MEETING NOTICE

The **Ordinary Meeting** of **Bayside Council** will be held in the Rockdale Town Hall, Council Chambers, Level 1, 448 Princes Highway, Rockdale on **Wednesday 14 November 2018** at **7.00 pm.**

AGENDA

- 1 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS
- 2 OPENING PRAYER
- 3 APOLOGIES
- 4 DISCLOSURES OF INTEREST

5 MINUTES OF PREVIOUS MEETINGS

6 MAYORAL MINUTES

Nil

7 PUBLIC FORUM

Members of the public, who have applied to speak at the meeting, will be invited to address the meeting.

Any item the subject of the Public Forum will be brought forward and considered after the conclusion of the speakers for that item.

8 REPORTS

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10.1	Notice of Motion - Renaming Bayside Wards	<u> </u>
QUES	TIONS WITH NOTICE	

12 CALL FOR RESCISSION MOTIONS

The meeting will be video recorded and live streamed to the community via Council's Facebook page, in accordance with Council's Code of Meeting Practice.

Meredith Wallace General Manager

Council Meeting

Item No	5.1
Subject	Minutes of the Council Meeting - 10 October 2018
Report by	Michael Mamo, Director City Performance
File	SF17/2830

Officer Recommendation

That the Minutes of the Council meeting held on 10 October 2018 be confirmed as a true record of proceedings.

Present

Mayor, Councillor Bill Saravinovski Deputy Mayor, Councillor Joe Awada Councillor Liz Barlow Councillor Christina Curry Councillor Tarek Ibrahim Councillor Petros Kalligas Councillor James Macdonald Councillor Ed McDougall Councillor Scott Morrissey Councillor Michael Nagi Councillor Dorothy Rapisardi Councillor Andrew Tsounis

Also Present

Meredith Wallace, General Manager Colin Clissold, Director City Presentation Debra Dawson, Director City Life Michael Mamo, Director City Performance Michael McCabe, Director City Futures Liz Rog, Manager Executive Services Fausto Sut, Manager Governance & Risk Matthew Walker, Manager Finance Bobbi Mayne, Manager Procurement Maree Girdler, Acting Manager Community Capacity Building and Engagement Vincenzo Carrabs, Head of Communications & Events Matthew Torta, IT Support Officer Veronica Giles-Cooke, Executive Assistant to the Mayor Lauren Thomas, Governance Officer

The Mayor opened the meeting in the Council Chambers, Rockdale Town Hall, Level 1, 448 Princes Highway, Rockdale at 7:10 pm.



14/11/2018

The Mayor informed the meeting, including members of the public, that the meeting is being video recorded and live streamed to the community via Council's Facebook page, in accordance with Council's Code of Meeting Practice.

1 Acknowledgement of Traditional Owners

The Mayor affirmed that Bayside Council respects the traditional custodians of the land, elders past and present and future leaders, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 Opening Prayer

Pastor Dave Thompson from Botany Bay Community Church, Botany, opened the meeting in prayer.

3 Apologies

RESOLUTION

Minute 2018/213

Resolved on the motion of Councillors Tsounis and Macdonald

That the following apologies be received and leave of absence granted:

Councillor Ron Bezic

Councillor Paul Sedrak

Councillor Vicki Poulos

4 Disclosures of Interest

Councillor Tsounis declared a Less than Significant Non-Pecuniary Interest in Item 8.10 on the basis that he is a life member and committee member of the club operating at Lady Robinson's beach, and stated he would remain in the Chamber for consideration and voting on the matter.

5 Minutes of Previous Meetings

5.1 Minutes of the Council Meeting - 12 September 2018

RESOLUTION

Minute 2018/214

Resolved on the motion of Councillors McDougall and Nagi

That the Minutes of the Council meeting held on 12 September 2018 be confirmed as a true record of proceedings with the following amendment:

In the Minutes it is recorded that Councillor Curry declared a conflict of interest in Item 8.5. Councillor Curry stated that she does not have a conflict of interest in Item 8.5. The reason she was not present during consideration of Item 8.4 was she was not called back into the meeting after determination of Item 8.4.

6 Mayoral Minutes

6.1 Mayoral Minute - Student Excellence Awards

RESOLUTION

Minute 2018/215

Resolved on the motion of Councillors Tsounis and Barlow

That the Bayside Council Student Excellence Award Program for 2018 be implemented, providing \$200 to each school located within the Bayside Local Government Area.

7 Public Forum

Details associated with the presentations to the Council in relation to items on this agenda can be found in the individual items.

9.10 Minutes of the Bayside Traffic Committee Meeting - 3 October 2018

• Mrs Eve Webber, affected neighbour, speaking for the Officer Recommendation in Item BTC18.167 of the minutes, addressed the Council.

RESOLUTION

Minute 2018/216

Resolved on the motion of Councillors Tsounis and McDougall

That the Minutes of the Bayside Traffic Committee meeting held on 3 October 2018 be received and the recommendations therein be adopted.

8 Reports

8.1 Mayoral Reception for Lebanese Dignitaries

RESOLUTION

Minute 2018/217

Resolved on the motion of Councillors Awada and Ibrahim

That Council provides the total cost of \$8,500 of Financial and in-kind support to host a Mayoral Reception for the Ambassador for Lebanon and the Consulate General of Lebanon.

8.2 Alcohol-Free Zones and Alcohol-Prohibited Areas - Renewal

RESOLUTION

Minute 2018/218

Resolved on the motion of Councillors Morrissey and Tsounis

- 1 That Council endorses the proposal to re-establish the four Alcohol-Free Zones and two Alcohol-Free Areas identified in this report.
- 2 That Council undertakes a public Consultation process as required by Section 644A of the Local Government Act 1993 and consults with the Local Area Commander of Police.
- 3 That Council considers the establishment of the Alcohol-Prohibited Areas and Alcohol-Free Zones at a future meeting and takes into account the position of the police and any issues raised in consultation.

8.3 Stardust Circus - Request to Operate in Bayside LGA

RESOLUTION

Minute 2018/219

Resolved on the motion of Councillors Tsounis and Nagi

- 1 That Council receives and notes this supplementary report on the request by Stardust Circus to operate in the Bayside area.
- 2 That Council acknowledges the petition created on change.org calling for circuses that include animal performances to be banned.
- 3 That Council supports the original request from Stardust Circus to operate in the Bayside Local Government Area.

4 That Council supports the use of Bicentennial Recreation Park prior to the F6 Motorway commencement of works as the location for Stardust Circus in 2019.

Division called by Councillors Tsounis and Nagi

For: Councillors Tsounis, Saravinovski, Kalligas, Rapisardi, Nagi, Ibrahim, McDougall, Macdonald, Barlow and Awada

Against: Councillors Morrissey and Curry

The division was declared carried

8.4 Proposed Response to NSW Government Improving Certifier Independence: Options Paper, October 2018

RESOLUTION

Minute 2018/220

Resolved on the motion of Councillors Nagi and Tsounis

- 1 That Council prepare a submission to NSW Fair Trading responding to the Improving certifier Independence: Options Paper
- 2 That Council authorise the General Manager to prepare and lodge the submission based on the body of this report.
- 3 That Council writes to all local State MPs to advising them of Council's submission.

8.5 Bayside Advisory Committees - Review

RESOLUTION

Minute 2018/221

Resolved on the motion of Councillors McDougall and Macdonald

- 1 That Council receives and notes the report.
- 2 That General Manager's Briefing Sessions continue to be held as they support Councillor professional development and sound decision making.
- 3 That the Bayside Advisory Committees be retained and the Terms of Reference be amended so that the membership of each committee includes the General Manager, who may appoint an alternate when unable to attend, as further detailed in the body of this report and the Terms of Reference should also include the wording "the Chair has the casting vote" to clarify what happens if there is a split vote.

4 That the terms of reference otherwise (than as specified by point 3 above) remain unchanged.

FORESHADOWED MOTION

Foreshadowed Motion moved by Councillors Curry and Morrissey

That Council retains its current committee system and current members and Council complies with the direction of the Office of Local Government and opens all Committees to the public so that all materials provided to Councillors are open to public scrutiny unless they are required to be confidential under the Local Government Act.

The Foreshadowed Motion lapsed as a result of the Motion being Adopted.

Councillors Curry and Morrissey requested their names be recorded as voting **against** the Resolution.

8.6 Expenses & Facilities Policy

MOTION

Motion moved by Councillors Tsounis and Barlow

That the publicly exhibited Councillor Expenses & Facilities Policy, attached to this report be adopted with the following amendments:

That paragraph 3 of Item 10.2 – Annual Fees be deleted.

And the words "Christmas cards if required" be changed to "Christmas cards on request"

Division called by Councillors Curry and Morrissey

For: Councillors Tsounis, Barlow and Kalligas

Against: Councillors Saravinovski, Morrissey, Curry, Rapisardi, Nagi, Ibrahim, McDougall, Macdonald and Awada

The Motion was declared lost

FORESHADOWED MOTION

Foreshadowed Motion moved by Councillors McDougall and Nagi

That the publicly exhibited Councillor Expenses & Facilities Policy, attached to this report be adopted.

The Foreshadowed Motion became the Motion.

The Motion was carried.

Councillor Barlow requested that her name be recorded as voting against the resolution.

RESOLUTION

Minute 2018/222

Resolved on the motion of Councillors McDougall and Nagi

That the publicly exhibited Councillor Expenses & Facilities Policy, attached to this report be adopted.

8.7 Pecuniary Interest Disclosure Returns

RESOLUTION

Minute 2018/223

Resolved on the motion of Councillors Nagi and Tsounis

That the information be received and noted.

8.8 Fees & Charges 2018/19 - Proposed Amendments

RESOLUTION

Minute 2018/224

Resolved on the motion of Councillors Nagi and Tsounis

- 1 That the amendments to the current 2018/19 Fees and Charges as outlined in the table in the body of this report be placed on public exhibition for a period of 28 days.
- 2 That a further report be submitted to a future Council meeting after the expiration of the community consultation period.
- Note: Councillor Rapisardi advised that the 2018/19 Fees and Charges document contains a typographical error on page 120 relating to the library photocopying and printing charges. The new proposed charge has two prices for "A3 black and white". The second one should be "A3 colour".

8.9 Statutory Financial Report for August 2018

RESOLUTION

Minute 2018/225

Resolved on the motion of Councillors Tsounis and Awada

That the Statutory Financial Report by the Responsible Accounting Officer be received and noted.

8.10 Lady Robinson Beach Ramsgate - Beach Nourishment -Acceptance of Grant

RESOLUTION

Minute 2018/226

Resolved on the motion of Councillors Tsounis and Nagi

- 1 That Council approve a budget adjustment to allocate funds of \$490,000 for Beach Renourishment works at Lady Robinson Beach, Ramsgate comprising a transfer of \$245,000 from the Infrastructure Levy Reserve to fund Council's contribution and grant income of \$245,000 from the NSW Office of Environment and Heritage.
- 2 That Council accept the funding offer (2017-18-CEI-0002) from the NSW Office of Environment and Heritage for a maximum of \$245,000 contribution (50%) for beach renourishment works at Lady Robinson Beach, Ramsgate.
- 3 That Council thank the local member Steve Kamper for his support in regard to this matter.

SUSPENSION OF STANDING ORDERS

RESOLUTION

Minute 2018/227

Resolved on the motion of Councillors Nagi and Ibrahim

That Standing Orders be suspended in order to deal with "Item 9.8 - Minutes of the Bayside Floodplain Risk Management Committee" prior to "Item 8.11 - Arncliffe Park Detention", as these minutes include the recommendation of the committee that will help guide Council's decision on the report.

9.8 Minutes of the Bayside Floodplain Risk Management Committee Meeting - 19 September 2018

RESOLUTION

Minute 2018/228

Resolved on the motion of Councillors Nagi and Ibrahim

That the Minutes of the Bayside Floodplain Risk Management Committee meeting held on 19 September 2018 be received and the recommendations therein be adopted.

8.11 Arncliffe Park Detention

RESOLUTION

Minute 2018/229

Resolved on the motion of Councillors Nagi and Ibrahim

- 1 That Council resolve not to proceed with water detention at Arncliffe Park as it does not provide sufficient reduction in flood levels and construction costs outweigh the benefits.
- 2 That Council resolve that the synthetic field at Arncliffe Park be elevated to allow for overland flow and to not increase flooding off the site.

8.12 Lighting the Way - LED Street Light Replacement Project

RESOLUTION

Minute 2018/230

Resolved on the motion of Councillors Barlow and McDougall

- 1 That Council endorse Ausgrid's proposal for the accelerated replacement of 4,266 Ausgrid lights on residential roads over the next three years.
- 2 That Council approve the funding mechanism for this project, being the use of an internal borrowing from consolidated internal reserves held by Council.
- 3 That the General Manager be given delegated authority to finalise the terms and conditions of this project with Ausgrid.

SUSPENSION OF STANDING ORDERS

Minute 2018/231

Resolved on the motion of Councillors Ibrahim and Saravinovski

That Standing Orders be suspended in order to deal with Items 8.13, 8.14, 8.15 and 8.16 in Closed Session for determination.

8.17 Fire & Rescue Report - 3 Dalby Place Eastlakes

RESOLUTION

Minute 2018/232

Resolved on the motion of Councillors Nagi and Tsounis

- 1 That Report Reference number FRN 18/603 dated 14 August 2018, forwarded on behalf of the Commissioner of Fire and Rescue NSW, be tabled at Council's meeting as required by Schedule 5, Part 8, Section 17 (2) of the Environmental Planning and Assessment Act 1979.
- 2 That Council notifies Fire & Rescue NSW of Council's actions in relation to this matter.

9 Minutes of Committees

9.1 Minutes of the Botany Historical Trust Meeting - 6 August 2018

RESOLUTION

Minute 2018/233

Resolved on the motion of Councillors Tsounis and Nagi

That the Minutes of the Botany Historical Trust meeting held on 6 August 2018 be received and the recommendations therein be adopted.

9.2 Minutes of the Community Services & Library Committee Meeting -13 August 2018

RESOLUTION

Minute 2018/234

Resolved on the motion of Councillors Nagi and Tsounis

That the Minutes of the Community Services & Library Committee meeting held on 13 August 2018 be received and the recommendations therein be adopted.

9.3 Minutes of the Community Relations Committee Meeting - 20 August 2018

RESOLUTION

Minute 2018/235

Resolved on the motion of Councillors Nagi and McDougall

That the Minutes of the Community Relations Committee meeting held on 20 August 2018 be received and the recommendations therein be adopted.

9.4 Minutes of the Risk & Audit Committee Meeting - 23 August 2018

RESOLUTION

Minute 2018/236

Resolved on the motion of Councillors Nagi and Ibrahim

That the Minutes of the Risk & Audit Committee meeting held on 23 August 2018 be received and the recommendations therein be adopted.

9.5 Minutes of the Sport & Recreation Committee Meeting - 27 August 2018

RESOLUTION

Minute 2018/237

Resolved on the motion of Councillors Macdonald and Nagi

That the Minutes of the Sport & Recreation Committee meeting held on 27 August 2018 be received and the recommendations therein be adopted with the following amendments:

In relation to Item 6.9 – Barton Park Amenities – the comments about the lighting upgrade at Barton Park should be removed and replaced with "Council assisting a volleyball group that wanted to use the facility and facilitating a meeting between Council and this volleyball group".

Item 6.10 should have a third item: "That the synthetic fields will be a standing item discussed at every meeting."

9.6 Minutes of the Brighton Le Sands Working Party Meeting - 29 August 2018

RESOLUTION

Minute 2018/238

Resolved on the motion of Councillors Nagi and Tsounis

That the Minutes of the Brighton Le Sands Working Party meeting held on 29 August 2018 be received and the recommendations therein be adopted.

9.7 Minutes of the Sport & Recreation Committee Meeting - 17 September 2018

RESOLUTION

Minute 2018/239

Resolved on the motion of Councillors Macdonald and Nagi

That the Minutes of the Sport & Recreation Committee meeting held on 17 September 2018 be received and the recommendations therein be adopted.

9.9 Minutes of the Planning Committee Meeting - 24 September 2018

RESOLUTION

Minute 2018/240

Resolved on the motion of Councillors Nagi and McDougall

That the Minutes of the Planning Committee meeting held on 24 September 2018 be received and the recommendations therein be adopted.

10 Notices of Motion

10.1 Notice of Motion - Access Ramp Near President Avenue at Lady Robinsons Beach

RESOLUTION

Minute 2018/241

Resolved on the motion of Councillors McDougall and Macdonald

- 1 That Council urgently investigates minor works to improve safe access to the beach ramp near the intersection of The Grand Parade and President Avenue on Lady Robinsons Beach.
- 2 That Council delegate authority to the Mayor and General Manager to carry out works prior to the start of Summer if the quantum of works are under \$100,000 and are considered by the Mayor and General Manager to provide value for money.
- 3 That Council writes to Roads and Maritime Services requesting that they make good the impact of inadequate drainage works that were completed during the 2016 The Grand Parade pinch point works appear to be exacerbating erosion issues in this area.

11 Questions With Notice

There were no questions with notice.

12 Closed Council Meeting

In accordance with Section 10A(1) of the Local Government Act 1993, the Administrator invited members of the public to make representations as to whether this part of the meeting should be closed to the public.

There were no representations.

RESOLUTION

Minute 2018/242

Resolved on the motion of Councillors Nagi and Tsounis

1 That, in accordance with section 10A (1) of the Local Government Act 1993, the Council considers the following item/s in closed Council Meeting, from which the press and public are excluded, for the reason/s indicated:

8.13 Tender - Operational Minor Works

With reference to Section 10(A) (2) of the Local Government Act 1993, the attachment relates to (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it.

8.14 Tender - Electrical and Plumbing Services Tender

With reference to Section 10(A) (2) of the Local Government Act 1993, the attachment relates to (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it.

8.15 Tender - Mattress Collection

With reference to Section 10(A) (2) of the Local Government Act 1993, the attachment relates to (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it.

8.16 Tender - Library Payment, Print Management and PC Booking System

With reference to Section 10(A) (2) (d) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

2 That, in accordance with section 11 (2) and (3) of the Local Government Act 1993, the reports, correspondence and other documentation relating to these items be withheld from the press and public.

8.13 Tender - Operational Minor Works

RESOLUTION

Minute 2018/243

Resolved on the motion of Councillors Saravinovski and Nagi

That this item be deferred and referred to a GM Briefing Session.

8.14 Tender - Electrical and Plumbing Services Tender

RESOLUTION

Minute 2018/244

Resolved on the motion of Councillors Saravinovski and Nagi

That this item be deferred and referred to a GM Briefing Session.

8.15 Tender - Mattress Collection

RESOLUTION

Minute 2018/245

Resolved on the motion of Councillors Saravinovski and Nagi

That this item be deferred and referred to a GM Briefing Session.

8.16 Tender - Library Payment, Print Management and PC Booking System

RESOLUTION

Minute 2018/246

Resolved on the motion of Councillors Saravinovski and Nagi

That this item be deferred and referred to a GM Briefing Session.

Resumption of Open Council Meeting

RESOLUTION

Minute 2018/247

Resolved on the motion of Councillors Nagi and Tsounis

That, the closed part of the meeting having concluded, the open Council Meeting resume and it be open to the press and public.

The open Council Meeting resumed at 9.28 pm.

The Mayor made public the resolutions that were made during the closed part of the meeting.

13 Call For Rescission Motions

There were no rescission motions.

The Mayor closed the meeting at 9:29 pm.

Councillor Bill Saravinovski Mayor

Meredith Wallace General Manager

Attachments

Nil

Council Meeting

14/11/2018

Item No	8.1
Subject	Brighton Le Sands Unsolicited Proposal Incorporating the Boulevarde Carpark
Report by	Michael McCabe, Director City Futures
File	F18/182

Summary

On 14 February 2018 Council resolved to adopt the Brighton Le Sands Car Parking Strategy (**Parking Strategy**) and not progress the EOI process for a parking solution. In order to look at implementation of the Parking Strategy, Council further resolved that once a Masterplan was undertaken and engagement with adjoining owners takes place, that a tender to redevelop the Boulevarde Carpark (**Carpark**) would occur.

Since that time:

- 1 Council has progressed the Masterplan process for Brighton Le Sands.
- 2 Received an unsolicited proposal from The Boulevarde Brighton Pty Ltd (proponent) with a view to re-developing Councils carpark site in conjunction with several immediately adjoining sites.

Given Council is not progressing the EOI process, it needs to consider the options available for implementation of the parking strategy and whether the unsolicited proposal has any merit (as a potential delivery mechanism).

Prior to Council considering the unsolicited proposal to direct deal with the proponent Council will need to resolve not to proceed with tendering, until such time as Council engages with the proponent to determine if the unsolicited proposal has merit and can be progressed.

In order to consider direct dealing, the transaction needs to present a unique proposition to Council and fulfil a number of Office of Local Government Guideline criteria. Whilst the proponent does have a unique position (they are able to offer site amalgamation with adjoining properties and provide a contiguous and efficient layout), there is currently insufficient information in the proposal. Whether the criteria can be adequately responded to requires further exploration.

This report seeks direction from Council on approval of next steps with regard to improving parking in line with the Parking Strategy and dealing with the unsolicited proposal. It recommends the following:

- Not to move forward with a tender at this time; and
- To commence discussions with the proponent to obtain additional information on their proposal. To enable us to complete a business case, for assessment on its suitability to meet Council objectives.

Officer Recommendation

1 That Attachment 2 to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d) (i) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That based on the options analysis, re-development of the Boulevarde carpark currently presents the most appropriate pathway to improve parking in line with the Parking Strategy.
- 3 That Council does not proceed with a planned tender to redevelop the Boulevarde Carpark to address the car parking shortfall in Brighton Le Sands at this time.
- 4 That Council engage with the proponent to obtain further information in order to create a fully informed business case and determine appropriateness of the proposal to fulfil Council objectives.
- 5 That a further report be submitted to Council to consider the merits of the unsolicited proposal and agree next steps.

Background

Options Analysis for Implementation of Parking Strategy

Based on the available options outlined below, currently the most appropriate pathway for Council to deliver the additional carspaces identified in the Parking Strategy is considered to be via re-development of the Carpark with adjoining site amalgamation to achieve the required operational efficiencies.

Option	Advantages	Disadvantages
1. DO NOTHING Changes to on-street parking to improve precinct circulation. No other development	 Least disruptive and least cost method of delivery of some parking strategy recommendations Council control all actions and there is no third-party development risk 	 Doesn't provide a solution for the additionally required parking spaces Only meets part of the adopted recommendations in the parking strategy
2. DEVELOP COUNCIL SITE	 Council can project manage works directly 	 Potentially inefficient floor plate due to small site footprint
Re-develop Boulevarde site directly / with third- party developer based on existing footprint	 Unless public parking is augmented by an alternate use and 	 High water table may make construction costs could be cost prohibitive

Option	Advantages	Disadvantages
	taken to market, significant capital outlay would be necessary for Council	 Alternative is above grade structured parking, but has potential to be unsightly/inefficient due to multiple levels
3. RELOCATION Secure alternate site for total parking solution & dispose of Boulevarde to fund	Council retain control of disposal of asset via market tested method and control delivery of new carpark	 Review of 'potential' alternate sites within walking catchment of foreshore without significant fragmented ownership – none considered large enough footprint.
4. SECURE ADDITIONAL SITE Secure alternate site to provide additional 211 spaces / keep Boulevarde	 Council can retain control of delivery of the new carpark 	 Would represent an additional cost to Council as no asset is rationalised to provide project funding. Whilst the Bouelvarde carpark remains functional, it is currently inefficient and potentially underutilised due to its undesirability
5. SITE AMALGAMATION Approach adjoining landowners / jointly re- developing the site	Provides Council with ability to speak to more than one proponent to seek alternate proposals	 Commonwealth Bank site doesn't present opportunity for improved operational efficiency / only benefit potentially Bay Street presence RSL advised they may look at participating in some type of arrangement in the future, but are non-committal on what this entails RSL recently refurbished, so unlikely to be interested in redevelopment

Unsolicited Proposal Summary

Following Councils meeting and resolutions regarding the Parking Strategy on 14th February, 2018 we have received an unsolicited proposal for the re-development of the Boulevarde Carpark together with several adjoining sites at 9-13 The Boulevarde.

A summary of the information contained within this submission is shown at Confidential Attachment 2.

Next Steps

Given the above we recommend the following:

• not to move forward with a tender at this time; and

 to commence discussions with the proponent to obtain the relevant information on their proposal to enable Council to complete a business case for assessment on its suitability to meet Council objectives

The proposed spend for initial due diligence is as tabled below and is covered by the current budget allocation:

Item	Amount (ex GST)
Probity Plan	\$4,000
Probity Advice	\$5,000
Legal Advice	\$35,000
QS	\$15,000
Independent Feasibility Review	\$7,000
Total	\$66,000

Financial Implications

Not applicable		
Included in existing approved budget	\boxtimes	Spend of \$66,000 is required to undertake a thorough due diligence on the proposal in order to determine its suitability for Council (within an existing budget)
Additional funds required		

Community Engagement

Not required at this time.

Attachments

- 1 Attachment 1: BLS Boulevarde Carpark Business Case Presentation Final J.
- 2 Confidential Attachment 2: Unsolicited Proposal Summary (confidential)



Business Case Unsolicited Proposal Incorporating Boulevarde Carpark Brighton Le Sands



BLS Parking Strategy





- EOI for BLS parking solution (closed Nov 17)
- None of 9 EOI submissions deemed suitable to implement Council Strategy
- Council resolved to continue to engage with adjoining owners to explore available opportunities
- Council resolved (Feb 18) to adopt Parking Strategy including:
 - supply of additional 211 structured parking spaces
 - on street improvements to circulation and wayfinding

Options for Parking Strategy Implementation



OPTION	ADVANTAGES	DISADVANTAGES
1. DO NOTHING	 Least disruptive and least cost method of delivery of some parking strategy recommendations 	Doesn't provide solution for additional parking spaces
Changes to on-street parking to improve circulation. No other development	 Council control all actions / no third-party development risk 	Only meets part of the adopted recommendations in the parking strategy
2. DEVELOP COUNCIL SITE	Council can project manage works directly	Potentially inefficient floorplate due to small site footprint
Re-develop Boulevarde site directly /	 Unless public parking is augmented by alternate use / taken to market, significant capital outlay for 	High water table / cost prohibitive
with third-party developer (existing footprint)	Council	 Alternative - above grade structured parking, but has potential to be unsightly/inefficient due to multiple levels
3. RELOCATION Secure alternate site for total parking solution & dispose of Boulevarde to fund	 Council retain control of disposal of asset via market tested method and control delivery of new carpark 	 Review of 'potential' alternate sites within walking catchment of foreshore without significant fragmented ownership – none considered large enough footprint
4. SECURE ADDITIONAL SITE	 Council retain control of delivery of the new carpark 	 Would represent additional cost to Council as no asset is rationalised to provide project funding
Secure alternate site to provide the 211 spaces / keep Boulevarde		 Whilst Bouelvarde carpark remains functional, its inefficient and potentially underutilised due to undesirability
5. SITE AMALGAMATION	 Provides Council with ability to speak to more than one proponent to seek alternate proposals 	 Commonwealth Bank site doesn't present opportunity for improved operational efficiency / only benefit potentially Bay Street presence RSL advised may consider participating some arrangement in future, but are non-committal on what this entails
Approach adjoining landowners with view to jointly re-developing the site		RSL recently refurbished, so unlikely to re-develop

BLS Aerial







Summary - Unsolicited Proposal



- Re-development of Boulevarde carpark with two adjoining sites (9-11 & 13 The Boulevarde)
- Combined site area approx. 3854m2
- Increase the current footprint considerably
- Demolish existing inefficient carpark
- Decommission 16 on street parking spaces
- Tabled 2 alternate massing schemes



Unsolicited Proposal – 2 Design Alternatives

	Scheme 1	Scheme 2
FSR	8:1	8:1
Height	RL51	RL73.6
# Storeys	17	23
Setback	Not demonstrated	12-24m
Podium	3 storeys	3 storeys
Council Parking	4 levels basement	4 levels basement
Private Parking	2.5 levels podium	2.5 levels podium
Residential Yield	260-280 apartments	260-280 apartments







Unsolicited Proposal Proposed Terms



- Developer proposal:
 - provide public carpark at no cost to council (as value for money proposition) in exchange for transferring ownership of site and increasing FSR / changing zoning to permit residential)
 - some reference in offer about offset against contributions (requires further explanation)
 - proposed project delivery timing from execution of PDA to opening of public carpark is approx. 3.5 years via a staged OC. Residential apartments would be completed in a further 2.5 years

8 %

Exclusive Dealing Criteria



• OLG Recommend use of their guidelines in reviewing exclusive dealings. OLG Approval will need to be sought for the transaction should Council wish to proceed. The following criteria need consideration:

Uniqueness	Amalgamation of adjoining sites to provide efficiency	\checkmark
Value for Money	Council to undertake independent feasibility analysis Distinction between VFM / contributions	?
Whole of Government Impact	Consistency with Council plans and priorities Parking Strategy	
Capability & Capacity	Additional information required / significant risk	?
Risk Assessment	Risk Assessment Matrix based on information currently provided	?

Business case necessary to assess proposal / demonstrate other options were considered and unsuitable

9 Q



Compliance with Government Strategies / Policies

Brighton Le Sands Parking Strategy

- The proposal complies with the parking strategy as it identifies the ability to deliver the following:
 - Provision of the identified number of additional parking spaces



- Improve maintenance and amenity of parking
- Improved signage / wayfinding in carpark
- Dynamic directional signage



Compliance with Government Strategies / Policies

Brighton Le Sands Village Master Plan (currently underway)

- In the absence of the master plan, the proposal has been assessed against the Hill PDA Economic and Infrastructure Feasibility Report (2017) developed for the precinct
- The report identified the following:
 - Shortfall of residential GFA based on supply / demand analysis & projections



- Difficulty in realising this shortfall, due to planning constraints, fragmented ownership, heritage and 'highest and best use' of key sites
- Minimal re-development opportunity due to no 'incentive' to do so
- The proposal meets the criteria of a key site with ability to deliver quality residential to a key location, with potential for activated ground floor



Compliance with Government Strategies / Policies

Brighton Le Sands Village Master Plan (draft form)

- GMU draft masterplan identifies a potential FSR of 4.1 with heights of 13-15 storeys across the sites
- Economic testing of GMU scheme is required to determine if this FSR can feasibly be delivered with substantial / abnormal community requirements (parking) / site costs



• The proposal currently tables an FSR of 8:1 which would result in an undesirable and inconsistent planning outcome

Proposal Planning Merit Overview



Overall - Limited information to provide proper assessment of scheme planning merits

PROS

Ground floor activation

<u>CONS</u>

- Concerns about bulk and scale- proposal required to provide indicative building envelope to ascertain the depth of the building, separation between buildings and adjoining neighbor
- Provide indicative floor plan to show apartment layout and if the building complies with ADG
- The proposed building(s) may not respond to the scale and form of the surrounding context where there is a need to provide a scale transition to the adjoining residential areas
- · Concerns about overshadowing impact to buildings to the south
- · Building separation between the two buildings
- · Building depth needs to be determined
- Concerns about intersections (traffic interface)

Proposal Deficiencies



Clarification of the following is required to fully evaluate Councils Business Case:

- entity / commercial structure
- financing arrangement (based on proposed PDA commercial structure)
- update on ownership status / interest in adjoining sites
- clarification on value for money proposition / view on contribution offset
- additional design information to review how the proposal fits within the BLS masterplan and review planning merits adequately
- additional information on design / engineering / costing to facilitate a financial appraisal
- discussion on Councils preferred commercial structure
- confirmation on availability of a decanting option for parking

Potential Commercial Structure



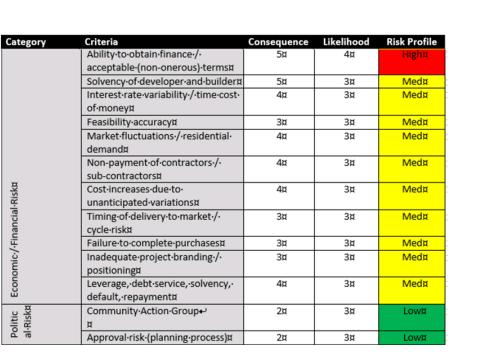
Option	Commercial Structure	Advantages	Disadvantages
1	Sale of carpark to Developer at agreed market price with sale	Developer is able to readily obtain senior debt due to development and security of 'owned' landholding, hence securing ability for project to	Control and rights over land is difficult to protect even with deeds etc providing significant exposure for Council
	back of stratum carpark upon completion / registration		Significant delivery risk as Council are effectively a purchaser in the transaction (post-sale)
	registration	Alternate arrangements where the proponent doesn't 'own' the land its developing on may prove difficult for a smaller developer to obtain finance for as it might not be possible for alternate guarantees couldn't be put in place to meet the financiers criteria	Security of tenure and delivery risk / non-completion could be secured by mortgage however this position would be diluted as funding is obtained leaving council significantly exposed. A bank guarantee would be difficult for any developer who has most of their funding invested in the project (land contribution).
2	Council / Developer JV - forming SPV and contributing their	Council retains a vested commercial interest in the property / development and has a negotiated level of input on commercial decisions, jointly	This represents a significant conflict of interest and is not in line with Council core business objectives
	respective land into transaction	managing the project to ensure its objectives are followed through on	Highly risky exposure to development market & other party default / non-compliance.
			This is not considered a viable option due to conflict of interest and risk.
3	Council retain ownership of its site and Developer	Council retains ownership of the site over the project lifecycle	This structure will be onerous on the part of the developer with a view to securing project finance and / or providing a bank guarantee to secure the works
	develops on it by way of PDA	No exposure to market risk (beyond default of developer due to residential market failing or incorrect management etc)	This is the preferred option should the proposal be deemed suitable for further discussions.

