of its role and responsibilities to:

- a) Obtain any information it reasonably requires from the General Manager or external party (subject to legal obligations to protect information)
- b) Discuss any matters with the external auditor or other external parties (subject to confidentiality considerations)
- c) Request, through the General Manager, attendance of any employee or councillor at Committee meetings
- d) Initiate special investigations in relation to matters set out in this Charter
- e) Obtain independent professional or legal advice or other professional advice considered necessary to assist in the proper exercise of its responsibilities.

## 2. COMPOSITION

### 2.1 Membership

The Committee will consist of:

Members (voting)

- Independent member who is appointed as Chair
- Up to three (3) additional independent members \*
- Two (2) sitting councillors, excluding the Mayor.

\* - not a member of the current or previous Council/staff of Ashfield, Leichhardt, Marrickville or Inner West Councils for at least 2 continuous years.

Attendees (non-voting)

- General Manager (or delegate)
- Deputy General Manager, Chief Financial and Administration Officer (or delegate)
- Group Manager Governance (or delegate)
- Council officers and third parties who have conducted internal assurance and compliance audits for Council (for the purposes of presenting and reviewing findings of those specific audits)
- External Auditor
- Other officers of Council may attend to address agenda items relevant to their area of responsibility.



## 2.1 Appointment

Appointment of independent members shall be by an open merit-based selection process, which shall be brought to Council for adoption. The independent members shall be appointed in accordance with the term set by Council. An independent member may be re-appointed for a further term but shall not serve more than two consecutive terms in either the role of Chair or Member. Consideration may be given to a part term extension to enable independent members to have overlapping terms.

## 2.2 Expertise

In appointing members to the Committee, the Council will have regard to the following:

- a) at least one member shall have accounting or related financial management expertise and experience, with understanding of accounting and auditing standards in a public sector environment; and
- b) the members, taken collectively shall have a broad range of skills and experience relevant to Local Government and the operations of Inner West Council.

## 2.3 Skills development

Committee Members will receive relevant information and briefings to assist them meet their Committee responsibilities. A member of the Committee may, with the approval of the General Manager, attend appropriate seminars or training in respect to issues related to the functions and responsibilities of the Committee.

## 2.4 Chairperson

One (1) of the independent external members shall be the Chairperson (Chair).

## 2.5 Secretariat

Council's Governance service unit shall provide secretariat support to the Committee.

## 3. ROLES AND RESPONSIBILITIES

In carrying out its responsibilities, the Committee recognises that primary responsibility for management of Council rests with the Council and the General Manager as defined by the Local Government Act 1993. It has a range of responsibilities as follows.

### 3.1 External Accountability

The Committee must promote an environment at Council that is consistent with best practice financial reporting and governance standards and appropriately reflects the financial status of Council to the community and wider public. In particular, the Committee shall:

- a) satisfy itself that the annual financial reports comply with applicable Australian Accounting Standards and are supported by appropriate management sign-off on the statements and the adequacy of internal controls
- b) review the external audit opinion, including whether appropriate action has been taken in response to audit recommendations and adjustments
- c) consider contentious financial reporting matters in conjunction with Council's management and external auditors
- d) review the processes in place designed to ensure financial information included in the Annual Report is consistent with the signed financial statements
- e) satisfy itself there are appropriate mechanisms in place to review and implement, where appropriate, relevant State Government reports and recommendations



f) satisfy itself that there is a performance management framework linked to organisational objectives and outcomes.

### 3.2 Internal Audit

The Committee will review and assess key areas relating to the Internal Audit function of the Council. In particular the Committee will:

- a) act as a forum for communication between the Council, General Manager, senior management, internal audit and external audit
- b) review and assess the scope and coverage of the internal audit plan, work program and resources. Consider the adequacy of internal audit resources to carry out its responsibilities including completion of the approved Annual Internal Audit Plan.
- c) review all audit reports and consider significant issues identified in audit reports and action taken on issues raised, including identification and dissemination of better practices information
- d) review and monitor the implementation of internal audit recommendations by management
- e) review the Internal Audit Charter annually to ensure appropriate organizational structures, authority, access and reporting arrangements are in place
- f) periodically review the performance of Internal Audit
- g) meet in-camera with the Internal Auditor at least annually

### 3.3 External Audit

The Committee will review and assess key areas relating to the external audit of the Council. In particular, the Committee will:

- a) act as a forum for communication between the Council, General Manager, senior management, internal and external audit
- b) provide input and feedback on the financial statements and audit coverage proposed by external audit, and provide feedback on the external audit services provided
- c) review all external plans and reports in respect of planned and completed external audits and monitor the implementation of audit recommendations by management
- d) consider significant issues raised in relevant external audit reports and better practice guides, and ensure appropriate action is taken.
- e) meet in-camera with the external auditor at least annually

### 3.4 Legislative Compliance

The Committee will:

- a) monitor changes of significance in relation to various legislation, statutory instruments, accounting policies and other regulatory and reporting requirements that apply to Council
- b) review and consider the effectiveness of systems for monitoring and ensuring compliance with relevant laws, regulations and associated government policies.

### 3.5 Risk Management

The Committee will oversee the implementation and review of risk management throughout Council as follows:

- a) review whether management has in place a current and comprehensive risk management framework, and associated procedures for effective identification and management of business and financial risks, including fraud





- b) review whether a sound and effective approach has been followed in developing strategic risk management plans for major projects or undertakings
- c) review the impact of the risk management framework on its control environment and insurance arrangements
- d) review whether a sound and effective approach has been followed in establishing business continuity planning arrangements, including whether plans have been tested periodically.

### 3.6 Control Framework

The Committee will oversee the implementation and review of compliance and related internal control systems throughout Council as follows:

- a) review whether management has adequate internal controls in place, including over external parties such as contractors and advisors
- b) review whether management has in place relevant policies and procedures, and that these are periodically reviewed and updated
- c) progressively review whether appropriate processes are in place to assess whether policies and procedures are complied with
- d) review whether appropriate policies and procedures are in place for the management and exercise of delegations
- e) review whether management has taken steps to embed a culture which is committed to ethical and lawful behaviour.

### 3.7 Insurance Program

The Committee will satisfy itself of the adequacy of Council's insurance program.

### 3.8 Continuous Improvement

Reviewing the overall approach and arrangements in place that support Management implementing a successful culture of continuous improvement to drive productivity and efficiency gains and to effectively manage risk and increase business resilience.

## 4. MEETINGS

### 4.1 Convening of Meetings

- a) The Committee will meet regularly at the times determined by the Committee, but no less than four (4) times per year, with one of these meetings to include review and endorsement of the annual audited financial reports and external audit opinion of same and that these meetings are rotated as appropriate across various IWC sites.
- b) A forward meeting plan, including meeting dates and agenda items will be agreed by the Committee each year. The forward meeting plan will cover all Committee responsibilities as detailed in this Audit Risk & Improvement Committee Charter.
- c) A member of the Committee may request that a meeting of the Committee be convened at any other time and the General Manager shall liaise with the Chair in facilitating such a meeting.
- d) The internal or external auditor may request that a meeting of the Committee be convened and the General Manager shall liaise with the Chair in facilitating such a meeting.

### 4.2 Quorum

A majority of members present in person, constitute a quorum.



## 4.3 Secretariat

The Secretariat will ensure:

- a) the agenda and supporting papers for each meeting are circulated at least one week prior to the meeting
- b) the minutes of the meetings are prepared and maintained. Minutes shall be approved by the Chair and circulated to each member within two weeks of the meeting being held.
- c) minutes of meetings shall be confirmed at the next meeting of the Committee.

## 4.4 Conflicts of Interest

- a) All Committee members shall make an annual declaration of interests.
- b) Committee members shall declare any conflicts of interests at the start of each meeting or before discussion of the relevant agenda item or topic. Details of any conflicts of interests are to be appropriately minuted.

## 5. REPORTING

- a) At each Committee Meeting, Internal Audit will provide a performance update of the approved Internal Audit Plan of work for the financial year showing the current status of each audit.
- b) At the first Committee meeting after 30 June each year, Internal Audit will provide a performance report on the performance of Internal Audit for the financial year, as measured against agreed performance indicators.
- c) At the first Committee meeting after 30 June each year, the annual audited financial statements and reports and external auditor's opinion and reports are to be reviewed and presented for endorsement by the Committee.
- d) The Committee may at any time consider any other matter it deems of sufficient importance.
- e) The Committee will provide:
  - i) copies of its minutes to the Council;
  - ii) an annual report to the Council on the trends / issues that have arisen in the Committee's work over the previous 12 months; and
  - iii) such additional reporting as Council may require.

## 6. COMMITTEE REVIEW

- a) The Committee shall review the scope and effectiveness of its activities and performance at least once every two years.
- b) The Committee shall review the Audit Risk & Improvement Committee Charter at least once every year.
- c) Amendment of this Audit Risk & Improvement Committee Charter is subject to the approval of the Council, after review by the Committee and Executive Leadership Team.

*Governance Use only:*

Version	Amended By	Changes Made	Date	TRIM #
1	Governance	New IWC Charter Adopted by Council	Sept 2016	17 45440
2	Governance: Policy and Risk	Revised for currency	June 2017	17 45440
3	ARIC	Meeting 7 September pre Adoption, see minutes	Sept 2017	17 45440





4	Council	Changes to membership, appointment, and quorum, see CI minutes and May ARIC minutes	1 May 2018	17 45440
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Inner West Council  
Flood Management Advisory Committee  
Terms of Reference

August 2016

<b>Title:</b>	Flood Management Advisory Committee Terms of Reference
<b>Date of Issue:</b>	31 August 2016
<b>Date of Adoption:</b>	23 August 2016
<b>Version:</b>	Adopted
<b>Contact Officer:</b>	Director of Major Projects & Engineering
<b>Main Legislative or Regulatory References:</b>	Local Government Act NSW 1993; Local Government (General) Regulations NSW 2005; NSW Government's Flood Prone Land Policy and the Floodplain Development Manual (2005).
<b>Amendment History:</b>	-
<b>Review Dates:</b>	July 2020

## 1. ROLE

The Inner West Council Flood Management Advisory Committee is an advisory Committee established to assist Council in the preparation of floodplain management studies and plans for the Inner West local government area.

The Committee acts as both a focus and forum for the discussion of technical, social, economic and environmental matters, and for the distillation of possibly differing viewpoints on these matters into a management plan.

The Committee is established in accordance with the NSW Government's Flood Prone Land Policy and the Floodplain Development Manual (2005).

## 2. OBJECTIVE

The principal objective of the Flood Management Advisory Committee is to assist the Council in the preparation of Floodplain Risk Management Plans for the Inner West Council local government area which will:

- Reduce the impact of flooding and flood liability on the community.
- Reduce private and public losses resulting from flooding.
- Recognise floodprone land as a valuable resource which should not be necessarily sterilised.
- Take into account social, economic, ecological and cultural factors.

## 3. FUNCTIONS/SCOPE

The function and scope of the Committee will include but not be limited to the following:

- To assist Council in the development of Flood Studies and Floodplain Risk Management Studies and Plans for the Inner West Council local government area.
- To provide a link between Council and the local community.
- To assist in the collection of necessary information.
- To identify objectives and strategies related to the improvement of the management of the floodplain.
- To monitor and review the implementation of flood planning in the Inner West Council local government area.
- To provide input into known flood behaviour as part of the flood study.
- To co-ordinate with catchment management boards, emergency management boards and other advisory bodies.
- To actively coordinate, promote and implement Floodplain Risk Management Plans through local planning processes, works programs and education campaigns seeking cooperation and encouraging community participation.

The Committee does not consider specific development issues proposals/applications but focuses on broader management issues, Council policies and strategies affecting flood prone lands.

## 4. MEMBERSHIP AND APPOINTMENTS

### 4.1 Membership of the Committee

The Committee comprises representatives from the local community, elected representatives of Council, representatives of various NSW State Government departments / authorities / corporations, Council staff, and specialist consultants as engaged by Council.

Membership on the Committee is voluntary and by invitation from Inner West Council. Council recognises committee members as valuable partners in the management of the floodplain.

The number of voting and non-voting members is outlined below. Membership can be altered at any time by Council resolution.

Voting Members		
Representative	Number	Method of appointment
Elected representatives of Inner West Council	up to 3	As per Terms of Reference
Community Representatives	up to 8	As per Terms of Reference
NSW State Emergency Service	up to 2	Nominated by SES

Non-voting Technical Advisory Members		
Representative	Number	Method of appointment
Inner West Council	up to 12	Relevant Engineering, Planning and Environment Staff
Sydney Water	1	Nominated by Sydney Water
Roads and Maritime Services	1	Nominated by RMS
NSW Office of Environment & Heritage	1	Nominated by OEH
NSW Department of Planning and Environment	1	Nominated by DPI
Sydney Catchment Authority	1	Nominated by SCA

Where other Councils or Government Agencies are impacted by a Flood study or Floodplain Risk Management Study and Plan being undertaken by Inner West Council, an officer from the relevant Council or Government Agencies shall be invited to be a Technical Advisory member of the committee.

Additional observers can be invited to committee meetings by the Committee at the Committee's discretion.

#### 4.2 Appointment of Chairperson and Deputy Chairpersons

Up to three elected representatives of Council may be members of the committee. The elected representatives of Council to serve on the committee shall be nominated by Council.

The Chairperson and Deputy Chairpersons of the Committee shall be nominated by Council from the nominated elected representatives unless determined otherwise by Council.

If neither the Chairperson nor the Deputy Chairpersons of the Committee is able or willing to preside at a meeting of the Committee, the Committee may elect a member of the Committee to be acting chairperson of the Committee for that meeting.

For the purposes of this charter the term "elected representatives" includes elected members of Council and, where there are no elected members of Council, persons that have been nominated by Council as members of Local Representation Advisory Committees.

#### 4.3 Appointment of Community Representatives

Up to eight Community Representatives may be members of the committee, with a maximum of one member from each of the eight catchments.

Expressions of interest for Community Representatives will be called for at intervals as required. Advertising for expressions of interest will be on Council's website and in a minimum of one local newspaper.

Expressions of interest must be in writing. Expressions of interest will be prioritised by relevant Council staff.

Recommendations for appointment to the Committee will be prioritised based on the following selection criteria:

- Residence or property ownership or business operator within Inner West LGA.
- Representation across all Council's catchments.
- Knowledge of local catchment flooding issues.
- Commitment to represent the interests of the Inner West community concerning floodplain management issues.
- Ability to attend Committee meetings and public meetings within LGA as required.
- Ability to commit to a long term membership of the Committee.
- Preparedness to observe Council's Code of Conduct.

Successful applicants will be notified in writing and appointments of Community Representatives to the Committee will be reported to Council by the committee.

Community Representatives membership may be determined for up to two terms of Council (or remainder thereof).

Community Representatives shall serve on the Committee in a voluntary capacity.

#### 4.4 Casual Vacancies

Any member of the Committee may, by giving notice in writing addressed to the Committee, resign his/her office as a member.



Membership on the Committee shall cease if:

- A member resigns in writing to the Committee;
- If a member (or representative) is absent without notification of absence for three (3) consecutive Committee meetings; or
- Upon resolution of Council to remove a member from the Committee.

In the event that a casual vacancy is caused by the resignation of a member, the Committee Facilitator will advise the Committee at its next meeting that a vacancy has arisen, and will provide a report to the next available Council meeting concerning a prospective replacement having regard to the following:

- If the member was nominated as a representative of an organisation, then the organisation shall be invited to nominate a replacement representative.
- If the member was nominated as a Community representative, then the Committee Facilitator will review original expressions of interest received and ascertain if any of the individuals who previously nominated are prepared to be considered as a member of the Committee.
- If there are no previous or current nominations then an expression of interest will be called.
- Should a vacancy occur within six (6) months of the end of term of the current Council, the vacancy will not be filled until the first term of the new Council.

## 5. RESPONSIBILITIES OF MEMBERS

### 5.1 Code of Conduct

Each member of the Committee will be bound by Inner West Council's Code of Conduct.

Each member of the Committee will be supplied with a copy of Council's Code of Conduct, Charter and any related Policy applicable to the operation of the Committee.

The conduct of each Committee member will be consistent with the principles outlined in these documents.

### 5.2 Understanding and Contribution

Members of the Committee are expected to:

- Understand the relevant legislative and regulatory requirements appropriate to Inner West Council
- Contribute the time needed to study and understand the papers provided.
- Apply objectivity and good judgment.
- Express opinions frankly, ask questions that go to the fundamental core of issues.
- Members of the Committee are not permitted to speak to the media as a representative of the Committee unless approved by Council. General information with regard to purpose and objective of the Committee is available on Council's website

### 5.3 Conflict of Interest

Committee members must declare any conflicts of interest at the start of each meeting or before discussion of a relevant agenda item or topic. Details of any conflicts of interest should be appropriately minuted.

Where members or invitees at Committee meetings are deemed to have a real or perceived conflict of interest, it may be appropriate they be excused from Committee deliberations on the issue where the conflict of interest may exist. The final arbiter of such a decision is the Chair of the Committee.

#### **5.4 Role of the Chairperson**

The Chairperson is responsible for:

- Preparing the agenda for the meeting with the assistance of the Committee Facilitator;
- Determining the most effective way of dealing with the issues raised and making the necessary arrangements to achieve this;
- Allocating times to be devoted to agenda items and ensuring that these times are observed;
- Opening the meeting and following the agenda;
- Encouraging all members of the Committee to express their point of view;
- Summarising the progress of the discussion and degree of consensus reached at the end of each agenda items, and confirming this with the Minute taker before moving on;
- Closing the meeting and confirming the date, time and place of the next meeting; and
- Liaising and reporting to the Council.

#### **5.5 Committee Facilitator**

The designated Committee Facilitator is the Director of major Projects and Engineering or their nominee.

The Committee Facilitator is responsible for:

- Establishing the meeting agenda in conjunction with the Chairperson;
- Ensuring the agenda and minutes are published;
- Ensuring that relevant matters are brought before the Committee; and
- Ensuring that the input and decisions of the Committee are incorporated into Council activities.
- Booking venues;
- Assisting in the preparation and distribution of the agenda;
- Taking accurate minutes in the format determined by the Committee; and
- Distributing the minutes.



## 6. MEETINGS

### 6.1 Frequency

It is anticipated that the Committee will meet at least two times in a calendar year. More regular meetings will be called as business demands and if there are pressing issues to be put forward to the Committee.

The meetings of the Committee are to be called by the Chairperson.

The proposed date, time, location and business to be transacted at each meeting will be notified to all members of the Committee at least seven days prior to the meeting.

### 6.2 Quorum

The quorum for a meeting of the Committee will be 50% of the current voting members.

### 6.3 Meeting procedures

The following procedures shall apply during meetings:

- Meetings of the Committee shall be conducted under the Council's Code of Conduct.
- The Chairperson may call a special meeting if, in the Chairperson's opinion, there are matters of urgency that require attention.
- The Committee may invite people to attend meetings to observe, make representation or provide expert or technical advice.
- Provision shall be made on each agenda for General Business to be raised at each meeting.
- The agenda for the meetings shall be issued on the week preceding the Committee meeting.
- Council's role is to note the Committees minutes and to consider recommendations made by the Committee. Such recommendations will be highlighted for the attention of Council.
- The minutes shall be drafted and distributed after each meeting to Committee members.

## 7. DELEGATION

The Committee is advisory in nature providing recommendations to Inner West Council. The Committee has not been delegated authority by Council. Any recommendations of the Committee must be ratified by resolution of Council and implemented by a member of Inner West Council staff with an appropriate delegation.

The Committee does not have any power to incur expenditure or to bind the Council to any decision upheld by the Committee.

#### **8. SUB-COMMITTEES**

The Committee may establish sub-committee(s) to work on particular matters in relation to its advisory role to the Council.

#### **9. DISSOLUTION**

The Committee may at any time be dissolved and disbanded by resolution of Council.

#### **10. CHANGING OF THE TERMS OF REFERENCE**

The Terms of Reference may only be amended by Council resolution.

**Item No:** C0920(2) Item 10  
**Subject:** INNER WEST GO-SOLAR EOI  
**Prepared By:** Jon Stiebel - Urban Sustainability Manager  
**Authorised By:** Michael Deegan - Chief Executive Officer

## RECOMMENDATION

**THAT Council receives and notes the Go Solar EOI update.**

## DISCUSSION

At the 8 September Council meeting, Council resolved to receive a report on three projects identified through the solar EOI process scheduled to commence in early FY 2020/21; and on a further four EOIs that have been identified as having the potential to offer innovative solar solutions to residential and commercial sectors.

Assisting the Inner West community to go solar commenced in mid-2017 with a pre-vetted quote and information service provided by the Australian Energy Foundation (AEF, formerly Moreland Energy Foundation).

Figures<sup>1</sup> show the Inner West recorded a twelve percent (12%) increase in the total number of solar installations in 2019/20 compared to installations in the previous year. Eleven percent (11%) of 2019/20 installations in the Inner West can be attributed to the solar quote service provided by AEF. Council will continue the AEF quote service in 2020/21 targeting owner occupiers in detached houses that want to buy and install solar.

Recognising the barriers to solar uptake (as detailed in the Climate and Renewables Strategy) and to expand on the existing Go-solar program, a Request for Expressions of Interest ("EOI") was released to the market in 2020.

The EOI has identified three projects to commence in early 2020/21:

### 1. Wattblock - Solar for strata apartments and townhouses

44% of dwellings in the Inner West are apartments. Wattblock are specialist consultants based at UNSW providing sustainability advice to multi-tenanted strata buildings. Wattblock will deliver a program identifying high solar potential strata apartments and townhouses within the Inner West LGA. From October 2020 Council will promote, recruit and approve up to 25 strata committees who will receive free independent solar feasibility assessments and support through the solar process.

### 2. Solpod– innovation pilot for commercial and industrial buildings

Solpod has developed an innovative prefabricated, re-deployable rooftop solar system that can be rented for short terms (under five years) and moved easily from site to site without impacting on the roof. The technology has been supported by the Australian Renewable Energy Agency (ARENA). It addresses a significant barrier to the uptake of solar on commercial and industrial buildings; i.e. that many commercial property owners have plans to renovate buildings, redevelop land, or replace roofs within the next 5 -15 years, making traditional solar uneconomical. An agreement to promote a Solpod offer to relevant Inner

<sup>1</sup> Australian PV Institute APVI

West commercial and industrial businesses is being developed for implementation in 2020/21.

### **3. Energy Action - Solar feasibility /brokering commercial and industrial**

Energy specialists, Energy Action will be providing solar business cases and advice on financing to Inner West commercial and industrial businesses (targeting larger roofs). Energy Action can also manage the procurement process (for a fee to the business), including via a reverse auction with pre-vetted suppliers. Energy Action were advisors and project managers for the large carpark solar shade structure at Leichhardt Marketplace.

A further four EOI's were identified as having potential to offer innovative solutions to residential and commercial sectors with each project concept being at a different stage of development. The primary assistance sought from Council with each project would be in communicating the availability of the project to residents and businesses within the Inner West. Council has written to each company/consortium seeking clarifications and all four have been invited to develop more fully developed proposals for evaluation and consideration. An update will be provided as these negotiations are drawn to a conclusion.

### **FINANCIAL IMPLICATIONS**

Nil

### **ATTACHMENTS**

Nil.

**Item No:** C0920(2) Item 11

**Subject:** INVESTMENT STRATEGY & PORTFOLIO REVIEW 2019/20

**Prepared By:** Daryl Jackson - Chief Financial Officer

**Authorised By:** Michael Deegan - Chief Executive Officer

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## RECOMMENDATION

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

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## DISCUSSION

Council's investment portfolio is prudently managed and consists of assets appropriate for a local government entity. With the onset of Covid-19 in an already weak economic environment, the Australian Government and the RBA have taken aggressive fiscal and monetary action over the past six months. The RBA slashed the official cash rate by 50 basis points over the past 6 months taking the benchmark rate to 0.25%pa. The economic environment and the RBA's monetary actions have filtered through to bank term deposit rates. Over the financial year, the average term deposit rates on a selection of the largest Australian banks have declined by approximately 100-115 basis points across the 1-12 month range and 85-95 basis points between the 1-5 year range.

As part of NSW TCorp loan covenant requirements, Council had to sharply reduce its exposure to investments in banks with long term credit ratings in the BBB category to a maximum of 20% by 30 April 2020. The majority of non-fossil fuel lending banks have credit ratings in the BBB credit rating category, making the use of Socially Responsible Investments in the form of Green TDs and ESG-focussed bonds an even more important part of Council's portfolio going forward.

Council's portfolio outperformed the bank bill index for the 2019/20 Financial Year generating a return of 2.19%pa on a marked-to-market basis versus the benchmark's 0.85%pa. Based on the current interest rate outlook, competitively priced term deposits in the 6-9 month range are good value now as reinvestment rates upon their maturities will likely be similar to current levels.

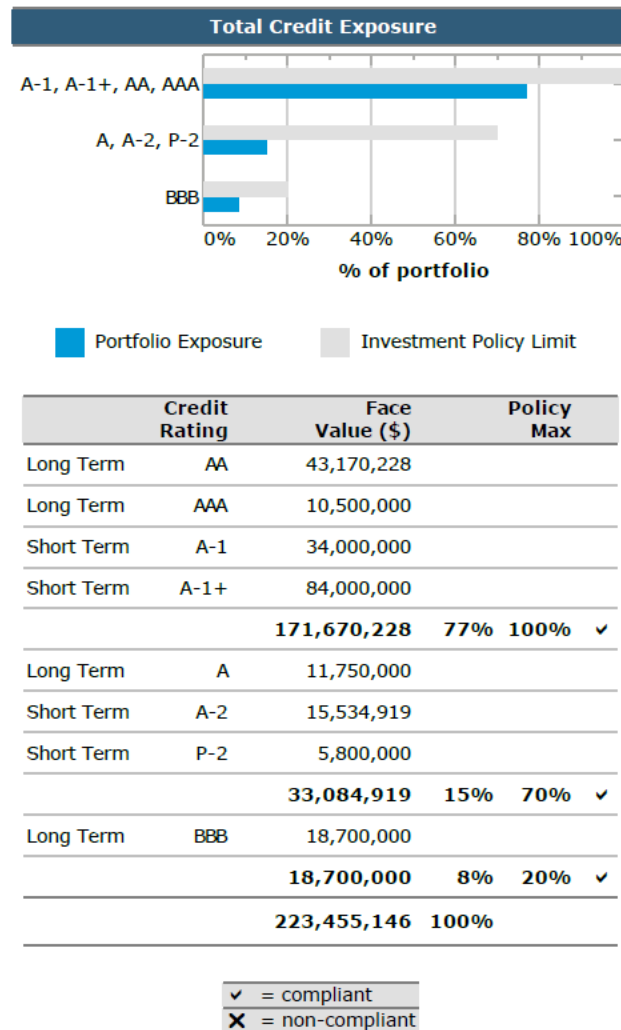
Investment opportunities across all time periods will continue to be considered closely, particularly Socially Responsible Investments, in conjunction with Council's cash expenditure requirements and policy to help ensure the portfolio remains well positioned to take advantage of the changing market conditions.