Risk Assessment Matrix

Category	Criteria	Consequence	Likelihood	Risk Profile
Social Risk	Community Acceptability	4	3	Med
	Increased project cost due to time or market conditions	5	3	Med
	Infrastructure availability	4	2	Low
	Design quality and reliability	4	3	Med
	Developer project management expertise and similar project experience	5	4	High
	Construction quality / defects	4	4	High
×	Builders similar project experience	4	3	Med
Delivery Risk	Engineering issues (unexpected / poor design)	5	3	Med
Deliv	Time delays due to weather, force majeure, strikes etc.	3	3	Med
mental	Adverse Site Conditions (Acid Sulphate Soil / contamination / water table)	4	4	High
Environmental Risk	Dust, noise, surface water etc. during construction	3	4	Med



Risk Assessment Matrix

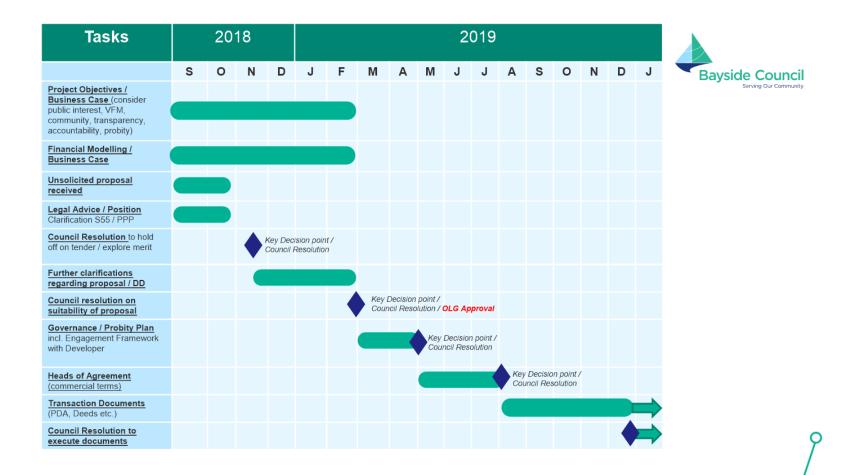


Bayside Council Serving Our Community

Next Steps / Programme



- Before engaging with any third party, Council must formally respond to EOI participants to formally bring it to a close. Draft notice prepared for approval
- Checklist of additional items to be provided so a thorough economic feasibility and planning merit analysis can be carried out
- · Council to further develop the Business Case including detailed feasibility assessment
- Probity plan to be entered into prior to entering into any commercial discussions
- Should the Business Case and decision to proceed ultimately be adopted, OLG approval would be required to enter into an exclusive dealing arrangement, with demonstration of consideration of all identified criteria



Council Meeting

Item No	8.2
Subject	Sydney Airport Master Plan 2039 - Preliminary Draft Submission
Report by	Michael McCabe, Director City Futures
File	F09/547

Summary

Sydney Airports Corporation Pty Ltd (SACL) have placed the Sydney Airport Master Plan 2039 – Preliminary Draft on public exhibition in accordance with the *Airports Act 1996* and the *Airports Regulations 1997*. The Masterplan identifies SACL's intentions for land use and related development of airside, landside, surface access and land planning/zoning considerations and covers a 20 year period. Key components of the Masterplan are:

- Passenger, aircraft movement, freight movement forecasts
- Aircraft noise and Noise sharing arrangements
- Development Plans (Terminal, Airfields, Commercial, Ground Transport, Utilities)

Officer Recommendation

That Council endorses the submission (Attachment 1) to Sydney Airports Corporation Pty Ltd in relation to the Sydney Airport Master Plan 2039 – Preliminary Draft.

Background

Sydney Airports Corporation Pty Ltd (SACL) have placed the Sydney Airport Master Plan 2039 – Preliminary Draft on public exhibition in accordance with the *Airports Act 1996* and the *Airports Regulations 1997*. The Masterplan identifies SACL's intentions for land use and related development of airside, landside, surface access and land planning/zoning considerations and covers a 20 year period. Key components of the Masterplan are:

- Passenger, aircraft movement, freight movement forecasts
- Aircraft noise and Noise sharing arrangements
- Development Plans (Terminal, Airfields, Commercial, Ground Transport, Utilities)

The preliminary draft Master Plan 2039 was prepared following initial consultation with airlines, other members of the aviation industry, Australian and NSW Government agencies, local government, the tourism industry, the business sector and the local community.

As identified in the draft Masterplan Sydney Airport will continue to grow over the next year 20 years with predicated increases in:

- Passenger movements 43.3 million in 2017 to 65.6 million in 2039
- Aircraft movements 408,260 in 2039 an increase of 17% from 2017
- Freight movement grow by 58% to one million tonnes in 2039

Bayside Council staff have reviewed the preliminary draft Masterplan and prepared a draft submission (attached). The key overall comment, which has been noted in previous submissions is the draft Masterplan applies to land within the Airport Precinct. However, it is widely accepted that land which adjoins the Airport plays a significant role in its operation,



14/11/2018

including catering, logistics and tourist accommodation. The draft Masterplan in its current format does not adequately discuss the impact of outcomes arising from the draft Masterplan on adjoining airport related land on the Airport Precinct.

Council therefore requests that to maximise the benefits of the Airport for local communities and to ensure the efficient use of land in the local area, Sydney Airport Corporation Limited (SACL) undertake a collaborative approach to land use planning in and around the Airport Precinct in co-operation with Bayside Council.

Council has also identified a number of areas where further information is requested as well as opportunities for SACL to work collaboratively with Council in delivering their final Masterplan.

Council's comments include:

- Council requests SACL work with Bayside Council to identify and implement opportunities to market the Botany Bay foreshore as a 'leisure and recreation' support precinct for employees and visitors.
- Council requests the draft Masterplan provides further information on the impact of restricted aircraft movements on the capacity of the Airport (as highlighted at the General Managers' Briefing 26 September 2018) and identifies opportunities for changes which will not adversely impact surrounding residents.
- Council seeks more information on what impact the expansion of morning and afternoon peak aircraft movements and an increase in low cost carriers will have on the Bayside community, particularly in relation to noise.
- Council requests information on whether there is a change predicted for the number of international passenger aircraft arriving in the 5am 6am curfew
- Council requests further information on any proposed changes to the amount and location of heavy vehicles entering and leaving Sydney Airport as a result of changes to the freight facilities
- Whilst there may be surplus land to accommodate the commercial space outlined in the draft Masterplan, the draft Masterplan does not adequately assess the impact on the viability of existing commercial centres and on the regional road network if this space is realised. Therefore this should not be realised without rigorous economic and transport accessibility analysis.
- Council strongly supports SACL advocacy for improved public transport to the airport, including additional rail and buses to provide improved public transport options for all airport users and wishes this advocacy to be expanded. Council seeks an opportunity to be included in any advocacy action
- Council has identified that active transport routes on Sydney Airport land from the south, east and north need significant improvement and looks forward to an opportunity to work with SACL on how this can be addressed
- As highlighted at the 26 September 2018 General Managers' Briefing Council request that SACL investigate opportunities to improve traffic movement on Arrivals Rd which has been recognised by Council as one of the key traffic congestion hotspots.
- As also highlighted at the 26 September 2018 General Managers' Briefing local residential streets in Wolli Creek and Kyeemagh are being utilised for short and long term parking for Airport users which is impacting on the amenity of these streets. Whilst expansion of parking is identified as a potential in the draft masterplan this is noted as subject to market demand. Council requests additional parking is provided and staff carparking allocation is expanded to contractors, which make up the bulk of the workforce at the airport.
- Council request SACL develops stringent targets for stormwater and groundwater quality flow leaving the site in consultation with the EPA, Office of Environmental and

Heritage and Bayside Council to ensure historical and present contamination of water does not have any further impact on local waterways and Botany Bay

- Council supports SACL undertaking flood studies and studies on the impacts of climate change, however, these must be developed in partnership with Bayside Council to ensure consistency in modelling and that any mitigations action to protect Sydney Airport do not negatively impact on the wider community
- Council requests more detailed information on the increases in area or residences impacted by the changes to the n70 contour (which is the range at which conversation and associated activities can be disrupted) and what mitigations measures will be implemented to reduce this impact on the community
- In relation to the statement in the draft masterplan that a sufficient supply of appropriately zoned land near the airport must be maintained (or where necessary created) to allow airport and aviation-support land uses to be developed near the airport Council requests SACL work with Council through the LEP process to identify where such appropriately zones land could be located. There are land use/business/tourism opportunities near the airport that can also support the growing Airport, for example, Cooks Cove, Turrella industrial estates, Brighton Le Sands.

Subject to Council's recommendation this draft submission will be forwarded to SACL post the November Council meeting.

Financial Implications

Not applicable	\boxtimes
Included in existing approved budget	
Additional funds required	

Community Engagement

SACL undertook community engagement during the exhibition process.

Attachments

Bayside Council Submission Sydney Airport draft MasterPlan 2039 J



20 November 2018

Our Ref F09/547 Contact Michael McCabe 9562 1689

Mr Ted Plummer Special Advisor – Government and Community Relations Sydney Airport Ted.Plummer@syd.com.au

Dear Mr Plummer,

Thank you for the opportunity to comment on the preliminary draft Sydney Airport Masterplan 2039.

Bayside Council recognises the significant importance of Sydney Airport to the national economy and also its importance to the local community, particularly in relation to employment. Approximately 2,500 Bayside residents are directly employed at Sydney Airport and many more employed in supporting industries such as transport and logistics.

However, the location of Sydney Airport within the Bayside LGA also has the potential to negatively impact the local community, in particular in relation to noise and traffic congestion. Bayside Council therefore welcomes the opportunity to comment on the preliminary draft Sydney Airport Masterplan 2039, to be referred to as the draft Masterplan throughout Council's submission.

Overarching Comment

The draft Masterplan applies to land within the Airport Precinct. However, it is widely accepted that land which adjoins that Airport plays a significant role in its operation, including catering, logistics and tourist accommodation. The draft Masterplan does not adequately discuss the impact of outcomes of the draft Masterplan on adjoining airport related land on the Airport Precinct.

Council response:

To maximise the benefits of the Airport for the local communities and ensure the efficient use of land in the local area, Sydney Airport Corporation Limited (SACL) must undertake a collaborative approach to land use planning in and around the Airport Precinct in collaboration with Bayside Council.

Economic Contribution of Sydney Airport

Bayside Council recognises Sydney Airport as an international trade gateway and its significant contribution to Sydney and the nature's future economic growth and prosperity. Sydney Airport and its surrounding supporting industries are key employment generators for residents in the Bayside LGA with one third of airport workers living in the Bayside, Georges River and Sutherland Local Government areas.

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As noted in the draft Masterplan:

- Sydney Airport provides local employment opportunities either directly (e.g. aircraft maintenance) or indirectly (e.g. supporting logistic industries).
- Sydney Airport plays an important role in providing and promoting tourism opportunities for Australia, NSW and Sydney.
- Mascot, Botany, Port Botany and Banksmeadow provide important supporting industries to Sydney Airport.
- There are a number of specific actions within the Eastern City District Plan focusing on protecting and enhancing the role of Sydney Airport.
- Restrictions on the number of aircraft movements capped at 80 movements an hour between 6am and 11pm may be artificially limiting the capacity of Sydney Airport.

Council's response:

- Council, as part of developing its Local Environmental Plan, is undertaking an employment/economics strategy and will be seeking SACL's participation in this strategy to identify further opportunities to enhance local, diverse employment opportunities for the Bayside community.
- Currently there are limited occasions where SACL promotes local tourism in particular at Lady Robinsons Beach and Brighton-Le Sands. Council requests SACL work with Bayside Council to identify and implement opportunities to market the Botany Bay foreshore as a 'leisure and recreation' support precinct for employees and visitors.
- Decisions made by Bayside Council will play a key role for SACL in achieving actions within the Eastern City District Plan, particularly through appropriate land use planning. Council requests that SACL continue consultation with Council to identify ways to deliver priority actions within the Eastern City District Plan.
- Council requests that the draft Masterplan provides further information of restricted aircraft movements on the capacity of the Airport and identifies opportunities for changes which do not negatively impact on surrounding residents.

Stakeholder and Community Engagement

It is noted and appreciated that the CEO of SACL met with Bayside Councillors and Council staff to highlight the key points of draft Masterplan in September 2018.

However as identified in recent correspondence from Bayside Council it was concerning that no community information sessions (whether static displays or pop up events) were scheduled for the Bayside LGA in the draft Masterplan. One is noted within the Bayside LGA (P11 Pacific Square Maroubra), however, this is located in the Randwick LGA. It is Council's understanding this has been rectified.

Air Traffic Forecasts

Council acknowledges that total air passengers are forecast to increase by 51 per cent over the period from 43.3 million in 2017 to 65.6 million in 2039, with the majority of the increase as a result of international travel.

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S-S-2 Interpreter



As noted in the draft Masterplan

- Growth in aircraft movements (17%) will be significantly lower than passenger growth as a
 result of expectations in relation to increases in seat density and load factors.
- Increase in aircraft traffic numbers is not expected to have significant increase in noise as a
 result of aviation industry shifts towards larger, quieter and more fuel efficient aircraft.
- Route demand is spreading the existing morning and afternoon peaks.
- There is a predicted increase in low cost carriers.
- SACL is requesting that a helicopter strategy be developed for Sydney, potentially looking at the movement of helicopter activity away from Sydney Airport but still close to the CBD.
- A reference is made to the "small number of international passenger aircraft arrivals in the 5am – 6am curfew" however information is not provided on what this number if and how this is predicted to change from now until 2039.

Council response:

- Council wishes to receive bi-annual updates from SACL of changes in aircraft movement and associated noise impacts as the predictions in the draft Masterplan may not be realised.
- Council seeks more information on what impact the expansion of morning and afternoon peaks and increase in low cost carriers will have on the Bayside community, particularly in relation to noise.
- Council requests that it is closely consulted on changes that would result in the movement of the helicopter activities away from Sydney Airport, particularly if it would result in increased noise or traffic impacts to the Bayside residents.
- Council requests information on whether there is a change predicted for the number of international passenger aircraft arriving in the 5am – 6am curfew.

Airport Development Plan

The Airport Development Plan contains plans to accommodate growth at Sydney Airport including plans for improvements to the airfield, aviation facilities, terminals and infrastructure to support the forecast increase in passenger numbers and aircraft movements to 2039.

As noted in the draft Masterplan

- Table 9-1 identifies there will be adjustments to taxiways however it is unclear if these
 changes will result in changes in the frequency of arrival and departure and direction of
 planes and hence changes to noise impacts.
- The Joint User Hydrant Installation (JUHI) facility at Sydney Airport is primarily fed by two independently owned pipelines
 - Viva Energy pipeline from Parramatta terminal
 - o Caltex pipe from Kurnell Terminal via Port Botany
 - There will be changes to the freight facilities at Sydney Airport
- There will be new developments of hotels, office and commercial of up to 240,000 metres square floor space and over 220,000 sqm increase of floor space of freight, logistics and industrial developments.

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S-G-2 Interpreter



- Roads and Maritime Services has indicated that it proposes to develop truck inspection facilities along Sydney Airport's Foreshore Road land separated from the airport by the Mill Stream stormwater drainage canal.
- SACL is interested in establishing an adjacent roadside service centre and related facilities and advertising signage areas in conjunction with any Roads and Maritime development. Over the longer term, SACL have indicated that the Botany Bay and Cooks River foreshore may be used for commercial activities
- Since the last Masterplan the mode share of people arriving at Sydney Airport has changed where use of cars has dropped, train has increased and bus arrival remain static.
- SACL continues to advocate for improved public transport to the airport, including additional rail and buses, to provide improved public transport options for all airport users.
- SACL is committed to improving active transport infrastructure in the airport precinct.
- There are a number of actions identified within the Sydney Airport precinct aimed at improving traffic congestion including signalisation optimisation, intersection upgrades, road widening, and road reconfiguration.

Council response:

- Council requests clarification on what impacts there may be to Bayside residents as a result of adjustments to taxiways, particularly in relation to noise.
- Council requests further information on Joint User Hydrant Installation (JUHI) pipelines to understand the planning impacts of these pipelines and if there are any proposed changes to these pipelines
- Council requests further information on any proposed changes to the amount and location of heavy vehicles entering and leaving Sydney Airport as a result of changes to the freight facilities
- Council welcomes opportunities for employment generation within the Sydney Airport precinct, however,
 - Whilst there may be surplus land to accommodate the commercial space outlined in the draft Masterplan, the draft Masterplan does not adequately assess the impact on the viability of existing commercial centres and on the regional road network if this space is realised. Therefore this should not be realised without rigorous economic and transport accessibility analysis.
 - The draft Masterplan provides limited information showing the rationale of how the floor space is going to be distributed and presented. Council requests additional details about the built form outcomes including physical massing (height, bulk, interfaces)
- The Airport Masterplan has provided information about the growth in floor space, connectivity
 and transport. The Airport Masterplan, however, should be updated with information in
 relation to future built form and public domain.
- The Airport Masterplan would benefit from inclusion of future building design to reinforce the gateway identity of the Airport. For example, the design of the Changi Airport in Singapore is a mixed use airport with a garden theme.
- Council requests it is consulted in relation to any proposal to:

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		Postal address: PO Box 21. Rockdale NSW 2216

Telephone Interpreter Services - 131 450 Τηλεφωνικές Υπηρεσίες Διερμηνέων بخدمة الترجمة الفاتفية 電話傳譯服務處 Служба за преведување по телефон



- Develop truck inspection facilities along Sydney Airport's Foreshore Road land separated from the airport by the Mill Stream stormwater drainage canal.
- Establish an adjacent roadside service centre and related facilities and advertising signage areas in conjunction with any Roads and Maritime development.
- Use of Botany Bay and Cooks River foreshore or waterways for commercial activities The draft Masterplan contains limited information about sustainable transport. In relation to
- The draft Masterplan contains limited information about sustainable transport. In relations:
 - Council strongly supports SACL advocacy for improved public transport to the airport, including additional rail and buses to provide improved public transport options for all airport users and wishes this advocacy to be expanded to be provided with the opportunity to be included in any advocacy action.
 - Council would like to see further information from SACL on planned improvements to bus infrastructure such as priority lanes along Airport Drive to improve accessibility and patronage of public transport to the Airport.
 - Council is in the process of upgrading its infrastructure through provision of better quality links of its pedestrian and cycleway linkages connecting its LGA, and therefore, Council requests that it is closely consulted in relation to any works to improve active transport linkages and routes within and surrounding the airport precinct.
 - Council has identified that active transport routes on Sydney Airport land from the south, east and north need significant improvement and looks forward to an opportunity to work with SACL on how this can be addressed
 - SACL to work with NSW Department of Transport, RMS and Bayside Council to identify opportunities to enhance active transport options as part of the Gateway project
- Council recognises the significant impact of traffic congestion within and around Sydney Airport precinct. Congestion negatively impacts on the local community including local industry as well as potentially impacting Sydney Airport operation. Council, therefore, supports investigations and works to reduce traffic impact within the precinct, however, Council should be notified and given appropriate opportunity to comment at the investigation, detailed design and implementation stage of any proposed changes to traffic movement and that any changes include a transport impact statement looking at the wider impacts outside of the Airport precinct.
- Council requests that SACL investigate opportunities to improve traffic movement on Arrivals Rd which has been recognised by Council as one of the key traffic congestion hotspots.
- Local residential streets in Wolli Creek and Kyeemagh are being utilised for short and long term parking for Airport users which is impacting on the amenity of these streets. Whilst Council is able to redress this through enforcement and resident parking schemes, it highlights the fundamental shortcoming of parking and transport in general at the Airport Whilst expansion of parking is identified as a potential in the draft masterplan this is noted as subject to market demand. Council requests additional parking is provided and staff car parking allocation is expanded to contractors, which make up the bulk of the workforce at the airport.

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Utilities Development Plan

SACL own and maintain an extensive network of utilities to supply the various developments across Sydney Airport with power, water, sewer, natural gas, telecommunications and stormwater. Council's main area of interest is stormwater in terms of quality and flooding.

As noted in the draft Masterplan

- Sydney Airport has 11 main internal sub-catchments, with all stormwater from the site ultimately discharging into Botany Bay and maintains extensive stormwater drainage networks located across the site, which incorporate a range of water quality controls
- SACL is currently undertaking a flood study to improve understanding of the performance of the stormwater network and the level of flood protection provided and undertaking studies into the potential influence of climate change on Sydney Airport assets
- Development of new facilities and aircraft parking positions will require the augmentation of existing, or installation of additional, stormwater systems as required
- Role of water sensitive urban design and rainwater harvesting will be considered as part of sustainability initiatives for future development

Council's response

 Waterways are a key feature of the Bayside LGA and offer the local community areas of recreation, provide critical environmental value and enhance local tourism opportunities. The water flowing off the Sydney Airport site impacts on these values.

This been highlighted recently by NSW Environmental Protection Authority sampling at both Sydney Airport and Botany Industrial Park (BIP), which showed PFAS detections on and offsite. It is believed that historical use of PFAS-containing firefighting foam has led to detections in surface and groundwater within the airport precinct, and in some limited sampling of fish and sediments.

This has directly impacted on the local community and environment with restrictions now in place for fishing in Botany Bay, while the longer term impacts are unknown.

- Council therefore requests that SACL develop stringent targets for stormwater and groundwater quality flow leaving the site in consultation with the EPA, Office of Environmental and Heritage and Bayside Council to ensure historical and present contamination of water does not have any further impact on local waterways and Botany Bay
- Council also recognises that current and future flooding (as a result of future climatic events)
 has and will continue to have a significant impact on Bayside LGA. Council therefore supports
 SACL undertaking flood studies and studies on the impacts of climate change. However,
 these should be developed in partnership with Bayside Council to ensure consistency in
 modelling and that any mitigations actions to protect Sydney Airport do not negatively impact
 on the wider community.

Land Use Plan

This sections outlines how future activities could be located within different areas of the airport site.

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As noted in the draft Masterplan

- Map 21: Land Use Plan contained within Section 3 Airport Planning Framework identifies a
 clearly demarcated land use plan for the site. Pages E-47 to E-50 discuss the zones
 formulated under the draft Masterplan and how these have been aligned to the zones in the
 Botany Bay Local Environmental Plan 2013 and Rockdale Local Environmental Plan 2011.
 Aviation-related land uses are consistent with the zoning of Sydney Airport under both LEPs,
 being SP2 Infrastructure (Airport).
- The operations of adjoining SP2 Infrastructure (Railway) and SP2 Infrastructure (Classified) Road zones under the *Botany Bay Local Environmental Plan* 2013 will not be impacted by the land use zones proposed in the draft Masterplan.
- Identifies an EC-1 Environmental Conservation zone for Sydney Airport land in closest proximity to the Botany Water Reserves, which is considered the most appropriate zone under the draft Masterplan.
- Identifies the business park in Lord Street as providing a range of airport-related support functions. This business park is an example of businesses located in close proximity to the "magnet infrastructure" of the airport and port, providing key ancillary support services to both sites.
- Identifies proposed BD2 Enviro-Business Park and EC-1 Environmental Conservation zones adjoining Foreshore Drive and Sir Joseph Banks Park. These zones are considered to align with the RE1 Public Recreation Zone, and are unlikely to introduce any land use conflicts.

Council's response:

- IN1 General Industrial Zone (Botany Bay Local Environmental Plan 2013)
 - Land zoned IN1 General Industrial bound by McFall Street, Bay Street and Hale Street is currently subject to amendments to the Three Ports State Environmental Planning Policy, proposed by the NSW Department of Planning & Environment (DPE). Furthermore, DPE have previously issued a Gateway Determination to Bayside Council that permits exhibition of a Planning Proposal to amend the zoning and planning controls for this land. The Planning Proposal includes change in zoning to B7 Business Park. Future land uses proposed under the draft Masterplan should consider the potential changes to the BBLEP 2013 in this location.
- B4 Mixed Use Zone (Botany Bay Local Environmental Plan 2013) The draft Masterplan is unlikely to introduce any impacts on land zoned B4 Mixed Use on the Eastern side of Botany Road.
- IN2 Light Industrial (Botany Bay Local Environmental Plan 2013) The draft Masterplan is unlikely to introduce any impacts on land zoned IN2 light Industrial on the Eastern side of Botany Road.
- R2 Low Density Residential (Botany Bay Local Environmental Plan 2013) The draft Masterplan is unlikely to introduce any significant additional impacts on land zoned R2 Low Density Residential on the Western side of Botany Road, South of the Lord Street T-intersection. As stated in the draft Masterplan, this zoning is a legacy of historical residential development in the locality.
- RE1 Public Recreation (Rockdale Local Environmental Plan 2011 (RLEP 2011) The draft Masterplan notes that amenity impacts on open space areas will be unchanged as a result of the proposed zonings within the Sydney Airport site. The alignment of the East / West runway means that limited uses can be facilitated in proximity to the Western boundary

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of the site, mainly limiting any future land uses to the North-west extent of the site, adjoining Cooks Cove.

Sydney Regional Environmental Plan 33— Cooks Cove

The draft Masterplan is silent on addressing the objectives of SREP 33 Cooks Cove, and the relevant land use zones included in that SREP. Sydney Airport recently submitted a letter to Bayside Council regarding the draft Planning Proposal for Cooks Cove, following the Bayside Local Planning Panel's recommendation on that draft Planning Proposal. It would be appropriate for the draft Masterplan to address SREP 33, as comments made on the draft Planning Proposal clearly referenced and addressed the SREP in regards to future airport growth, retention of employment land, airport operations, and potential land use conflicts.

Employment Land

Sydney Airport's recent comments in relation to the Draft Planning Proposal for Cooks Cove identified the importance of retaining airport-related employment land in proximity to Sydney Airport. The Eastern City District Plan, administered by the Greater Sydney Commission currently identifies a "retain and manage" approach for employment land within the Eastern District.

While it is acknowledged that Bayside Council is not a planning authority for development within the Sydney Airport site, Council is the consent authority for the majority of developments in proximity to the airport that are located within the Bayside Local Government Area. Sydney Airport is a key infrastructure site within the Eastern City District, a form of "magnet infrastructure" that attracts support industries associated with freight and transport-related uses in proximity to the airport. Any planning for future operations and land uses within the site should consider the interaction of nearby airport-support businesses and operations (including from Port Botany), and how these will best operate/interact at the interfaces of the airport.

Sustainability

SACL's ambition is to be an industry leader in sustainability, driving responsible growth that balances social and environmental needs with corporate objectives.

As noted in the draft Masterplan

- SACL, in developing the draft Masterplan, has considered the Eastern City District Plan priorities including
 - Planning Priority E14 Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways
 - o Planning Priority E15 Protecting and enhancing bushland and biodiversity
 - Planning Priority E16 Protecting and enhancing scenic and cultural landscapes
 - Planning Priority E17 Increasing urban tree canopy cover and delivering Green Grid connections
 - Planning Priority E18 Delivering high quality open space
 - Planning Priority E19 Reducing carbon emissions and managing energy, water and waste efficiently
 - Planning Priority E20 Adapting to the impacts of urban and natural hazards and climate change

Council's response:

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- It is unclear how the following Planning Priorities have been addressed within the draft Masterplan
 - Planning Priority E14 Protecting and improving the health and enjoyment of 0 Sydney Harbour and the District's waterways
 - 0
 - Planning Priority E16 Protecting and enhancing scenic and cultural landscapes Planning Priority E17 Increasing urban tree canopy cover and delivering Green 0 Grid connections
 - Planning Priority E18 Delivering high quality open space 0
- Council would like to see these Planning Priorities aligned to actions / action plans in the Masterplan, as well as further information on how these principles may be applied in its overall strategy. This may also be an opportunity for Sydney Airport to seek further collaboration with Bayside Council
- Furthermore Council would like the opportunity to work SACL and Sydney Water to discuss opportunities to improve active transport and community access through the Botany wetlands area.

Environment Strategy

The draft Masterplan includes Sydney Airport's Five Year Environment Strategy which outlines SACL's ambition is to be an industry leader in sustainability, driving responsible growth that balances social and environmental needs with corporate objectives.

As noted in the draft Masterplan

Sydney Airport Five Year Environment Strategy includes actions for SACL to:

- Develop a 'dashboard' tool to track environmental performance, management and sustainability initiatives
- Pursue a minimum 4-Star Green Star Design and As-Built rating for new, large scale developments
- Continue the Sydney Airport Community Engagement and Investment Strategy, ensuring environment remains a focus area
- Continue to explore partnership opportunities for environmental programs and education in the community
- Ensure effective communication and consultation with external stakeholders, including tenants, on environmental matters

Council's response:

- Council would like the opportunity to collaborate with SACL and understand the success, as well as learning opportunities from the initiatives within the Environment Strategy:
- Council also understands SACL's intention to conduct workshops around climate risk and adaptation with key airport stakeholders and utility provider's ongoing basis. Bayside Council would welcome an opportunity to participate in these workshops and for this work to address management of 'heat island' effects
- Council recognises SACL intention to facilitate discussions with Air services Australia and other stakeholders to ensure that aircraft taxiing times, idling times, and general aircraft usage is carried out as efficiently as possible and aircraft emissions are minimised to the fullest extent practicable. Council would be very interested in participating in these discussions with SACL, particularly around air quality monitoring and dispersion modelling.

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- Council is pleased to hear that SACL is focusing on ground-noise including:
 - Monitoring of residential developments proposed in the vicinity of the airport site to ensure that they will not unreasonably compromise the on-going operations of the airport (ongoing)
 - Continuation of monitoring of ground-based noise complaints at the airport (ongoing)

Council requests information about how SACL is going to consult Council on these findings and the process for residents to report any complaints in relation to ground noise.

Heritage

Sydney Airport is listed in Schedule 5 of Botany Bay Local Environmental Plan 2013 as heritage items of local significance:

- Ruins of the former Botany Pumping Station Within the boundary of Sydney (Kingsford Smith) Airport, Sydney Airport Part Lot 8, DP 1050923 Local Item number 1168
- Sydney (Kingsford Smith) Airport group Airport Drive, Sydney Airport Part Lot 8, DP 1050923 Local Item number 1170

As noted in the draft Masterplan

In relation to Indigenous heritage the draft masterplan makes reference to the 2001 Biosis Research study which is 17 years old and its findings are now out of date. Recent work on the history and cultural significance of the area has been undertaken which may contribute new evidence for consideration. These include *Aboriginal History along the Cooks River* published by the Cooks River Alliance and *Hidden in Plain View* by Dr Paul Irish as well as a number of other publications that have been written since 2001. The Biosis Research study should therefore be reviewed in light of the new evidence.

Heritage Management Plan (HMP)

The HMP is discussed at length in the draft Masterplan, however, there is no access to the HMP available in the document itself. It is requested that a copy be provided to Bayside Council for strategic planning purposes. A copy could also be made available to Bayside Library. The document refers to archival records that were made prior to demolition or change at the airport. Reference could be provided as to where the copies of these records are housed.

Heritage Impact Assessment

The document refers to a Heritage Impact Assessment of the implementation of the Masterplan 2039. This document would provide Bayside Council with a better understanding of the heritage implications of the Masterplan. It is therefore requested that a copy be provided to Council.

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Heritage Interpretation Plan

This document would be of interest in the context of Bayside Council's own Interpretation Plan. It is therefore requested that a copy be provided to Council.

Furthermore, in section 3.9.5 there is reference to ensuring heritage items of significance are archaically recorded. What is meant by "heritage items of significance"? Does the HMP specify which items need to be recorded?

Council's response

- Council requests SACL:
 - Undertake an updated Aboriginal Heritage Study of Sydney Airport.
 - Provide Bayside Council with an electronic copy of the following documents:
 - *i.* Heritage Management Plan.
 - ii. Heritage Impact statement report into the implications of the Masterplan 2039.
 - iii. Heritage Interpretation Plan

Aircraft Noise

Noise from aircraft operations continues to be the one of the most significant environmental issues for people living around airports or under flight paths. The responsibility to manage aircraft noise impacts at the airport is shared by many organisations including SACL.

As noted in the draft Masterplan

- Community concerns associated with aircraft noise generally relate to aircraft take-off and landing and associated flight paths and frequency and time of day at which flights occur. Many in the community place a high value of having lengthy periods of respite (that is, periods of time when there is no aircraft flying overhead).
- SACL addresses noise issues under 4 key areas
 - Reduction at the source e.g. reduction of noise emitted by aircraft
 - Land use planning and management e.g. control development in accordance with its compatibility with airport operations
 - Noise abatement operational procedures e.g. runway alternation, flying over less populated areas
 - Operating restrictions e.g. movement cap and time curfew
- Existing flight paths will remain unchanged until 2039
- Masterplan provides average daily jet aircraft movements predicted for 2039 and average daily aircraft movements respite periods predicted for 2039 but not a comparison to how this differs to the current situation
- · Western Sydney Airport will result in changes in curfew arrangements at Sydney Airport.
- There is an expansion in area impacted by the n70 noise contour -which is the range at which conversation and associated activities can be disrupted.

Council response:

 In the draft Masterplan the average daily jet craft movement period (Map 25) and average daily jet aircraft respite period 2039 (Map 26) are easy to read. However as highlighted above

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the draft Masterplan does not provide comparative information in relation to the current situation which makes it difficult for the general public to identity any future impacts. This information should be re- released with comparative maps

- Council did, however, request and receive comparative maps for 2017 and 2039. This shows for the flightpath above Bayside LGA (identified as E, F and J) the average daily movement's increases from 77 to 145 while the respite period decreases. Council therefore seeks further information on how this will impact the community e.g.:
 - What respite periods are being reduced e.g. no longer respite period between 6am and 7am,
 - o What times there will be increase in average daily movements and
 - The resultant changes to noise impacts.
- In the 2017 information figures were given for night time respite (11pm 6am), however, this
 information is not provided for 2039 in the draft masterplan. Council requests information on
 2039 night time respite so comparison can be made
- Council requests further information on how the western Sydney Airport will result in changes in curfew arrangements at Sydney Airport
- Council requests more detailed information on the increases in area or residences impacted by the changes to the n70 contour and what mitigation measures will be implemented to reduce this impact on the community e.g. provision of double glazing

Safeguarding Sydney Airport

Inappropriate development, obstacles and certain land uses in areas surrounding an airport can severely restrict the operations and growth of that airport. Off airport development involves external agencies and authorities and needs to be managed cooperatively.

As noted in the draft masterplan

- The National Airport Safeguarding Framework (NASF) provides a land use planning framework to
 - o Minimise aircraft noise-sensitive developments near Sydney Airport, and
 - Improve safety outcomes by ensuring aviation safety requirements are recognised in land use planning decisions
- · Potential impacts to the airport include:
 - Construction of structures that physically intrude airspace
 - Residential development in inappropriate areas adjacent to airports or under flight paths which are likely to result in future complaints about aircraft operations
 - Impacts of structures and activities that generate wind turbulence
 - o Land use activities that may attract wildlife (e.g. birds and bats)
- SACL is actively working with local Councils to ensure planning decisions outside the Airport boundary have regard to, and where applicable, comply with NASAF guidelines
- Greater Sydney Commissions has indicated in the Greater Sydney Region Plan 2018 that a state wide approach to implementing NASF is being developed by the NSW Department of Planning and Environment.

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- A sufficient supply of appropriately zoned land near the airport must be maintained (or where necessary created) to allow airport and aviation-support land uses to be developed near the airport
- An additional guideline relating to public safety zones (PSZs) is proposed to be finalised in the near future and incorporated into NASF
- The Australian Noise Exposure Forecast (ANEF) has been updated from 2033 with larger areas being impacted to the north, north east and south east of the airport and less of an impact to the east, south and west of the airport.

Council response:

- Council recognises the importance of the NASF guidelines, however as highlighted previously to SACL for some of the guidelines, in particular, reducing wildlife strike localised guidance needs to be developed, particularly to recognise existing land use (e.g. wetlands). Council provided draft comments on local wildlife guidelines a number of years ago at the request of SACL but these were never finalised. Council urges SACL to revisit the production of these localised guidelines so Council and SACL can work together on reducing this risk in an appropriate manner.
- Furthermore, Council had previously been a member of the Sydney Airport Wildlife Management Group which provided an opportunity for surrounding Councils and SACL to discuss any related issues. However, this Group has not met for a number of years. Council urgers SACL to recommence this group to assist Council and SACL to work together on this issue.
- Council also requests that SACL provides Council with their most up to date geospatial layers and technical specification that relate to NASF guidelines (including wind shear and lighting) to ensure Council assessment of development and activities takes this into consideration.
- It would also be appreciated if SACL could create a standardised process of when development applications and Part 5 activities are required to be sent to SACL for comment in relation to having regard to NASF guidelines
- In relation to the statement in the draft Masterplan that a sufficient supply of appropriately zoned land near the airport must be maintained (or where necessary created) to allow airport and aviation-support land uses to be developed near the airport Council requests SACL work with Council through the LEP process to identify where such appropriately zones land could be located. There are land use/business/tourism opportunities near the airport that can also support the growing Airport, for example, Cooks Cove, Turrella industrial estates, Brighton Le Sands.
- Council is aware that an additional guideline relating to public safety zones (PSZs) is
 proposed to be finalised in the near future and incorporated into NASF. The information,
 however, that has been previously released in relation to PSZs is lacking significant detail
 e.g. what land would be impacted by this zoning and the type of impact this zoning would
 have on existing land use zones. Council, as per its submission on this proposed guideline,
 requests as a matter of priority this information is provided to Council and that Council is
 provided with the opportunity to comment before the guidelines are finalised.

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 In relation to the proposed changes to ANEF for the n70 contour Council requests more detailed information on the increase in area or residences impacted and what mitigation measures will be implemented to reduce this impact on the community e.g. provision of double glazing

Yours sincerely

Bill Saravinovski Mayor

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Council Meeting

14/11/2018

Item No	8.3
Subject	F6 Extension Stage 1 Options for relocation of assets from Bicentennial Park
Report by	Michael McCabe, Director City Futures
File	SF12/172

Summary

The NSW Government is progressing the planning and design for the F6 Extension from Arncliffe to President Avenue, Kogarah. An Environmental Impact Statement (EIS) was released for public exhibition on 7 November 2018 and the public can make comment until the 14th December. An assessment of the EIS will be undertaken by Council with a report and draft Submission to be tabled at the December 2018 Council meeting.

To better understand the potential impacts of the proposed F6 on community assets in the Bicentennial Park precinct the RMS has agreed to fund a Recreation Needs Analysis. The study will be jointly managed by Council and the RMS. It will identify ways in which the impacts of the proposed development can be mitigated and compensated. The Recreation Needs Analysis has commenced and there will be updates provided as this project progresses.

In the interim RMS have requested that Council provide feedback about options for the relocation of assets from the Bicentennial Park precinct. Council identified a number of opportunities for the relocation of assets.

Officer Recommendation

- 1 That Council notes that the Department of Planning and Environment have placed an Environmental Impact Statement for the F6 Extension Stage 1 New M5 Arncliffe to President Avenue, Kogarah (SSI 17 8931) on public exhibition until 14 December 2018.
- 2 That Council notes that a Draft Submission in relation to F6 Extension Environmental Impact Statement will be tabled at the December 2018 Council meeting.
- 3 That Council authorises the General Manager to provide feedback to the RMS in relation to opportunities for the temporary and permanent relocation of Council assets, to reflect the matters outlined in this report.
- 4 That Council notes that a RMS funded Recreation Needs Analysis for the Bicentennial Park and Scarborough Park North Precinct has commenced and will inform temporary and permanent relocation of assets and Councils' negotiation with RMS of mitigation and compensatory actions.

Background

The NSW government is progressing the planning and design for the F6 Extension from Arncliffe to President Avenue, Kogarah. An Environmental Impact Statement (EIS) was released for public exhibition on 7 November 2018 and the public can make comment until the 14th December. An assessment of the EIS will be undertaken by Council with a report and draft Submission to be tabled at the December 2018 Council meeting.

Council has been advised by the RMS that pre-works will commence in September 2020 with construction of the F6 Extension to commence shortly after that date. The Roads and Maritime Services (RMS) are managing the project and they have indicated that there will be impacts on the community and community infrastructure in the Bayside local government area. Some of the impacts will be of a temporary nature (four years) and some will be permanent. To better understand the potential impacts on community infrastructure the RMS has agreed to fund a Recreation Needs Analysis for Bicentennial Park and Scarborough Park North precinct. The study will be jointly managed by Council and the RMS. It will identify ways in which the impacts of the proposed development can be mitigated and compensated.

In the interim RMS have requested that Council provide feedback about options for the relocation of assets from the Bicentennial Park precinct.

Temporary impacts

Councils' initial assessment of the proposal has identified temporary impacts to Council assets as:

- Loss of Bicentennial East Soccer fields
- Loss of parking (partial) at Bicentennial Park
- Loss of open Space at Bicentennial Park (north)
- Loss of Skate ramp
- Loss of Playground
- Loss of car park in Industrial area

Permanent impacts

Councils' initial assessment of the proposal has identified permanent impacts to Council assets as:

- Loss of Bicentennial East Soccer fields
- Loss of Open space on eastern side of Bicentennial Park
- Loss of Footpath along northern side President Avenue
- Loss of Parking spaces along President Ave

Interim feedback to RMS

Options that have been explored and which have informed the attached sketch Masterplans for the Ador – Muddy Creek recreation precinct (refer Figures 1 and 2) include:

- Lifting of the F6 planning corridor reservation, in whole or part within the Bayside local government area
- Potential land transfers and boundary adjustments from RMS to Bayside Council including:
 - Certainty of land tenure for Council where temporary and permanent assets are to be located
 - Transfer of ownership to Council (or care and control) of residual land at Bicentennial East soccer fields

- Identifying opportunities from the F6 Stage 1 tunnelling for use of clean spoil on Council's open space, subject to flood mitigation requirements and other environmental constraints
- Exploring permanent community recreation opportunities on land that is held in Trust for road and recreation purposes or on other Council land
- Three permanent playing fields
- Relocating skate park facilities to an alternate permanent location to be identified as a result of the Recreation Needs Analysis
- Building and renewing recreation amenities buildings such as:
 - Replacement of amenities at Brighton Memorial Field
 - Replacement of amenities at CA Redmond Field
- Creating synthetic playing surfaces for active recreation uses such as soccer, basketball, tennis and netball
- Delivering a recreation precinct in the Ador Avenue and Bruce Street areas, north of Bay Street, Rockdale and Brighton Memorial Playing Field:
 - Construction of a new park, playground and parking at Bruce Street park (off Bay Street)
 - Construction of new parking at Bruce St/Bay St park
 - Naturalisation of Muddy Creek from PCYC to Bay Street
 - Construction of new pedestrian Bridge across Muddy Creek at PCYC
 - Construction of shared pathway West Botany Street to Bay St (adjacent Muddy Creek)
 - Construction and ongoing maintenance of Active Transport link from Arncliffe to Kogarah
 - Replacement of skate park and playground Bay Street near McCarthy Reserve
 - Upgrade to netball courts at West Botany Street
 - Traffic calming West Botany Street (Bryant St to Muddy Creek)
 - Reinstatement of open space and parking at Bicentennial Park (north) post construction
- Improvements to the natural environment including:
 - Kings Road wetland to enhance community use

The sketch Masterplans seek to identify opportunities for public benefit to be delivered to the local community, including open space and asset improvement. The drawings are indicative and have been prepared to commence discussions with the community and to provide early feedback to the RMS.

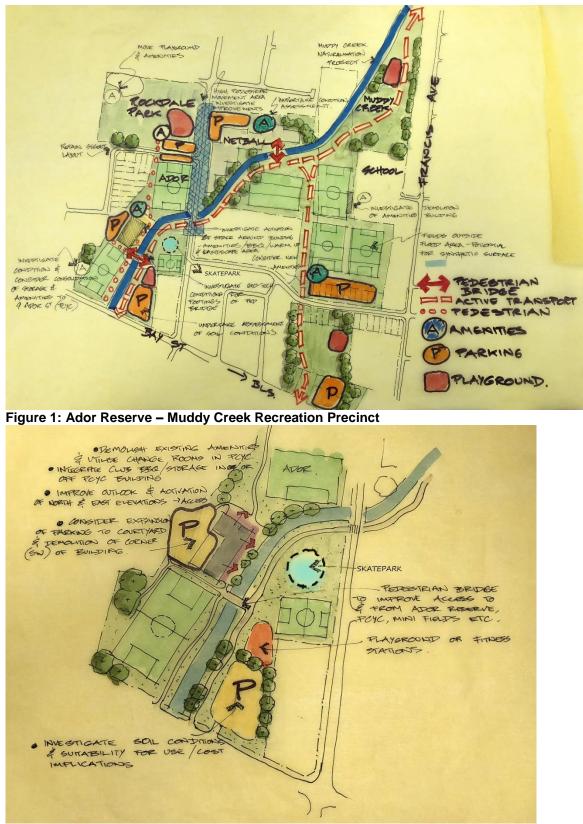


Figure 2: Ador Reserve – PCYC Precinct

Recreation Needs Analysis on the Bicentennial Park and Scarborough Park North Precinct

A Recreation Needs Analysis: Bicentennial Park and Scarborough Park North Precinct has commenced and will be prepared by independent consultants. The aims of the study are to:

examine the impacts of the F6 Extension Stage 1 tunnel and surface works on the areas identified in Figure 3 and to identify temporary and permanent solutions to mitigate these impacts.

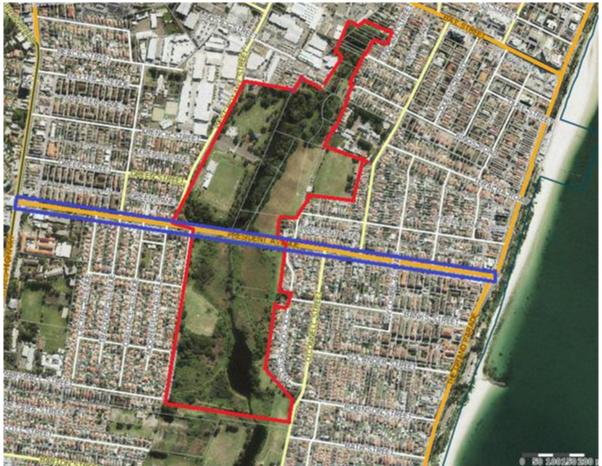


Figure 3: Recreation Needs Analysis area

The needs analysis will examine the current situation, undertake a community impact analysis, identify future needs and offset options. Offset options will include temporary and permanent solutions for the loss of services and facilities.

The principles for compensatory works are:

- Quality Proposed renewal and other works are to at least match monetary and use value of the modern equivalent of the assets being impacted or if not achievable an equivalent capacity (both active and passive). Temporary works may be provided as part of the compensatory package
- Timing the project team will endeavour to have temporary compensatory solutions in place before assets identified in Figure 3 are impacted. Permanent compensatory works are to be in place at a time agreed by RMS and Bayside Council
- Certainty of tenure any assets provided to Council are to be located where Council can agree to short and/or long term tenure
- Innovation options for compensatory works being considered need to incorporate best practice smart technology and sustainable, creative solutions
- Access the changes to or loss of access to open space both during and after works are to be considered
- Location compensatory works for the short or long term loss of facilities or open space are to occur within the Bayside local government area. Preference for

temporary options to be located near the vicinity of the Bicentennial Park and Scarborough Park.

Council will progress negotiations with RMS to ensure that Council and the community receive fair and reasonable mitigation and compensation for the impacts of the F6 Extension.

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Financial Implications

Not applicable Included in existing approved budget Additional funds required Not identified at this time

Community Engagement

The F6 Stage 1 Extension has been placed on public exhibition by the NSW government and can be accessed at: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8931

An independent consultant has been engaged by the RMS to prepare a Recreation Needs Analysis. The consultants will seek inputs from the community in accordance with a Community Engagement Plan to be agreed between Council and the RMS.

Council will prepare a Draft Submission, in relation to the F6 Stage 1 Extension Environmental Impact Statement, for consideration at the December 2018 Council meeting. The community are welcome to attend the Council meeting and can register to speak.

Attachments

Nil I

14/11/2018

Council Meeting

Item No8.4SubjectAmendments to State Environmental Policy (SEPP) Three Ports
2013 - Council SubmissionReport byMichael McCabe, Director City FuturesFileF10/47

Summary

The NSW Department of Planning and Environment (DPE) recently exhibited proposed amendments to State Environmental Planning Policy (SEPP) Three Ports 2013. The SEPP currently applies to land including, and adjoining, Port Botany. The Botany Bay Local Environmental Plan 2013 (BBLEP 2013) does not include the land subject to the SEPP.

Council staff have prepared a draft submission for Council's consideration and endorsement at this Council meeting.

The purpose of this report is to:

- (i) highlight the key changes proposed to the SEPP;
- (ii) identify the land affected by the proposed changes;
- (iii) identify key land use planning issues arising from the amendments; and
- (iv) provide a history of proposed amendments to planning controls that currently apply to part of the land identified in the SEPP.

Council's endorsement of the attached submission (**Attachment 1**) is sought, so that the submission can be made to DPE before the exhibition period ends on 3 December 2018.

Officer Recommendation

- 1 That Council endorses the attached submission regarding amendments to State Environmental Planning Policy (SEPP) Three Ports 2013, for consideration by the NSW Department of Planning and Environment.
- 2 That Council writes to all local State Members of Parliament and the Minister for Planning advising them of Council's submission and to advocate for increased community consultation.

Background

In 2009 the NSW government introduced the 2009 SEPP (Major Development) (Three Ports) which identified land in Port Botany, Port Kembla and the Port of Newcastle as 'State Significant Sites'. The SEPP also removed parts of the Botany Bay LGA from the LGA:

• Hale Street Industrial Precinct

- Banksmeadow Industrial Precinct
- Part of Hillsdale Industrial Precinct
- Foreshore Road
- Botany Bay Foreshore Area
- Sydney Port land.

In 2011 Botany Bay Council resolved to seek changes to the SEPP (Major Development (Three Ports) to remove an area of IN1 General Industrial zone within the Hale Street Precinct (Byrnes/Erith/McFall Street). The amendment was not progressed and in 2014 Council sought to amend the Planning Proposal to:

- Remove land in Hale Street, Erith Street and Byrnes Street from the Three Ports SEPP and rezone from IN1 General Industrial to B7 Business Park and include in the *Botany Bay Local Environmental Plan 2013* (refer land outlined in green in Figure 1)
- Rezone land in Bay Street and McFall Street from IN1 General Industrial to B7 Business Park under the Botany Bay Local Environmental Plan 2013 (refer land outlined in red in Figure 1)



Figure 1: Hale Street Precinct

- Apply a Floor Space Ratio of 1.5:1 and Height of Building of 12m to land subject to the Planning Proposal
- Remove a heritage item at 23 Byrnes Street, Botany from the Three Ports SEPP and include it as a heritage item in the Botany Bay LEP 2013.

In September 2018 the Department of Planning and Environment commenced exhibition of proposed amendments to the State Environmental Planning Policy (SEPP) Three Ports 2013. The exhibition period ends on 3 December 2018.

The proposed amendments to the SEPP are summarised into six key areas:

- Proposal to include land near Wentworth Avenue, Botany in the SEPP
- Proposal to rezone land near Hale Street, Botany
- Proposed introduction of the IN2 Light Industrial Zone into the SEPP
- Amendments to Exempt & Complying Development
- Proposed housekeeping changes and operational improvements
- Protecting land at Port Botany for freight and container uses

A draft Bayside Council submission (**Attachment 1**) provides detailed information for DPE's consideration. Two areas, within the Bayside LGA are considered to be most affected by the proposed SEPP amendments:

Proposal to Include Land near Wentworth Avenue, Pagewood in the SEPP

Figure 1 is an extract from DPE's *Explanation of Intended Effect* (refer **Attachment 2**) for the SEPP amendments and indicates the location of this land. The area is bounded by Wentworth Avenue, Baker Street, Moore Street, Wight Street and Corish Circuit.



Figure 1: Land proposed to be included in the Three Ports SEPP, Wentworth Avenue

The land is proposed to be inserted into the SEPP and zoned IN1 General Industrial zone and removed from the Botany Bay Local Environmental Plan 2013 with the current zone of IN2 Light Industry ceasing to apply. Councils draft submission outlines issues and impacts that may result from the proposed amendments to introduce a more intensive industrial zone to this land. The potential impacts include:

1. Heavier industry occupying this land in the future.

- 2. Potential for land use conflicts, traffic conflicts and amenity impacts for local residents.
- 3. Increased risk as a result of transport and storage of hazardous materials.

The Department of Planning and Environment should consider the Denison Street Quantitative Risk Assessment and any other risk assessments associated with cumulative risk generated from the Botany Industrial Park, in determining the increase in risk that could result from changing the zoning of the subject land.

The Eastern City District Plan identifies a "retain and manage" approach to the rezoning of industrial and urban services land in the Eastern City District. This approach has been further endorsed through the Greater Sydney Commission's *Information Note – SP2018-1 Industrial and Urban Services Land (Retain and Manage) – Transitional Arrangements* and *Thought Leadership Series: TLP 2018–1: A Metropolis that Works*. As such it is expected that the subject land will continue to enable a variety of industrial and port-related uses and Council would be supported in its application of the current controls under the Botany Bay Local Environmental Plan 2011.

Proposal to Rezone Land near Hale Street, Botany

The land, in proximity to Hale Street Botany that is proposed to be rezoned under the SEPP amendments is subject to a Gateway Determination. Figure 2 is a mapping extract from DPE's *Explanation of Intended Effect* for the SEPP amendments and identifies the location of the affected land:



Figure 2: Areas affected by proposed changes to planning controls

The application of the proposed IN2 Light Industrial zone under the SEPP is similar in intent to the Gateway Determination that DPE issued on 18 March 2014 to rezone the same land to B7 Business Park under the BBLEP 2013 and prohibit 'container depots' on this land.

The current Planning Proposal by DPE seeks to rezone the land fronting McFall and Bay Streets from IN1 General Industrial under the BBLEP 2013 to B7 Business Park under the BBLEP 2013 which would also prohibit development for the purposes of *'container depots'*. This part of the Planning Proposal was supported by DPE in the Gateway Determination issued on 18 March 2014.

Council amended the Planning Proposal by removing the component that sought the rezoning of the SEPP land, and prepared a clause to restrict '*container depots*' in the IN1 General Industrial zone of the SEPP. The application of the IN2 Light Industrial zone under the SEPP would have this effect.

No maximum height of building or floor space ratio controls currently apply to this land under the SEPP. The SEPP amendments do not propose to introduce height of building or floor space ratio controls for this land.

The land in this location subject to the BBLEP 2013 zoned IN1 General Industrial currently has a height of building limit of 12 metres, and a maximum floor space ratio of 1.5:1. These development standards are consistent with the above mentioned Gateway Determination, and are not proposed to change according to the *Explanation of Intended Effect* for the SEPP amendments.

Conclusion

Generally, the proposed amendments to the SEPP are likely to reduce land use conflicts, traffic conflicts and amenity impacts. However, it is recommended that:

- The land adjacent to Wentworth Avenue, Pagewood should remain as IN2 Light Industrial zone under the Botany Bay LEP 2013 as there is considered to be limited planning merit in amending this zone, which currently adjoins land IN1 General Industrial zone under the SEPP.
- Council retain autonomy of the future industrial use of this land, noting that the Greater Sydney Commission's position towards industrial land in the Eastern City District is one of a "retain and manage" approach.

Financial Implications

Not applicable⊠Included in existing approved budget□Additional funds required□

Community Engagement

DPE commenced exhibition of the proposed amendments to State Environmental Planning Policy (SEPP) Three Ports 2013 on 24 September 2018 and the exhibition period will close on 3 December 2018.

DPE contacted Council on 26 September 2018 requesting mailing details of landowners affected by the proposed amendments, for notification purposes.

Council staff have received enquiries from residents and landowners within and nearby the land adjoining Wentworth Avenue that is currently zoned IN2 Light Industrial under the BBLEP 2013. These enquiries relate to the proposed amendments in the SEPP that could introduce more intensive industries, and therefore more significant amenity impacts. Council staff informed residents and landowners that Council will be making a submission that landowners and residents could also forward individual submissions to DPE for consideration.

Attachments

Three Ports SEPP EIE 2018 - Submission of Bayside Council J

Amendments to State Environmental Planning Policy (SEPP) Three Ports 2013 – Submissions of Bayside Council

1. Proposal to include land near Wentworth Avenue, Botany in the Three Ports SEPP:

Council does not support the proposal to rezone land bounded by Wentworth Avenue, Baker Street, Moore Street, Wight Street and Corish Circuit from IN2 Light Industrial under the *Botany Bay Local Environmental Plan 2013* (BBLEP 2013) to IN1 General Industrial under *State Environmental Planning Policy (Three Ports) 2013* (Three Ports SEPP).

Council's Current Planning Controls and Strategic Policy Position -

During the preparation of the BBLEP 2103, Council adopted the Botany Bay Strategy 2031 (the Strategy 2031). **Attachment 1** to this submission identifies the *"Potential Activity Conflict Areas"* outlined in the Strategy 2031. Referring to *"Type I"* (which includes the subject land) on page 124 of Strategy 2031, the following recommendation was made:

"...Light industrial activities, when properly designed, can provide a good buffer between residential areas and heavy industrial activities. As a result the strategy proposes some light industrial zoning in employment precincts adjacent to residential areas in Pagewood".

The application of the IN2 Light Industrial zoning of the subject land under the BBLEP 2013 was consistent with this recommendation. The planning controls in the BBLEP 2013 are five years old and will be reviewed as part of Council's Comprehensive LEP Review (which has already commenced).

Greater Sydney Commission's Position on Employment Land -

The Eastern City District Plan identifies a "retain and manage" approach to the rezoning of industrial and urban services land in the Eastern City District. This approach has been further endorsed through the Greater Sydney Commission's *Information Note – SP2018-1 Industrial and Urban Services Land (Retain and Manage) – Transitional Arrangements* (Attachment 2) and *Thought Leadership Series: TLP 2018–1: A Metropolis that Works* (Attachment 3). Regardless of whether the land is included in the SEPP or remains in the BBLEP 2013, the subject land will be protected and continue to enable a variety of industrial and port-related uses. The existing uses within the subject land warrant retention of an industrial zone.

Council currently has autonomy over the zoning and planning controls for the subject land and, as stated above, the IN2 Light Industrial zoning was applied to the subject land only five years ago as part of the BBLEP 2013 comprehensive LEP review. The land use planning benefits resulting from including the land in the SEPP are not clear, especially given the position established by the Greater Sydney Commission on the protection of employment land.

Amenity Impacts –

The proposed rezoning of the subject land to IN1 General Industrial under the SEPP would allow more intensive industrial land uses, such as *freight transport facilities* and *truck depots*, than those land uses currently permitted with consent in the IN2 Light Industrial zoning under the BBLEP 2013. The permissible land uses for the existing and proposed zones is presented in the table below:

Botany Bay LEP 2013
Permitted with consent:
IN2 Light Industrial
Depots
Garden centres
Hardware and building supplies
Industrial training facilities
Light industries
Neighbourhood shops
Places of public worship
Roads
Timber yards
Warehouse or distribution centre
Any other item not specified in item 2 or 4:
General industries
Boat building and repair facilities
Vehicle body repair workshops
Vehicle repair stations

*prohibited under the Botany Bay LEP 2013

Given the nature of some of the uses permitted with consent in the IN1 General Residential zone under the SEPP, Council does not support the rezoning of the subject land. The potential amenity impacts of the additional uses on nearby residential land are likely to be intensified in relation to the effects from (but not limited to):

- Vehicle movements;
- Vehicle types;
- Traffic queuing;
- Operational noise and vibration;
- Odour;
- Lighting; and
- Storage and transport of potential hazardous materials.

In addition, considering the operational requirements of some heavier, more intensive industries, the hours of operation are likely to be outside normal operating hours (subject to approvals) resulting in even greater amenity impacts to residents.

The application of the IN1 General Industrial zone under the SEPP would potentially introduce heavier industrial uses in closer proximity to residential development, including the Kellogg's site to the north-west of Wentworth Avenue and a large population in the former British America Tobacco Australasia site (BATA site) adjoining Westfield Eastgardens to the northeast. Council is currently assessing Planning Proposals for changes to planning controls for both the BATA site and Westfield, Eastgardens. The BATA Planning Proposal could result in an additional 2,200 dwellings within that site and the proposed SEPP amendments would potentially permit heavier industries closer to that site. Council has an obligation to request that the Department of Planning and Environment (the DPE) does not increase the amenity impacts on this land, which already accommodates a significant residential population. Planning Risk -

It is logical to deduce that the application of a higher order industrial zone could result in increased cumulative risk, given the types of uses that could be accommodated with such a zoning amendment. Permitting land uses associated with heavier, more intensive industries could result in increased vehicle movements and larger vehicles with greater loading capacities, as well as storage of greater quantities of materials onsite that could increase planning risk in the locality.

The DPE should consider the potential increase in risk that could result from changing the zoning of the subject land, including the Denison Street Quantitative Risk Assessment and any other assessments of the Botany Industrial Park.

2. Proposal to Rezone Land near Hale Street, Botany:

Council is generally supportive of the proposal to rezone two areas of land, namely:

- 1 Bay Street and 2-10 McFall Street, Botany; and
- Land bound by Erith, Byrnes and Hale Streets, Botany.

It is proposed to rezone these areas of land from IN1 General Industrial to IN2 Light Industrial.

No maximum height of building or floor space ratio controls currently apply to the land that the SEPP applies to in this location. The SEPP amendments do not propose to introduce height of building or floor space ratio controls into the SEPP for this land.

A Gateway Determination was issued by the DPE on 18 March 2014 (Attachment 4) for the Planning Proposal to amend mapping in the BBLEP 2013 for these sites, which are identified in hatched red and green respectively on page 23 of the *Explanation of Intended Effect* for the SEPP amendments.

The land in this location subject to the BBLEP 2013 zoned IN1 General Industrial currently has a height of building limit of 12 metres, and a maximum floor space ratio of 1.5:1. These development standards are consistent with those approved for exhibition by DPE in the above mentioned Gateway Determination, and are not proposed to change according to the *Explanation of Intended Effect* for the SEPP amendments.

The 2014 Planning Proposal sought to rezone the land fronting McFall and Bay Streets from IN1 General Industrial under the BBLEP 2013 to B7 Business Park under the BBLEP 2013, which would also prohibit development for the purposes of *'container depots'*. The objective was to address a number of ongoing issues within the area, and with adjoining residents and other businesses, including:

- The interface with existing industry and housing along Erith and Bay Street, as well as industries interspersed through the precinct;
- Conflicts in traffic and pedestrian access between residential and industrial traffic;
- Inadequate space for vehicle manoeuvring, poor onsite storage, noise and odour from operations;
- Inadequate road infrastructure (including width of roads) for manoeuvring of trucks, in particular trucks utilised to transport maritime containers; and

The demand for 24 hour operation which is inappropriate within the precinct.

This part of the Planning Proposal was supported by the DPE in the Gateway Determination issued on 18 March 2014 and the introduction of an IN2 Light Industrial zone for these sites in the SEPP will largely meet the objectives of the Gateway Determination issued by DPE on 18 March 2014.

The Planning Proposal initially sought to remove the land bound by Erith, Byrnes, Bay and Hale Streets from the SEPP, and to rezone this land from IN1 General Industrial under the SEPP to B7 Business Park under the BBLEP 2013. The Gateway Determination issued by the DPE on 18 March 2014 did not agree to this part of the Planning Proposal.

At its meeting of 23 April 2014, Council resolved to amend the Planning Proposal in accordance with the conditions of the Gateway Determination. Council subsequently amended the Planning Proposal by removing the component that sought the rezoning of the SEPP land, and prepared a clause to restrict '*container depots*' in the IN1 General Industrial zone of the SEPP.

The draft clause relating to the prohibition of 'container depots' stated:

Clause 24 (Prohibited development)

- Development on any land for the purpose of container depots and uses associated with shipping containers (including the use of shipping containers which are ancillary to the purposes for which the consent was granted) and freight transport facilities are prohibited on land within Zone IN1 General Industrial that is shown as a Container Depots Prohibition Area on the Land Zoning Map.
- 2. In this clause:

container depot means a building or place that is used for:

- a) the unloading or unpacking (or both) of shipping containers for delivery to individual consignees, or
- b) the consolidation of goods from different consignors into full shipping container loads for despatch, or
- c) the repair, refitting or storage of shipping containers.

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

The amended Planning Proposal and draft clause was resubmitted to the Department on 30 June 2014. The Planning Proposal has not progressed to exhibition, since Council was made aware by DPE that amendments were proposed to the SEPP.

3. Proposed IN2 Light Industrial Zone in SEPP:

Council is generally supportive of the inclusion of the land within the area covered by the SEPP, as the application of the IN2 Light Industrial zone will largely meet the objectives of the Gateway Determination issued by DPE on 18 March 2014.

The proposed amendments to the SEPP include the application of a new zone – IN2 Light Industrial – for the land identified in hatched red and green on page 23 of the *Explanation of Intended Effect*. The application of the IN2 Light Industrial zone in the SEPP will result in a transitional zoning between existing land north of the subject land which is currently zoned B7 Business Park under the BBLEP 2013, and land zoned IN1 General Industrial within the SEPP area, to the south of the subject land.

The IN2 Light Industrial zone in the SEPP would prohibit *container depots*, *freight transport facilities* and *warehouse or distribution centres*, and is generally consistent with the intent and requirements of the Gateway Determination issued by DPE on 18 March 2014.

The Land Use Table for the proposed IN2 Light Industrial zone is referred to below:

Three Ports SEPP	Botany Bay LEP 2013
Permitted with consent:	Permitted with consent:
IN2 Light Industrial	B7 Business Park
Boat building and repair facilities	Centre-based child care facilities
Business premises	Dwelling houses
Food and drink premises	Food and drink premises
Garden centres	Garden centres
General industries	Hardware and building supplies
Hardware and building supplies	Home industries
Industrial training facilities	Light industries
Landscaping material supplies	Neighbourhood shops
Light industries (other than artisan food and drink	Office premises
industry)	
Neighbourhood shops	Passenger transport facilities
Places of public worship	Respite day care centres
Roads	Roads
Signage	Vehicle sales or hire premises
Vehicle body repair workshops	Warehouse or distribution centres
Vehicle repair stations	

4. Amendments to Exempt and Complying Development:

Council has no objections to the proposed amendments to the Exempt and Complying Development Provisions within the Three Ports SEPP.