### Good Governance: Investment Portfolio vs Policy Limits

The following tables summarise Council's Investment Portfolio, as at the end of June 2020, in terms of its Investment Policy Framework:

- A. Overall Portfolio Credit Limits;
- B. Individual Institution Limits; and
- C. Term to Maturity Limits.

## A. Overall Portfolio Credit Limits:



As part of NSW TCorp loan covenant requirements, Council had to sharply reduce its exposure to investments in banks with long term credit ratings in the BBB category to a maximum of 20% by 30 April 2020.

The majority of non-fossil fuel lending banks have credit ratings in the BBB credit rating category, making the use of Socially Responsible Investments in the form of Green TDs and ESG-focussed bonds an even more important part of Council's portfolio going forward.

## ATTACHMENTS

1. [IWC Investment Strategy & Portfolio Review 2019/20](#)



28 July 2020

Mr Brendhan Barry  
Financial Services Manager  
Inner West Council  
PO BOX 14  
PETERSHAM NSW 2049

Dear Brendhan,

## Investment Strategy and Portfolio Review – 2019/20 Financial Year

Please find attached Council's Investment Strategy and Portfolio Review for the 2019/20 Financial Year ending June.

In less than six months the coronavirus has gripped the world taking a terrible toll on families and pushing many nations' healthcare systems to the edge. Governments around the world have undertaken massive fiscal and monetary actions aimed at supporting their citizens through cash handouts and tax relief while providing cheap funding to the banking sector to maintain the liquidity critical to eventual recovery.

Domestically, the Australian Government and the RBA have taken aggressive fiscal and monetary action over the past six months. To provide cheap funding to the financial markets aimed at filtering through to business, the RBA has taken several actions including lowering the official cash rate by 50 basis points to 0.25%pa. These cuts have filtered through to rates on term deposits and other interest rate securities.

Despite the difficult conditions, Council's investment portfolio is being carefully managed to be entirely in term deposits from non-Fossil Fuel aligned banks and Socially Responsible Investments while also complying with NSW TCorp's loan mandate requirements regarding limiting lower rated bank exposure. Performance has been well above benchmark, albeit in a much lower interest rate environment than just six months ago.

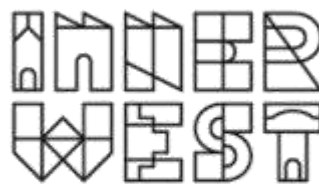
If you have any questions, please do not hesitate to call Titus or me.

Yours sincerely,

Erik Gates

Director

Prudential Investment Services Corp  
Level 1, 29 Kiora Road, Miranda NSW 2228  
[assetconsulting@prudentialinvestmentservices.com](mailto:assetconsulting@prudentialinvestmentservices.com)  
ABN: 81 163 587 362  
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**Investment Strategy  
and  
Portfolio Review  
2019/20 Financial Year**

Item 11

Attachment 1





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## Executive Summary

### **Investment Climate:**

- In less than six months, the coronavirus has gripped the world, taking a terrible toll on families and pushing many nations' healthcare systems to the edge. Meanwhile, whole industries are in financial ruin and economic activity has been severely curtailed.
- The International Monetary Fund (IMF) is projecting the economic output of the world's advanced economies to plummet by 8% during 2020 with much of that drop showing up in the June quarter after the initial wave of the virus has traversed the globe.
- Australia has been lauded as a world leader in its handling of the coronavirus crisis, but it has not come without economic pain. Consumer sentiment has dropped to levels not seen since the GFC while key business surveys are reporting drops in conditions, confidence and capacity utilisation well below GFC-era responses.
- With the onset of Covid-19 in an already weak economic environment, the Australian Government and the RBA have taken aggressive fiscal and monetary action over the past six months.

### **Investment Portfolio:**

- Being flush with cash and having access to cheap funds via the RBA, many banks are now only accepting rollovers from existing clients or not taking new or rollovers at all. Fortunately, there are enough banks still in the market to provide Council with a diversified selection of institutions.
- Over the 2019/20 Financial Year, Council's portfolio outperformed the bank bill index with a return of 2.19%pa on a marked-to-market basis versus the benchmark's 0.85%pa.

### **Investment Strategy:**

- Based on the current interest rate outlook, competitively priced term deposits in the 6-9 month range are good value now as reinvestment rates upon their maturities will likely be similar to current levels.
- Competitively priced fixed rate bonds or TDs up to 2 years may be worth considering. Beyond 2 years interest rates are expected to rise, implying FRNs or floating rate TDs may be better options than fixed rates.
- Investment opportunities across all time periods will continue to be considered closely, particularly Socially Responsible Investments, in conjunction with Council's cash expenditure requirements and policy limits.



## Investment Climate

### International Economic Overview

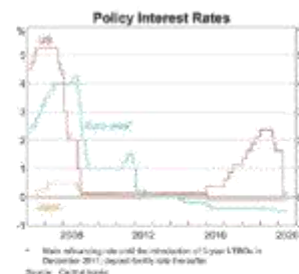
In less than six months, the coronavirus has gripped the world taking a terrible toll on families and pushing many nations' healthcare systems to the edge. Meanwhile, actions being taken to limit the virus's spread including social distancing, travel bans and forced lockdowns are leaving whole industries in financial ruin and crippling economic activity.

Governments around the world have undertaken massive fiscal and monetary actions aimed at supporting their citizens through cash handouts and tax relief while providing cheap funding to the banking sector to maintain the liquidity critical to eventual recovery. While these actions have proven successful in largely staving off global financial panic, there is little doubt that more economic pain is in the offing as these measures are wound back.

The International Monetary Fund (IMF) is projecting the economic output of the world's advanced economies to plummet by 8% during 2020 with much of that drop showing up in the June quarter after the initial wave of the virus has traversed the globe. Optimistically, the IMF is predicting economies to stage a recovery in 2021 barring multiple waves of the virus and intermittent lockdowns & bans.

(real GDP, annual percent change)	PROJECTIONS		
	2019	2020	2021
<b>World Output</b>	<b>2.9</b>	<b>-4.9</b>	<b>5.4</b>
<b>Advanced Economies</b>	<b>1.7</b>	<b>-8.0</b>	<b>4.8</b>
United States	2.3	-8.0	4.5
Euro Area	1.3	-10.2	6.0
Germany	0.6	-7.8	5.4
France	1.5	-12.5	7.3
Italy	0.3	-12.8	6.3
Spain	2.0	-12.8	6.3
Japan	0.7	-5.8	2.4
United Kingdom	1.4	-10.2	6.3
Canada	1.7	-8.4	4.9
Other Advanced Economies	1.7	-4.8	4.2

The stimulus measures taken by advanced nations have provided share markets with a, possibly false, sense of confidence with drops well short of GFC levels. Meanwhile central banks have slashed official interest rates, some going negative, and flooded the monetary system with cash to encourage spending and ease financial stress.



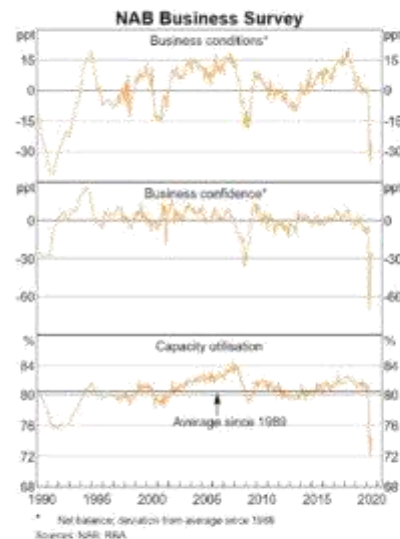


## Australian Economic Overview

Australia has been lauded as a world leader in its handling of the coronavirus crisis, but it has not come without economic pain.

Actions taken to limit the virus's spread, particularly lockdowns, have resulted in financial stress among households and businesses. While government stimulus plans such as JobKeeper have helped households make ends meet, consumers remain anxious regarding job security prospects and the possibility of a cut to the benefits before their jobs can support them again.

Consequently, consumer sentiment has dropped to levels not seen since the GFC while key businesses surveys are reporting drops in conditions, confidence and capacity utilisation well below GFC-era responses.



With April and May being the months with the most stringent restrictions in place, the June quarter GDP is expected to reveal a contraction of 8%, inline with IMF's expectations for the average of the world's advanced economies. Beyond GDP, economists are expecting unemployment to be in the 8% area, house prices to drop approximately 10%, and the dollar to likely stay above its March low of US\$0.55:

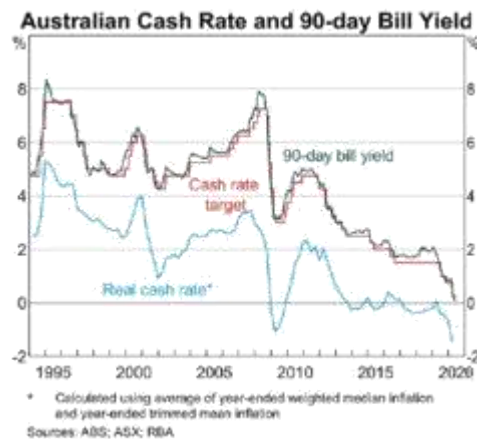
	Base case	Worse case
Unemployment, high	8%	15% plus
Wages growth	1%	-2%
Underlying inflation	1%	0%
House prices	-5 to -10%	-10% to -20%
\$A (low)	~\$US0.55	~\$US0.50

Source: AMP Capital



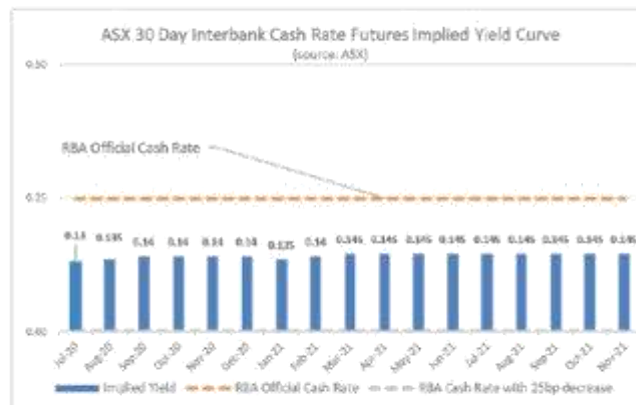
## Interest Rate Environment

With the onset of Covid-19 in an already weak economic environment, the Australian Government and the RBA have taken aggressive fiscal and monetary action over the past six months. To provide cheap funding to the financial markets aimed at filtering through to business, the RBA lowered the official cash rate by 50 basis points over the past 6 months taking the benchmark rate to 0.25%pa. With an inflation rate of over 2%, the "real cash rate" is now close to -2%:



Another RBA initiative has been the introduction of the Term Funding Facility which provides banks with 3 year funds at 0.25% pa, thereby limiting their appetite for more expensive customer and market funding options such as term deposits and bond issues. These factors, along with a drop in loan demand as households and businesses limit their spending, are all helping to drive market interest rates lower.

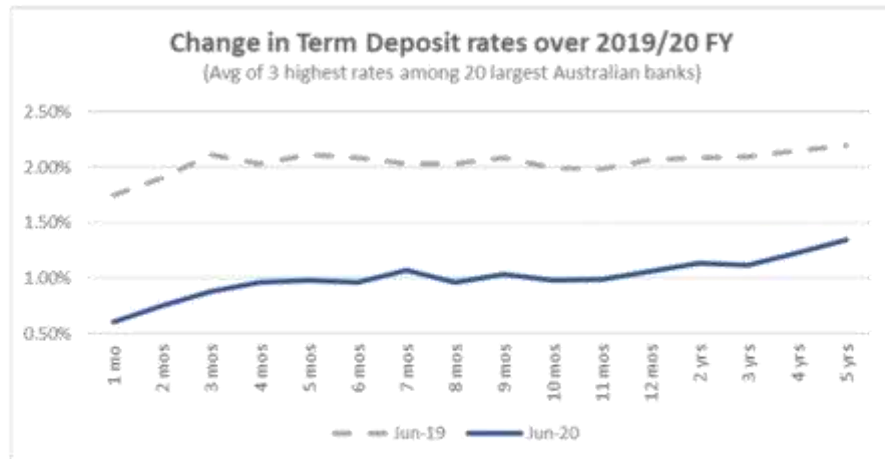
The RBA has stated that it has no interest in taking the official cash rate to zero or negative, but their policy actions are keeping cash rate futures well below the official cash rate:







The economic environment and resultant RBA actions have filtered through to bank term deposit rates. Over the financial year, the average term deposit rates on a selection of the largest Australian banks have declined by approximately 100-115 basis points across the 1 to 12 month range and 85-95 basis points between the 1 to 5 year range:



Being flush with cash and having access to cheap funds via the RBA, many banks are now only accepting rollovers from existing clients or not taking new or rollovers at all. Fortunately, there are enough banks still in the market to provide Council with a diversified selection of institutions.