The changes outlined in the SEPP amendments regarding Exempt and Complying Development relate to sites within the mapped lease areas only. These areas are leased to a private port operator under the *Ports Assets (Authorised Transactions) Act 2012* and outlined red on the Lease Area Maps within the SEPP (see **Attachment 5**).

With regard to the proposed amendments, it is noted that:

- specified standards would still need to be complied with;
- uses of a more intensive nature would still require appropriate hazard studies; and

 The DPE's hazard and risk specialist has reviewed the amendments and none are deemed to increase the risk profile of the port beyond tolerable limits.

It is noted that the proposed changes to exempt and complying development have been informed by risk principles developed from *Hazardous Industry Planning Advisory Papers* (predominantly from *Hazardous Industry Planning Advisory Paper No 4 – Risk Criteria for Land Use Safety Planning*) to determine those uses proposed as 'exempt' or 'complying', with:

- 'Exempt' uses demonstrating no additional (negligible) risk; and
- 'Complying' uses demonstrating only minimal risk, with prescribed requirements implemented to manage and mitigate against any minimal risk.

5. Proposed Housekeeping Changes and Operational Improvements

Council has no objections to the proposed housekeeping changes and operational improvements:

Notification Requirements -

The SEPP amendments propose that NSW Ports is to be notified of certain Development Applications that are lodged on land within the boundaries of the SEPP area, and on land adjacent to the mapped boundaries of the SEPP area. The purpose of the amendments is to minimise land use conflicts by allowing NSW Ports to comment on how proposals may impact port operations and infrastructure. This is considered to be a positive measure that can contribute to improved land use planning outcomes for NSW Ports and residents beyond the boundaries of the SEPP area.

SP1 Special Activities Land Use Table -

Council raises no objection to the proposal to prohibit inappropriate uses in the land use table of the SP1 Special Activities zone in the SEPP.

Earthworks (Clause 22) –

Council raises no objection to the redrafting of Clause 22(2) to clarify that a consent authority does not need to consider Clause 22(3) when earthworks are being undertaken as Complying Development under the SEPP.

6. Protecting Land at Port Botany for Freight and Container Uses

Four different options have been tabled in the *Explanation of Intended Effect* relating to subdivision within the SEPP area. These options include:

- Option 1: Heads of Consideration Provisions;
- Option 2: Introduce a Minimum 2ha Lot Size for Certain Land zoned IN1 General Industrial;
- Option 3: Restricting Uses in Zone IN1 General Industrial; and
- Option 4: Do Nothing

Options 1, 2 and 3 are considered to have merit for land included in the SEPP area, as these approaches would ensure the retention of land suitable for port-related uses and their operational requirements.

Given that the objective of DPE is to minimise subdivisions that could create lot fragmentation and irregular lots less conducive to port operations, a minimum lot size is the preferred option. This would be consistent with the approach taken under the Standard Instrument LEP for land outside the SEPP area.

Option 4, '*Do Nothing*', is considered to offer far less certainty in the assessment process when it comes to determining the planning merits of whether land should be subdivided.

List of Following Attachments:

- Attachment 1 Extract from Botany Bay Planning Strategy 2031
- Attachment 2 Greater Sydney Commission Information Note SP2018-1: Industrial and urban services land
- Attachment 3 Greater Sydney Commission A Metropolis That Works
- Attachment 4 Gateway Determination
- Attachment 5 Existing SEPP Lease Area Map

Appendix 4: Land Use Activity Conflicts Management Plan

Minimising land use conflicts between residential and non-residential activities is best managed by avoiding instances where land use zones permit new residential development adjacent to higher impact industrial developments, busy roads, freight rail corridors and/or dangerous goods routes. Many existing conflicts between adjoining land uses are the result of past zoning practices that have not adhered to this principle.

This strategy recommends that no residential intensification occur in areas immediately adjacent to higher impact industrial developments, busy roads, freight rail corridors and/or dangerous goods routes. Light industrial activities, when properly designed, can provide a good buffer between residential areas and heavier industrial activities. As a result the strategy proposes some light industrial zoning in employment precincts adjacent to residential areas in both Hillsdale and Pagewood.

Where land uses conflicts cannot be avoided the planning and design responses must be tailored to the severity and type of the conflict. The following plan identifies three levels of severity: critical, moderate for each type of conflict and potential. Within these categories subsets of conflict types are identified. The proposed responses are outlined in the table below.

Most instances of land use conflict occur 'across the road' where noise from traffic disrupts residential or 'main street' amenity. 'Over the fence' conflicts are fewer, and can often be managed by design, buffer and operational controls as described in the table below and illustrated in Figure A.

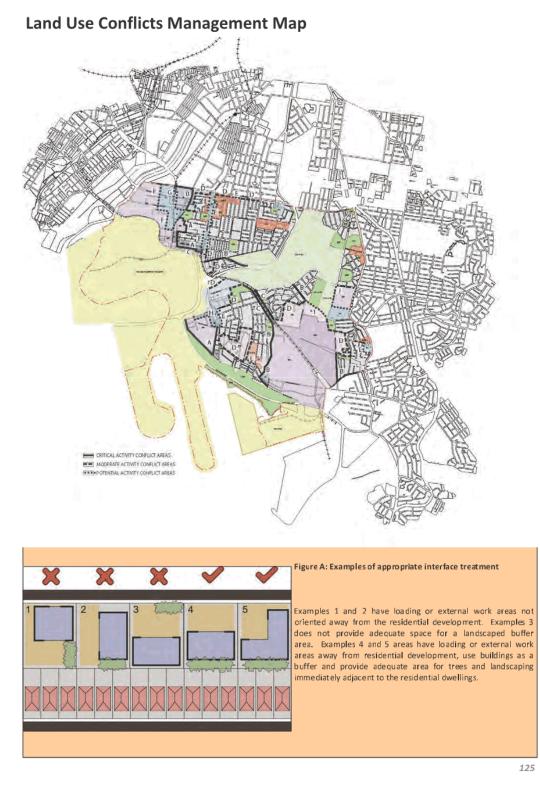
Elsewhere the strategy advocates for the preparation of a traffic management plan. This plan should also identify areas of significant traffic impact from industrial activities on residential development. High interface areas with significant access by heavy vehicle traffic should consider a range of traffic calming measures including reduced speeds in affected stretches of road with associated road treatments and restriction of heavy vehicle traffic on these residential streets. Additional transport infrastructure improvements to move heavy vehicle traffic away from residential areas (such as the Hale Street Extension and internal roads through Banksmeadow Industrial area) should be investigated as part of the traffic management plan.

Leve	Type	Description	Location	Response		
1. CRITICAL ACTIVITY CONFLICT AREAS						
	A	Residential or Open Space zones a djoining General Industry or Heavy Industry zone	Mascot Station, Mascot, Botany, Banksmeadow	Design controls: Noise sources (such as machinery, loading and manoeuvring areas or large apertures in buildings) located as far away from residential areas as possible. Areas immediately adjacent to existing housing should be utilised for buildings without openings to provide a buffer between housing and industrial activities. Trees and landscaping or, where appropriate, solid fencing, should be provided to reduce the visual and noise impacts of industrial buildings and activities. Operational controls: O perational hours should be restricted to limit impacts of noise from manufacturing activities and heavy vehicle traffic.		
	В	Mixed Use and Residential zones imme diately adjoining road with high traffic volumes or designated hazardous goods route	Mascot Station, Banksmeadow, Hillsdale	Mixed Use zone: Encourage non-residential development immediately adjacent busy roads. Residential zones: Prohibit intensification of residential development.		
	с	Residential zone is immediately adjoining the freight rail line	Mascot, Botany, Pagewood	General: Prohibit intensification of residential development. Where appropriate consider longer term possibility of alternative non-residential land uses in these locations.		
2. MODERATE ACTIVITY CONFLICT AREAS						
	D	Residential zone is adjoining Light industry, Business Development, Enterprise Corridor or Business Park zonings	Rosebery, Mascot, Botany, Banksmeadow, Pagewood, Hillsdale	Design controls: As for 'A' above. Where industrial development addresses a residential street particular regard should be given to providing a high quality interface that enhances the streets cape through both the design of the built form, minimising the extent of hard stand areas and the use of trees and lands caping. Operational controls: As for 'A' above.		

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Level	Туре	Description	Location	Response			
3. POT	3. POTENTIAL ACTIVITY CONFLICT AREAS						
	E	Residential zone adjoining Local Centre zone	Rosebery, Mascot, Botany, Banksmeadow, Hillsdale	Design controls: Where commercial and/or retail development is immediately adjacent to a Residential zone particular regard should be given to providing an appropriate interface between these uses. Ideally such uses will be separated by a lane or right-of-way that provides vehicular and pedestrian access to both types of development. Where this is not possible, appropriate setbacks, orientation of the operational areas of retail/commercial developments, and screening or planting should be adopted to ensure the amenity of adjacent residential development is not compromised. New residential developments should be designed to minimise potential conflicts by locating quieter areas such as bedrooms away from potential noise sources and utilising screening and/or planting.			
	F	Commercial core zone adjoining to General Industry zone	Mascot Station	Design controls: Where industrial development is immediately adjacent to the Commercial Core zone particular regard should be given to providing a high quality interface that contributes to the commercial character of the Commercial Core zone, through both the design of built form, minimising hard stand areas and the use of trees and landscaping.			
	G	Mixed Use zone adjoining Commercial Core and Local Centre zones	Mascot Station	Design controls: Where commercial and/or retail development is immediately adjacent to residential development in the Mixed Use zone, refer to design controls set out at E above.			
	н	Business Develop ment adjacent to General Industry zones	Botany	Design controls: Where industrial development is immediately adjacent to the Business Development zone, particular regard should be given to providing a high quality interface that contributes to a mixed commercial and industrial character of the Business Development zone through both the design of built form, minimising hard stand areas and the use of trees and landscaping.			
	1	Light Industry zoning adjacent Wentworth Avenue	Pagewood	Design controls: Where industrial development addresses Wentworth Aven ue particular regard should be given to providing a high quality interface that enhances the streetscape through both the design of the built form, minimising the extent of hard stand areas and the use of trees and landscaping.			
	J	BAT site - all interfaces	Pagewood	General: Particular regard should be given to providing a high quality interface that enhances the streetscape through both the design of the built form, minimising the extent of hard stand areas and the use of trees and lands caping.			

Botany Bay Planning Strategy 2031



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Information Note – SP2018-1

Industrial and urban services land (Retain and manage) – transitional arrangements

Issued: 5 October 2018

Grouping: A Metropolis of Three Cities and Greater Sydney District Plans

Version: 1

This Information Note is not to be construed as legal advice, does not form part of the plans and does not have statutory weight under the Environmental Planning and Assessment Act 1979. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this Information Note.

This Information Note is part of a series that provides supporting information for A Metropolis of Three Cities and the Greater Sydney District Plans. For more information, and to access the other Information Notes, visit www.greater.sydney.

Purpose of this Information Note

- This Information Note has been prepared in consultation with the NSW Department of Planning and Environment to assist planning authorities assessing planning proposals that relate to areas covered by the *Retain and manage* approach for industrial and urban services lands in the Greater Sydney Region Plan and the District Plans. The Information Note provides guidance on how the *Retain and manage* approach applies to planning proposals lodged prior to March 2018, that had not received a gateway determination or had received a gateway determination but had not yet been finalised before the adoption of the Greater Sydney Region Plan – A Metropolis of Three Cities and the District Plans.
- Preparation of the Information Note is necessary because planning authorities have sought the Greater Sydney Commission's advice about how to apply the *Retain and manage* policy to planning proposals.
- The Information Note establishes transitional arrangements for dealing with planning proposals lodged before March 2018 and guidance for planning proposals lodged after March 2018.

Principles for managing industrial and urban services land

- A Metropolis of Three Cities and the Greater Sydney District Plans set out three approaches to industrial and urban services land:
 - The Retain and manage approach applies across the Eastern Harbour City, the NorthWest Growth Area and industrial land in the established urban areas of the Western Parkland City. For lands where the Retain and manage approach applies, all existing industrial and urban services land should be safeguarded from competing pressures, especially residential and mixed-use activities. This approach retains this land for employment purposes. The number of jobs should not be the primary objective – rather a mix of industrial and urban services outcomes that support the city and population.
 - The Review and manage approach applies across the established areas of Central City District and Hornsby, Liverpool and Fairfield local government areas. The Greater Sydney Commission will review industrial and urban services land under this approach to either confirm its retention (as described in the approach above) or manage uses to allow sites to transition to higher-order employment activities (such as business parks).



The Plan and manage approach applies across the South West and Western Sydney Airport Growth Areas. In land release areas, there is a need for additional industrial and urban services land in response to long-term projected population and development growth. The Greater Sydney Commission will work with the NSW Department of Planning and Environment, other State agencies, including Transport for New South Wales, and councils as strategic plans are prepared to determine additional industrial and urban services land requirements.

Transitional arrangements for planning proposals involving land where the *Retain and manage* approach applies

- The NSW Department of Planning and Environment currently acts as delegate of the Greater Sydney Commission to exercise the planmaking functions under the *Environmental Planning and Assessment Act 1979.*
- Prior to March 2018, some councils submitted planning proposals involving change of use of industrial or urban services land to residential, retail or mixed uses in the areas covered by the *Retain* and manage approach.
- If such a planning proposal was submitted by a council before the adoption of the District Plans in March 2018 and had been referred to and supported by the relevant Sydney District Planning Panel to proceed to gateway determination, then the decision of the Panel with any conditions imposed on the decision is to be the prevailing consideration as to whether a proposal proceeds to a gateway determination. The proponent is to satisfy the conditions of the gateway determination before the matter proceeds to public exhibition.
- A proponent for such a planning proposal will be given a time frame by the NSW Department of Planning and Environment within which to satisfy the conditions of the Panel after which time no extensions are to be granted. If the conditions are not satisfied then a gateway determination will not be issued and the planning proposal will not proceed.

- If such a planning proposal was lodged before the adoption of the District Plans in March 2018, received a gateway determination, and any conditions on the gateway determination have been satisfied, then it can proceed to public exhibition and finalisation in the usual manner.
- If the proponent satisfies the Panel's conditions and the matter proceeds to exhibition, and progresses to be finalised, then a sunset clause will be inserted in the local environmental plan to permit the intended land use(s). The sunset clause will prescribe the time frame for the lodgement of a development application. The time frame will be determined by the NSW Department of Planning and Environment. If a development application for the intended land use(s) is not lodge within the prescribed time, then the enabling provision on the LEP will cease to have effect. If the development application is lodged within the time period and subsequently approved, then the local planning authority may remove the sunset clause on the next occasion it updates the LEP to remove reliance on existing use rights.
- If a planning proposal involving change of use of industrial or urban services land to residential, retail or mixed uses in the areas covered by the *Retain* and manage approach is lodged after the adoption of the District Plans being March 2018 then it is to be considered on its strategic and site merits and the policy to *Retain and manage* industrial and urban services land set out in the relevant District Plan is to be applied. The *Retain and Manage* approach prevails over other District Plan objectives relating to delivery of housing or retail floor area.

Key Contacts

- Proponents and councils are encouraged to talk to the NSW Department of Planning and Environment early on any planning proposals that may not be consistent with a District Plan. The Department will consult with the Greater Sydney Commission should the approaches under the District Plans need clarification in relation to planning proposals.
- The NSW Department of Planning and Environment Information Centre can be contacted

on 1300 305 695 or by email: information@planning.nsw.gov.au

 If English is not your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to the Department's Information Centre on 1300 305 695.

Greater Sydney Commission | Information Note – SP2018-1



3



A Metropolis that Works





Thought Leadership Series: TLP 2018-1

October 2018

Council Meeting





Greater Sydney Commission Thought Leadership Series

One of the key priorities for the Greater Sydney Commission, agreed between the Premier and the Chief Commissioner, is leading community engagement, dialogue and debate on key citymaking issues. This is the first of a series of Thought Leadership Papers on a range of topics that builds on the detail of the Greater Sydney Region Plan and District Plans to provoke discussion and debate in some cases and, in others, provide practical ideas on implementation across a range of challenging issues in the near, medium and long term.

This paper, *A Metropolis that Works*, will be accompanied by additional research papers by the Greater Sydney Commission to respond to the changing nature of industrial and urban services and their spatial requirements, their strategic value and the essential role they play in Greater Sydney, as set out in Objective 23 of the Greater Sydney Region Plan: 'Industrial and urban services land is planned, retained and managed'. DISCLAIMER: This paper does not form part of the Greater Sydney Region Plan or the District Plans. Users are advised to seek professional advice and refer to the relevant Plans and/or legislation, as necessary, before taking action in relation to any matters covered by this paper.

Acknowledgement of Country

The Greater Sydney Commission acknowledges the traditional owners of the lands that include Greater Sydney and the living culture of the traditional custodians of these lands. The Commission recognises that the traditional owners have occupied and cared for this Country over countless generations, and celebrates their continuing contribution to the life of Greater Sydney.

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Executive Summary

Great cities are more than their residential neighbourhoods. In a fast-growing, physically constrained city, competing pressures on the use of land are understandably intense. Over the past 20 years, how our city works has changed. How the city functions, and the spaces and places where Sydneysiders work, have transformed dramatically.

Amid Greater Sydney's growth in the knowledge economy, the story and importance of our industrial and urban services activities get somewhat overlooked. Data actually tells us that the industrial and urban services sector is growing; becoming more efficient and adaptable, providing more jobs and making a key contribution to our city's economy as a critical component in a metropolis that works. In fact:

- Greater Sydney is the manufacturing capital of Australia with industry gross value added (GVA) of \$21.5 billion (GSRP 2018a) and contributing 22.2 per cent of national GVA in 2015–16.
- The GVA for Greater Sydney's industrial and urban services land grew by more than \$16 billion between 2011 and 2016 to \$83.7 billion while job numbers grew by 48,633 over the same period.
- Studies indicate only 8 per cent of land across Greater Sydney is presently zoned for nonresidential uses such as industrial and urban services. Despite this, 19 per cent of all jobs across Greater Sydney are classified as industrial and in some Districts the proportion on industrial land is as high as 37 per cent. (GSC 2017 and 2018b)
- The Property Council of Australia has expressed concern to the Commission that, with take-up rates of industrial land at approximately 150 hectares per annum across Greater Sydney, the currently available 295 hectares represents less than two years forward supply and argues that critical shortages have led to dramatic land price increases in the Western Parkland City over the last two years.

Managing and supporting our industrial and urban services land requires a carefully considered and managed approach and, where appropriate, protection from competing land uses such as residential. Far from advocating for the status quo, this Paper identifies this land as evolving and advancing to be at the forefront of helping our cities demonstrate resilience in adapting to automation, new format logistics and the need to stimulate employment activities that lead to a more equitable and efficient metropolis.

More careful and thoughtful plans are required for these precincts, to increase the density and range of activities which can take place within them and ensure that they remain productive, affordable and economically viable locations for businesses. Cities around the world are increasingly recognising that successful commercial centres, innovation clusters and health and education precincts rely heavily on their proximity to land which offers vital support, service and interface functions.

The value of industrial and urban services land should not be based only on the volume and types of jobs generated, but the operational role and function it plays throughout the city.

This is a key consideration.

For Greater Sydney, alongside active management of existing employment areas and allowing for their evolution, there is also a need for a long-term, spatial approach to providing employment areas in newly developing parts of the metropolis.

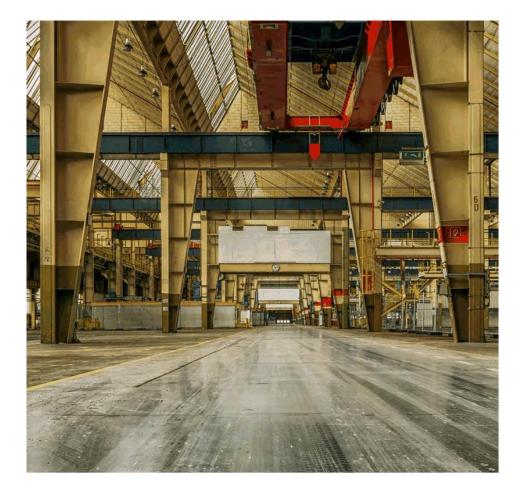
Both old and new industrial and urban services activities share important characteristics central to their success, as well as the fundamentals to a functioning city: proximity to end-markets and the creation and sustaining of local networks. They also remind us that while the nature and scope of

employment-generating activities will shift over time, the core drivers underpinning why productive activity succeeds in these locations remains.

This Paper also argues that industrial and urban services also share the need to access affordable land for industrial uses.

Greater Sydney is not alone in responding to such pressures. Cities with similar demands – London, San Francisco, Vancouver and New York – are also taking a more strategic approach to ensure the economic and employment-generating conditions provided by their industrial lands are supported and protected.

All cities need an intelligent approach to land use decisions which support a functioning city. In this, industrial and urban services land is an integral component: relinquishing it in the face of shorterterm imperatives is likely to be costly in the long term because once the land has moved to a higher value use, it is highly unlikely ever to be converted back.

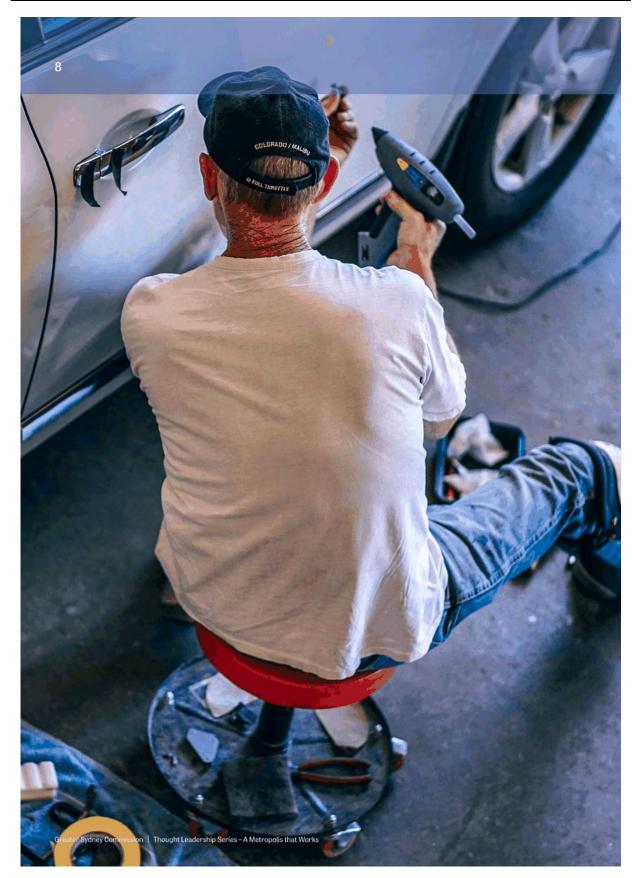




Key considerations:

- A growing city needs to be a working city. It needs spaces that allow it to function, make and create.
- A changing city needs spaces which offer capacity for innovation, adaptability and resilience in preparing for future needs, opportunities and challenges including the digital economy and technological change.
- The value of industrial and urban services land should not be based only on the volume and types of jobs generated, but to the operational role and function it plays throughout the city.
- The provision of sufficient industrial land with access to markets and users across the whole metropolitan area is integral to delivering the 30-minute city.
- A working global city needs spaces to ensure key economic uses can survive and thrive within ready access of customers and markets.
- Industrial precincts should be identified as valuable and strategic places in Region, District and Local Environment Plans.
- A 'no regrets' approach is required in any decisions affecting industrial and urban services land, with the ramifications of any displacement of activity fully understood and strategically managed.

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Introduction

Great cities are more than their residential neighbourhoods. In a fast-growing, physicallyconstrained city, competing pressures on the use of land are understandably intense. Greater Sydney's population growth has meant that concerns over housing supply have taken centre stage. Questions of how and where we work, particularly away from the office towers of our city centres - the employment and industrial lands where we do things, make things, mend things and move things along - have, by contrast, been neglected. Often treated as a ancillary land uses rather than integral to broader strategic directions for the city, city-makers' engagement with industrial lands - and what happens 'inside' them has tended to be restricted to an audit of utilisation, levels of uptake and likely future need.

This Thought Leadership Paper, prepared by the Greater Sydney Commission's City Strategy team to provide further context to the Greater Sydney Region Plan – A Metropolis of Three Cities, seeks to shine a spotlight on the future strategic role of industrial or employment precincts across Greater Sydney. It aims to highlight their value in the contemporary city, in terms of their operational value to both local and city-wide economies and beyond simple financial calculations framed in terms of highest and best use. This Paper recognises that these spaces play a crucial role in the day-to-day function of a city, one of the most dynamic parts of urban activity; responding to and leading change in an ever-diversifying metropolitan economy; capturing the changing nature of work; and providing sites for innovation and experimentation. To fulfil such a role, they need to offer flexibility and adaptability, but need to do so in ways which ensure that fundamental facilities and services that help the city work and communities live, do not get lost along the way.

The Greater Sydney Commission has sought to further understand the state of industrial, commercial and retail activities across the metropolitan area with information sourced from the Australian Census, expert analysis and audits, as well as feedback from submissions and industry roundtables, including the Commission's Industrial Stakeholder roundtable that has met since 2016. How do we better acknowledge the value of these key employment nodes beyond simple job density ratios, or floor space take up? Central to this task will be greater strategic consideration to these precincts as networked places, operating across and deeply embedded within, a range of spatial scales. This is particularly important for urban services and activities highly dependent upon proximity to endusers. Location for these groups is fundamental and their ongoing and future spatial requirements are therefore a vital consideration across all cities of the *Metropolis of Three Cities*.

Do post-industrial cities need industrial land?

The extent to which post-industrial cities such as Greater Sydney need to hold on to large areas of industrial land reflects fair questions raised regarding the impacts - social, economic, environmental and spatial - of the changing nature of employment. Looking at trends over the last 20 years, a number of key observations are worth highlighting. Metropolitan employment growth has been strong between 1996-2016, with substantial increases - both in absolute and proportionate terms - seen in jobs in the knowledge and professional services (+288,000, +58 per cent) and in health and education services (+190,000, +70 per cent). Population serving sectors, such as retail, have also seen robust jobs growth (+221,000, +44 per cent) as would be expected given the more general growth of the metropolitan area (GSC 2017).

Within this wider narrative of a knowledge economy, the story of industrial sector activity gets somewhat subsumed. But the data suggests the sector is one which is evolving and continuing to make a key contribution to the economy of the city. Indeed, far from the continued hollowing-out of manufacturing and related activities witnessed in many comparator global cities, Greater Sydney has maintained a resilient, critical mass in the sector, with relatively stable jobs provision over the last two decades.

Greater Sydney is now the manufacturing capital of Australia with an industry gross value added¹ of \$21.5 billion. Far from the demise of a Greater Sydney which 'makes things', this sector is alive and well.

Only 8 per cent of land across Greater Sydney is presently zoned for non-residential uses such as industrial and urban services. Despite this, 19 per cent of all jobs across Greater Sydney are classified as industrial (GSC 2017). In the South, Central and Western City Districts industrial and urban services land account for 37 per cent, 35 per cent and 36 per cent respectively of all jobs (GSC, 2018b).

The Commission's research in areas such as Greater Parramatta and the Olympic Peninsula, Botany (airport and port trade gateways) and the Western Parkland City also identifies that industrial areas make a nationally significant contribution to gross domestic product and productivity through infrastructure, business and utility provision. As well as transport intermodals and logistics hubs, these lands also play a key role in supporting local urban services, the distribution and delivery of essential utilities such as energy and water including the potential for developing low-carbon precincts, renewable energy and waste management facilities. the sale of household and garden materials and childcare. These uses are an essential part of our urban system and their future use and location need to be considered to support good growth management.

Knowledge intensive activities will continue to drive Greater Sydney's employment growth over the coming decades, but many Sydneysiders will continue to work in equally important 'making'. supporting and serving occupations. A large global city will remain underpinned by activities that enable those higher order jobs to function and that support the services we value in our everyday lives. The nature and scope of industrial and urban services activity will dramatically change: we are currently seeing the power of disruptive technologies and service models to reorganise how things get done and the accompanying spatial impacts. However, the need for jobs that serve and are part of the community, will still very much exist and as the population increases - will grow

There is also a need to tackle the view that the best place for these land-hungry activities is out in Greater Sydney's west. There are of course some sectors which are less spatially sensitive and where relocation to cheaper, larger and more accessible sites will be appropriate. For many, however, the spatial scale of operation and locational imperatives have remained firmly anchored, and indeed the importance of local proximity has heightened. Findings from the Greater Sydney Commission's recent research indicates that this increased the most in the North District, where industrial land value is almost double, the rents 50 per cent greater and job density three times the region's average.

Confused, messy spaces?

One of the core challenges faced in positioning industrial or urban services land within the wider strategic planning of the city's needs is that an array of uses is typically found within these precincts. Such lands have traditionally been associated with 'manufacturing; transport and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities' (Department of Planning, 2010, 1). Lines of definition are further blurred through the considerable diversity seen in terms of the mix of activities operating in precincts - in terms of type, size, context and connectivity - across different parts of the city. Our research finds that there is often a mismatch between business operating in the industrial and urban services areas and the standard land use definitions², indicating a need to build in more strategic frameworks, fostering greater flexibility to better enable businesses to transition from traditional manufacturing and storage uses to higher order industrial, technology, creative and logistic uses.

The way we cut the data does not help either. We talk about the number of workers in industrial jobs across the city, and the number of jobs in industrial/ employment precincts, but the two do not necessarily align. Many jobs in that sector are located outside identified precincts; similarly, many jobs located within those precincts do not accord with the assumed range of activities taking place in those

¹ Gross value added: The value of output at basic prices minus the value of intermediate consumption at purchasers' prices. The term is used to describe gross product by industry and by sector. Basic prices valuation of output removes the distortion caused by variations in the incidence of commodity taxes and subsidies across the output of individual industries. (Source: ABS)

² Standard land use definitions are set out in the Standard Instrument - Principal Local Environmental Plan.

locations. This confused landscape risks detracting from their vital role and means that ensuring the appropriate strategic weight and importance of these spaces to the future sustainable growth of the city is challenging. Nevertheless, this disjointed nature of activity is neither surprising nor should it be seen as detrimental. Cities need spaces that are a bit 'messy' and which – in simple terms – allow them to function and have room to evolve.

Definitions aside, what we do know is that beyond the primary office concentrations of the strategic centres and the Eastern Economic Corridor in the Eastern Harbour City where much of the knowledgeintensive growth has occurred, Greater Sydney's industrial precincts remain in demand. While strategic planning seeks to ensure the long-term requirements of Greater Sydney are met 10, 20 and 30 years into the future, immediate needs should also be acknowledged and addressed. Discussions with the Commission's Industry Group echo studies by URBIS (2017) and Hill PDA (2015) which affirm continued strength of demand for such areas large and small – across the wider metropolitan area. Importantly, this is not only in the Eastern Harbour City where supply has been placed under considerable pressure through rezoning, but also in the Western Parkland City where the amount of development-ready land is highly constrained.

The Property Council of Australia (PCA) has recently highlighted its concerns to the Commission, noting that with take-up rates of industrial land at approximately 150 hectares per annum across Greater Sydney, the currently available 295 hectares represents less than two years forward supply.

Western Sydney is currently the engine of growth, representing over 80 per cent of industrial land take-up, and PCA contends that critical shortages have led to dramatic land price increases in the Western Parkland City over the last two years (PCA, 2018).

Activities where geography is crucial

As with residential neighbourhoods, not all industrial precincts are the same. They vary in size; in the type and composition of companies and activities; some are planned spaces, others simply remain and have evolved from earlier land use configurations. Their current distribution across the metropolitan area captures the 'stickiness' of development and built form – more reflective of historical growth than an idealised distribution for today's city, perhaps, but nonetheless embedded within, and integral to, local labour markets, local distribution networks, and highly developed connections between suppliers, employees and end users.

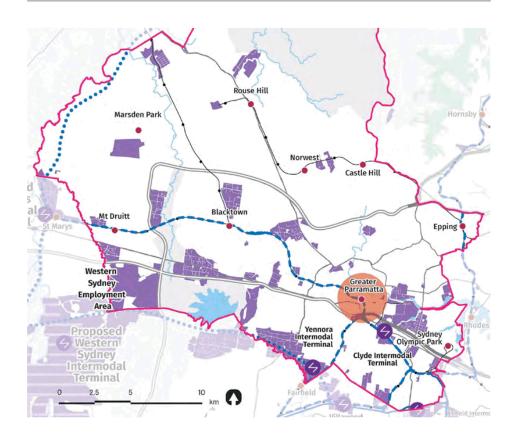
A growing Greater Sydney requires an efficient and effective road and rail freight network integrated with ports and airports. Certain freight activities are likely to find the Central River and Western Parkland cities more appropriate, particularly in the long term if more port activity moves to Wollongong/ Port Kembla and when the Western Sydney Airport commences operations.

Freight being transported from the prime Eastern Harbour City gateways at Kingsford Smith Airport and Port Botany will continue to grow and innovation, in the way we transport goods as well as investment in distribution infrastructure, will be required to maintain an efficient city. The Eastern Harbour City will continue to be the focus for efficiently distributing freight and logistics, and adapting to global trends for automation and consolidation of distribution and logistics services will be essential. Proximity to these key nodes within the wider metropolitan economy is vital: they are far from able to readily relocate without fundamentally reconfiguring logistical dependencies and connections.

This will be particularly acute for the Central River City and Western Parkland City as their industrial and urban services activities grow and, as shown in the following diagram, will be a growing focus for providing intermodal access from the Eastern Harbour City.

Some key issues include managing congestion in and around the Port Botany precinct due to truck movements and addressing how trucks carrying

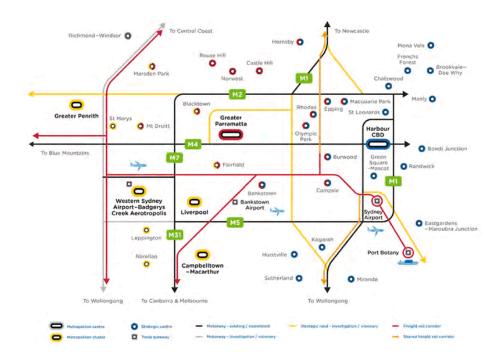
Industrial and urban services land and freight assets



hazardous goods can be removed from roads traversing residential neighbourhoods³. Protecting the operation of Port Botany industrial precincts from encroachment by residential development and the need for buffers where residential development interfaces with industrial zoned land and freight corridors is critical to the Greater Sydney's continuing productivity.

Transport for NSW has prepared a Freight and Ports Plan that highlights the importance of NSW freight and ports to the national economy and aims to ensure that they are well positioned to respond to emerging national and international markets and opportunities. The Plan indicates that planned residential and commercial developments are encroaching on key industrial freight-generating precincts and corridors, resulting in restricted access to key freight corridors and limited ability to meet future demand. Figure 30 in the Greater Sydney Region Plan (see over) shows both existing strategic freight corridors and intermodal terminals and those that will be required by 2056.

3 The NSW Government has committed to improve aspects of road and rail infrastructure with projects such as Sydney Airport Road Upgrades, Sydney Gateway linking WestConnex at St Peters Interchanges and the airport/port precinct and duplicating the Port Botany Rail Line with Australian Government funding.



2056 Greater Sydney freight network vision

Urban services

We are also particularly interested in populationfacing activities located in industrial lands for which geography is equally key. The term *urban services* is used to describe a wide range of industries that enable the city to develop and its businesses and residents to operate. While they are not always high employers, on a square kilometre basis their value is not held in how many jobs they directly provide, but in the operational role and function they play throughout the city. (GSRP, 2018)

This encompasses an eclectic landscape of panel beaters, home renovation services, glass makers, small-scale manufacturing companies, redistribution centres, kids indoor play zones, food preparation and catering facilities, repair workshops, gyms and the like. Not all urban services need to be in dedicated industrial precincts, but many clearly do – they need the same things as their neighbours: a bit of space and room for storage, the option to be noisy and smelly, and good connections to let people get to them and to help move things around.

Those tracking the emergence of disruptive technologies and business models point out that many of these everyday activities will become redundant over time. This is no doubt true, but history equally suggests that many will successfully regroup and reconfigure.

Developments in local distribution, known as lastmile connectivity further reinforce the importance of proximity and local networks to effective city function. At the heart of business disrupters, such as Uber and other online food and home service providers, local responsiveness is key, and although

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the increasing use of drones and autonomous ground vehicles (AGVs) is likely to lead to similar innovation in delivery and courier services (McKinsey, 2016), close location between supplier and consumer will remain vital. Studies have highlighted the centrality of spatial form and characteristics in determining appropriate forms of last-mile connections (Allen *et al.*, 2012; Ducret and Delaitre, 2013), and reiterate the importance of local hubs in the logistics chain – whether for final distribution or local collection.

While Amazon is most commonly associated with its massive 'Fulfilment centres', a crucial part of their distribution framework is smaller Amazon Prime Now Hubs in intra-metropolitan US city locations which enable the company to offer immediate (within two hour) delivery of their 10,000 bestselling products to key high-density markets (Purdy, 2016). Here in Australia, the logistics industry is exploring the potential for high-density, multi-level warehousing – particularly in the Eastern Harbour City - to meet the growing demand generated by online shopping. Commercial land market analysts predict that multi-level sheds up to five storeys might be brought to market over the next five years, with South Sydney experiencing significant and sustained demand. Colliers International data indicates a 19 per cent year on year increase in land values within this sub-market, with pressures coming from a combination of constrained supply and rising demand for last-mile logistics (Cheung, 2018).

Collectively, these areas act as a contributor to the city's economy, not simply in terms of the number of jobs, but in providing support services, just-in-time delivery and complementary facilities to other key components of the global city. World class theatres, opera and museums need prop studios, catering facilities and archive space close to hand. Emerging health and education precincts need functional spaces – not too far away – where medical start-ups, backoffice functions, and co-work spaces can find a bit more room to expand. And local communities will still need spaces where 'stuff gets done' across the city.

Alongside urban services in themselves, it is the interface and juxtaposition of activities in industrial precincts that contributes to their importance in stimulating opportunities. An ongoing governmentfunded study led by Professor Chris Gibson at the University of Wollongong into the important interplay between creativity and manufacturing highlights the need to understand the role of localities such as Carrington Road in Marrickville 'with geographic precision' (Gibson et al., 2017). A more detailed appreciation is required not only in terms of evaluating the importance of spatial proximity to end-users, but also in terms of wider social and economic implications for the city where such areas face potential displacement pressures. Mapping connections, demonstrating synergies and placing those networks within their local communities helps highlight these precincts as place assets rather than underutilised space.

How much land?

Making an argument regarding the importance of industrial and urban services activities to a city necessarily leads to questions regarding how much space we need within each of, and across, the three cities. The Greater Sydney Commission initiated research focusing on the ACT region (plus Queanbeyan just over the border in NSW) to explore different levels of space provision for urban services. Canberra potentially offers a useful benchmark as the city is relatively self-contained and has little large scale heavy industry and logistics activities whose location requirements are more distinct.

The analysis indicates that the ACT offers around 3 square metres of urban services land per capita and highlights the particular importance of smaller industrial precincts – these smaller sites have a much higher concentration of population-facing activities. While acknowledging that every urban system displays its own distinct characteristics and requirements, transposing this figure onto the three cities suggests significant shortfalls in current provision in the Eastern City, North and South Districts. The Central City District has greater provision; however, this part of the metropolitan area is undergoing transition which is likely to place pressures on future availability.

The Western City District has good levels of urban services land in the southwest, however with substantial population growth over the next 20-30 years, it will be vital to ensure that provision remains sufficient. There is a need for a more nuanced approach to managing industrial zoned (including urban services) land, reflecting the differing circumstances, needs and typologies across the metropolitan area.

Strategic industrial lands are integral to the 30-minute city

Understanding the spatial dynamics of the city is crucial at a variety of scales. For many organisations, the local networks and connections discussed above are particularly important. However, there is also a need to engage with the broader role key sites and spaces across the metropolitan area perform in terms of fostering and enabling development of the 30-minute city. We need to ensure the strategic role that concentrations of industrial land and gateway operations play in shaping the dynamics of the City is more fully acknowledged.

The 30-minute city is not simply dependent upon improving travel times for residents to access their closest strategic centre: it requires the metropolitan fabric to provide the spatial framework for the connected, multiple layers of those key hubs to operate. Changing supply chain dynamics and consumer demands – both existing industries and urban services adapting to change but also those newly emerging in response to opportunities arising – adds further weight to the 30-minute city concept. As the 'maker' economy develops, co-location of activities with similar needs, and similar markets, continues to underpin the pivotal importance of fostering, nurturing and recognising the importance of local networks.

Other cities around the world present a more explicit commitment to the strategic value in ensuring key industrial spaces are protected and enhanced across the metropolitan area. Given due recognition in their classification, *Strategic* Industrial Lands (SILs) are 'given strategic protection because they are critical to the effective functioning of London's economy. [They] are important in supporting strategic logistics operations serving the capital as well as providing relatively low-cost industrial space for SMEs.' (Greater London Authority, 2017, 243). These primary locations are 'complemented by smallerscale provision in [Local Strategic Industrial Sites] ... including sustainable last-mile distribution close to central London' (ibid., 244).

Compelling maps, reproduced below, prepared for the Greater Sydney Commission as part of the evidence base supporting the Greater Parramatta and the Olympic Peninsula (GPOP) vision (SGS, 2016) highlight the multiple clusters of economic activities that underpin a thriving metropolitan core.

A global city metropolitan centre is not simply defined by gleaming office towers and shopping centres but underpinned by high levels of interdependency between our city centres and **proximate** education and health precincts, sports and recreation precincts and strategic industrial lands. Such functions can be seen as 'catalyst and enabling services' (Deloitte, 2015, 42) which provide much of the glue to agglomeration activities.

GPOP's Rydalmere-Camellia-Silverwater axis in the Central City performs – and will increasingly perform – a similar function to that of Mascot-Alexandria in the Eastern City. Vital to the success of the emerging Western Parkland City will be to determine and enable provision of strategic industrial lands that will provide a commensurate, integral role within the clustered metropolitan city structure envisaged.

SGS (2016, 40) Significant assets and precincts (left) Central City/GPOP Corridor (right) Eastern City



Source: SGS Economics and Planning

... and to a more balanced, equitable city

One of the core aims of the Greater Sydney Region Plan is to foster a more balanced, equitable city. City planners have started the conversation about the 'missing middle' in housing supply, observing that market mechanisms for the delivery of housing types that fall between high-density multi-unit living on the one hand and single detached dwellings on the other have been limited.

Post-industrial cities around the world are also experiencing another 'missing middle' as a result of the increased division of the employment market between higher skilled knowledge intensive and health and education sector jobs on the one hand and part time, flexible and less structured roles in the population-serving sector on the other.

Industrial and manufacturing jobs have historically offered an important pathway in terms of providing quality jobs and middle-income wages with low barriers to entry. Indeed, in many large cities, industrial lands strategies are intimately tied to broader social equity commitments. New York City's 2015 Industrial Action Plan is underpinned by 'strong advocacy for industrial jobs as engines of opportunity' (City of New York, 2015, 2). There is recognition that 'the sector is an important pathway to the middle class for many families, with median wages of \$50,400 a year ... 61.5 per cent ... are located outside Manhattan, 62 per cent of the workforce comes from culturally diverse backgrounds, and approximately 63 per cent of industrial and manufacturing sector jobs are available to individuals who do not have a college degree (ibid).

A similar balancing role is played by industrial lands across Greater Sydney. The most recent census data are instructive in this regard: of the four employment sectors identified in the Greater Sydney Region Plan, industrial activity demonstrates the most evenly distributed growth in absolute job numbers added over the last five years.

Gains in the knowledge intensive and health and education sectors have been a key driver in accentuating an Eastern Harbour City imbalance, with the lion's share added in the Harbour CBD and Eastern Economic Corridor. By contrast, growth in industrial and urban services jobs – albeit with smaller numbers overall – has been more uniform and spatially distributed across Greater Sydney.

Strategic places worthy of a plan

Recognising that industrial and urban services lands are places rather than simply defined by their zoning code highlights the potential, and need, for strategic thinking and plans that acknowledge their value as core assets of a functioning city. While some elements that go into making great places might not immediately present themselves, these are key parts of the city and are where many of us spend a considerable amount of our working lives.

A useful model to consider is the False Creek Flats Area Plan approved by Vancouver City Council (VCC) in May 2017. The False Creek Flats (The Flats) lies just to the south east of Downtown Vancouver, and encompasses a mix of base economy activities – population serving functions that broadly align with our definition of urban services – and new knowledge and creative innovation sectors which benefit from proximity to the city centre and co-location of education and health facilities and research functions.

Vancouver is a valuable benchmark: it shares our housing affordability concerns and similar high land values place intense pressure on the viability and efficiency of non-residential uses across much of the metropolitan area. The Flats has seen property value assessments signal a dramatic revaluation in recent years, and thus the need for a proactive strategy for the area which recognises that preserving adequate industrial land for the delivery of essential functions and future opportunities is critical for a healthy and sustainable city' (VCC, 2017, 20). The Flats Plan is underpinned by a broader economic strategy led by the Vancouver Economic Commission, which seeks to balance protection of the vital role played by the Flats with stewardship towards new land uses to accommodate innovation and flexibility (VCC, 2017).

The Flats Plan identifies ten guiding principles, including: the need to protect affordability to maintain diversity; improving open space; greater

Vancouver City Council (2017) Consultation process



Source: http://vancouver.ca/files/cov/false-creek-flats-info-boards-jan-2017-part-1.pdf

consideration of built form needs in a changing economy; reintroducing ecological systems and wider resilience considerations; and fostering a more 'thoughtful transition' between the Flats and surrounding neighbourhoods.

The particular strategic importance of The Flats, or indeed Greater Sydney's own Alexandria given their locations close to the financial and creative hubs of their respective cities, should not prevent taking a more general interest in how ordinary employment areas can develop a greater sense of place: a bit of green space; facilities and services that workers can use during their lunchtime and other breaks; and education and training hubs which provide opportunities for embedding lifelong learning. As Deloitte note in Designing Western Sydney (2015, 60), 'approaches [to planning for employment] need to go beyond conventional land use planning and infrastructure coordination and create the amenity and cultural distinctiveness needed to attract workers and employers'.

Place-based strategies enable us to think more about public realm and built form, how employment areas interact with their surrounding neighbourhoods. They help open-up thinking about the role those centres perform, where they are connected to, what they are dependent upon, and what depends upon them.

The ongoing evolution of Macquarie Park is instructive in this regard. Older manufacturing spaces, first established in the 1970s, are giving way to more advanced and knowledge-based activities, involving built form renewal, intensification and growing synergies through co-location. As the area undergoes new rounds of investment, the need for commensurate consideration to be given to the centre's increasing role as a place has been recognised.

Brisbane's Industrial Strategy (BCC, 2014) encourages other functions, activities, services and amenities which help strengthen employment area attractiveness to organisations and employees,

and/or help enhance connectivity and linkages between precincts and neighbouring areas. In this regard, supporting flexibility and adaptability which enhances employment-based activity, and guarding against those that risk displacing it, seems appropriate.

Similarly, localised place-based plans for key industrial lands across Greater Sydney – identifying how to accommodate a range of employment activities mindful of adjacent communities – would underpin and in turn help activate district-wide economic development strategies foreshadowed in the Greater Sydney Region Plan (GSC, 2018).

Speculative cities need non-speculative spaces

Recognising the importance of spaces which at first sight appear somewhat underutilised, or more accurately, not fully capitalised, is an essential but difficult argument to make. Greater Sydney's planning and development frameworks have traditionally paid, and continue to pay, great heed to principles of highest and best use: underlying land value, and maximising returns to be made through the best use of that land *in financial terms*, holds significant sway. As the recent development cycle has demonstrated, few land uses can compete with high density residential in a city dealing with high population growth and a strong passion for real estate.

Economic efficiency models, when applying principles as to whether government should intervene in industrial land (i.e. not let it simply assume its market value), typically rely upon a particular understanding of what constitutes market failure. There is a guiding logic whereby the need for intervention can be systematically unpicked through demonstrating the potential ramifications (or lack thereof) to businesses and services if protection of those lands was removed. If - as we are arguing industrial spaces are vital to the function of cities. then it is a reasonable question to ask why the market does not value them appropriately. Zoning can be seen as subsidising those spaces, and if the rationale is market failure, then urban economists' follow-up question is: are there other ways (i.e. not through zoning) in which those failures can be corrected?

While this framework may help calculate the likely impact of business decisions, for example relocation, it is less coherent in accommodating the complexities of spatial dependencies and networks, gentrification and displacement, and the role of industrial places as strategically significant spaces and places in diversified, integrated global cities. It also assumes that market forces act to 'automatically yield an intensity or mix of land-uses that it broadly optimal' (Wolf-Powers, 2005, 379).

City planners in New York are similarly faced with negotiating the longstanding tension between its post-industrial restructuring and reinforcing its Alpha Global City credentials through strong growth of knowledge and professional employment alongside property-led economic development. In her highly influential work on 'up-zoning' through

Left: Industrial Avenue, Vancouver; Right: Carrington Road, Sydney



Source: Left; Jennifer Gauthier/For Metro. Right; GSC (2018)

mixed use focusing on inner industrial districts in Brooklyn and Queens, Laura Wolf-Powers posits a series of rhetorical questions worth restating here:

If the public planner's function is to regulate land in the interest of the wider community, and with a comprehensive vision for urban development in mind, is his or her responsibility fulfilled in every instance by promoting the most lucrative-use for a given district or parcel? Are there instances in which planners serve the common interest by promulgating controls that effectively shield lower-yielding activities from market forces? What set of conditions triggers an intervention to protect a low-yielding use pattern from the encroachment of 'the higher and better?' (2005, 381-382).

Greater Sydney faces similar development pressures, and a similar dilemma. In such circumstances, strategic planners need to reassert why we plan for the many composite layers of a functioning city. While viability-driven, developer-led speculation and risk shape much of the urban landscape, there are also significant components integral to city function – whether in terms of productivity, sustainability or liveability – where spaces need to be safeguarded from the wider pressures of land value uplift. This is not only in terms of current needs and functions but also to ensure they have capacity to respond to future shocks, technological and economic transformation and community needs.

To provide creative interfaces

Post-industrial restructuring and the rise of the creative economy has fuelled interest in select, well-located employment precincts and areas with a rich mix of urban services activity. Alexandria, to the south of the Harbour CBD, acts as a poster child in terms of job sector diversification, built-form renewal, and greater blending between industrial and population-serving activity. The industrial footprint of Carrington Road Marrickville has grown to encapsulate the crucial nexus between creativity and the new 'maker' economy richly embedded within its local and subregional context.

Such precincts demonstrate why cities need flexibility, adaptability and innovative environments;

places which can act as engines helping translate and encapsulate shifts being seen in the nature and type of work that Sydneysiders do and will do. There is a need to ensure provision of areas for firms to collaborate with like-minded enterprises, to experiment, to expand, and do the sort of things that you cannot do in an office on the 40th floor of a Barangaroo tower. To foster this dynamic, these areas need to offer buildings with large spans, flexible floorplates and good access. Above all, that space needs to be affordable, and given the crucial importance of connection to local markets and endusers, means available across all parts of the city.

To acknowledge the importance of the everyday and 'ordinary' functions of our city

Exemplars tend to crowd out a more nuanced landscape and there is a risk that the drivers and outcomes seen in areas such as Carrington Road are idealistically transposed more generally across the city. This risks reinforcing a simplistic take on the evolving economy and nature of work and expectations that the old economy is making way – spatially as much as functionally – for the new. In reality, not all urban services are as exciting, and not all precincts offer the prospect of transforming into the next Carrington Road. There is a need to accommodate utilities, household maintenance and waste services. However, these services share the same need for low rents – they need space, and it needs to be affordable.

To provide space for servicing future population growth and spaces for resilience

A fast growing and changing city also needs space which can accommodate all forms of land use tied to that growth. Existing neighbourhood areas seeing an uplift in residential densities will also require an uplift in the infrastructure required to support those new homes: enhanced sewerage and wastewater treatment plants, improved utility substations and depots for improved public transit. The nature of some of these facilities is likely to change, for example cities are likely to see a shift towards more circular systems and economies. Indeed, more integrated systems such as trigeneration are inherently local, underpinning the importance of ensuring the availability of land for non-speculative

purposes across each of the three cities and throughout the metropolitan area. Regardless of the format those changes take, spaces to accommodate these new directions will be required.

Meeting future needs through retention and growth

'Retention' sounds limiting, inappropriate and hardly strategic in the context of a fast-growing city seeing a transformation in how we work. Crucially, protection does not, and should not, translate into freezing current frameworks in time. Rather, by acknowledging the vital importance of these localities, they can be placed centre-stage in the wider strategic direction of the city.

Urban change will be accompanied by a requirement for spaces enabling experimentation and testing – whether establishing ecological resilience 'safety valves', fully embracing shifts towards a circular economy, or local models of trigeneration. Traditional manufacturing may continue its decline, but advanced manufacturing in a 'Made in Greater Sydney' environment will need somewhere to evolve.

Case Study: Central City, 'Quarter 3' Greater Parramatta and the Olympic Peninsula (GPOP)

GPOP is the jobs engine of the Central City. Crucially, its strategic weight and forward role underpinning growth in Greater Parramatta comes from recognition that a balanced, sustainable and productive city includes and fosters employment generation across all sectors and seeks to facilitate synergies across them. While encompassing the Westmead health and education precinct, Parramatta CBD and Sydney Olympic Park, strategic consideration of the industrial and urban service agglomeration stretching from Rydalmere through Camellia to Silverwater is given equal weight in the GPOP vision. Collectively, these areas in – Quarter 3 in the GPOP corridor – generate almost 40,000 jobs, ranging from more traditional manufacturing and distribution activity to technical and skilled jobs in pharmaceuticals, electrical and heating/cooling technologies.

At its heart, Camellia captures the competing demands to be worked through in a holistic way: divestment of refinery operations on part of the VIVA Energy site south of Grand Avenue frees up land for redevelopment for a compatible use as fuel distribution continues, and proximity to the riverfront north of Grand Avenue makes a shift to mixed use attractive. However, the precinct embodies crucial, hard-to-replicate existing infrastructure – such as the oil pipeline – and offres the foundations for creating a spatial hub for growing the circular economy – thinking sustainably about water, waste and associated resource use – as this part of the metropolis witnesses considerable growth in the coming decades. Camellia will also stable light rail as part of the Parramatta Light Rail Project. The challenge is to concurrently acknowledge the ongoing importance of existing functions, future functions and help build complementary economic and service activities.



Left: Circular Economy, http://www.iatecowaste.com/en/circular-economy/; Right: T-park, Hong Kong https://www.eolia.com/ en/veolia-group/media/news/sludge-treatment-plant-hong-kong

This may include industry at higher densities and building heights via multi-storey facilities and high bay automation supporting new technologies and advanced manufacturing.

In a growing city, we also need to apply a more strategic, spatial approach to future provision. As the Western Parkland City emerges, this metropolitan cluster evolves, ensuring appropriate spaces for essential urban functions and services must be integral to land use decisions. Place-based strategies for industrial and urban services land should therefore have a temporal as well as spatial appreciation of the precinct within which they operate, offering more effective support for transitional and 'meanwhile' uses as part of the ever-evolving landscape, and indeed help identify thresholds of use when changes to land use might be considered.

Case Study: Space for innovation in the Western Parkland City

As we develop a new city the size of Adelaide in the next 20 years to the west of the M7 Motorway, we will require a mix of uses to support the function of the Western Parkland City, including industrial and urban services land. While there is undeveloped land zoned for industrial purposes in the Western City District, a significant proportion of it is not serviced, leaving a 'pipeline' of only two to three years supply.

There is, therefore, a need for both short term action in terms of ensuring adequate land is brought forward as well as a longer-term plan-led strategic approach as the Western Parkland City and Aerotropolis emerges. The Western Sydney City Deal prioritises the creation of employment in sectors which bring together existing strengths of the region and maximise the benefits that development of Greater Sydney's second airport will bring. This includes a significant focus on logistics and advanced manufacturing – particularly tied to defence and aerospace – and agribusiness. With investment in education and training to ensure local communities are best placed to access these opportunities, the City Deal will play a vital role in addressing the current jobs imbalance between the three cities.

A strategic planning commitment to meeting future demand, for appropriate land to support these growth areas, recognises that Western Sydney is, and has the prospect of, cementing its role as the industrial heartland of Australia. As Deloitte (2015,43) observe: 'sectors such as advanced manufacturing, which are both traditionally strong in Western Sydney and globally emerging industries, are where our greatest focus should be'.



Left: Western Sydney City Deal, Commonwealth of Australia and NSW Government; Right: Image source: Nordic Office of Architecture. Source: https://blueswandaily.com/oslo-aims-to-develop-a-sustainable-airport-city/

But competing pressures on industrial lands will remain...

The nature of Greater Sydney's land values and the NSW planning system will always mean that challenges will be made to current land use zoning regulations. Having a solid policy position regarding the need to retain these vital city spaces does not negate the speculative play upon them – not least as strategic plans themselves can undermine a clear and steadfast position. How we balance and work through these pressures acts to underpin the need for strong strategic planning directions.

'No regrets' decision making and displacement strategies in place

Once industrial lands are lost in high landvalue cities, they are hard to get back. In such circumstances, it makes good sense to retain, manage and plan for those lands. Where lands are placed under pressure, or strategic arguments can be upheld in support of rezoning, then the 'no regrets' principle needs to drive all levels of decision-making. Having place-based strategies offers a framework within which the wider implications of potential industrial land loss can be fully assessed. Given the vital interface between many urban services and their end-users, those strategies would highlight the crucial role these precincts play in the context of their immediate localities and district.

Where change does occur, there is a need to retain ownership of the terms on which those changes are made. Determinations should have recourse to displacement policies which would instil a requirement for no net loss of land and businesses (and not just jobs) and indeed additional allocations relative to city population growth. Uplift enabled through rezoning should be aligned to the principles and goals of the strategy – for example, if a good case can be made for height and density bonuses, then this can be tied to providing additional affordable 'maker' spaces, innovation showrooms and business start-up centres.

Innovative zoning, but beware mixed use

Mixed-use certainly has an important contribution to make in terms of revitalising city neighbourhoods, but the risks of starting to allow residential development to infiltrate industrial lands are high. Although there may be fair compatibility between some urban services and higher density residential, this is not universal. Heavy industry needs to be separated from residential uses to enable potential hazards, noise, traffic and emergency management procedures that impact on residents to be managed. There may also be limitations on rezoning industrial lands away from employment uses due to contamination including potential impacts on adjoining lands.

More significantly perhaps, introducing residential uses to the city's 'working spaces' brings with it a change in land pricing signals which will undermine retention of employment uses over time. As soon as those residential land-use values are signalled, employment uses struggle to compete. Only in exceptional cases would mixed use zones with residential be on this precious and scarce resource, as the residential component would undermine the affordability and development capacity of these sites for businesses and, in turn, Greater Sydney's productivity.

New zoning classifications can also provide an explicit steer in terms of what kind of uses are to be fostered. In The Flats, Vancouver City Council has introduced zoning for 'Digital Entertainment and ICT' and 'Creative Products Manufacturing' while at the same time ensuring that key sections remain protected for population-serving activities.

The Victoria Road industrial precinct in Marrickville has come under significant pressure in recent years from landowners to allow residential development on the grounds that small lot sizes, increased congestion and relocation of traditional industries meant that the area was no longer suitable for modern industrial uses. The former Marrickville Council and the Department of Planning and Environment undertook a five-year strategic review of the precinct and, counter to prevailing arguments regarding the site's ongoing suitability, the study determined that the large majority of the land was highly valued for its employment purposes and pivotal role it played in servicing the Harbour CBD, Sydney Airport and Port Botany.

Wanting to support the artistic and creative industries for which Marrickville is known, the Council and the Department of Planning and Environment supported more flexible planning controls and increased densities to allow the precinct to evolve to support emerging industries like the creative arts, microbreweries and populating-service activities. While this has in many regards helped cement the 'maker' credentials of the precinct, caution should be noted here. Seemingly minor tweaks - such as adding artisan premises or small scale live/work as permissible uses - or more pervasive actions such as rezoning to B4 Mixed Use and allowing cafes and restaurants, recasts expectations and can act as a Trojan Horse or stepping-stone to uses which in the longer term are not in the best interests of maintaining a productive industrial and urban services area.

Getting a better understanding of this nuance – how to support evolving uses which benefit from, and support, local networks yet which risk 'creativeled' gentrification – will necessarily underpin forward strategic thinking. In some circumstances, helping consolidate organically-emerging creative enterprises will be an important planning function; however, it is certainly not a silver bullet for all localities.

We need to better plan and manage these lands while also being responsive to the market and community needs. Future papers in this series will explore innovative ways to evolve our industrial and urban services land and look at frameworks for protecting, enhancing and transitioning them to other uses, including public benefits.

Key considerations

A fast-growing city needs to make sure it has room to grow and respond to future opportunities and challenges. Our industrial precincts might not be front and centre of mind in discussions of city liveability or feature heavily in the narrative of global Sydney, but these spaces are a crucial part of a metropolis that works. They offer opportunities for the invisible glue to cast its magic and act as gateways and interfaces between knowledge, creativity and making things. As the population increases across the three cities in coming decades, the importance of these spaces, and the employment opportunities that they represent, will remain. Their function will adapt to changing needs and demands, but these localities offer important sites for flexibility, adaptability and resilience as the city evolves. We need spaces 'in the tank' – patient spaces – so that Greater Sydney is best placed to respond to those shifts.

Other 'high-demand' cities internationally which face similar challenges including Vancouver and New York City, where strong population growth and land markets risk crowding out all but residential use, are taking a more concerted, strategic approach to protect industrial lands and help them thrive into the future. For Greater Sydney, alongside proactive management of existing areas there is a parallel need for a long-term, spatial approach to the provision of appropriate spaces in newly developing parts of the metropolitan area.

Although there are many competing pressures for land across the city, once the land has moved to a higher value use, it is highly unlikely to be converted back. Industrial and urban services are an integral component to a healthy, functioning and productive urban system. Industrial and urban services are an integral component of a healthy, functioning and productive urban system. They are where we make, build, fix and repairs things – and supply the goods required for all these activities as locally as possible. We need to hold onto them.

Rather than seeing the protection of old industries and the transition to more jobs-intensive, knowledge driven activities as competing tensions, place-based strategic frameworks can ensure these activities co-exist. Both are dependent upon proximity to end-markets and rich local networks. Both also benefit through agglomeration. The diversity of jobs found in our industrial lands are also those which often offer well-paid middle-income employment which remains a central element of a diverse and equitable city. Physically, they also both contribute to helping shape their localities – providing a bit of depth, a bit of colour, and a bit of grit.

Key considerations:

- A growing city needs to be a working city. It needs spaces that allow it to function, make and create.
- A changing city needs spaces which offer capacity for innovation, adaptability and resilience in preparing for future needs, opportunities and challenges including the digital economy and technological change.
- The value of industrial and urban services land should not be based only on the volume and types of jobs generated, but to the operational role and function it plays throughout the city.
- The provision of sufficient industrial land with access to markets and users across the whole metropolitan area is integral to delivering the 30-minute city.
- A working global city needs spaces to ensure key economic uses can survive and thrive within ready access of customers and markets.
- Industrial precincts should be identified as valuable and strategic places in Region, District and Local Environment Plans.
- A 'no regrets' approach is required in any decisions affecting industrial and urban services land, with the ramifications of any displacement of activity fully understood and strategically managed.

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Greater Sydney Commission research

The Greater Sydney Commission's approach to managing industrial and urban services land across Greater Sydney has been informed by a number of studies undertaken over the past two years, several of which were commissioned by the Department of Planning and Environment in 2014-15. They include:

- Sydney's Urban Services Land-Establishing a Baseline Provision – SGS Economics & Planning, July 2017
- NSW Office Market Research Report Colliers International, June 2017 (Unpublished)
- Sydney CBD-Differentiating its Economic Strengths

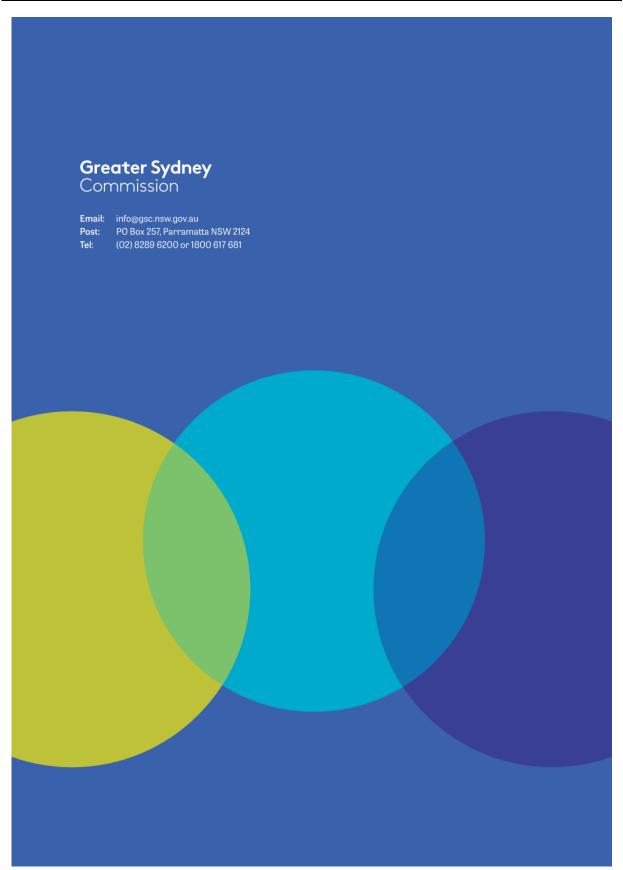
 Charter Keck Cramer, June 2017
- Industrial Land Detailed Audit and Suitability Assessment – Urbis, January 2017 (Unpublished)
- Sydney retail demand and supply Deep End Services, May 2016

- Macro-economic and Demographic Factors
 Shaping Jobs Growth SGS Economics &
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- Employment Centres Analysis SGS Economics & Planning, February 2016
- Sydney Strategic Centres Barriers to Growth Urbis, February 2016
- Forecasting the Distribution of Stand-Alone Office Employment across Sydney to 2035 – BIS Shrapnel, August 2015
- Strategic Centres: Enabling Economic Growth and Productivity – Hill PDA, August 2015
- Industrial Precinct Review Hill PDA, August 2015

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Greater Sydney Commission | Thought Leadership Series - A Metropolis that Works





Ms Heather Warton Director, City Planning and Environment City of Botany Bay PO Box 331 Mascot NSW 1460 Our ref: 15/16531

Dear Ms Warton

Alteration of Gateway Determination - PP_2013_BOTAN_001_00

I refer to Botany Bay Council's request on 16 October 2015 seeking an extension of time to complete the Planning Proposal PP_2013_BOTAN_001_00 to rezone land at 1 Bay Street and 2-10 McFall Street Botany and to amend Clause 20 of the *State Environmental Planning Policy (Three Ports) 2013* (Ports SEPP).