Despite the market pressures, term deposit rates are heavily influenced by individual banks' balance sheet and regulatory requirements, consequently there are often good "specials" available for terms that the banks require deposits. Taking advantage of these specials, particularly if they match Council's own needs, remains recommended.

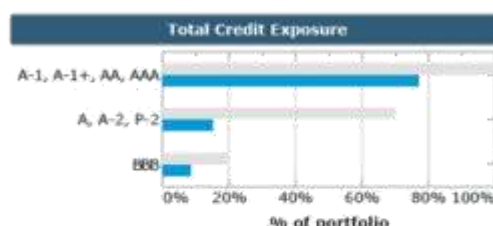


## Good Governance: Investment Portfolio vs Policy Limits

The following tables summarise Council's Investment Portfolio, as at the end of June 2020, in terms of its Investment Policy Framework:

- A. Overall Portfolio Credit Limits;
- B. Individual Institution Limits; and
- C. Term to Maturity Limits.

### A. Overall Portfolio Credit Limits:



	Credit Rating	Face Value (\$)	Policy Max	
Long Term	AA	43,170,228		
Long Term	AAA	10,500,000		
Short Term	A-1	34,000,000		
Short Term	A-1+	84,000,000		
		<b>171,670,228</b>	<b>77%</b>	<b>100%</b> ✓
Long Term	A	11,750,000		
Short Term	A-2	15,534,919		
Short Term	P-2	5,800,000		
		<b>33,084,919</b>	<b>15%</b>	<b>70%</b> ✓
Long Term	BBB	18,700,000		
		<b>18,700,000</b>	<b>8%</b>	<b>20%</b> ✓
		<b>223,455,146</b>	<b>100%</b>	

✓ = compliant  
✗ = non-compliant

As part of NSW TCorp loan covenant requirements, Council had to sharply reduce its exposure to investments in banks with long term credit ratings in the BBB category to a maximum of 20% by 30 April 2020.

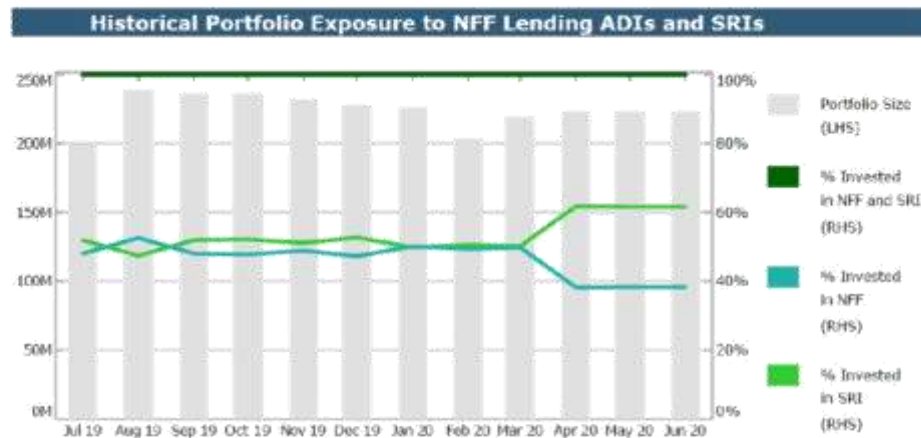
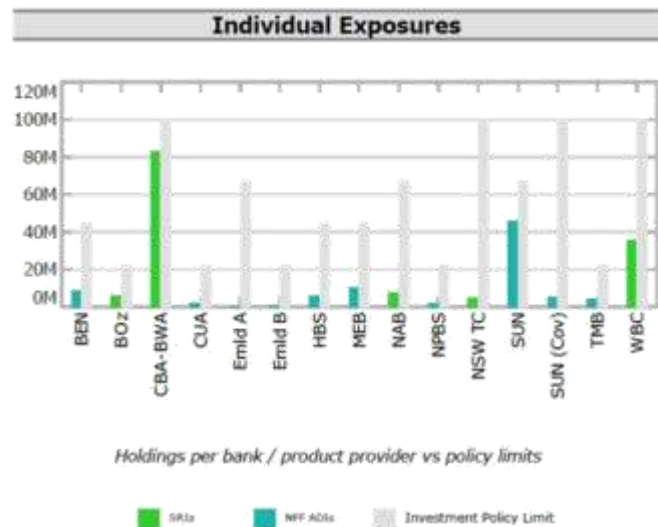
The majority of non-fossil fuel lending banks have credit ratings in the BBB credit rating category, making the use of Socially Responsible Investments in the form of Green TDs and ESG-focussed bonds an even more important part of Council's portfolio going forward.



### Individual Institution Limits:

Council's investments are predominately in deposits/securities with highly rated Australian Authorised Deposit taking Institutions (ADIs) regulated by the Australian Prudential Regulation Authority (APRA).

Council's exposures versus policy limits as at 30 June, colour coded according to their non-Fossil Fuel/Socially Responsible Investment (SRI) status:



Since February 2019, Council has had 100% of its investment portfolio invested in term deposits from non-Fossil Fuel aligned banks and Socially Responsible Investments:





## Term to Maturity Limits:

Council's investment maturity profile is within policy limits:



Detailed Maturity Profile	Face Value (\$)	
00. Cash + Managed Funds	8,534,919	4%
01. Less Than 30 Days	5,000,000	2%
02. Between 30 Days and 60 Days	36,500,000	16%
04. Between 90 Days and 180 Days	29,500,000	13%
05. Between 180 Days and 365 Days	59,800,000	27%
06. Between 365 Days and 3 Years	63,870,228	29%
07. Between 3 Years and 5 Years	12,450,000	6%
08. Between 5 Years and 10 Years	7,800,000	3%
	<b>223,455,146</b>	

Council's maturity profile remains inline with a 60% / 40% short to long term ratio. This is a good ratio, providing Council's short term holdings are sufficient to meet cash expenditure requirements.

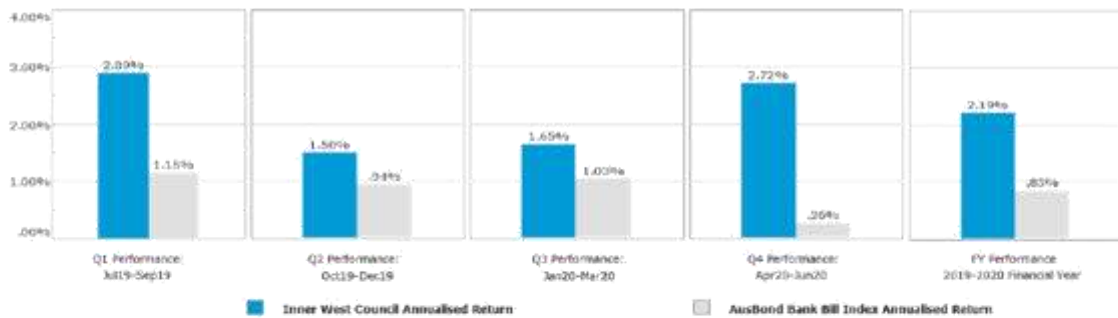
In July, Fitch Ratings agency ceased rating the Emerald securities as they did not consider it economically reasonable for them to continue monitoring the securities. The holdings will show as "not rated" in Council's month end reports going forward, but they remain eligible investments under the Ministerial Order as 'grandfathered' securities held prior to the amended Order in 2011.

To date, the anticipated weighted average life of the Emerald security has been used in Council's reports, as per market convention for mortgage backed securities. Given the uncertainty of the actual final repayment, going forward the legal maturity dates for the securities will be used: 2006 Class A: August 2051 and 2006 Class B: August 2056.



## Portfolio Performance, Interest Details & Capital Movements

The charts below show Council's 2019/20 quarterly, FYTD and 12 month investment portfolio returns against benchmark:



The portfolio outperformed the bank bill index generating a return of 2.19%pa on a marked-to-market basis versus the benchmark's 0.85%pa return for the 2019/20 Financial Year. (Marked-to-market returns include any changes on underlying security valuations based upon current market interest rates).

As at 30 June 2020, Council's total weighted average interest rate on its portfolio was 1.47%. (This excludes the impact of underlying capital values and is a point-in-time value).

## Interest Accrued

Summary of Interest Accrued Calculations up to 30-Jun-20													
Instrument	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Grand Total
Cash							314.38	8,117.53	7,425.06	5,968.16	6,152.83	5,958.80	34,918.50
Fixed Rate Bond	111,063.41	111,063.42	107,497.28	110,500.71	102,128.11	88,983.85	88,983.85	83,242.94	86,928.09	86,012.73	93,449.87	85,544.94	1,158,795.15
Floating Rate Note	91,170.84	92,985.79	84,362.09	85,389.31	81,388.38	89,201.89	89,983.55	81,389.11	78,848.31	83,848.54	88,477.34	46,789.75	937,834.11
Mortgage Backed Security	2,940.49	2,688.61	2,102.61	2,172.89	2,857.34	2,032.62	2,032.62	1,897.64	2,319.61	1,964.46	1,641.76	823.97	24,443.42
Term Deposit	238,683.34	219,999.07	286,798.84	248,878.85	235,473.96	223,821.85	218,195.73	172,804.82	187,845.28	181,638.96	156,047.95	100,340.84	2,479,648.18
Grand Total	444,858.08	426,715.28	444,660.79	447,119.55	422,846.29	404,039.51	391,666.62	348,151.84	362,254.22	338,882.87	315,759.75	289,663.10	4,634,739.35

Council has accrued just over \$4.6m in interest for the 2019/20 Financial Year, with just over half of that from its term deposit portfolio.

## Interest Received

Summary of Interest Received Calculations up to 30-Jun-20													
Instrument	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Grand Total
Cash							314.38	8,117.53	7,425.06	5,968.16	6,152.83	5,958.80	34,918.50
Fixed Rate Bond			415,715.00		199,589.20	32,500.00			415,715.00	-7,060.71	71,830.30	32,500.00	1,163,107.85
Floating Rate Note	90,690.68	141,678.79	85,609.87	84,768.21	111,471.99	49,555.48	91,007.08	107,016.75	86,466.95	90,579.88	79,548.25	38,282.99	1,083,699.62
Mortgage Backed Security		8,726.62			6,447.79			6,932.01			5,863.37		27,969.70
Term Deposit	371,942.19	125,224.66	399,190.87	375,863.43	282,049.31	329,165.78	191,877.94	179,117.95	298,029.48	403,296.50	71,518.43	182,888.48	3,047,799.42
Grand Total	462,622.87	275,621.02	871,475.94	479,341.64	599,477.19	480,721.23	222,899.38	301,284.89	745,626.41	492,165.33	223,969.24	229,287.07	5,275,435.09

Council has received nearly \$5.3m in interest/coupons in the 2019/20 Financial Year.



## Capital Movements

Summary of Capital Movements Calculations up to 30-Jun-20												
Instrument	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
Fixed Rate Bond	289,043.10	-101,332.32	-155,319.92	-179,691.04	136,712.49	-343,443.88	313,779.40	65,898.60	-217,707.68	165,404.15	62,637.26	-45,191.80
Floating Rate Note	66,691.78	45,043.85	-15,000.94	27,304.05	6,153.12	-11,868.64	25,812.01	-14,078.73	-329,606.88	143,584.04	65,281.90	89,621.05
Mortgage Backed Security		98.96			2,816.33			-1,792.93			5,818.50	
Grand Total	355,734.88	50,387.42	-170,322.86	-152,386.99	133,379.10	-355,312.52	339,591.41	43,521.80	-547,263.54	308,988.19	123,736.82	114,812.85

The capital value of Council's fixed rate bonds increased by approximately \$253,000 in the 2019-20 financial year, although most of this (\$220,000) was attributable to the long dated NSW T-Corp fixed rate bond. It is expected that Council's fixed rate bonds maturing in early 2022 will unwind their current capital gains in the upcoming financial year as they slowly approach maturity.

The capital value of Council's floating rate notes fell by \$73,000 however the majority of this (\$40,000) was due to investments that matured during the financial year.