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to amend the Gateway Determination dated 18 March 2014 (as since altered) to extend the timeframe for completion of the planning proposal.

The planning proposal is now due for completion by 18 June 2016. The Alteration of Gateway Determination also requires Council to update the planning proposal, prior to finalisation, to address its consistency with *A Plan for Growing Sydney*.

I understand Council has received objections to the planning proposal from the public agencies and further submissions were received raising concern with the proposal. Given the nature of the objections, issues raised and that the proposal seeks to amend the Ports SEPP, I have decided to withdraw Council's written authorisation to exercise plan making functions in this instance.

I note that Council has proceeded with the exhibition of the planning proposal. Council's request for the Department of Planning and Environment to draft and finalise the Local Environmental Plan should be made 6 weeks prior to the projected publication date.

If you have any questions in relation to this matter, please contact Charlene Nelson of the Department's Sydney East Region branch on (02) 9228 6570.

Yours sincerely

Man

Marcus Ray Deputy Secretary Planning Services 24/05/2016 Department of Planning & Environment 23-33 Bridge Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | T 02 9228 6333 | F 02 9228 6455 | www.planning.nsw.gov.au



Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2013_BOTAN_001_00): to rezone land and amend floor space ratio & building height controls for land within the Botany Bay LGA.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 18 March 2014 (as since altered) for the proposed amendment to the *Botany Bay Local Environmental Plan 2013* as follows:

- 1. Delete condition 8, and insert a new condition 9:
 - 9. The timeframe for completing the LEP is by 18 June 2016.
- 2. Insert a new condition 10:
 - 10. Prior to finalisation, the planning proposal is to be updated to address its consistency with *A Plan for Growing Sydney*.

Dated 21st day of March

2016.

Marcus Ray Deputy Secretary Planning Services Department of Planning and Environment

Delegate of the Greater Sydney Commission

PP_2013_BOTAN_001_00 (15/16531)



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_BOTAN_001_00): to rezone land and amend floor space ratio & building height controls for land within the Botany Bay LGA.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act* 1979 to alter the Gateway determination dated 18 March 2014 for the proposed amendment to the Botany Bay Local Environmental Plan 2013 as follows:

1. Delete:

condition 7

and replace with:

A new condition 8

"The timeframe for completing the LEP is by 18 September 2015".

Dated

Stin day of May

2015.

Marcus Ray

Deputy Secretary Planning Services Department of Planning and Environment

Delegate of the Minister for Planning

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Our ref: PP_2013_BOTAN_001_00 (13/18202) Your ref: 11/123

Ms Lara Kirchner General Manager The Council of the City of Botany Bay PO Box 331 MASCOT NSW 1460

Dear Ms Kirchner,

Planning proposal to amend Botany Bay Local Environmental Plan 2013

I am writing in response to your Council's letter dated 24 October 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to:

- Remove land at Erith Street and Byrnes Street, Botany from the State Environmental Planning Policy (Port Botany & Port Kembla) 2013 (Ports SEPP) & rezone the subject land from IN1 General Industrial to B7 Business Park under the Botany Bay LEP 2013
- Rezone land at Bay Street and McFall Street, Botany from IN1 General Industrial to B7 Business Park under the Botany Bay LEP 2013
- Apply a Floor Space Ratio of 1.5:1 and maximum building height of 12m to all land subject to this planning proposal under the Botany Bay LEP 2013
- Incorporate an existing heritage item at 23 Byrnes Street, Botany under the Ports SEPP as an item of environmental heritage under Schedule 5 of the Botany Bay LEP 2013.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to variations as outlined in the conditions in the attached Gateway determination.

It is noted that council seeks to rezone the subject land to B7 Business Park, as it is envisaged the proposed zone will result in a better planning outcome that reduces land use conflict, avoids fragmentation of land uses and provides additional local employment opportunities. However, the planning proposal is inconsistent with the Ports SEPP which seeks to secure port and related industrial land for port uses for the on-going benefit of the port. Removal of this land has not been adequately justified.

It is acknowledged that land use conflict between residual residential development and port and airport related land use is present in the area. It is also noted that Council has just received a Traffic Study identifying concerns with heavy vehicular movement in the area and immediate and neighbouring amenity. The preferred mechanism to restrict new container storage uses occurring in this area is to replicate in the Botany LGA the mechanism to control the location of 'container depots' under the Ports SEPP, which currently exists within the Randwick LGA.

Therefore, Council is to remove the rezoning of the Ports SEPP land from the planning proposal and amend the planning proposal accordingly.

 Bridge Street Office: 23-33 Bridge Street, Sydney NSW 2000
 GPO Box 39 Sydney NSW 2001
 DX 22 Sydney

 Telephone: (02) 9228 6111
 Facsimile: (02) 9228 6455
 Website: www.planning.nsw.gov.au

I have agreed the planning proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones in relation to 1 Bay Street and 2-10 McFall Street, Botany is of minor significance. No further approval is required in relation to this Direction.

The Minister delegated his plan making powers to councils in October 2012. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Planning & Infrastructure for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Charlene Nelson of Planning & Infrastructure's regional office to assist you. Ms Nelson can be contacted on (02) 8575.4110.

Yours sincerely 18/3/14

Richard Pearson Deputy Director General Growth Planning & Delivery

Encl: Gateway Determination Written Authorisation to Exercise Delegation Attachment 5 – Delegated Plan Making Reporting Template



Gateway Determination

Planning proposal (Agency Ref: PP_2013_BOTAN_001_00): to rezone land and amend floor space ratio & building height controls for land within Botany Bay LGA.

I, the Deputy Director General, Growth Planning and Delivery at Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Botany Bay Local Environmental Plan (LEP) 2013 to:

- Remove land at Erith Street and Byrnes Street, Botany from the State Environmental Planning Policy (Port Botany & Port Kembla) 2013 & rezone the subject land from IN1 General Industrial to B7 Business Park under the Botany Bay LEP 2013
- Rezone land at Bay Street and McFall Street, Botany from IN1 General Industrial to B7 Business Park under the Botany Bay LEP 2013
- Apply a Floor Space Ratio of 1.5:1 and maximum building height of 12m to all land subject to this planning proposal under the Botany Bay LEP 2013
- Incorporate an existing heritage item at 23 Byrnes Street, Botany under the State Environmental Planning Policy (Port Botany & Port Kembla) 2013 as an item of environmental heritage under Schedule 5 of the Botany Bay LEP 2013.

should proceed subject to variations outlined in the following conditions:

- Prior to public exhibition, Council is to remove the component of the planning proposal that seeks to rezone land and apply development controls at 9-15 Erith Street and 5-9, 13-15, 21-23 Byrnes Street, Botany under SEPP (Port Botany and Port Kembla) 2013 to B7 Business Park under the Port Botany LEP 2013, including the heritage item at 23 Byrnes Street, Botany. This is to be replaced with a similar mechanism to that utilised to control the location of 'container depots' under the Ports SEPP within the Randwick LGA. Council is to consult with Planning and Infrastructure on the method to achieve the desired outcome and amend the planning proposal to explain the intent of the preferred approach prior to public exhibition.
- 2. The planning proposal is to proceed for the rezoning of land currently zoned IN1 General Industrial under the Botany Bay LEP 2013 at 1 Bay Street and 2-10 McFall Street.
- The Traffic study recently received by Council is to form part of the public exhibition material.
- Prior to public exhibition, consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Roads and Maritime Services
 - NSW Ports
 - Sydney Airport Corporation
 - · Department of the Commonwealth and the lessee of the Sydney Airport

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

BOTANY BAY PP_2013_BOTAN_001_00 (13/18202)



Once the above information has been obtained and consultation with public authorities has been undertaken, Council is to update the planning proposal to reflect the outcomes of the work and consultation undertaken.

- Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Planning & Infrastructure 2013) and must be made publicly available for a minimum of 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Planning & Infrastructure 2013).
- A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
- The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.



day of March

18

2014

Richard Pearson Deputy Director General Growth Planning & Delivery Planning & Infrastructure

Delegate of the Minister for Planning & Infrastructure

BOTANY BAY PP_2013_BOTAN_001_00 (13/18202)



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

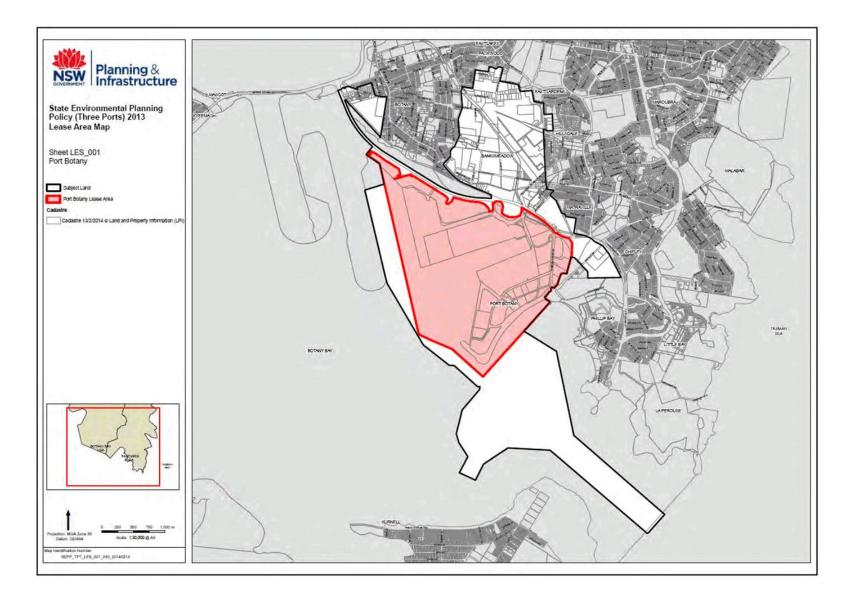
The City of Botany Bay is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act* 1979 that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_BOTAN_001_00	 Planning proposal to: Rezone land at 1 Bay Street & 2-10 McFall Street, Botany from IN1 General Industrial to B7 Business Park under the Botany Bay LEP 2013 and apply a Floor Space Ratio of 1.5:1 and maximum building height of 12m.

In exercising the Minister's functions under section 59, the Council must comply with Planning & Infrastructure's "A guide to preparing local environmental plans" and "A guide to preparing planning proposals".

March 2014 18 Dated **Richard Pearson Deputy Director General**

Growth Planning & Delivery Planning and Infrastructure



Bayside Council Serving Our Community

Council Meeting

14/11/2018

Item No	8.5
Subject	Bayside West Priority Precinct - Submission on Draft State Infrastructure Contributions (SIC)
Report by	Michael McCabe, Director City Futures
File	F14/307

Summary

The NSW Department of Planning and Environment have placed the Bayside West Precincts Draft Special Infrastructure Contribution on public exhibition until 23 November 2018.

Officer Recommendation

- 1 That Council endorses the draft Bayside Council submission to the Department of Planning and Environment in relation to the Bayside West Proposed State Infrastructure Contributions.
- 2 That Council writes to all local State Members of Parliament advising them of Council's submission.

Background

The NSW Department of Planning and Environment (DPE) designated the Arncliffe and Banksia Planned Precinct in 2014 and the Cooks Cove Planned Precinct in 2015.

In late 2016 DPE exhibited a *draft Land Use and Infrastructure Strategy* for both Planned Precincts and renamed them as the Bayside West Planned Precinct. Chapter 7 of the document included an Infrastructure Strategy which itemised regional and local infrastructure upgrades required as a result of the proposed increase in population in the Precinct. Draft Amendments to planning controls were also exhibited and DPE received 198 submissions.

In September 2018 DPE released *Bayside West Precincts 2036 – Arncliffe, Banksia and Cooks Cove* (refer Attachment) which replaced the draft Land Use and Infrastructure Strategy. Amendments to planning controls have also subsequently been introduced and replace controls contained in the *Rockdale LEP 2011,* for a part of the Planned Precinct.

The changes to planning controls which are different to those exhibited in 2016 include:

- Deferral of an area west of Arncliffe Station from the rezoning of the Arncliffe and Banksia Precinct. This area will be the subject of further investigation to consider opportunities for master planning and high quality urban design outcomes;
- A small area south of Banksia Railway Station on the Princes Highway, bordered by B4 Mixed Use on either side was changed from a B6 Enterprise Corridor zone to a B4 Mixed Use zone, to address fragmentation and to provide a continuous extension of the Banksia Town Centre;
- Rezoning of a site on the corner of Arncliffe Street and Burrows Street from RE1 Public Recreation to provide a new park to the community;

- TURRELLA 2 Revitalise and - and allow mixed use along the Princ Highway New park Expand and revitalise at Arncliffe Station the Arncliffe town centre INTERNATIONAL South Western Motorway TERMINAL ARNGLIFFE Planning for this area subject to further investigation Planning for Cooks Cove bject to furthe Forest Roa investigation $\overline{\mathbf{x}}$ Expand and revitalise the Banksia town centre COOKS COVE Opportunity for SYDNEY AIRPORT open space within the LAHC site MS East Freeway BANKSIA Strengthen the existing function of the Princes Highway Support Council's review of the B6 Corridor as part of a strategic Local Environmental Plan review Barton Park to align with the priorities of the Eastern City District Plan Bestic Street ROCKDALE
- Fix errors in the exhibited draft height and FSR maps.

Figure 1: Bayside West Precincts Plan 2036

Bayside West 2036 includes an Appendix which identifies necessary Regional and Local Infrastructure upgrades and high level information about funding allocation.

Proposed Bayside West State Infrastructure Contributions

In October 2018 the Department of Planning and Environment placed the Bayside West Precincts *Proposed Special Infrastructure Contribution* (SIC) (refer Attachment 1) on public exhibition until 23 November. In 2017 the Department of Planning and Environment prepared a feasibility analysis of the Bayside West Planned Precinct State Infrastructure Contribution and this is now available as supporting documentation for the proposed SIC. (refer Attachment)

The SIC identifies funding allocation for upgrades to regional infrastructure such as roads, public transport, education, pedestrian and cyclist improvements, open space and planning and delivery. (refer Table 1).

PROPOSED SPECIAL INFRASTRUCTURE CONTRIBUTIONS			Source of funding
Roads	Subtotal	\$16,165,000	
Upgrades to Marsh St and Airport Drive	\$6,105,000		SIC
Upgrade to intersection Kyle St and West Botany St	\$150,000		SIC
Upgrade existing signalised intersection Princes Highway and Burrows St	\$970,000		SIC
Review configuration of Duncan and West Botany Street intersection	\$150,000		SIC
Upgrade the Allen St/Princes Highway intersection	\$1,170,000		SIC
Upgrade to intersection of Forest Road at Firth Street and Eden Street	\$1,100,000		SIC
Upgrade intersection Spring Street and Princes Highway	\$6,520,000		SIC
Public transport	Subtotal	\$100,000	
2 bus stops at Marsh Street	\$100,000		SIC
Education	Subtotal	\$31,370,000	
Primary School land and/or works	\$21,500,000		SIC/Dept Edu
Secondary school land and/or works	\$9,870,000		SIC/Dept Edu
Pedestrian and cyclist improvements	Subtotal	\$22,380,500	
Pedestrian/cycling bridge over Cooks River: Tempe Reserve to Cahill Park	\$8,475,000		SIC
Walking and cycling path and linear park (SWSOOS): Princes Hwy to Arncliffe West	\$3,505,500		SIC
Foreshore walking and cycling path	\$3,900,000		SIC
Cycle/pedestrian crossing – Princes Hwy (Cahill Park to Brodie Spark Dr)	\$6,500,000		SIC
Open space	Subtotal	\$15,065,500	
New park embellishment (Burrows Street)	\$6,955,500		SIC
Contribution towards land acquisition for Burrows Street park	\$8,110,000		SIC
Planning and Delivery	Subtotal		
Planning and Delivery	\$1,276,215	\$1,276,215	SIC
	TOTAL	\$86,357,215	

Table 1: Proposed Bayside West Special Infrastructure Contributions (SIC)

In relation to the proposed funding allocation of \$6,500,000 to pedestrian/cycle crossing of at Princes Hwy (Cahill Park to Brodie Spark Dr) it is noted that a 2.5m wide pedestrian bridge across Princes Highway at Heathcote was opened in December 2014 and cost \$5.5m. Whilst the 31-metre span across the Princes Highway is a similar size to what would be required at Wolli Creek the Heathcote location is an easier, quieter location. Furthermore, construction industry escalation costs would mean a significantly higher cost than has been estimated in the SIC.

A review of the SIC has also identified a number of changes to the infrastructure items to be delivered in the Bayside West Precinct:

- Addition of embellished open space at intersection of Burrows Street and Arncliffe Street;
- 2. Addition of a walking and cycling path and linear park on the alignment of the SWSOOS: Princes Hwy to Arncliffe West;

- Change of location of a new walking and cycling bridge over the Cooks River; Previously proposed to link to Sydney Airport but now proposed to connect Tempe Park to Cahill Park;
- Removal from SIC of detailed planning of intersection treatments on either side of the railway underpass between Allen Street and Wollongong Road. To be included in Local Infrastructure upgrades funded by s7.11 contributions;
- 5. Removal of reference to schools being located in Cooks Cove precinct;
- 6. Removal of upgrade to rail underpass at Railway Street and Subway Road from Local Infrastructure upgrades (and not included in SIC).

The Department of Planning and Environment has provided detail about the three new items included in the SIC in relation to open space and active transport links:

- 1. Park at the intersection of Burrows Street and Arncliffe Street. The proposed park consists of the following major components:
 - Community facility (e.g. library)
 - Connection to Wooroona Reserve
 - Large kick about space
 - Large children play area
 - Medium / small kids bike racing track / skate park
 - Barbecue facilities
- 2. Linear Park and active transport link on the alignment of the SWSOOS from Princes Hwy to West Arncliffe. The proposed SWSOOS Linear Park consists of the following main components:
 - Two major gateways (north and south)
 - Three secondary access points to perpendicular streets and Allen Park
 - Amphitheatre and other passive seating opportunities
 - Linear corridor with varying width and minimal width of 2.5 metres
- 3. Pedestrian and cycle bridge across the Cooks River from Cahill Park to Tempe Recreation Ground (replaces bridge connection to Sydney Airport)
 - Viewing platforms facing east (views to airport) and west (views to Wolli Creek)
 - Refuge / resting area for cyclists and pedestrians; this includes water fountain seats and shelter
 - River front picnic / barbecue area

In relation to the proposed Cahill Park to Tempe pedestrian/cycle bridge it is noted that an active transport route to and from Wolli Creek already exists and the proposed new bridge across the Cooks River doesn't reduce the distance to Tempe Reserve for people from Wolli Creek and only reduces the distance for people in Gertrude Street area by 400m. Figure 2 indicates two alternate active transport bridge locations which would access to currently inaccessible open space, to the north of Wolli Creek station and the Cooks River open space network downstream of the Princes Highway.

Council Meeting

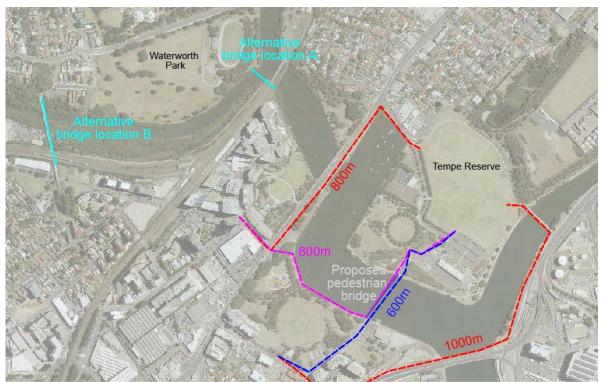


Figure 2: Alternate locations of Active Transport Bridge

More information about the open space items is contained in the *Arncliffe and Banksia Green Plan* (Attachment 4). The need for additional areas of open space and improved active transport connections to existing open space was identified in the Green Plan. Figure 3 (below) illustrates those areas in the Arncliffe and Banksia Planned Precinct which have gaps in the provision of accessible open space. Of particular concern is an area generally to the west of Forest Road. It is noted that no additional open space has been proposed in the Green Plan and Draft SIC for that part of the Planned Precinct.

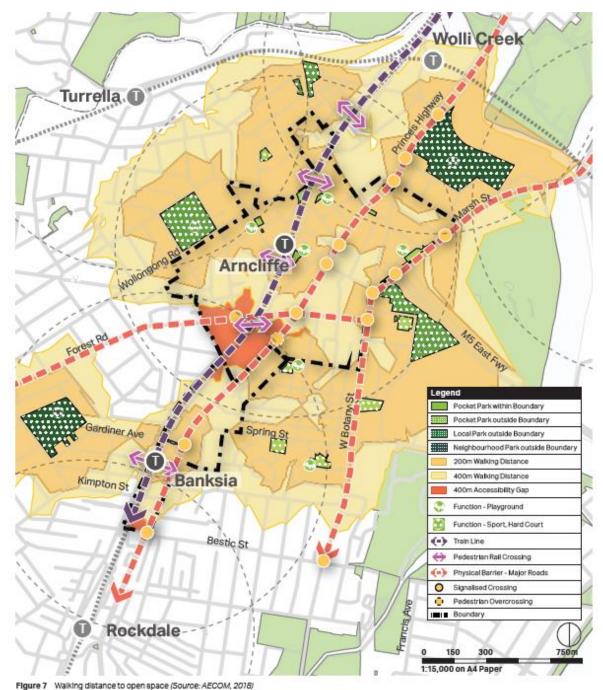


Figure 3: Walking Distance to open space

Delivery of Regional and Local Infrastructure in the Planned Precinct

The SIC is a development contribution levied against developers for Regional and Local infrastructure which needs to be delivered to meet the needs of the growing population. It is levied in addition to s7.11 Development Contributions (formerly s94).

The Department of Planning and Environment have advised that the timing of delivery of regional infrastructure will be triggered by demand and source of funding with responsibility for delivery allocated to either the relevant state agency or Council. If regional infrastructure such as a school is to be funded/delivered by state agencies (using state agency budgets) the process is via the normal state capital planning and budget process.

If regional infrastructure is to be funded by the State Infrastructure Contribution the Department of Planning and Environment will:

- Collect SIC contributions and disburse funding to delivery agencies
- Manage a governance and reporting framework for the SIC funding program
- Manage an infrastructure master-list
- Monitor development activity, agency needs and other potential triggers for infrastructure funding in each precinct
- Consult with agencies and councils to develop infrastructure funding priorities
- Propose and gain government approval to allocate infrastructure funding to prioritised projects
- Develop and execute funding agreements with delivery agencies for approved projects
- Monitor project delivery and milestones according to the funding agreement

Delivery agencies including other state agencies and councils will have responsibility to:

- Include relevant infrastructure items in capital planning processes
- Liaise with DPE to advise on timing of infrastructure needs to inform prioritisation
- Nominate projects for funding to DPE on an annual basis
- Prepare business cases (if required) to support project funding nominations

Delivery agencies will generally be responsible for the design, statutory approval, project management and delivery of each project. The SIC can fund projects in stages to cover initial planning and design, and delivery in separate funding agreements.

Council is identified as a key stakeholder in the planning, design and delivery of infrastructure through incorporation into the Bayside Council City Projects Programme for capital works. Council requests that the Department of Planning and Environment provide more detail, in the near future, about the timing of infrastructure delivery and the governance arrangements associated with SIC funding so that a comprehensive and integrated scheduling of capital works and preliminaries can be prepared. The scope of each deliverable and detailed allocation of responsibilities remains ambiguous. Council requests that the Department of Planning and Environment establish clear guidelines and/or agreements with Council as soon as possible so that all agencies can progress delivery of much needed community infrastructure upgrades.

Bayside West Precincts 2036 also identifies local infrastructure which needs to be delivered as part of Council capital works programme with funds collected under its s7.11 Development Contributions framework. Council has commenced the preparation of an Arncliffe and Banksia Development Contributions Plan to ensure collection of levies is updated, noting that the SIC rate was set on the basis that Councils s7.11 Plan for the precinct will levy a contribution of \$20,000 per dwelling.

Financial Implications

Not applicable	\boxtimes
Included in existing approved budget	
Additional funds required	

Community Engagement

The Draft State Infrastructure Contribution is on public exhibition by the NSW Department of Planning and Environment until 23 November 2018.

Attachments

- 1 Proposed Bayside West State Infrastructure Contributions J
- 2 Bayside West SIC Feasibility Report <u>J</u>
- 3 Arncliffe and Banksia Green Plan J
- 4 Bayside West Precincts 2036 Arncliffe and Banksia and Cooks Cove J
- 5 Draft Submission Bayside West Proposed State Infrastructure Contributions (SIC) &



Proposed Special Infrastructure Contribution

Bayside West Precincts

October 2018



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Introduction

Planning for growth means planning to deliver new homes, jobs, open space, transport, infrastructure and services in time with growing demand.

A Special Infrastructure Contribution (SIC) is a charge paid by developers within Special Contribution Areas (SCAs) to ensure funding for key infrastructure required to support growing communities.

Special Infrastructure Contributions allow priority infrastructure to be funded and delivered at the same time development is occurring, ensuring new and growing communities have access to the infrastructure and services they need in a timely manner.

By identifying priority infrastructure items to be funded by SIC before rezoning and collecting contributions from developers at the time of development application, the Department can coordinate the delivery of roads, schools, health facilities, open space, emergency services, transport, and pedestrian and cycling connections before existing infrastructure can no longer keep up.



Proposed Special Q **Infrastructure Contribution** for Bayside West Precincts

A draft Special Infrastructure Contribution (SIC) scheme is proposed to help fund the costs of new and upgraded state and regional infrastructure required to support growth in Arncliffe, Banksia and Cooks Cove. The SIC ensures developers will contribute to the cost of delivering infrastructure to support new homes and jobs across the precincts, estimated to be \$86.4 million over the next 20 years, including:

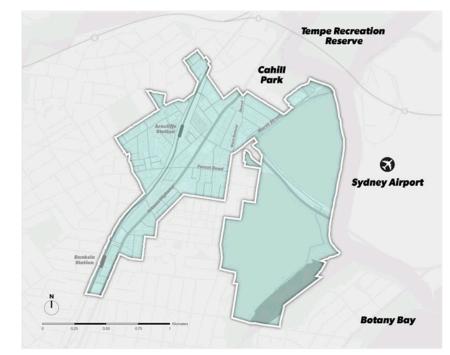
- + Road and intersection upgrades (\$16,165,000)
- + Public transport (bus infrastructure) (\$100,000)
- + Land and works for schools (\$31,370,000)
- + Regional open space (\$15,065,500)
- Regional cycling and pedestrian facilities (\$22,380,500); and
- + Planning and delivery costs (\$1,276,215).

What are the benefits of the SIC framework?

The SIC framework has many benefits for the community, landowners, developers and councils:

0

Proposed Special Contribution Area and Rate



The proposed Special Contribution Area (SCA) for the Bayside West SIC is shaded in green on the map.

The proposed contribution rate is \$9,000 per additional residential dwelling within the SCA.

⁵ Frequently asked questions

What is a SIC?

A Special Infrastructure Contribution (SIC) is paid by developers to share the cost of delivering the infrastructure required to support growing communities in time with demand. Special Infrastructure Contributions can be used to fund schools, regional open space, health and emergency services, State and regional road upgrades, some public transport infrastructure and regional pedestrian and cycling links.

The Department will work with other state government agencies and Council to determine the timing of project delivery, considering current and forecast development rates and infrastructure capacity.

Who is required to pay a SIC?

Anyone creating additional demand for infrastructure by delivering additional homes in Bayside West Precincts will be required to pay a SIC.

Collecting SICs at the development application stage will ensure key infrastructure is funded and delivered in time with development.

Developers may dedicate land for or build a piece of required infrastructure, instead of making a financial contribution. The delivery of infrastructure instead of a financial payment is known as a Works-In-Kind agreement.

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What will the SIC deliver in Bayside West Precincts?

The SIC levies by developers will contribute to the cost of delivering infrastructure to support new homes in Arncliffe, Banksia and Cooks Cove,

estimated to be \$86.4 million over the next 20 years, including:

+ Regional roads

- + Land and/or works for schools
- Regional open space, cycling and pedestrian links; and

 Planning and delivery costs.
 A more detailed list and map of proposed infrastructure funded by the SIC can be found

on pages 11 and 12. SIC rates and projects will be reviewed regularly to ensure that the most appropriate infrastructure solutions are delivered to support growing communities into the future.

The SIC rates have been calculated based on:

- the anticipated demand for new infrastructure that will be created by development;
- + the cost of infrastructure identified;
- the impact of other contribution levies applied in the area;
- the forecast number of additional residential dwellings to be delivered within the Special Contribution Area; and
- ensuring adequate funding for infrastructure, while ensuring the rates applied do not impact development feasibility and housing supply.

SICs and other infrastructure contributions

Local contribution plans (such as Section 7.11 and 7.12) will still apply. Local contributions fund local infrastructure and are the responsibility of councils, while the SICs fund state and regional infrastructure and are the responsibility of the Department to administer. Items in local contribution plans are different to those included in a SIC plan so there is no double-up of funding.

Where a voluntary planning agreement (VPA) has been previously negotiated with a landowner or developer for the provision of state infrastructure, the Department will take this into account and developers will not be charged under both mechanisms (i.e. will not be double-charged).

To ensure development feasibility and housing supply are not impacted by the SIC, other development costs, fees and charges are taken into account when setting the SIC rate.

What happens if development begins before the SIC for Bayside West Precincts is in place?

Before the proposed SIC for Bayside West Precincts is in place, planning proposals will require satisfactory arrangements to be in place to ensure required regional infrastructure is provided. This is negotiated with the Department through a voluntary planning agreement (VPA), which can be made by a cash payment or works-in-kind to deliver the infrastructure. Any development application that is already approved will not be subject to a SIC charge.



SIC and the plan for Bayside West Precincts 2036

Special Infrastructure Contributions will be applied to all Planned Precincts and Growth Areas across Sydney. This means that infrastructure funding and delivery is coordinated at the same time development is occurring high-growth areas.

The SIC for Bayside West Precincts will provide funding for key infrastructure identified in the plan for 'Bayside West Precincts 2036',

The plan identifies five key objectives for the future of Bayside West Precincts:

1. Create vibrant and connected town centres at Arncliffe and Banksia.

- 2. Improve accessibility for pedestrians, cyclists and vehicles; and connect homes, jobs and local families across the Precincts to make it easier to get around.
- 3. Provide more homes and improve and increase housing choice.
- 4. Revitalise and activate the Princess Highway Corridor and make it a safe place for pedestrians.

5. Improve existing and provide new areas of open space.

Special Infrastructure Contributions will provide funding to support these objectives and ensure the delivery of other key infrastructure to support the growing community over the coming decades.

The plan also identifies three key steps to deliver the plan:

1. Implementing the new planning controls Rezoning has been completed by the Department

2. Identifying the infrastructure needs to support future growth in the Plan The proposed SIC for Bayside West provides funding for State and regional projects identified in the Plan. Ongoing reviews will ensure the most appropriate projects are delivered in time with demand.

3. Identifying the responsibility for delivery and funding sources for the infrastructure

The Department will collect and distribute Special Infrastructure Contributions from developers to help fund some State and regional infrastructure projects identified in the Plan.



Progressing the Plan

The Department has now finalised strategic planning work for the Bayside West Precincts. The proposed Special Infrastructure Contribution will provide funding to support the delivery of the plans.

				We are here
1	2	3	4	5
Technical studies and investigations inform a draft Precinct Plan	Public exhibition of draft precinct plan to collect feedback from community and stakeholders	Precinct plan is revised considering feedback collected during exhibition	Identify funding sources for key infrastructure identified through the planning process (Precinct Support Scheme and Special Infrastructure Contribution)	Finalise the strateg planning package Bayside West prec- including: – Plan for Bayside V Precincts 2036 – Rezoning of Amcli and Banksia – Green Plan Exhibition of propo Special Infrastructt Contribution to collect feedback from community and stakeholders.



West

ture

The SIC can only be brought into effect following a Determination by the Minister for Planning.



How does a Special Infrastructure Contribution work for Planned Precincts and Growth Areas?



2. Contribution

SIC is determined Once feedback is considered, the Minister makes the determination and the SIC will now apply to new developments in the contribution area.

Development application to council Local councils consider the development application and direct the proponent to pay the SIC to the Department.

Contribution is made Developers may pay the SIC to the Department or build a piece of infrastructure identified in the infrastructure schedule.

Special Infrastructure Contributions pay for:

≳ Schools 🏂 Regional Roads 🛛 🖵 Bus infrastructure 🕴 Health facilities

💂 Regional open space 🛛 ở Regional cycleways

Item 8.5 – Attachment 1

3. Delivery

New homes Newly developed homes are sold to buyers at market value. The cost of the SIC should not be passed on to buyers.

New infrastructure The Department coordinates councils, government agencies including Transport for NSW, Roads and Maritime Services, Education, and Health, to deliver SIC-funded infrastructure, and regional open space.

Community revitalised New homes, jobs and facilities for a growing community.