## Purchase/Maturities/Sales

Summary of Purchases/Maturities/Sales Calculations up to 30-Jun-20												
Instrument	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
Fixed Rate Bond					-8,504,842.50					1,420,220.28	546,148.36	-2,000,000.00
Floating Rate Note	6,000,000.00			1,548,863.24		4,000,000.00		-6,000,000.00	-3,000,000.00	1,700,000.00		
Mortgage Backed Security		-471.21			-13,382.50			-8,104.89			-27,797.43	
Term Deposit	6,000,000.00	42,500,000.00	-1,500,000.00	-2,500,000.00	4,500,000.00	-8,000,000.00	-10,500,000.00	-8,000,000.00	8,000,000.00	800,000.00	0.00	2,000,000.00
Grand Total	0.00	39,999,528.79	-1,500,000.00	-953,136.76	-4,146,220.26	-4,000,000.00	-10,500,000.00	-13,808,104.89	8,000,000.00	3,620,220.28	518,432.93	0.00

During the financial year, Council:

- Decreased its fixed rate bond exposure by \$8.7m (\$8.6m in sales, \$2m in maturities, and \$2m in new purchases)
- Increased its floating rate note exposure by \$5.2m (\$11.2m in maturities and \$16.4m in new investments), with the new floating rate notes bought at trading margins ranging from BBSW+0.77% to BBSW+1.12%.
- Received nearly \$50,000 in amortisations from its mortgage backed securities.
- Increased its term deposit exposures by \$20m (\$215m in maturities and \$235m in new investments), with new term deposits earning a weighted average rate of 1.43%pa.



## Investment Strategy Recommendations

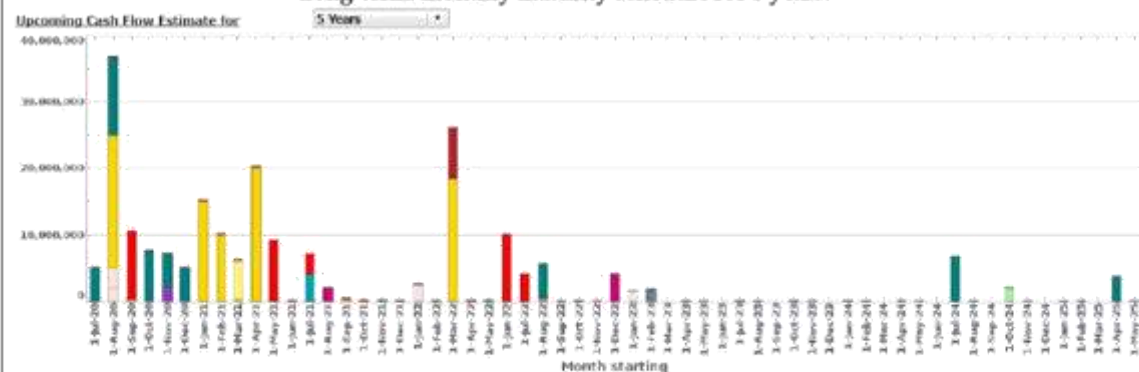
### Upcoming cash flow (existing investments):

Council has taken advantage of market opportunities as they arose compiling a sound and diversified portfolio with a good spread of near term maturities to cater for upcoming cash requirements:

#### Short-term: weekly maturity schedule for 12 months:



#### Long-term: monthly maturity schedule for 5 years:

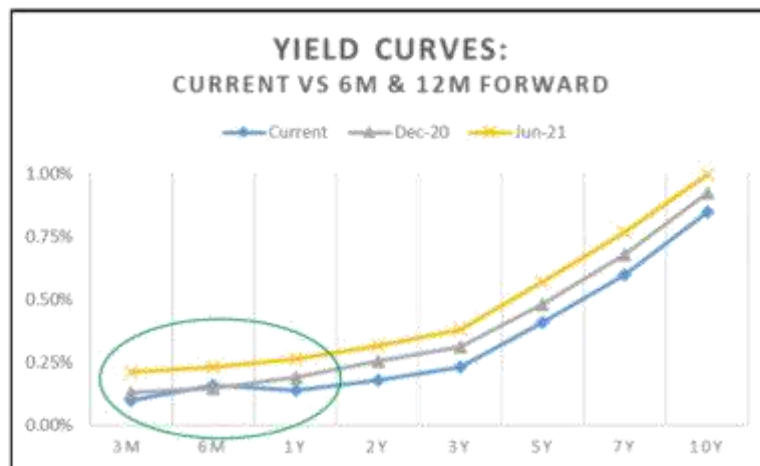


Over the past six months, Council proactively invested \$5.5m in a combination of fixed and floating rate Suncorp Covered Bonds with 5 years to maturity. Suncorp is the highest rated Australian non-fossil fuel lending bank.



## Looking Forward – Value in the Market

**Short-term Outlook (up to 12 months):** The 3 month and 6 month rates are expected to remain largely unchanged for the next six months (difference between the blue and grey lines below) and only a modest increase in the 12 month rate. By the end of the 2020/21 financial year, market rates are expected to be slightly higher than current levels (yellow line versus blue line)

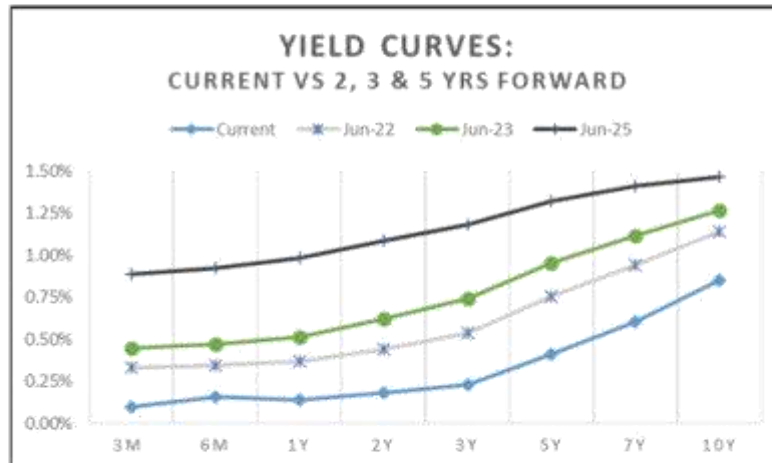


This indicates that competitively priced term deposits in the 6-9 month range are good value now as reinvestment rates upon their maturities will likely be similar to current levels.

The gap between today's rates and those expected to be offered in the future begins to widen at 12 months onward, therefore it is recommended to be particularly selective with longer dated TDs in the current environment to help minimise reinvestment risk.



**Long-term Outlook (12 months and greater):** The market is expecting interest rates to increase steadily across the yield curve between now and 2,3, & 5 years:



This implies that interest rates on floating rate securities that use the 3mo BBSW as its base, is expected to increase markedly. Therefore, a floating rate note or floating rate TD may be a better option than fixed rate alternatives for maturities of 2 years and greater.

With the introduction of the RBA's Term Funding Facility which provides Australian banks with 3 year funds at 0.25%pa, their appetite for more expensive customer and market funding options such as term deposits and bond issues has decreased. Consequently, new bank issued bonds hitting the domestic market have been coming primarily from overseas banks which do not have access to the Term Funding Facility.

Forward looking comparisons between fixed and floating rate options are always undertaken when assessing a long dated floating rate note or term deposit.





## Summary:

- Council's investment portfolio is prudently managed and consists of assets appropriate for a local government entity.
- With the onset of Covid-19 in an already weak economic environment, the Australian Government and the RBA have taken aggressive fiscal and monetary action over the past six months.
- The RBA slashed the official cash rate by 50 basis points over the past 6 months taking the benchmark rate to 0.25%pa. The economic environment and the RBA's monetary actions have filtered through to bank term deposit rates. Over the financial year, the average term deposit rates on a selection of the largest Australian banks have declined by approximately 100-115 basis points across the 1 to 12 month range and 85-95 basis points between the 1 to 5 year range.
- As part of NSW TCorp loan covenant requirements, Council had to sharply reduce its exposure to investments in banks with long term credit ratings in the BBB category to a maximum of 20% by 30 April 2020.
- The majority of non-fossil fuel lending banks have credit ratings in the BBB credit rating category, making the use of Socially Responsible Investments in the form of Green TDs and ESG-focussed bonds an even more important part of Council's portfolio going forward.
- Council's portfolio outperformed the bank bill index for the 2019/20 Financial Year generating a return of 2.19%pa on a marked-to-market basis versus the benchmark's 0.85%pa.
- Based on the current interest rate outlook, competitively priced term deposits in the 6-9 month range are good value now as reinvestment rates upon their maturities will likely be similar to current levels.
- Investment opportunities across all time periods will continue to be considered closely, particularly Socially Responsible Investments, in conjunction with Council's cash expenditure requirements and policy to help ensure the portfolio remains well positioned to take advantage of the changing market conditions.

**Disclaimer:** The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Prudential Investment Services Corp has relied upon information which it believes to be reliable and accurate. Prudential Investment Services Corp believes that this report and the opinions expressed in this report are accurate, but no warranty of accuracy or reliability is given. Prudential Investment Services Corp does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Prudential Investment Services Corp. AFS Licence No. 468145.



## Appendix A – Asset Allocation and Investment Security Review

The following is a synopsis of Council's investment holdings as of 30 June 2020 with comments on the underlying structures:

By Product	Face Value (\$)
Bonds	32,444,000.00
Cash	8,534,918.50
Floating Rate Note	45,950,000.00
Mortgage Backed Security	1,526,227.97
Term Deposit	135,000,000.00
	<b>223,455,146.47</b>

### Term Deposits and At Call Accounts

- Term Deposits with Australian licenced ADIs
- \$135,000,000 investments in fixed rate term deposits
- Maturity: Jul 2020 to Jul 2022
- \$8,534,918 invested at call
- Risk of Capital Loss: Low

Term Deposits are held to maturity investments which generally offer a fixed rate for terms under 12 months while terms over 12 months can be offered in both fixed and floating rate options. Rates offered by banks are often more dependent on the bank's funding requirements than the bank's credit ratings, as evidenced by the four major banks frequently paying higher rates than lower rated or unrated banks.

Council's term deposit exposures as at 30 June 2020 included:

Bank	Credit Rating	Geographic Operation	Bank Total Assets (\$m)	Capital Adequacy Ratio	Current Exposure (\$)
Commonwealth Bank of Australia	A-1+, A+	Australia wide and internationally	908,384	10.7%	55,000,000
Suncorp Bank	A-1, A+	Australia wide	78,031	9.0%	34,000,000
Westpac Group	A-1+, A+	Australia wide and internationally	905,141	10.8%	36,000,000
					<b>135,000,000</b>

### Bank Issued Fixed and Floating Rate Notes

- 25 fixed and floating rate notes from 10 ADIs
- 1 NSW fixed rate bond
- \$78,394,000 investment
- Maturity Date: Aug 2020 to Nov 2028

These investments are senior ranked debt obligations of Australian ADIs. They are intended to be held to maturity but can be sold in the market if liquidity is required or if a favourable switch opportunity arises; the price obtained would be dependent upon market conditions and demand at the time. They are also subject to the market's scrutiny of the underlying risk of the issuer's ability to repay its obligations. Therefore, unlike term deposits, these securities provide a more transparent risk assessment of the ADI with lower rated banks paying higher margins than higher rated banks.

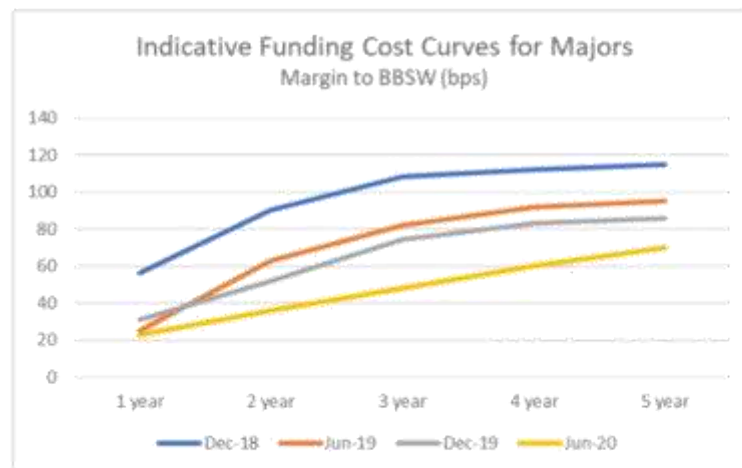
Floating rate notes were caught up on in the "risk off" trade in March when global investors moved their funds to perceived "safer" locales, such as US Treasuries. This saw the trading margins of 5 year FRNs from the major banks





**Risk of Capital  
Loss: Low**

were issued at BBSW+0.76% in January 2020 blow out to over BBSW+1.50%. However with market conditions now easing, any new 5 year issuance from the major banks is expected to be priced in the BBSW+0.65% area ie much lower than earlier this year despite the turmoil.



Source: CBA and ANZ

Council's fixed/floating rate note exposures as at 30 June 2020 included:

Bank	Credit Rating	Geographic Operation	Bank Total Assets (\$m)	Capital Adequacy Ratio	Current Exposure (\$m)
Bank Australia	A-2, BBB	Predominately VIC	8,834	15.9%	6,000,000
Bendigo and Adelaide Bank	A-2, BBB+	Australia wide	88,872	8.7%	9,000,000
Commonwealth Bank of Australia	A-1+, AA-	Australia wide and internationally	968,384	10.7%	18,200,000
Credit Union Australia	A-2, BBB	Australia wide	19,785	13.5%	2,000,000
Heritage Bank	P-2, Baa1	Predominately QLD	13,829	13.4%	5,800,000
Members Equity Bank	A-2, BBB	Australia wide	25,559	9.6%	2,000,000
National Australia Bank	A-1+, AA-	Australia wide and internationally	762,529	10.8%	7,444,000
Newcastle Permanent Building Society	A-2, BBB	Predominately NSW	13,500	20.0%	1,700,000
NSW T-Corp (Green)	A-1+, AAA	NSW	N/A	N/A	5,000,000
Suncorp Bank	A-1, A+	Australia wide	78,831	9.0%	11,750,000
Suncorp Bank (Covered)	AAA, AAA				5,500,000
Teachers Mutual Bank	A-2, BBB	Predominately NSW, QLD, WA	8,135	14.4%	4,000,000
					<b>78,394,000</b>

These securities continue to deliver a high, consistent income stream in line with Council's original investment objectives.