🛸 Emergency services 🕺 🤼 Regional pedestrian paths

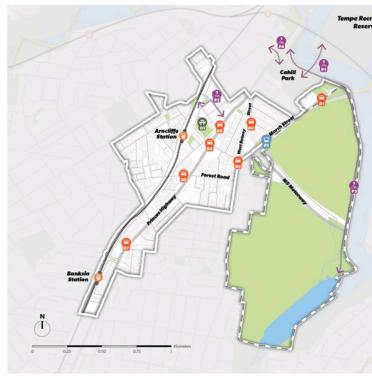
Proposed Infrastructure Schedule and Map

The Department will work with other state government agencies and Bayside Council to determine the timing of project delivery, considering current and forecast development rates and infrastructure capacity. Other state infrastructure identified in the plan and not funded by the SIC will be the responsibility of the relevant agency to fund and deliver.

Special Infrastructure Contributions

Road	ts	\$16,165,000
8	Upgrades to Marsh Street and Airport Drive	\$6,105,000
8	Upgrade to intersection Kyle Street and West Botany Street	\$150,000
8	Upgrade existing signalised intersection Princes Highway and Burrows Street	\$970,000
8	Review configuration of Duncon and West Botany Street intersection	\$150,000
8	Upgrade the Allen Street / Princes Highway intersection	\$1,170,000
8	Upgrade to intersection of Forest Road at Firth Street and Eden Street	\$1,100,000
8	Upgrade intersection Spring Street and Princes Highway	\$6,520,000
Publi	ic transport	\$100,000
8	2 bus stops at Marsh Street	\$100,000

Educ	ation	\$31,370,000
Primo	ary school land and/or works	\$21,500,000
Seco	ndary school land and/or works	\$9,870,000
Pede	strian and cyclist improvements	\$22,380,500
8	Pedestrian/cycling bridge over Cooks River: Tempe Reserve to Cahill Park	\$8,475,000
9	Walking and cycling path and linear park (SWSOOS): Princes Hwy to Arncliffe West	\$3,505,500
8	Foreshore walking and cycling path	\$3,900,000
9	Cycle/pedestrian crossing – Princes Hwy (Cahill Park to Brodie Spark Dr)	\$6,500,00
Ope	n Space	\$15,065,500
a	New park embellishment (Burrows Street)	\$6,955,50
02	Contribution towards land acquisition for Burrows Street park	\$8,110,000
Plan	ning and delivery	\$1,276,215
Plan/	ning and delivery	\$1,276,215





Legend

Amcliffe and Banksia Planned Precincts

- LGA Boundary
- Train Stations
- ----- Major Road
- Railways
- - Cook Cove Precinct
- Waterways
- Green Space

Operation of the Bayside West SIC

A SIC will be payable for all additional residential dwellings built within the contribution area. This includes:

- attached dwellings;
- dual occupancy;
- dwelling houses;
- multi-dwelling housing;
- + residential flat buildings;
- + semi-detached dwellings;
- + a group of self-contained dwellings that is for seniors housing; and
- shop top housing.

Public housing, seniors housing or affordable housing carried out by or on behalf of a social housing provider will not be subject to a SIC.

The SIC may be made either as a monetary contribution (developer pays the SIC rate) or by delivering works-in-kind (developer provides land or works based on the infrastructure schedule instead of paying the SIC rate).

For any new residential development, the number of existing dwellings will be deducted from the total number of dwellings proposed to calculate the number of additional dwellings and therefore the amount to be paid via the SIC.

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For example, on a site with a block of four existing dwellings that will be developed into a block of 12 residential dwellings, the SIC will only be payable on the 8 additional dwellinas.

Special Infrastructure Contribution Payable



Calculating the SIC rate

The SIC rate is based on a range of factors, including the cost of infrastructure needed to support growth in the precinct, the anticipated number of additional dwellings and development feasibility.

 impact housing supply in the area.
 To ensure the SIC remains up-to-date with the changing costs of land and construction services over time, the infrastructure costs and contribution other developer contributions, construction and developer margins are considered when setting the changing costs of land ach year. More information developer margins are considered when setting the considered when setting the change hold on the construction and developer margins are considered when setting the conset the construction the construction the cons

Have your say on the draft Bayside West SIC

You are welcome to provide feedback on the proposed Special Infrastructure Contribution for Bayside West, including the rate, special contribution area and infrastructure schedule until 23rd November 2018.

You can have your say on the Department's website at planning.nsw.gov.au/baysidewestsic

Or write to: Director, Planned Precinct Infrastructure Delivery Department of Planning and Environment GPO Box 39 Sydney NSW 2001

To stay up-to-date on the progress of the Bayside West SIC, register for updates through the Department's website.

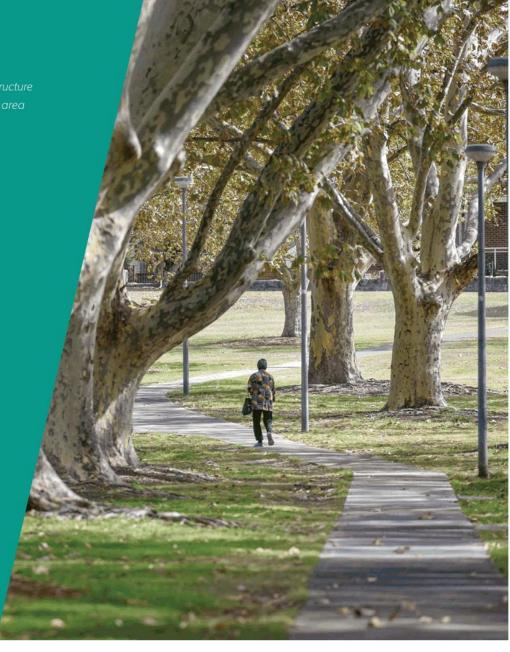
More information



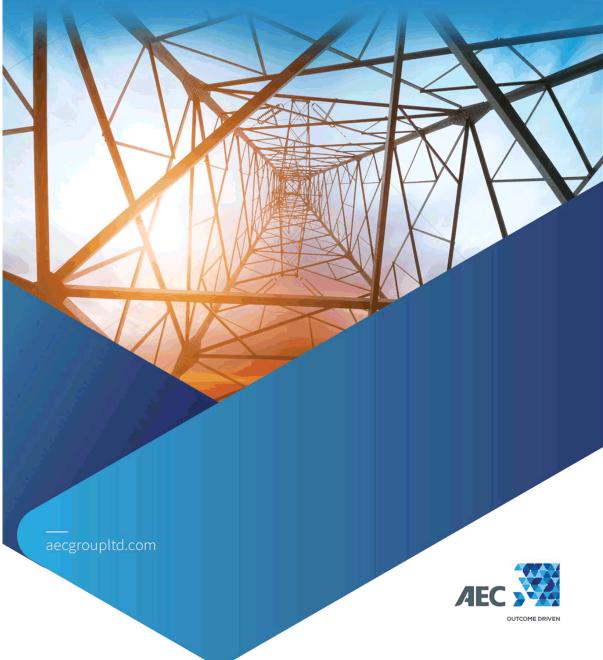
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DEPARTMENT OF PLANNING AND ENVIRONMENT OCTOBER 2017





DOCUMENT CONTROL

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Job Name:	SIC Feasibility Testing
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EXECUTIVE SUMMARY

BACKGROUND

The NSW State Government has announced application of a Special Infrastructure Contribution (SIC) to assist in funding state and regional infrastructure. The SIC will apply to Priority Growth Areas (PGAs) and Planned Precincts (PPs).

The Special Infrastructure Contribution envisages a contribution rate applied to residential building work and/or residential subdivision, imposed as a condition of development consent.

The SIC which is applicable in each PGA and PP is to be separately determined based on:

- Infrastructure requirements and costs determined in collaboration with various agencies.
- Analysis of the precincts' growth patterns.
- Timing of infrastructure delivery.
- Development feasibility.

Depending on the cost of required infrastructure and developments' capacity to pay, developers will be required to contribute to the cost of providing state and regional infrastructure upgrades.

AEC Group (AEC) is engaged by Department of Planning and Environment (DPE) to carry out a development feasibility analysis to understand the capacity of new development to pay a SIC in the Bayside West Planned Precinct (referred to as 'the Precinct' or 'Study Area')

PURPOSE & APPROACH

DPE recognises that in considering if and how a SIC could be implemented within the Study Area, the assembly of an evidence base is necessary. This is firstly to understand the circumstances under which development could occur, and secondly the extent to which a SIC could be imposed without undermining development feasibility.

The objective of the Study is to address the following with respect to the Study Area:

- Understand the extent of changes to the planning framework and development typologies likely to occur.
- Test how much can feasibly be required on new development following the adoption of new planning controls (as contemplated under the draft Land Use and Infrastructure Strategy and Rezoning Report).
- Aggregate the findings to identify if there is a generic contribution rate/s that could apply in the Study Area and the observations that should influence the rate/s.
- Investigate the tolerance range for a generic contributions rate where development is still feasible.
- · Identify matters for consideration when implementing SICs to fund state and regional infrastructure

The Study Area is fairly expansive, focused along the Princes Highway Corridor from Wolli Creek in the north to Banksia in the south.

Property and development markets are nuanced, subject to different demand drivers and market characteristics. In this context, it is not the objective of the Study to explore every market at a fine grain level. The Study adopts an approach that profiles various markets and sub-markets, making observations that are then aggregated across markets and sub-markets that are comparable.

Not all current planning controls are envisaged to change, with the nature of change also differing across the Study Area. As application of the SIC is on an inclusionary basis ('included' or mandated) on the total number of dwellings proposed in the draft Land Use and Infrastructure Strategy, the impact to development feasibility will invariably be different. Sites which benefit from a greater increase to density will have a greater tolerance to a proposed SIC.

The Study is not to intended to assess the feasibility of the proposed planning controls as per the draft LUIS in the first instance, rather to test the capacity of development to tolerate a SIC.

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The Study additionally identifies key matters for consideration and makes recommendations for implementation of SICs on development in the Study Area.

TOLERANCE OF DEVELOPMENT TO SIC

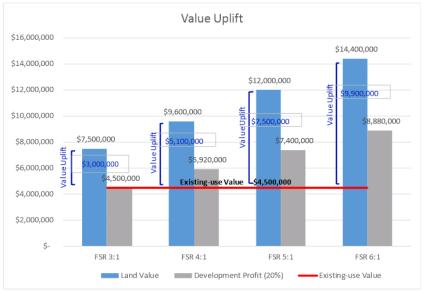
Land values are intrinsically linked to their permitted and existing use, whichever is the higher. A change in land use zone and/or change in permitted density often leads to a financial benefit, also termed "Value Uplift" or "Land Value Uplift". It is through a capture of some of the value uplift that development can afford to contribute to SICs. The Retained Value Uplift (i.e. the portion that is not captured for contribution) is available for retention by the landowner or developer, whichever the case may be.

A key metric for development feasibility (i.e. developments' tolerance to imposition of a SIC) is measured by Value Retained. Value Retained is comprised of Existing-use Value (i.e. the 'as is' improved property values before the rezoning/upzoning including a premium) and Retained Value Uplift (i.e. the portion of value uplift not captured for SIC contribution).

The Value Retained is the amount that a developer can afford to pay for the site, and is ultimately subject to negotiations with a landowner. In some cases the developer may already be the landowner.

Figure ES.1 illustrates the premise of the testing using a hypothetical example. With an existing-use value of \$4.5m, change in FSR controls to FSR 3:1 to FSR 6:1 delivers a value uplift of between \$3m and \$9.9m. The change in FSR controls also results in commensurate increase in profit to a developer, reflective of a larger development.





Source: AEC

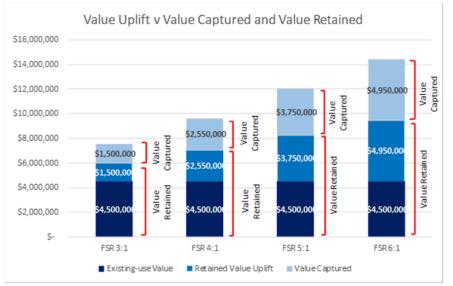
The analysis has been structured to consider a SIC that captures 50% of Value Uplift. This leaves capacity for some of the upside to be retained by a developer/landowner or to cater for changes in development costs. The remainder of the Value Uplift is the Retained Value Uplift and when added to the Existing-use Value forms the Value Retained.

Figure ES.2 illustrates conceptually the uplift that is captured ('Value Uplift' or 'Planning Gain') for a SIC. This amount can be appropriated entirely to a SIC or to a combination of forms of public benefit, e.g. affordable housing, works-in-kind and other contributions that may be delivered through a planning agreement.

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Figure ES.2: Conceptual Diagram of Value Uplift, Value Captured and Value Retained



Source: AEC

Table ES.1 illustrates the aggregated results of feasibility testing which appropriates the Value Captured to a SIC. The testing has allowed for s7.11 contributions at \$20,000 per dwelling.

Table ES.1: Generic Development Tolerance to a SIC*

Land Use Zone	Proposed	SIC on Overall Dwellings		
	FSR	GFA	Unit	
Residential				
R4 High Density	1.2:1	No capacity to pay		
	2.0:1	\$180-\$200	\$12,000-\$16,000	
Mixed Use				
B4 Mixed Use	2.0:1	\$80-\$120	\$6,000-\$9,000	
	2.5:1	\$140-\$160	\$10,000-\$12,000	

Source: AEC

*The testing does not allow for a SIC credit for existing use. It is not possible to predict every situation under which a development could occur. In some cases the SIC credit may be more significant, in other cases the credit may be more modest. Given the testing does not include receipt of a SIC credit, the tolerance of development to a SIC will be greater than that which is represented.

Broadly, and on an aggregate basis, the tolerance of development to a SIC ranges from nil to \$16,000 per dwelling based on a 7.11 contributions rate of \$20,000 per unit and 5% affordable housing contribution. DPE could consider implementing differential SIC rates, however the area of change is relatively small and with that comes difficulty of implementing different rates, making it less simple for market understanding and from an administration perspective.

Not all current planning controls are envisaged to change, with the nature of change also differing across the Study Area. As application of the SIC is on an inclusionary basis ('included' or mandated) on the total number of dwellings proposed, the impact to development feasibility will invariably be different. Sites which benefit from a greater increase in density will have a greater tolerance to a proposed SIC.

We highlight that this Study does not seek to establish if development under existing planning controls is in the first instance feasible. A base presumption of feasibility under existing planning controls is implicit in this approach.

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For those sites that are not feasible to develop in the first instance (even before imposition of a SIC), imposition of a SIC will be moot to the issue of development. This is true for those sites that may not be feasible to develop under the proposed controls is not a commercially proposition even *without* introduction of a SIC.

RECOMMENDATIONS

This Study makes the following key recommendations:

Coordination with Other Contributions Regimes

The capacity of an upzoned development site to contribute to public benefit is finite. The analysis assumes s7.11 contributions *before* applying a 50% target capture of Value Uplift to approximate the quantum of additional SIC that could potentially be made if a site was rezoned or upzoned.

While the testing shows the magnitude of the capacity of development to contribute to a SIC, the form of contribution could equally be for affordable housing, works-in-kind and other items of public benefit.

The imposition of contributions seeking to leverage value capture opportunities needs to be implemented holistically, cognisant of the different competing infrastructure priorities and different contribution requirements.

Clear and Adequate Notice to Market

Clear and adequate notice to the market of the contribution rates and their timing for implementation will allow their consideration in due diligence calculations. Exhibition of the draft SIC will allow the market to provide feedback and comment before implementation.

Delivery in-kind

Delivery of infrastructure (in-kind) by developers has economies of scale when progressed with the main development and also helps overcome resource and delivery limitations of agencies (where appropriate). If a development site has sufficient scale that it has the capacity to deliver some of the infrastructure contemplated, it may be more efficient for that development to either contribute wholly or partially in-kind.

Indexation and Regular Review

Following full implementation, it will be prudent to review and monitor market response and housing delivery. Given objective of SICs to fund infrastructure, indexation to the Producers Price Index would ensure that contributions are aligned to change in the cost of infrastructure over time. However, to ensure the SICs remain within development tolerance, it would be prudent to regularly review the capacity of development to pay with reference to market and development activity, as well as the overall contributions liability.

This Study acknowledges the benefits of simplicity in applying generic SIC rates, however we highlight the difficulty in adopting a single generic contribution rate across areas. Notwithstanding the nuances of markets and submarkets, the application of generic contribution rates provides certainty to the market, allowing developers and investors to give due consideration to their contributions liability when negotiating to acquire sites.



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GLOSSARY OF TERMS

Refer to Existing-use Value
The capacity of a development site to contribute to a SIC and remain feasible
to develop
Total revenue less total cost including interest paid and received, or the spread between cost to develop and value on completion
The value of a site in its existing use, also referred to as 'as-is' value (i.e. before a rezoning/upzoning). This could be higher or lower than its value as a development site.
First home buyer
Contributions that are 'included' or mandated for specified development.
This refers to the value 'created' as a result of a change to planning controls. It is the difference between the value of a site before and after a rezoning/ upzoning.
The value of a site in its existing use or the value of a site as a development opportunity (as permitted by existing planning controls), whichever is the higher.
A percentage share/capture of Value Uplift which is appropriated for public benefit (e.g. affordable housing, regional infrastructure, etc.). Planning Gain and "Capture of Value Uplift" are used interchangeably.
Specific growth areas as defined by Department of Planning and Environment
Specific growth precincts as defined by Department of Planning and Environment
Special Infrastructure Contribution
Arncliffe and Banksia sub-precincts and excluding Cooks Cove sub-precinct
The maximum price a developer would be prepared to pay for a site in exchange for the opportunity to develop the site, whilst achieving target hurdle rates for profit and project return. This represents the site value after a rezoning/upzoning of the site.
The Retained Land Value is comprised of the Retained Value Uplift <i>and</i> the Existing-use Value. The Retained Land Value is available for the purposes of negotiations between landowner and developer.
Existing-use Value. The Retained Land Value is available for the purposes of
Existing-use Value. The Retained Land Value is available for the purposes of negotiations between landowner and developer. This refers to the portion of the Land Value Uplift that remains after a portion is
Existing-use Value. The Retained Land Value is available for the purposes of negotiations between landowner and developer. This refers to the portion of the Land Value Uplift that remains after a portion is captured for contribution. A sharing/capture of land value uplift as a development contribution to be



1. INTRODUCTION

1.1 BACKGROUND

The NSW State Government has announced a Special Infrastructure Contribution (SIC) to assist in funding state and regional infrastructure. The SIC will only apply to Priority Growth Areas (PGAs) and Planned Precincts (PPs).

The Special Infrastructure Contribution envisages a contribution rate applied to residential building work and/or residential subdivision, imposed as a condition of development consent. A SIC is not required to be made in a number of circumstances, including, *inter alia*:

- Where a SIC or contribution under a planning agreement has already been made.
- · New residential building work will not result in an increase in the number of dwellings on the land
- Development for public housing, seniors housing or affordable housing carried out by or on behalf of a social housing provider.

The SIC which is applicable in each PGA and PP is to be separately determined based on:

- Infrastructure requirements and costs determined in collaboration with various agencies.
- Analysis of the precincts' growth patterns
- Timing of infrastructure delivery.
- Development feasibility.

Depending on the cost of required infrastructure and developments' capacity to pay as a result of proposed changes in planning controls, developers will be required to contribute to the cost of providing state and regional infrastructure upgrades, implemented through SIC rates.

AEC Group (AEC) is engaged by Department of Planning and Environment (DPE) to carry out a development feasibility analysis to understand the capacity of new development to pay a SIC in the Bayside West Planned Precinct (referred to as 'the Precinct' or 'Study Area' interchangeably).

1.2 PURPOSE AND APPROACH

The objectives of the Study with respect the Study Area are to:

- Understand the extent of changes to the planning framework and development typologies likely to occur.
- Test how much can feasibly be required on new development following the adoption of new planning controls.
- Aggregate the findings to identify if there is a generic contribution rate/s that could apply in the Study Area and the observations that should influence the rate/s.
- Investigate the tolerance range for a generic contributions rate/s where development is still feasible
- Identify matters for consideration when implementing SICs to fund regional infrastructure.

In order to meet the requirements of the brief, AEC carried out the following tasks:

- Review of precinct planning and draft Land Use and Infrastructure Strategy (LUIS) and Rezoning Reports.
- Investigated development tolerance and capacity to contribute a SIC.
 - Property market appraisal and profiling of the property market in the Study Area to understand market and development activity, as well as purchaser preferences and requirements.
 - o Generic feasibility testing to examine tolerance bands of development to contribute a SIC.
- Aggregated the modelling results to identify a tolerance range for a SIC where development is still feasible.
- Made recommendations on appropriate SIC ranges and matters to consider for implementation.



We highlight the purpose of the Study is not to assess the feasibility of proposed controls as per the draft LUIS and Rezoning Reports in the first instance, rather to test the capacity of development to tolerate a SIC.

1.3 STRUCTURE OF THE STUDY

The overarching objectives of the Study is a clear understanding of the tolerance of development, or developments' capacity to pay a SIC in the Study Area. The Study Area collectively include the Arncliffe, Banksia and Cooks Cove Precinct. We highlight that the Study *does not* include the Cooks Cove Precinct which is a large scale urban renewal precinct.

The Study is structured in the following chapters:

Chapter 2 describes the context of the Study Area, current planning framework, precinct planning and outcomes of the Land Use and Infrastructure Strategy. The chapter also carries out a property market appraisal to understand the nature of market and development activity in the Study Area.

Chapter 3 investigates the capacity of development in the Study Area to contribute a SIC.

Chapter 4 makes recommendations and identifies key matters for consideration for implementing a SIC in the Study Area.

1.4 ASSUMPTIONS AND LIMITATIONS

AEC relied on the following information received in consultation with DPE:

- Precinct planning documents, land use and implementation strategies/plans.
- Housing Potential and Development Feasibility Analysis of Current and Proposed Planning Controls.

Aggregated Approach

The Study Area covers an area that spans a considerable length of Princes Highway. Property and development markets are nuanced, subject to different demand drivers and market characteristics. In this context, it is not the objective of the Study to explore every sub-market at a fine grain level. Accordingly, this Study adopts an approach that profiles respective markets and sub-markets, making observations that are then aggregated across markets and sub-markets that are comparable.

It is not the intention or objective of the Study to establish if development under existing planning controls is in the first instance feasible, or to predict landowner objectives. Rather, it is the intention of the Study to examine the 'incremental' value uplift that could potentially result following an upzoning of land (increase in FSR) or rezoning.

For example, if a site currently designated with FSR 0.6:1 is upzoned to FSR 2:1, the value uplift resulting from the rezoning may not necessarily be associated with the FSR 1.4:1 increase if development at FSR 0.6:1 is not feasible to undertake in the first instance.

Notwithstanding, precinct planning in PGAs and PPs is generally subject to feasibility testing by DPE (Urban Feasibility Model, UFM) to ensure proposed changes to planning controls are reflective of commercial realities. Deliverability of a precinct plan and the delivery of infrastructure from a SIC is ultimately a long term proposition, redevelopment and renewal not expected to occur immediately but over a period of time.

Generic Feasibility Testing

AEC acknowledges a number of limitations associated with generic feasibility analysis undertaken in Chapter 3.

- Generic development options are formulated for feasibility testing based on permissible and proposed FSRs. This is useful for the purposes of considering the financial feasibility of development options and corresponding impacts when a SIC is included. Development schemes tested however are notional only, and have not been capacity, urban design or engineering tested.
- Desktop appraisal of 'as is' property values (or existing-use values) without the benefit of internal inspections.





Generic feasibility testing does not consider nuances of a site (for example where the cost of lead-in
infrastructure works may be more expensive) typically considered in detailed feasibility analysis where the
outcomes of technical investigations and cost information are available.

As a consequence of application of generic assumptions and modelling, exceptions to the modelling results are inevitable. The intent would be to, approximate the feasibility of the majority of sites for development. There will invariably be sites that are not feasible to develop owing to valuable and functional existing buildings. These sites may not be feasible for redevelopment, with or without the imposition of a SIC. Conversely, some sites may realise a greater uplift to planning controls and therefore have a greater capacity to pay a SIC than what is found.

Despite the limitations of generic feasibility analysis, the analysis is considered to be instructive in understanding the impacts of SIC rates in the Study Area and its sub-markets in aggregate.

Contributions other than the SIC

The Study examines the potential for development in the Study Area to contribute a SIC where a rezoning or upzoning occurs. The Study however recognises that there are other infrastructure funding requirements that could equally require development contributions (e.g. affordable housing, VPA items of community infrastructure, etc.).

Local councils will be responsible for preparing development contribution plans and affordable housing strategies that will each quantify the amount of s7.11 or 7.12 contributions and affordable housing contributions required. Existing s7.12 contributions apply (by virtue of Rockdale Section 94A Development Contributions Plan 2008), requiring 1% of development cost.

The Study acknowledges that s7.11 contributions were 'uncapped' in 2017 when the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012 was amended. While the amendment removed the cap for s7.11 contributions, there is still the requirement for contributions to be calculated in accordance with IPART (Independent Pricing and Regulatory Tribunal) reviewed contributions plan. Should there be any substantial increase to s7.11 contributions beyond current levels, an IPART review will be necessary, conceivably allowing for any revision to be captured within periodic review of SIC rates. For the purposes of feasibility modelling the Study assumes an average 7.11 contribution of \$20,000 per dwelling.

Depending on the cumulative monetary requirement from contributions to SIC rates, affordable housing, VPA items of infrastructure, etc. concurrently required, developments' tolerance and capacity to pay has the potential to be impacted.

The testing has included the impact of a 5% affordable housing contribution based on additional dwellings that result from a rezoning/upzoning. This approach assumes only 95% of additional residential yield is available for sale; the remaining 5% to be contributed as affordable housing. This is effectively an 'in-kind' contribution.



2. BAYSIDE WEST PLANNED PRECINCT

2.1 LOCATION AND OVERVIEW

The Bayside West Planned Precinct is largely located along the Princes Highway Corridor which forms the spine of the Precinct. The T4 Illawarra rail line runs adjacent the Princes Highway. Collectively, the Precinct includes the Arncliffe, Banksia and Cooks Cove sub-precinct which are located in the Bayside local government area and approximately 10-12km south of the Sydney CBD and to the west of the Sydney Airport. The Cooks Cove sub-precinct is not the subject of this Study.



Figure 2.1: Bayside West Planned Precinct (Arncliffe, Banksia and Cooks Cove)

Source: DPE (2016b)

Existing built form in Arncliffe and Banksia is predominantly commercial and light industrial buildings, retail showrooms and warehouses, mostly clustered along Princes Highway. Pockets of high-density residential apartments are observed around the respective train stations while land to the east and west of Princes Highway is dominated by low density housing of various construction styles and age.

Existing Planning Controls

The planning controls for the Arncliffe and Banksia sub-precincts are subject to provisions in the Rockdale Local Environmental Plan (2011). These areas are zoned for a range of employment, residential and recreational uses. Figure 2.2 depicts the existing land use zones in the Bayside West Planned Precinct as envisaged in the draft Bayside West LUIS and Rezoning Reports.

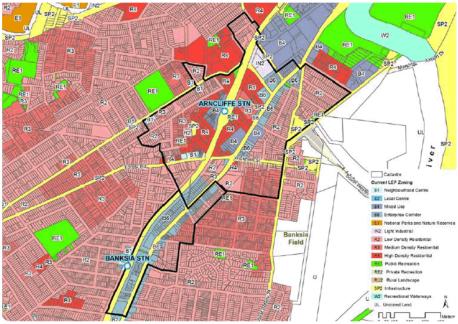


Current land use zones allow for:

- Strip of commercial properties (B6 Enterprise Corridor) along Princes Highway Corridor.
- Pockets of mixed use (B4 Mixed Use) in Arncliffe, on the western side of the Arncliffe train station and along Princes Highway.
- Local shops (B1 Neighbourhood Centre) on the western side of Banksia train station.
- Mix of residential densities including:
 - Residential areas in close proximity to Arncliffe train station (west of Princes Highway) are zoned R4 High Density Residential allowing multi-dwelling housing along with office and business uses, neighbourhood shops, restaurants and cafés.
 - Residential areas in Banksia and the outer areas of Arncliffe (surrounding Arncliffe Park and West Botany Street) are generally zoned R2 Low Density Residential allowing single homes and dual occupancies.
- Local parks including Gardiner Park, Arncliffe Park and Wooroona Reserve (RE1 Public Recreation).

Building heights are limited to 8.5m (approximately 2 storeys) within the low density residential areas, between 14.5m and 16m (approximately 4-5 storeys) adjacent to the station and 28m (approximately 8 storeys) with select locations along the Princes Highway.

Figure 2.2: Bayside West Planned Precinct, Existing Planning Controls



Source: DPE (2016a)

2.2 LAND USE AND INFRASTRUCTURE STRATEGY

A draft Land Use and Infrastructure Strategy (draft LUIS) was developed and released by DPE in November 2016. The objectives of the draft Strategy are to:

- Develop a vision for the Arncliffe, Banksia and Cooks Cove precincts.
- Identify areas for growth based on a detailed analysis of constraints and opportunities.



• Undertake a high-level infrastructure capacity analysis for the area.

Develop a framework to guide future planning for the area.

The draft LUIS identifies opportunities for development and renewal throughout the Study Area, including locations for high density residential development or mixed uses in the short term and areas that offer future opportunities for medium, low-rise residential development.

Vision and Objectives

The draft LUIS espouses the following objectives for the Bayside West Planned Precinct:

- Create vibrant and connected town centres.
- Provide more homes and housing choice.
- Improve and provide new areas of open space.
- Improve accessibility.
- Revitalise the Princes Highway Corridor.

Potential locations identified for increased residential densities include:

- Residential development within the Princes Highway Corridor and at Arncliffe and Banksia town centres in the form of shop top housing.
- Higher density residential development adjoining areas already developed for high density development, including the northern parts of Arncliffe precinct adjoining the Wolli Creek and Bonar Street precincts.
- Areas to the south of the Princes Highway which are relatively free of airport height and noise restrictions.
- Existing low density areas in Arncliffe and Banksia which are within walking distance to train stations and town centres.
- Medium density in areas of low density to ensure approximate transition in height and built form.

Land Use Strategy

The draft LUIS envisages the following strategies for the Precinct:

Expanding the Arncliffe town centre

Expansion of the town centre to include areas either side of the rail line and up to Forest Road will allow for a greater area of commercial activity around the train station including retail, cafés, accommodation and offices. Residential is to be accommodated in the town centre in the form of shop top housing.

Purpose of the change is to enable Arncliffe to be a vibrant and active place by increasing the number of dwellings in close proximity to the train station.

Expanding the Banksia neighbourhood centre

Expanding the neighbourhood centre will allow mixed use development in the area with retail at ground level and residential apartments above. Purpose of the change is to provide a focal point with a greater range of local services for residents.

• Urban development at Cooks Cove

The draft LUIS identifies the north portion of Cooks Cove (north of the M5 Motorway) as suitable for mixed use, residential development. Various technical studies have been completed as part of an unsolicited proposal wherein a range of uses were proposed. For the purposes of this Study the Cooks Cove precinct is excluded.

Prince Highway Corridor mixed uses

Change of land uses adjoining the Princes Highway to allow for a range of commercial uses with residential apartments on the upper levels. Purpose of the change is to encourage revitalisation of the Princes Highway Corridor, facilitating additional business opportunities and providing for additional housing.

Princes Highway Corridor enterprise corridor



Light industrial and showroom land uses along the Princes Highway Corridor at Banksia will be retained to support employment uses. Increase in heights and floorspace controls is considered to encourage revitalisation and renewal of this part of the corridor.

Expanding the Arncliffe Park neighbourhood centre

Enhancement and expansion of the centre to provide a local centre envisages retail on lower levels with residential apartments above. The change is expected to activate Arncliffe and allow more people to locate in the vicinity of the park.

Areas of medium density, low rise residential development

The Arncliffe Park neighbourhood (north of Wollongong Road and the Gardiner Park neighbourhood, located between the park and Banksia train station) has been identified for future development of medium, low-rise dwellings. These areas are considered suitable for a change from low density residential as they call within the 800m walking catchment of the train stations and are located close to community amenities.

These areas have a defined local character with a number of houses listed as local heritage items. Medium density development is considered more suitable in these locations to ensure local character is retained.

Princes Highway expansion area

An existing residential area which backs onto commercial properties located along Princes Highway (close to Banksia train station) has been identified as a future opportunity area for development, subject to further investigation.

Other areas which are not identified for change will continue to be subject to the existing planning framework.

2.3 REZONING REPORTS (ARNCLIFFE AND BANKSIA)

The draft LUIS identifies areas in the Study Area that are suitable for rezoning in the short term. A Rezoning Report (DPE, 2016b) is prepared to provide an overview of the rezoning proposal for the Arncliffe and Banksia precincts.

Proposed Planning Controls

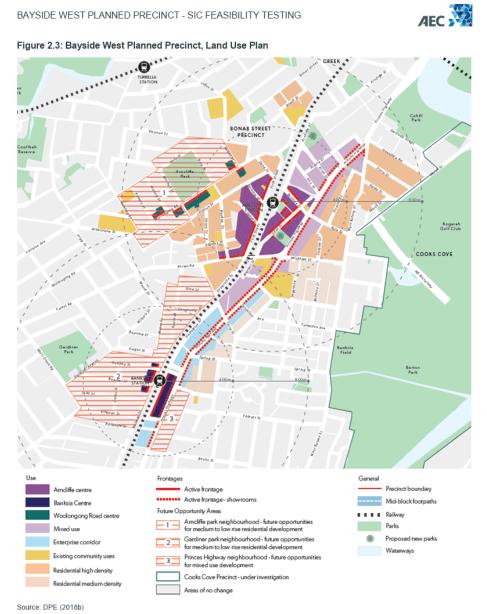
A suite of changes to the existing planning framework is proposed in the draft LUIS, importantly relating to built form and density controls (height and FSR).