## Mortgage Backed Securities

### Emerald Reverse Mortgage 2006-1 Class A

- \$526,228 investment
- Not Rated

Emerald Reverse Mortgage Series 2006-1 Trust is comprised of a pool of Australian reverse mortgage loans originated by Bluestone Equity Release Pty Ltd.

Bluestone provides reverse mortgages to homeowners who have built up a significant equity position in their homes. The homeowners are thus able to draw on the equity of their homes without selling.



- Legal maturity:  
August 2051

**Outstanding loan pool:** The nature of reverse mortgages is such that they have low Loan to Value (LTV) Ratios (i.e. the amount of the loan in relation to the value of the property) when initially issued. The Notes' overall LTV Ratio gradually increases as the Notes age. This particular pool currently has an average LTV ratio of approximately 48%. This compares to normal mortgage-backed securities which typically have LTVs in the 75-90% range.

Upon issuance in 2006 the security consisted of 1817 loans. Through repayments and discharges of loans, the pool is now down to 435 loans. The overall outstanding loan balance is currently \$95m.

**Geographic composition:** The loan pool is comprised of entirely Australian mortgages sourced from:

NSW: 41%	WA: 23%	QLD: 17%
VIC: 10%	TAS: 5.5%	SA: 2.5% & ACT: 1%

**Property revaluation:** Bluestone advises that the underlying properties are fully revalued over a 3 yearly cycle.

**Credit rating:** Last rating by Fitch Ratings for this security was AA. Fitch stopped monitoring the security in July 2020 stating it was not economically feasible for them to do so. The holdings will show as "not rated", but they remain eligible investments under the Ministerial Order as 'grandfathered' securities held prior to the amended Order in 2011.

**Interest rate:** The 2006-1 Class A notes pay a quarterly coupon payment and rate reset based upon the 3mo BBSW rate + 0.45%. Having been extended beyond its original step-up date, this security is now accruing an additional 0.90%pa to be paid out when the entire issue, including lower tranches, is called back.

**Liquidity provider:** Barclays Bank is the liquidity provider for the Class A notes. If loan repayments during a quarter do not suffice to cover interest on the notes then the liquidity provider makes up the difference for the quarter's interest payment, reimbursed to Barclays by future repayments. There are currently no draws on the liquidity facility.

**Valuation and Selling prospect:** The market for Australian mortgage backed securities, particularly non-traditional structures such as these, remains very illiquid as a flow on from the global financial crisis.

Accurate pricing is difficult given a lack of trading of this security.

**Capital Repayment:** The legal maturity for the Class A notes is 2051. This is the date that takes into consideration the longest underlying mortgages in the pool. Due to discharges and repayments of the underlying mortgages in the pool, the security is anticipated to be called back before the legal maturity date.

When issued, the security's margin step-up date was regarded as the approximate call date for the bond. The step-up margin, as detailed above, is



	<p>an increase in the quarterly interest rate payable on the security and is regarded as an incentive to the issuer to call the bonds back, ie repay investor’s capital.</p> <p>Bluestone has advised that based on the current rate of underlying loan repayments, the gradual quarterly capital repayments to noteholders may continue for many years.</p> <p>To date, the anticipated weighted average life of the Emerald security has been used in Council’s reports, as per market convention for mortgage backed securities. Given the uncertainty of the actual final repayment, going forward the legal maturity date of August 2051 will be used.</p> <p>To date, in addition to the regular quarterly interest payments, Council has received \$473,772 of its original capital back into its bank account as loan prepayments flow through to the noteholders.</p>						
<p><b>Emerald Reverse Mortgage 2006-1 Class B</b></p> <ul style="list-style-type: none"><li>▪ \$1,000,000 investment</li><li>▪ Not Rated</li><li>▪ Legal maturity: August 2056</li></ul>	<p>Emerald Reverse Mortgage Series 2006-1 Trust is comprised of a pool of Australian reverse mortgage loans originated by Bluestone Equity Release Pty Ltd.</p> <p>Bluestone provides reverse mortgages to homeowners who have built up a significant equity position in their homes. The homeowners are thus able to draw on the equity of their homes without selling.</p> <p>The nature of reverse mortgages is such that they have low Loan to Value (LTV) Ratios (i.e. the amount of the loan in relation to the value of the property) when initially issued. The Notes’ overall LTV Ratio gradually increases as the Notes age. This particular pool currently has an average LTV ratio of approximately 48%. This compares to normal mortgage-backed securities which typically have LTVs in the 75-90% range.</p> <p><b>Geographic composition:</b> The loan pool is comprised of entirely Australian mortgages sourced from:</p> <table><tr><td>NSW: 41%</td><td>WA: 23%</td><td>QLD: 17%</td></tr><tr><td>VIC: 10%</td><td>TAS: 5.5%</td><td>SA: 2.5% &amp; ACT: 1%</td></tr></table> <p>The legal maturity for the Class B notes is August 2056. This is the date that takes into consideration the longest underlying mortgages in the pool. Due to discharges and repayments of the underlying mortgages in the pool, the security is anticipated to be called back before the legal maturity date. To date, the anticipated weighted average life of the Emerald security has been used in Council’s reports, as per market convention for mortgage backed securities. Given the uncertainty of the actual final repayment, going forward the legal maturity date of August 2056 will be used.</p> <p>The 2006-1 Class B issue pays a quarterly coupon payment and rate reset based upon the 3mo BBSW rate + 0.75%. Having been extended beyond its original anticipated call date, this security is now accruing an additional 1.50%pa to be paid out when the entire issue, i.e. all tranches, is called back.</p>	NSW: 41%	WA: 23%	QLD: 17%	VIC: 10%	TAS: 5.5%	SA: 2.5% & ACT: 1%
NSW: 41%	WA: 23%	QLD: 17%					
VIC: 10%	TAS: 5.5%	SA: 2.5% & ACT: 1%					



	<p>The last credit rating by Fitch Ratings for this security was BBB. Fitch stopped rating the security in July 2020 stating it was not economically reasonable for them to continue monitoring. The holdings will show as “not rated”, but they remain eligible investments under the Ministerial Order as ‘grandfathered’ securities held prior to the amended Order in 2011.</p> <p>The market for Australian mortgage backed securities, particularly non-traditional structures such as these, remains very illiquid as a flow on from the global financial crisis.</p> <p><b>Combined, the Class A and B holdings represent a very small percentage (~0.7%) of the Council’s overall investment portfolio.</b></p>
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All of the holdings in the investment portfolio are considered to be very sound with little risk of capital loss:

**Other Key Risks:** The following risks may also apply to Council’s investments:

- **Liquidity risk:** The risk that Council may be unable to sell any or part of an investment on to the secondary market at a level suitable to them – or at all. Tradeable securities may be liquid in normal market conditions; however rates/margins may change substantially in periods of market stress.
- **Interest Rate Risk:** The risk to the value of an investment caused by changes in market interest rates. Floating Rate Securities have limited interest rate risk; Fixed Rate Securities are exposed to mark-to-market changes caused by movements in swap markets.
- **Market Risk:** The risk to the value of an investment caused by changes in related markets. Tradeable securities are exposed to market perceptions of issuer credit and credit markets generally.
- **Issuer/Credit risk:** The risk of default of the Issuer/Counterparty. Note that any issuer default may result in partial or total investor capital loss.





## Appendix B – NSW Local Government Eligible Investments

### **Definitions of Eligible ADI Investments:**

**At call deposits:** Cash invested on an overnight basis with an Australian Authorised Deposit-taking Institution (ADI). Funds can be recalled or re-invested prior to the bank's Real Time Gross Settlement cut-off each day.

#### *Benefits*

- At call accounts provides a quick and easy investment solution for current balances that are not being used otherwise.

#### *Major Risks / Disadvantages*

- Potentially a lower return investment product.
- Credit risk is a function of the creditworthiness of the issuer.

**Covered Bonds:** interest bearing senior ranking debt obligations of an Authorised Deposit-taking Institution (ADI) which have specific bank assets, ie loans, backing the bond. Covered bonds are market traded securities. They can be either fixed rate or floating rate interest bearing and typically are issued with 5+ year maturities. In the case of a bank failure, holders of covered bonds rank ahead of depositors and unsecured senior bond holders having first recourse to the underlying pool of assets backing the bond. If the pool's assets are not sufficient to meet the covered bond's obligations, holders then have recourse to the bank's total assets equal to other senior unsecured bondholders.

#### *Benefits*

- Highest ranking securities within a bank's capital structure.
- Securities are liquid allowing them to be sold on the secondary market.
- Fixed rate: Future coupons are known which helps with cash flow forecasting.
- Floating rate: Coupons move with the market, allowing for investor participation when interest rates increase.

#### *Major Risks / Disadvantages*

- Credit risk is a function of the creditworthiness of the issuer/underlying assets.
- Fixed rate: interest rate risk applies in that a pre-determined coupon rate is locked in.
- Floating rate: coupons move with the market, allowing for reduced earning capacity when interest rates decrease.

*Council has Suncorp Bank Covered Bonds, fixed and floating rate versions, in its portfolio.*



**Term deposits:** interest bearing deposit held at an ADI for a specific contracted period. Term deposits are not tradeable in the market. They typically have a fixed rate for their life, but floating rate term deposits are also available. Prior to the introduction of Covered Bonds into the Australian market, in early 2012, term deposits ranked at the top of an ADI's capital structure.

#### *Benefits*

- Term deposits are considered to be a relatively low-risk investment.
- As these funds are not callable prior to maturity, banks generally offer a return premium.
- This type of investment allows investors to match cash flow requirements.
- The return is known.

#### *Major Risks/Disadvantages*

- Liquidity risk applies in that deposits are not redeemable before maturity. Deposits may not be breakable at all or may only be broken after a prohibitive break fee is paid.
- Interest Rate risk applies in that the rate of return is fixed.
- Credit risk is a function of the creditworthiness of the ADI.
- Counterparty/credit risk increases if invested with unrated/low rated financial institutions.

*As noted, various Term Deposits are providing good value and where appropriate these are being actively recommended to Council and included in the portfolio. As with all investments there is a risk/reward trade-off - even with term deposits from Australian ADI's - and these are being actively monitored.*

**Bank Bills and Negotiable Certificates of Deposits (NCDs):** are similar types of interest bearing securities issued/accepted by ADIs, typically short dated. Unlike term deposits, these are tradeable in the market prior to maturity.

#### *Benefits*

- Counterparty party risk is partially mitigated by the accepting/issuing bank, which is typically a bank with very high credit rating.
- The return on the bank Bill and NCD is known if held until maturity.
- Bank bills and NCDs are liquid and can be traded on the secondary market.

#### *Major Risks / Disadvantages*

- Being a lower risk investment option, Bank Bills/NCDs provide a lower return.
- Interest Rate risk is present in that the rate is locked in for a fixed term.
- Credit risk is a function of the creditworthiness of the accepting/issuing bank.



*These securities provide exceptional liquidity and in the current climate are very useful where this is a key requirement for cash flow management. However, most current offerings are not providing as attractive a return as available from Term Deposits. As with other eligible investments, these are being regularly monitored, particularly as the margins on Term Deposits narrow.*

**Senior Debt Bonds:** interest bearing securities which are senior debt obligations of the issuing ADL. Senior bonds are tradeable in the market. They can be either fixed rate or floating rate interest bearing and are typically issued with 3+ year maturities. Interest is paid at scheduled intervals based on the face value of the bond with repayment of capital paid upon maturity. In the case of a bank failure, senior bond holders rank above subordinated debt holders and shareholders but below covered bond holders and depositors.

#### *Benefits*

- High ranking securities within a bank's capital structure.
- Securities are liquid allowing them to be sold on the secondary market.
- Fixed rate: Future coupons are known which helps with cash flow forecasting.
- Floating rate: Coupons move with the market, allowing for investor participation when interest rates increase.

#### *Major Risks / Disadvantages*

- Credit risk is a function of the creditworthiness of the issuer/ underlying assets.
- Interest rate risk applies in that a pre-determined coupon rate is locked in.
- Fixed rate: interest rate risk applies in that a pre-determined coupon rate is locked in.
- Floating rate: coupons move with the market, allowing for reduced earning capacity when interest rates decrease.

*Australian-owned ADIs regularly issue Senior Bank Bond issues and Council has been proactive in obtaining those that fit its policy, strategy and cash flow requirements. Where appropriate, these will continue to be brought to Council's attention as they come to market.*

### **Other NSW Local Government Eligible Investments (Non-ADI):**

#### **Commonwealth/State/Territory Government securities e.g. bonds:-**

These are interest paying securities which are issued by one of the above Australian government bodies and are guaranteed by that issuer. As such, these securities carry the same credit rating as the issuing government body.

#### *Benefits*

- Among the most secure investments available to Australian investors.
- Future coupons are known which helps with cash flow forecasting.

#### *Major Risks / Disadvantages*

- Typically much lower yielding than other investment options due to low investment risk of issuer.
- Interest rate risk applies in that a pre-determined coupon rate is locked in.



*Council has exposure to the NSW Treasury Corp's Green Bond which carries the credit rating of the NSW Government. While returns on government bonds are typically lower than those available on lower rated bank issues, the 10 year Green Bond provided Council with sound diversification for its Socially Responsible Investment portfolio.*

## **Deposits with NSW Treasury &/or Investments in NSW Treasury Corporation's Investment Management Funds:-**

The NSW Treasury Corporation Investment Management Funds (TCorpIM Funds) comprises a number of pooled managed funds options each set up as a unit trust. The current cash and fixed income options available through TCorpIM are the Cash Fund and the Strategic Cash Fund.

The Cash Fund provides the more transactional type option and is designed for investments ranging from overnight to 1.5 years, whilst the Strategic Cash Fund is designed for investments ranging from 1.5 years out to 3 years.

Both investments will pay back the balance of the investment generally within 24 to 72 hours.

### *Benefits*

- Investments are pooled and as such a much more diversified pool of underlying investment is possible over investing in securities directly – particularly for small investment amounts.
- A broader investment pool usually allows for a smoothing of any volatility in the underlying investments.

### *Major Risks/Disadvantages*

- As a unit trust, investment in the TCorpIM Funds are not deposits or liabilities of NSW TCorp.
- The TCorp IM Funds are subject to market and liquidity risk associated with their underlying securities.
- Usually an additional layer of fees is incurred via a managed fund to pay for fund manager costs.

*Returns on these funds are occasionally competitive with traditional bank cash accounts and short dated TDs. With the advantage of very good liquidity, at a time that TDs can no longer be redeemed early, these funds are being more closely monitored for a possible recommendation for Council's use.*





## Appendix C – Australian ADI Credit Ratings

S&P Ratings (unless noted otherwise)		As at 30 June 2020 (Changes within past 12 months in yellow)			
Issuer Name	Rating Type	Long Term Ratings		Short Term Ratings	
Long term 'AA' rating category		Rating	Date	Rating	Date
ANZ Bank New Zealand Ltd	Issuer	AA-	01-Dec-2011	A-1+	11-Sep-1990
	Outlook	Negative	07-Apr-2020		
Commonwealth Bank of Australia	Issuer	AA-	01-Dec-2011	A-1+	14-Jun-1990
	Outlook	Negative	07-Apr-2020		
National Australia Bank Limited	Issuer	AA-	01-Dec-2011	A-1+	15-Nov-1994
	Outlook	Negative	07-Apr-2020		
Westpac Banking Corporation	Issuer	AA-	01-Dec-2011	A-1+	12-Sep-1990
	Outlook	Negative	07-Apr-2020		
Bank of Melbourne		Refer to Westpac Banking Corp		Refer to Westpac Banking Corp	
Bankwest		Refer to Commonwealth Bank of Aust		Refer to Commonwealth Bank of Aust	
St George Bank		Refer to Westpac Banking Corp		Refer to Westpac Banking Corp	
Rabobank Australia Ltd	Issuer	A+ (parent rating)	04-Nov-2014	A-1 (parent rating)	04-Nov-2014
	Outlook	Negative	15-Apr-2020		
Long term 'A' rating category					
Cuscal Limited	Issuer	A+	22-Dec-2010	A-1	22-Dec-2010
	Outlook	Stable	05-Nov-2018		
HSBC Bank Australia Limited	Issuer	A+	30-Jul-2013	A-1	30-Jul-2013
	Outlook	Stable	30-Jul-2013		
Suncorp-Metway Limited	Issuer	A+	04-Oct-2010	A-1	11-Dec-2003
	Outlook	Positive	11-Jan-2020		
ABN AMRO Bank N.V.	Issuer	A	16-Nov-2012	A-1	05-Feb-2010
	Outlook	Negative	09-Apr-2020		
Bank of China Ltd	Issuer	A	30-Nov-2011	A-1	30-Nov-2011
	Outlook	Stable	30-Nov-2011		
Citigroup Pty Ltd	Issuer	A	17-Dec-2016	A-1	17-Dec-2016
	Outlook	Stable	17-Dec-2016		
Macquarie Bank Ltd	Issuer	A+	11-Dec-2018	A-1	17-Jan-1994
	Outlook	Negative	07-Apr-2020		
ING Bank (Australia) Ltd	Issuer	A	27-Jul-2017	A-1	27-Jul-2017
	Outlook	Stable	27-Jul-2017		
Long term 'BBB' rating category					
AMP Bank Ltd	Issuer	BBB+	27-Aug-2019	A-2	01-Mar-2019
	Outlook	Negative	27-Aug-2019		
Bank of Queensland Limited	Issuer	BBB+	23-May-2017	A-2	04-Sep-2013
	Outlook	Stable	23-May-2017		
Bendigo & Adelaide Bank Limited	Issuer	BBB+	23-May-2017	A-2	29-May-2002
	Outlook	Stable	23-May-2017		
Heritage Bank Ltd	Issuer	Baa1 (Moody's)	20-Jun-2017	P-2 (Moody's)	20-Jun-17
	Outlook	Stable	20-Jun-2017		
Mystate Financial Ltd	Issuer	Baa1 (Moody's)	17-Oct-2017	P-2 (Moody's)	17-Oct-17
	Outlook	Stable	17-Oct-2017		
QT Mutual Bank Limited	Issuer	BBB+	16-Jul-2012	A-2	16-Jul-2012
	Outlook	Stable	24-Nov-2016		
Rural Bank Ltd		Refer to Bendigo & Adelaide Bank		Refer to Bendigo & Adelaide Bank	
Australian Central Credit Union Ltd (Peoples Choice Credit Union)	Issuer	BBB	22-May-2017	A-2	15-Jun-2012
	Outlook	Stable	22-May-2017		
Auswide Bank Ltd	Issuer	Baa2 (Moody's)	18-Sep-2017	P-2 (Moody's)	18-Sep-2017
	Outlook	Stable	18-Sep-2017		
Bank Australia	Issuer	BBB	23-May-2017	A-2	21-Jan-2008
	Outlook	Stable	23-May-2017		
Credit Union Australia Ltd	Issuer	BBB	23-May-2017	A-2	15-Oct-2010
	Outlook	Stable	23-May-2017		
Defence Bank Ltd	Issuer	BBB	23-May-2017	A-2	22-Apr-2013
	Outlook	Stable	23-May-2017		
Greater Bank Ltd	Issuer	BBB	23-May-2017	A-2	12-Oct-2006
	Outlook	Stable	23-May-2017		
IMB Ltd	Issuer	Baa1 (Moody's)	22-Dec-2017	P-2 (Moody's)	22-Dec-2017
	Outlook	Stable	22-Dec-2017		
Members Equity Bank Pty Ltd	Issuer	BBB	23-May-2017	A-2	26-Aug-2006
	Outlook	Stable	23-May-2017		
Newcastle Permanent Building Society Ltd	Issuer	BBB	23-May-2017	A-2	12-Oct-2004
	Outlook	Stable	23-May-2017		
Police & Nurses Ltd	Issuer	BBB	01-Sep-2014	A-2	02-Feb-2012
	Outlook	Stable	23-May-2017		
Police Bank Ltd	Issuer	BBB	23-May-2017	A-2	02-Feb-2012
	Outlook	Stable	23-May-2017		
Teachers Mutual Bank Ltd	Issuer	BBB	23-May-2017	A-2	04-Aug-2010
	Outlook	Stable	23-May-2017		
Qudos Bank (Qantas Staff Credit Union Ltd)	Issuer	Baa1 (Moody's)	29-Jul-2019	P-2 (Moody's)	29-Jul-2019
	Outlook	Stable	29-Jul-2019		
QBank (QPCU Ltd)	Issuer	BBB-	22-May-2017	A-3	22-May-2017
	Outlook	Stable	22-May-2017		



## Appendix D – Standard & Poor's Credit Ratings

### Short-Term Issue Credit Ratings

Category	Definition
<b>A-1</b>	A short-term obligation rated 'A-1' is rated in the highest category by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
<b>A-2</b>	A short-term obligation rated 'A-2' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.
<b>A-3</b>	A short-term obligation rated 'A-3' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
<b>B</b>	A short-term obligation rated 'B' is regarded as vulnerable and has significant speculative characteristics. The obligor currently has the capacity to meet its financial commitments; however, it faces major ongoing uncertainties which could lead to the obligor's inadequate capacity to meet its financial commitments.
<b>C</b>	A short-term obligation rated 'C' is currently vulnerable to nonpayment and is dependent upon favorable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation.
<b>D</b>	A short-term obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless Standard & Poor's believes that such payments will be made within any stated grace period. However, any stated grace period longer than five business days will be treated as five business days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of a similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.

### Long-Term Issue Credit Ratings\*

Category	Definition
<b>AAA</b>	An obligation rated 'AAA' has the highest rating assigned by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.
<b>AA</b>	An obligation rated 'AA' differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.
<b>A</b>	An obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitment on the obligation is still strong.
<b>BBB</b>	An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
<b>BB; B; CCC; CC; and C</b>	Obligations rated 'BB', 'B', 'CCC', 'CC', and 'C' are regarded as having significant speculative characteristics. 'BB' indicates the least degree of speculation and 'C' the highest. While such obligations will likely have some quality and protective characteristics, these may be outweighed by large uncertainties or major exposures to adverse conditions.
<b>BB</b>	An obligation rated 'BB' is less vulnerable to nonpayment than other speculative issues. However, it faces major ongoing uncertainties or exposure to adverse business, financial, or economic conditions which could lead to the obligor's inadequate capacity to meet its financial commitment on the obligation.
<b>B</b>	An obligation rated 'B' is more vulnerable to nonpayment than obligations rated 'BB', but the obligor currently has the capacity to meet its financial commitment on the obligation. Adverse business, financial, or economic conditions will likely impair the obligor's capacity or willingness to meet its financial commitment on the obligation.
<b>CCC</b>	An obligation rated 'CCC' is currently vulnerable to nonpayment, and is dependent upon favorable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation. In the event of adverse business, financial, or economic conditions, the obligor is not likely to have the capacity to meet its financial commitment on the obligation.
<b>CC</b>	An obligation rated 'CC' is currently highly vulnerable to nonpayment. The 'CC' rating is used when a default has not yet occurred, but Standard & Poor's expects default to be a virtual certainty, regardless of the anticipated time to default.
<b>C</b>	An obligation rated 'C' is currently highly vulnerable to nonpayment, and the obligation is expected to have lower relative seniority or lower ultimate recovery compared to obligations that are rated higher.
<b>D</b>	An obligation rated 'D' is in default or in breach of an imputed promise. For non-hybrid capital instruments, the 'D' rating category is used when payments on an obligation are not made on the date due, unless Standard & Poor's believes that such payments will be made within five business days in the absence of a stated grace period or within the earlier of the stated grace period or 30 calendar days. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of similar action and where default on an obligation is a virtual certainty, for example due to automatic stay provisions. An obligation's rating is lowered to 'D' if it is subject to a distressed exchange offer.
<b>NR</b>	This indicates that no rating has been requested, or that there is insufficient information on which to base a rating, or that Standard & Poor's does not rate a particular obligation as a matter of policy.

\*The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

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**Item No:** C0920(2) Item 12  
**Subject:** NOTICE OF MOTION: BURUWAN PARK PROPOSED NAMING  
**From:** Councillor John Stamolis

**MOTION:**

**THAT Council to notify the Minister for Planning and Public Spaces, as well as Westconnex management that it will conduct a consultation process for the naming of the new park in the rail yards and that the word ‘Buruwan’ will be considered as part of this process.**

**Background**

Last year, there were community protests when Buruwan Park, Annandale was listed for removal by NSW RMS for the WestConnex tollway network.

The loss of the park and its vegetation has been felt heavily by the surrounding community.

The Westconnex project, however, means that a new and large park will be delivered right across the road from where Buruwan Park was.

Depending on the wishes of local aboriginal groups and the community, there may now be the opportunity to use the name ‘Buruwan’ for the new park in the rail yards.

This would recognise the Leichhardt Council policy that new parks and unnamed lanes, where possible, be given Aboriginal names.

Buruwan Park was named in consultation with the Aboriginal Cooperative.

‘Buruwan’ means north wind in the aboriginal language and is a most appropriate name as this is what the area gets most afternoons and is most appreciated on hot summer days.

**Officer’s Comments:**

Staff have no comment.

**ATTACHMENTS**

Nil.

**Item No:** C0920(2) Item 13  
**Subject:** NOTICE OF MOTION: URANIUM MINING BAN IN NSW MUST STAY  
**From:** Councillors Councillor Marghanita Da Cruz and Councillor Louise Steer

**MOTION:**

**THAT Council:**

- 1. Affirms its opposition to any move to lift the 33-year-old ban on uranium mining in NSW;**
- 2. Writes to the NSW Premier and all MPs urging them to support renewable clean energy and jobs solutions;**
- 3. Notes the ‘nuclear free zone’ signs throughout the LGA;**
- 4. Informs residents of its resolution via a media release and information in the next newsletter; and**
- 5. Puts forward the following motion to the LGNSW Conference:**
  - a) NSW Councils oppose any move to lift the ban on uranium mining in NSW**
  - b) That LGNSW Councils writes to the NSW Premier and all MPs urging them to support sustainable and clean energy and jobs solutions**

**Background**

A Bill to overturn the NSW Ban on Mining was introduced into Parliament in 2019 by Mark Latham (One Nation Party). The National’s leader John Barilaro has voiced support for the bill. It is unlikely that uranium mining would lead to the construction of nuclear reactors in NSW. However, mining would have an environmental impact and the storing of waste from Nuclear Reactors remains an issue. The NSW Cabinet has deferred a policy decision to receive a report from Mr Barilaro after further research (Source: Berejiklian government to pursue its own uranium push, SMH, August 24, 2020, <https://www.smh.com.au/politics/nsw/berejiklian-government-to-pursue-its-own-uranium-push-20200824-p55ova.html>)

As a result of a widespread community campaign during the Cold War period of the 1980s and early 1990s, Marrickville, Leichhardt and Ashfield Councils opposed uranium mining and nuclear energy. The councils erected Signs informing residents and visitors of their position.

In November 2018, the Inner West Council joined eighteen Australian cities and local councils calling on the Australian government to join the United Nations Treaty on Prohibition of Nuclear Weapons. Minutes and Agenda Council Meeting 13 November 2018 [https://innerwest.infocouncil.biz/Open/2018/11/C\\_13112018\\_MIN\\_2656\\_WEB.htm](https://innerwest.infocouncil.biz/Open/2018/11/C_13112018_MIN_2656_WEB.htm)

In 2017, Local Government Super (LGS) reinstated its investment restriction on nuclear energy and uranium industries. LG Super has adopted Negative screens which include "We will not actively invest in companies that derive 10% or more of their revenue from Uranium

mining/nuclear" Investment restrictions LG Super, viewed 10 Sep 2020,  
<https://www.lgsuper.com.au/investments/responsible-investment/investment-restrictions/> .

The City of Sydney and Leichhardt Council resolved in 2015 to call on Local Government Super to reverse its decision to invest in nuclear despite claiming an ethically sound investment policies - Fission over Local Government Super policy, 15 Jan 2015, City Hub,  
<https://cityhubsydney.com.au/2015/01/nuclear-council/>

In 2012, the NSW Coalition government removed the 1987 ban on uranium prospecting and exploration. "the words "prospect" and "prospecting" were omitted from sections 3, 4 and 7 of the 1986 Act by Schedule 3 of the Mining Legislation Amendment (Uranium Exploration) Act 2012. The policy change underlying the removal of the prohibition on uranium exploration was discussed in the Second Reading speech to the Mining Legislation Amendment (Uranium Exploration) Bill 2012" (Source:Issues Paper 01/2019, NSW Parliamentary Research Service, 24 September 2019  
<https://www.parliament.nsw.gov.au/researchpapers/Pages/Uranium-Mining-and-Nuclear-Energy-in-New-South-Wales.aspx>)

In July 2008 the NSW Parliament held an Inquiry into the site of the Radium Hill uranium smelter site in Nelson Parade, Hunter's Hill. "The Committee looked at the contamination and radioactivity levels at the site, and the impact of that contamination on public health and the environment. The appropriateness of the Government's planned remediation strategy, and the disposal of waste from the site, will also be considered."  
<https://www.parliament.nsw.gov.au/researchpapers/Pages/Uranium-Mining-and-Nuclear-Energy-in-New-South-Wales.aspx>

**Officer's Comments:**

Staff have no comment.

**ATTACHMENTS**

Nil.

**Item No:** C0920(2) Item 14  
**Subject:** QUESTION ON NOTICE: INNER WEST COUNCIL: SOLAR PANEL OUTPUT  
**From:** Councillor John Stamolis

**Comment by the Chief Executive Officer:**

Answers to all questions will be provided at an Ordinary Council meeting in October 2020.

Inner West Council's Climate and Renewables Strategy is focused on rapidly increasing solar and renewable energy generation. Part of this strategy is to implement solar capacity on Council's assets.

Council's website currently identifies 38 locations where it has installed solar panels. The old Leichhardt Council has 50% of these locations. Council's solar capacity from those 38 locations is 407.4 kwh. The old Leichhardt Council accounts for almost half of this solar capacity (47.5%).

Based on those 20 locations for which output data were provided by Council in 2019, the old Leichhardt Council provided 63.3% of solar output.

2019	Locations	%	Capacity	%	Output	%
Ashfield	4	10.5%	30.2	7.4%		0.0%
Leichhardt	19	50.0%	193.3	47.5%	145,835	63.3%
Marrickville	15	39.5%	183.9	45.1%	84,700	36.7%
Total	38	100.0%	407.4	100.0%	230,535	100.0%

Note: Review and validation of the data provided in this item and/or any other improvement of Council's solar data would be a core requirement of this question on notice. As stated above the output data in this item relate to 20 installations (in 2019) for which data are available.



## Question

Council currently provides solar output data for 62% (249.3 kwh) of its solar capacity but appears to have no data for 38% (151.2 kwh) of capacity. Would it be possible to provide solar output data for those locations where there is no data on the website (for any years applicable)?

	Capacity	2015	2016	2017	2018	2019
Annette Kellerman Aquatic Centre	29.90					
Ashfield Aquatic Centre						
Chrissie Cotter Gallery	1.50					
Deborah Little Early Learning Centre	2.00					
Fanny Durack Aquatic Centre	22.00					
Former Dulwich Hill Library	2.00					
Haberfield library	10.00					
Leichhardt Depot	7.42					
Leichhardt Park Children's Centre	4.00					
May Murray Early Learning Centre	5.00					
Mervyn Fletcher Hall	4.50					
Pioneer Park Rotunda	3.60					
Seaview Street Hall	7.00					
St Peters Depot	30.00					
Steel Park Early Learning Centre	5.00					
Summer Hill Depot	15.70					
Tillman Park Early Learning Centre	8.50					

## Question

What caused the significant falls in output in 2019 for the installations below?

Council Facility	Capacity	2016	2017	2018	2019	% fall 2019
Rozelle Bay Nursery	1.70	1,350	1,175	1,100	0	-100%
Annandale Community Centre	2.42	1,775	1,750	1,745	225	-87%
Leichhardt Administration Building	4.97	4,100	6,400	5,000	1,600	-68%
Balmain Depot	13.00	16,000	15,100	14,400	7,000	-51%
Leichhardt Oval #1	9.88	1,475	1,450	1,425	725	-49%



## Question

What are the reasons for the differences in average output per unit capacity across installations? Note: the data below relate to those solar installations which have 3 full years of data to 2019.

Council Facility	Capacity	2017	2018	2019	Avg output per Unit capacity
Petersham Administration Building	20.00	28,500	28,600	28,600	1,428
John McMahon Child Care Centre	1.85	2,500	2,400	2,600	1,351
Balmain Town Hall and Library	13.00	17,550	17,250	16,900	1,326
Tom Foster Community Centre	25.75	32,500	33,000	32,500	1,269
Cavendish Early Learning Centre	5.00	6,000	6,000	6,000	1,200
Leichhardt Town Hall	20.09	24,750	22,000	21,000	1,124
Leichhardt Park Playground	1.04	900	1,190	1,220	1,061
Hannaforde Centre	3.15	2,700	2,900	3,650	979
LPAC Aquatic Centre Gym	35.51	31,000	36,000	36,000	967
Leichhardt Children's Centre	3.25	3,075	2,900	2,600	879
Foster Street Family Day Care	1.21	1,000	1,050	990	837
Blackmore Oval	10.35	2,750	6,950	5,450	488
Jimmy Little Community Centre	27.00	1,790	2,800	2,875	92
Total	167.20	155,015	163,040	160,385	954

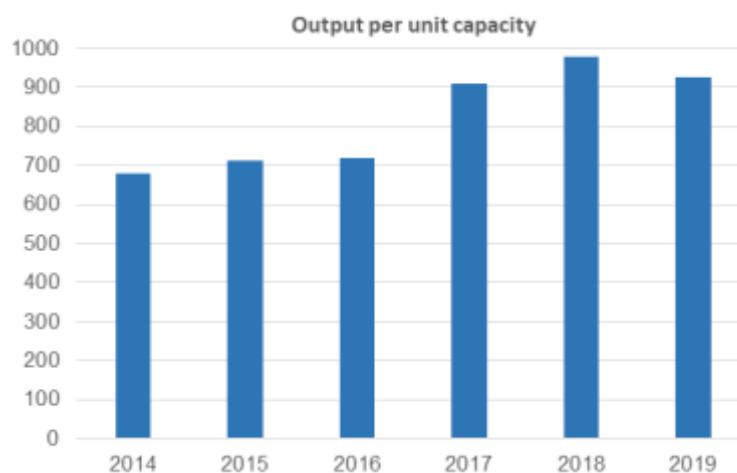
## Question

The data show that some larger solar facilities do not produce as much output as smaller facilities. What are the reasons for this?

Council Facility	Capacity	Rank capacity	2019	Rank output
LPAC Aquatic Centre Gym	35.51	1	36,000	2
LPAC Program Pool Building	29.90	2	43,000	1
Jimmy Little Community Centre	27.00	3	2,875	12
Tom Foster Community Centre	25.75	4	32,500	3
Leichhardt Town Hall	20.09	5	21,000	5
Petersham Administration Building	20.00	6	28,600	4
Petersham Town Hall	15.00	7	13,500	7
Balmain Town Hall and Library	13.00	8	16,900	6
Blackmore Oval	10.35	9	5,450	9
Yirran Gumal Early Learning Centre	5.22	10	4,100	10
Cavendish Early Learning Centre	5.00	11	6,000	8
Leichhardt Children's Centre	3.25	12	2,600	13
Hannaforde Centre	3.15	13	3,650	11
John McMahon Child Care Centre	1.85	14	2,600	13
Foster Street Family Day Care	1.21	15	990	16
Leichhardt Park Playground	1.04	16	1,220	15

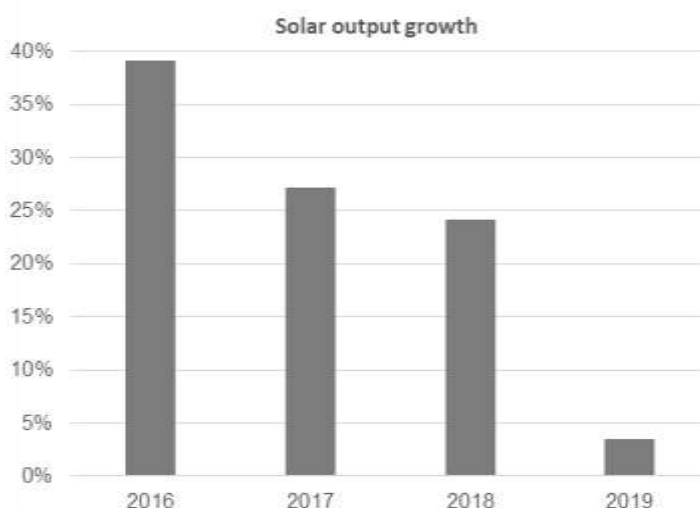
## Question

The chart shows that output per unit capacity from Council's solar installations fell by 5.5% in 2019. Could Council investigate this and provide reasons?



## Question

Total output from Council's solar installations increased by 3.5% in 2019 and 24.4% in 2018. It appears that Council's growth in solar output from its own assets is subdued?



**Question**

What other solar installations (and capacity) are proposed for IWC assets in the next year or two?

**Question**

Could Council produce a summary (annual) table along the lines of that in 4. above for all installations and place this on the website? The data should go back 5 or 6 years.

**ATTACHMENTS**

Nil.

**Item No:** C0920(2) Item 15  
**Subject:** HENSON PARK UPGRADE TENDER REPORT  
**Prepared By:** Tim Brown - Coordinator Parks Project Delivery  
**Authorised By:** Cathy Edwards-Davis - Director Infrastructure

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## RECOMMENDATION

**THAT Council adopt the recommendation contained in the Confidential Attachment 1.**

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## DISCUSSION

Council invited tenders for the Henson Park Upgrade, Tender No 11-20. Tenders closed on 28 August 2020.

The project scope includes:

- New Santa Anna turf.
- Repair of sinkhole.
- Improved field drainage and field grading.
- Diversion of stormwater drainage around the field.
- Irrigation upgrade with new 65kL header tank.
- Stormwater harvesting with storage in new 200kL tank.
- Upgraded electrical switchboard and reticulation.

Tenders were evaluated in accordance with Council's Purchasing Policy and Procedures and the Local Government Act 1993 and General Regulations 2005. A Summary of the Tender Evaluation Committee's report is attached as Confidential Attachment 1. Pending Council approval, the works are expected to commence in October 2020 with completion by April 2021.

## FINANCIAL IMPLICATIONS

Funding for the project is allocated within Council's capital works budget.

## ATTACHMENTS

1. Henson Park Tender Evaluation - Confidential - *Confidential*