- Built Form
 - High density areas in the Arncliffe Precinct (either side of the town centre and Princes Highway Corridor) are identified, with development between 6 and 8 storeys with towers of up to 22 storeys in appropriate locations.
 - Medium density, low-rise in areas south of Wickham Street (Arncliffe and Banksia), with development up to 3 storeys.
- Heights
 - Heights in the Arncliffe and Banksia town centres will range from 8-12 storeys with towers up to 22 storeys in appropriate locations in Arncliffe.
 - o An increase in heights ranging from 8-12 storeys along Princes Highway.
 - Taller buildings up to 12 storeys located close to areas of existing high density residential including the Bonar Street Precinct and Wolli Creek development area.
 - Low rise (3-4 storeys) in adjoining low density residential areas.

Figure 2.3 depicts the land use plan envisaged by the Rezoning Report.

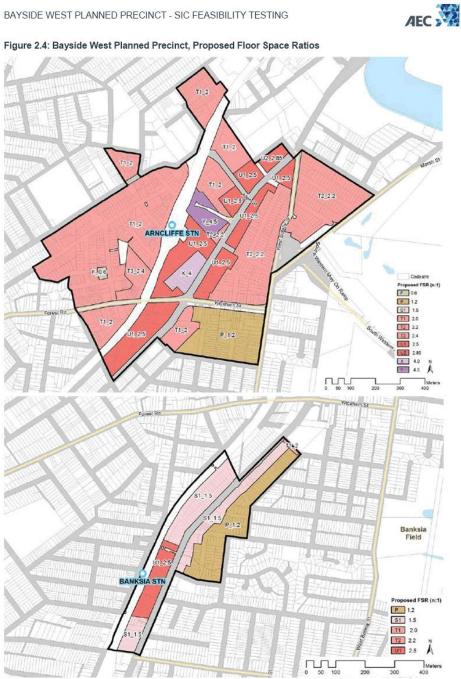
Many of the suggested rezonings are accompanied by an increase in density. Not all zones are envisaged to change. Though in many instances an upzoning (increase in density) is also proposed where a land use zone is retained.





A number of change in land use zones are envisaged, summarised as follows:

- Low density residential (R2) zone to a medium density (R3) or high density (R4) residential zone.
- Low density residential (R2) to a neighbourhood centre (B1) zone.
- Residential (R2, R3, R4) zone to Mixed use (B4) zone.
- Light industrial (IN2) zone to Mixed use (B4) zone.
- Enterprise corridor (B6) zone to Mixed use (B4) zone.



Source: DPE (2016b)

The extent of increased density varies across the Study Area. In areas around Arncliffe and Banksia centres, increases in density are greater, with areas on the fringes proposed with more moderate increases to FSRs and heights.



2.4 MARKET OVERVIEW

This section provides an overview of current market dynamics within the Study Area, including sales and leasing activity of existing property, off-the-plan residential sales, the current development pipeline and site sales activity.

2.4.1 Sales Activity

A dearth of commercial and industrial sales activity within Arncliffe and Banksia has been observed in recent months beyond those being secured as development sites. Rather than a result of a lack of demand, the dearth in sales activity is more a result of delayed divestment by landowners until the rezoning of the Precinct has been completed.

Over the 2017 period, the only sale recorded which is not being progressed as a development site is observed to be 316-316A Princes Highway, Banksia. The 512sqm site is currently zoned B6 Enterprise Corridor being improved with a single storey church building and is located between a service station and commercial building. The site sold to a local church for \$975,000, equating to \$1,900/sqm of overall site area.

Older sales (circa 2015-2016) of properties along Princes Highway zoned B6 Enterprise Corridor (subject to FSR 1.5:1) typically achieved sales rates in the order of \$2,500/sqm to \$3,000/sqm of overall site area. Small retail shops within the Arncliffe and Banksia train station are observed to have secured higher sales rates in the order of \$6,000/sqm of site area. For instance, 9 Belmore Street comprising a small single storey retail shop adjacent Arncliffe train station sold for \$870,000 in mid-2016, equating to \$6,259/sqm of overall site area.

Beyond the Princes Highway Corridor, housing within the Study Area exhibit strong sale values given strong demand and fine grain lot patterns (generating high dollar per square metre). Review of recent dwelling sales in these areas indicates existing housing stock is typically achieving between \$3,500/sqm to \$5,500/sqm of site area depending on age, size and location.

Off-the-Plan Sales

108 Princes Highway is the premier development currently being marketed in Arncliffe and the wider Study Area. The 9 storey development which includes 234 apartments is understood to be approximately 95% sold, averaging 6-8 sales per month since initial release in mid-2014. The majority of buyers to date are understood to be owner occupiers from the local area, with a sizable component of investor purchasers (circa 30%).

Depending on aspect and vistas achieved, price increments circa \$10,000 per floor are understood to have been secured. Additional car spaces were not provided with any 1 or 2 bedroom apartments however informal discussions with the marketing agent indicate such spaces could have likely fetched \$25,000 per space.

Table 2.1: Off-the-Plan Sales, Bayside West

Address	Туре	Internal	Sale Price			
		Area (sqm)	Low	High	Analysis (\$/sqm)	
108 Princes Hwy	1BR	52-55	\$600,000	\$650,000	\$11,300-\$11,500	
Arncliffe	2BR	70-85	\$750,000	\$800,000	\$9,400-\$10,700	
	3BR	95-105	\$1,050,000	\$1,200,000	\$11,000-\$11,500	
7 Wollongong Rd	1BR	50-60	\$560,000	\$605,000	\$10,000-\$11,200	
Arncliffe	2BR	81-85	\$665,000	\$750,000	\$8,200-\$8,800	
63-69 Bonar St	1BR	50-63	\$520,000	\$635,000	\$10,000-\$10,400	
Arncliffe	2BR	80-95	\$675,000	\$750,000	\$7,900-\$8,400	
Source: AEC						

2.4.2 Leasing Activity

Despite strong rental conditions spurred by businesses moving from South Sydney, ageing showroom and warehouse space along Princes Highway within the Precinct is typically unable to accommodate many of these businesses owing to poor accessibility, limited carparking and low clearance buildings.



Informal discussions with local agents note that ageing showroom/warehouse spaces are currently achieving rents circa \$200/sqm to \$230/sqm of building area. Industrial occupiers typically prefer to locate within more traditional industrial precincts (West Botany Street, Rockdale) whereas Rocky Point Road in Kogarah is more favoured by typical showroom users. Rents being achieved in both these markets are superior to those along Princes Highway within the Study Area, reflective of relative market appeal.

2.5 DEVELOPMENT ACTIVITY

Development activity within the Study Area is primarily clustered within Arncliffe along or proximate to the Princes Highway Corridor. Local agents note development activity is undoubtedly being influenced by the proposed rezoning of the Precinct which is driving both developer interest and sharpening price expectations of existing landowners.

High-density residential flat buildings ranging from 3 to 8 storeys are currently being progressed around the Arncliffe town centre where R4 and B4 zonings exist. Larger mixed use developments (9 storeys) are observed along Princes Highway. A number of medium-density townhouse developments are also being progressed whereas no low-density housing is currently observed in the pipeline. Medium density development is observed where dilapidated cottages on larger sites have been acquired for under \$2,500/sgm of overall site area.

No development activity is currently identified within the Banksia and Cooks Cove development pipeline with no development site sales observed in recent times.

Development Pipeline

The Arncliffe development pipeline has the potential to deliver approximately 1,150 dwellings over the next 3-5 years, assuming all projects eventuate into delivery. Residential and mixed-use development dominates the development pipeline; little to no new commercial development is currently being proposed.

Table 2.2 identifies development proposals observed with the pipeline at varying stages of planning and delivery.

Address	Туре	Status	Units
213 Princes Hwy & 4 Wardell St	Mixed Use	Contract Let	318
108 Princes Hwy	Mixed Use	Contract Let	234
17-37 Wollongong Rd	Residential	Development Approval	166
10 Martin Av, 47-49 Bonar St & 9 Bidjigal Rd	Residential	Development Approval	149
7 Wollongong Rd	Residential	Contract Let	81
63-69 Bonar St & 27 Booth St	Residential	Contract Let	51
167-171 Wollongong Rd	Aged Care	Construction	42
17-19 Belmore St	Mixed Use	Development Approval	23
10-12 Belmore St	Mixed Use	Contract Let	23
11-13 Queen St	Residential	Development Application	14
16-18 Queen St	Residential	Contract Let	9
204-206 Wollongong Rd	Residential	Development Approval	9
15 Waratah St	Residential	Development Approval	6
56 Terry St	Residential	Development Approval	5
23 Terry St	Residential	Construction	4
21 Terry St	Residential	Construction	4
19 Dowling St	Education	Development Approval	-
130 Princes Hwy	Mixed Use	Early Planning	Unknown
295-297 Princes Hwy	Hotel	Development Application	-

Table 2.2: Development Pipeline, Bayside West

Source: Cordell Connect

The above table does not include prior development applications for the Cooks Cove Precinct



Unit Mix

Development within the Study Area is strongly geared towards the provision of one and two bedroom apartment product. A small component of three bedroom apartments are observed in the development pipeline however they typically do not comprise more than 5% of total unit mix. Studio apartments are rarely included in new high-density developments within the Precinct.

Table 2.3 identifies the proposed unit mix for the major developments underway in the Precinct.

Table 2.3: Unit Mix, Bayside West

Address	Units	Studio		1 Bed		2 Bed		3 Bed	
		No.	%	No.	%	No.	%	No.	%
213 Princes Hwy 4 Wardell St, Arncliffe	339	16	5%	126	37%	178	53%	18	5%
108 Princes Hwy, Arncliffe	234	0	0%	56	24%	166	71%	12	5%
17-37 Wollongong Rd, Arncliffe	166	0	0%	64	39%	96	58%	6	4%
10 Martin Av, 47-49 Bonar St 9 Bidjigal Rd, Arncliffe	149	0	0%	76	51%	56	38%	17	11%
7 Wollongong Rd, Arncliffe	81	0	0%	27	33%	48	59%	6	7%

Development Site Sales

A limited number of development site sales in the Study Area have been observed over the 2017 year with limited sites being brought to market. Many local agents note landowners keenly await the final rezoning of the Study Area prior to commencing divestment. As a result, many ageing and/or vacant buildings along Princes Highway are beginning to fall into disrepair.

That said, many existing commercial and warehouse buildings observed along Princes Highway still provide a good level of functional utility to some users despite their age and condition. Given the strong current industrial market conditions as a result of many businesses being displaced from South Sydney, commercial and warehouse buildings along Princes Highway attract high existing use values.

The ability to acquire and consolidate sites is proving difficult for developers on several fronts. High landowner expectations, limited supply and fragmented lot and ownership patterns throughout much of the Precinct presents a challenging development environment.

Site sales activity over 2017 has been relatively limited with Arncliffe attracting the only transactions; no site sales have been observed within Banksia in recent months.

Table 2.4 analyses recent development site sale activity within Bayside West to ascertain current market pricing for development opportunities. The Bayside West market does not operate within a vacuum with end sale values achieved within Arncliffe and Banksia similar to those observed in neighbouring markets. Accordingly, recent development site sales in Wolli Creek, Rockdale, Kogarah and Bexley have been analysed to facilitate a greater understanding of market pricing within the broader region.



Table 2.4: Development Site Sales, Bayside West and surrounds

Address	Site Area (FSR)	Sale Price (Sale Date)	Analysis	Comments
Arncliffe				
130 Princes Hwy	1,154sqm (1.5:1)	\$4,500,000 (Aug 2017)	 \$2,600/sqm GFA \$3,900/sqm site area 	Small site currently improved with two freestanding warehouse buildings within the existing B6 Enterprise Corridor zone. Sold to a local developer in August 2017 following a short EOI campaign. No development application has been lodged to date. The site is proposed B4 Mixed Use with FSR 2.5:1 as per the Bayside West Planned Precinct. Analysed at an FSR 2.5:1, the site sold at \$1,560/sqm GFA potential.
10 Martin Ave 47-49 Bonar St 9 Bidjigal Rd	3,643sqm (3.1:1)	\$21,500,000 (March 2017)	 \$144,295/unit \$1,719/sqm GFA \$5,900/sqm site area 	An R4 site with two aged single storey industrial buildings and single storey house purchased off-market for construction of 7-9 storey residential flat building containing 149 units. Development was approved by the JRPP in mid-2016 following a Planning Proposal and VPA for an additional FSR 0.3:1 over the existing FSR 3.1:1.
96-102 Princes Hwy	2,690sqm (1.5:1)	\$9,300,000 (Feb 2017)	 \$2,300/sqm GFA \$3,457/sqm site area 	Aged single storey warehouse zoned B6 with FSR 1.5:1. Sold off-market to a local developer. No development application has been lodged to date. Located within the Bayside West Planned Precinct "high-density, mixed use zone" with proposed FSR 2.5:1. Analysed on the proposed FSR 2.5:1, the site sold at \$1,400/sqm GFA.
17-37 Wollongong Rd	5,790sqm (2:1)	\$25,883,488 (April 2016)	 \$157,826/unit \$2,232/sqm GFA \$4,470/sqm site area 	Large R4 site with FSR 2:1 sold with existing development approval for construction of an eight (8) storey residential flat building comprising 164 apartments. Sold following an EOI campaign in early 2016 to a local developer-builder.
Wolli Creek				
7-9 Gertrude St	999sqm (2.2:1)	\$7,200,000 (Dec 2016)	 \$184,615/unit \$2,676/sqm GFA \$7,207/sqm site area 	Former car yard zoned R4 High Density sold off-market to a local developer for construction of a 9 storey residential flat building comprising 39 apartments. Additional FSR of 0.5:1 was approved under a Clause 4.6 variation.
Rockdale				
24 & 24A Keats Ave	613sqm (No FSR)	\$6,200,000 (May 2017)	 \$5,057/sqm site area 	Three freestanding single storey houses sold in one-line zoned B4 Mixed Use with 22m maximum height control (no FSR control). Sold via public auction to a small local developer; no DA has been submitted to date.
397 Princes Hwy	1,695sqm (No FSR)	\$7,000,000 (July 2016)	 \$71,629/unit equiv. \$862/sqm GFA \$4,130/sqm site area 	Former car yard zoned B4 Mixed Use with 22m maximum height control (no FSR control). Sold off-market to a local developer for construction of an eleven (11) storey mixed use development comprising 91 units and ground level commercial/retail tenancies totaling 559sqm.
Kogarah				
14-24 Stanley St	2,250sqm (4:1)	\$22,470,000 (Oct 2017)	 \$224,700/unit \$2,497/sqm GFA \$9,987/sqm site area 	Large residential development site zoned R4 High Density located approximately 450m from Kogarah train station. Sold via an EOI campaign to Chinese developer Poly Group following strong interest from local developers. Sold with an indicative scheme for 100 apartments.
2-10 Palmerston St	1,346sqm (4:1)	\$8,790,000 (July 2017)	 \$131,194/unit \$1,611/sqm GFA \$6,530/sqm site area 	Five single storey brick houses zoned R4 High Density purchased in one-line via private treaty by domestic residential developer AVJennings for construction of an eleven (11) residential flat building storey comprising 67 apartments. Development application currently under review by Bayside Council.
70-78 Regent St	2,550sqm (4:1)	\$19,645,250 (Dec 2016)	 \$154,687/unit \$1,960/sqm GFA \$7,704/sqm site area 	Five single storey brick houses purchased in one line by an overseas developer for construction of a 11 storey RFB comprising 127 apartments. Development application currently under review by the Joint Regional Planning Panel.





Address	Site Area (FSR)	Sale Price (Sale Date)	Analysis	Comments
152-206 Rocky Point Rd	33,500sqm (1.3:1)	\$76,757,519 (Nov 2016)	 \$142,417/unit equiv. \$1,715/sqm GFA \$2,291/sqm site area 	Former industrial site improved with the Darrel Lea factory acquired by Chinese developer JQZ. A Planning Proposal to rezone the site to B4 Mixed Use for construction of four (4) residential flat buildings ranging from 6- 13 storeys with 513 apartments and 20 townhouses is currently under assessment.
Bexley			•	
410 Forrest Rd	926sqm (FSR 2.5:1)	\$4,800,000 (June 2016)	 \$189,271/unit equiv. \$2,146/sqm GFA \$5,184/sqm site area 	Aged commercial building zoned B4 Mixed Use sold off-market to local developer-builder for construction of a 5-6 mixed use building incorporating 24 residential units and 2 ground floor commercial suites totaling 120sqm (approx.).

Source: Cordell Connect

We understand a number of development sites are currently available for sale within Arncliffe.

- 37-39 Duncan Street, Arncliffe is a 1,040sqm improved site consisting of two freestanding single storey houses proposed as R4 High Density with an FSR 2.2:1 under the
 Bayside West Planned Precinct. Informal discussions with the marketing agent indicate strong demand has been observed during the marketing campaign; numerous 'buy
 now' offers were received ranging from \$4m to \$5m with a number of call options subject to gazettal of the Bayside West Planned Precinct zoning also provided (ranging
 from \$5.5m to \$6m). It is understood the vendor has agreed to terms for \$6m subject to a one year call option following gazettal. This equates to just over \$2,600/sqm of
 potential GFA.
- 54 Eden Street, Arncliffe is located approximately 290m from Arncliffe train station and falls within the proposed B4 Mixed Use zone with FSR 2.2:1 under the Bayside
 West Planned Precinct. Approximately 575sqm in site area, the development has received moderate levels of interest over the course of marketing, predominantly from local
 developer-builders. Anecdotal evidence from the marketing agent indicates that the element of risk regarding the rezoning timeframe has impacted marketability of the site
 and is the primary reason it has not transacted to date. Offers thus far have been circa \$3 million, equating to circa \$2,400/sqm of potential GFA.

The above analysis indicates development sites within Bayside West and surrounding suburbs are currently transacting for circa \$1,400/sqm to \$2,600/sqm of gross floor area, or \$130,000 to \$225,000 per unit/site. A distinct premium is observed for sites zoned R4 High Density compared to B4 Mixed Use (reflective of the comparatively higher end values of residential over non-residential floorspace). For example, 10 Martin Avenue/47-49 Bonar Street (zoned R4) transacted for just over \$1,700/sqm GFA compared to 96-102 Princes Highway and 130 Princes Highway (both B4 Mixed Use) which traded for \$1,383/sqm GFA and \$1,560/sqm GFA, respectively.

Sites with existing development approval are also trading at distinct premiums compared to 'raw' development sites given reduced planning risk. For instance, 17-37 Wollongong Road, Arncliffe sold for just over \$2,200/sqm GFA (with existing DA approval) compared to 10 Martin Avenue/47-49 Bonar Street which sold for \$1,700/sqm GFA (without planning approval) despite transacting almost 12 months prior. Both sites are zoned R4 High Density.



3. TOLERANCE OF DEVELOPMENT TO SIC

3.1 OBJECTIVES AND APPROACH

Land values are intrinsically linked to their permitted and existing use, whichever is the higher. A change in land use zone and/or change in permitted density often leads to a financial benefit, also termed "Value Uplift". It is through a capture of some of the value uplift that development can afford to contribute to SIC rates. The Retained Value Uplift (i.e. the portion of value uplift that is not captured for contribution) is available for retention by the landowner or developer, whichever the case may be.

The objectives of this chapter are to:

- Examine likely value uplift from enhanced development potential as a consequence of additional permitted residential¹ density (upzoning of land).
- Assess the capacity of development to contribute a SIC.

Having carried out Property Market Appraisal in the Study Area (summarised in Chapter 2), this chapter:

- Examines likely opportunities for residential intensification in the Study Area.
- Identifies likely development typologies that will accommodate a densification of residential floorspace.
- Formulates hypothetical development scenarios (including notional development yield, land use split, number of storeys, etc.) for feasibility testing.
- Carries out generic feasibility modelling to test the tolerance of hypothetical development scenarios to a SIC by iteratively including SIC rates to test their impact on development feasibility.

The objective of the generic feasibility modelling is to test the tolerance of development to a SIC, specifically its implications on project hurdle rates and Value Retained.

3.2 DEVELOPMENT FEASIBILITY TESTING

Generic feasibility testing is carried out to ascertain the tolerance of development (under new planning controls) to the imposition of a SIC. This section outlines financial modelling of notional development schemes that investigate the impact of additional floorspace (through proposed changes to planning controls) and a new SIC.

In the absence of concepts or schemes, the notional development schemes are considered in generic terms only, with the adoption of generic cost and revenue assumptions provided in Appendix A.

The Residual Land Value approach is adopted as the most appropriate method of feasibility testing. The Residual Land Value (RLV) is defined to be the maximum price a developer would be prepared to pay in exchange for the opportunity to develop the site, while achieving target hurdle rates for profit and project return.

This approach involves assessing the value of the completed product, making a deduction for development costs and a further deduction for profit and risk whilst ensuring the development achieves the target project margin and return.

A key metric for development feasibility (i.e. developments' tolerance to imposition of a SIC) is measured by Value Retained which is comprised of Existing-use Value (i.e. the 'as is' improved property values before the rezoning/upzoning including a premium) and Retained Value Uplift (i.e. the portion of value uplift not captured for SIC contribution).

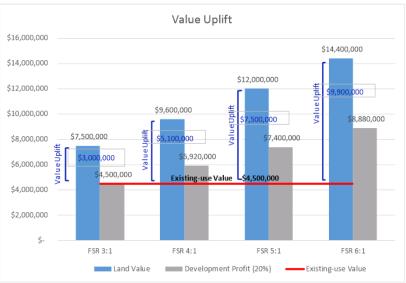
The Value Retained is the amount that a developer can afford to pay for the site, and is ultimately subject to negotiations with a landowner. In some cases the developer may already be the landowner.

¹ On the premise that SIC contributions are proposed to be implemented only on residential floorspace of a development



Figure 3.1 illustrates the premise of the testing using a hypothetical example. With an existing-use value of \$4.5m, change in FSR controls to FSR 3:1 to FSR 6:1 delivers a value uplift of between \$3m and \$9.9m. The change in FSR controls also results in commensurate increase in profit to a developer, reflective of a larger development.

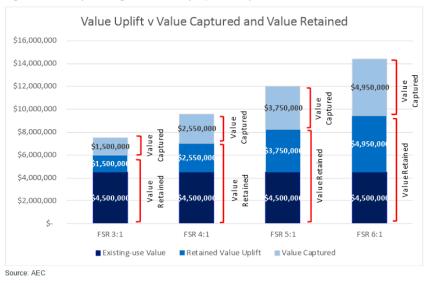




Source: AEC

The impact of a SIC that captures 50% of the Value Uplift is examined. The remainder of the value uplift that remains is the Retained Value Uplift and when added to the Existing-use Value forms the Value Retained. Figure 3.2 illustrates this.







Purpose and Approach

The feasibility testing is iterative in nature and is intended to test the feasibility/performance of development (as envisaged by new planning controls) to tolerate a new SIC. The analysis is structured to consider a SIC that would capture 50% of Value Uplift. This leaves capacity for some of the upside to be retained by a developer/landowner or to cater for changes in development costs.

In order to calculate the land value uplift, residual land values are modelled assuming new planning controls (some which facilitate residential-only development and some mixed-use development), and the RLVs are then compared against assumed 'as is' values (aggregated across different character areas). The difference between the two is referred to as the 'Value Uplift'. Iterative testing of a potential new SIC rate based on 50% capture of the Value Uplift is then undertaken, ensuring project hurdle rates are met.

Figure 3.2 provides a conceptual illustration of the value uplift that is captured (also referred to as 'Value Captured' or 'Planning Gain') for contribution to a SIC. This amount can be appropriated entirely to a SIC or to a combination of forms of public benefit, for example, affordable housing, works-in-kind and other contributions that may be delivered through a planning agreement. The testing investigates the capacity of development to make a contribution over and above the existing s7.12 contributions (assumed at \$20,000 per dwelling).

Assumptions in Aggregate

The feasibility testing exercise includes an assessment of aggregate 'as is' property values in each precinct (based on existing planning controls).

Different environmental conditions will influence the developability of land, ultimately influencing the value of the site to a developer. It is not the intention of the analysis to assess the development capacity of sites at a fine grain, rather to profile various precincts/markets and make observations that are aggregated across comparable markets.

Notional Development Scenarios and Land Cost Assumptions

In order to understand the feasibility implications of the various residential densities, various sample sites (or development blocks) are identified for the purposes of estimating a likely acquisition cost. The cost of land is a critical variable that underpins the feasibility of development in urban areas.

Sales transactions in sample locations are examined to estimate a likely acquisition cost to a developer to consolidate a development block. An overarching assumption is that road and utility infrastructure is available, a developer not having to fund trunk infrastructure or significant lead-in works and there are no extraordinary costs.

Table 3.1 summarises the sample locations that were selected for testing, which are reflective of where change to planning controls is envisaged.

Proposed Planning		Sample Test Blocks					
Туроlоду	Proposed	Location	Existing Controls	Assumed Cost of Land*			
Residential	FSR 1.2:1	Arncliffe, south of Wickham St	R3, FSR 0.6:1	\$3,250/sqm-\$3,750/sqm			
flat building		Banksia, east of Princes Hwy	R3, FSR 0.6:1	\$3,000/sqm-\$3,500/sqm			
bananig	FSR 2.0:1	Arncliffe, west of rail line	R2, FSR 0.5:1	\$3,250/sqm-\$3,750/sqm			
		Arncliffe, east of rail line	R2, FSR 0.5:1	\$3,000/sqm-\$3,500/sqm			
Mixed Use	FSR 2.0:1	Arncliffe, west of rail line	R2, FSR 0.5:1	\$3,000/sqm-\$3,500/sqm			
		Arncliffe, east of rail line	R4, FSR 1.0:1	\$3,250/sqm-\$3,750/sqm			
	FSR 2.5:1	Arncliffe, west of Princes Hwy	R2, FSR 0.5:1	\$3,250/sqm-\$3,750/sqm			
		Arncliffe, east of Princes Hwy	B6, FSR 1.5:1	\$4,000/sqm-\$4,500/sqm			
		Banksia, west of Princes Hwy	B6, FSR 1.5:1	\$4,500/sqm-\$5,000/sqm			

Table 3.1: Notional Development Scenarios for Testing

*Existing-use values are adopted as the assumed cost of land. Depending on the existing planning controls and existing uses and buildings, 'as is' values or existing-use values can be divergent within the same locality. There will invariably be 'outliers', properties whose values fall outside of the assumed ranges.



The adopted ranges are intended to be representative of properties in the sample locations. The assumed cost of land rates include a premium to incentivise landowners and assist with site consolidation. This is before considering any Value Uplift that may be conveyed to landowners after a rezoning/upzoning.

Other Contributions Assumptions

New s7.11 development contributions plans for the Study Area are expected to be prepared in due course. For the purposes of the Study, the modelling assumes a base average s7.11 contribution of \$20,000 per dwelling. Testing has been included to assess to impact of a 5% affordable housing contribution based on additional dwellings that result from a rezoning/upzoning. This approach assumes only 95% of additional residential yield is available for sale; the remaining 5% to be contributed as affordable housing. This is effectively an 'in-kind' contribution.

3.3 CAPACITY TO PAY AND TOLERANCE TO SIC

The key performance indicators are project IRR and development margin. The objective is to assess if after incorporating assumed land cost in each character area, other assumed development costs and payment of a SIC, development feasibility still meets the minimum hurdle rates (project IRR and development margin). The minimum hurdle rates assumed are 20% project IRR and 20% development margin.

A number of development scenarios at various densities are tested to ascertain if development under the proposed planning controls can tolerate imposition of a SIC, and if so, the quantum of contributions tolerated. The densities (FSR) tested are not an exhaustive list of all densities proposed within the Study Area but are considered representative of where development will likely occur in the short to medium term.

The assumed cost of land outlined in Table 3.1 incorporated in the feasibility testing to calculate the land value uplift associated with changes to the planning controls. SIC rates are then iteratively applied to capture 50% of the Value Uplift. If the project return indicators exceed the minimum hurdle rates, development is considered to be feasible even after imposition of the SIC contribution.

Land Value Uplift is attributed to the additional floorspace generated from the proposed controls. A proportion of the Land Value Uplift (Value Captured) is then divided by the overall residential yield permitted under the proposed controls to a calculate SIC rate per dwelling. Table 3.2 outlines the generic tolerance to a SIC. Metrics presented use a hypothetical 2,000sqm site for the purposes of modelling.

Land Use Zone	Proposed SIC or		verall Dwellings		
	FSR	GFA	Unit		
Residential					
R4 High Density	1.2:1	No capacity to pay			
	2.0:1	\$180-\$200	\$12,000-\$16,000		
Mixed Use					
B4 Mixed Use	2.0:1	\$80-\$120	\$6,000-\$9,000		
	2.5:1	\$140-\$160	\$10,000-\$12,000		

Table 3.2: Generic Development Tolerance to SIC*

*The testing does not allow for a SIC credit for existing use. It is not possible to predict every situation under which a development could occur. In some cases the SIC credit may be more significant, in other cases the credit may be more modest. Given the testing does not include receipt of a SIC credit, the tolerance of development to a SIC will be greater than that which is represented in this section.

On an overall basis, generic development tolerance is found to vary, ranging from nil to \$16,000 per dwelling. Tolerance to pay the SIC is greater where higher densities are proposed in areas where existing densities are relatively low or where existing-use values are lower. Sites that are proposed to be rezoned and large sites proposed for upzoning can better tolerate a SIC. Where multiple lots are required for consolidation in high value areas, capacity to pay a SIC under proposed controls is more constrained.



Site consolidation generally proves a major impediment to progress development below FSR 1.2:1. In limited circumstances where a property may be beyond its economic useful life and if single dwellings can be consolidated for \$2,500/sqm or less, development to medium density product can be feasible to pursue. Accordingly, medium density development is not likely to occur on a large scale, rather on a more incremental basis.

Not all current planning controls are envisaged to change, with the nature of change also differing across the Study Area. As application of the SIC is on an inclusionary basis ('included' or mandated) on the total number of dwellings proposed, the impact to development feasibility will invariably be different. Sites which benefit from a greater increase to density will have a greater tolerance to a proposed SIC.

We highlight that this Study does not seek to establish if development under existing planning controls is in the first instance feasible. A base presumption of feasibility under existing planning controls is implicit in this approach.

For those sites that are not feasible to develop in the first instance (even before imposition of a SIC), imposition of a SIC will be moot to the issue of development. This is true for those sites that may not be feasible to develop under the proposed controls is not a commercially proposition even *without* introduction of a SIC. This is observed for those sites with a proposed FSR 1.4:1; the limited quantum of density proposed in conjunction with high existing use values and finer grain lot patterns results in high consolidation costs and poor redevelopment prospects.

The next chapter considers the implications of the chapter's findings for implementation of the SIC.



4. CONCLUSION AND RECOMMENDATIONS

4.1 CAPACITY TO PAY AND TOLERANCE TO SIC

The Study finds that value capture opportunities have the potential to contribute to public benefit, whether to a SIC, affordable housing or some other infrastructure item. Notwithstanding, the Study recognises there are competing infrastructure priorities (e.g. those to be funded from a SIC or a Voluntary Planning Agreement) which may also require funding from value capture opportunities.

Tolerance of development to SIC varies by proposed density and cost of land, influenced by the following:

• Existing-use Values (or 'As Is' Values)

Existing-use values in the Study Area are high, reflective of their market desirability and appeal. In cases where the cost to consolidate development sites is high, only where there are substantial increases to residential density do these lands have capacity to contribute a SIC before development becomes unfeasible.

Where proposed densities are more modest, redevelopment will occur at a more incremental pace with only those buildings that are dilapidated likely candidates for redevelopment.

Extent or Scale of Rezoning/Upzoning

Properties that benefit from modest or no change to planning controls have little to no ability to tolerate a SIC contribution without adverse impact to project return. In contrast, those properties that undergo a rezoning or upzoning that results in a significant value uplift have better ability to contribute a SIC.

Development Typology and Intensity of Development

The cost of construction increases as density increases. Notwithstanding the higher construction costs (owing to taller buildings), end sale values within taller buildings are on average typically higher than those in low rise buildings. On balance, residual land values for sites developed into taller buildings are higher. As a consequence, these sites have better capacity to contribute a SIC.

Effective Demand for Higher Density Product

Residential markets are diverse. Market acceptance for higher density product is good within most inner suburbs of Sydney, hence end sale prices of the completed product justify the higher cost of construction. In strong apartment markets such as the Study Area, developers are increasingly seeking to progress taller developments given the strong end sale values attributed to units on higher levels.

The analysis suggests the capacity of development to pay for a SIC is generally sensitive to the scale/extent of rezoning/upzoning and the price paid for a development site.

4.2 MATTERS FOR CONSIDERATION

Competing Infrastructure Priorities

The capacity of development to pay additional contributions (over and above current scheduled statutory contributions such as s7.11, s7.12) is finite. Planning Gain (which is a proportion of the land value uplift) represents the total amount that is available for contribution to public benefit, which could comprise infrastructure and public domain work, affordable housing, etc.

Careful coordination of all various contributions will be required at the early stages to ensure they do not exceed the overall Planning Gain, which is the tolerance of upzoned development to contribute to public benefit before becoming unfeasible to deliver.

Market Cycles and Structural Factors

The last 24-30 months witnessed unprecedented development and market activity in metropolitan Sydney, particularly in locations in and around transport nodes and established centres. Fierce and frenzied competition between players resulted in compressed development margin as a result of high prices paid for development sites. Many purchasers are observed to have paid high speculative prices and assume high planning risk for rezoning of sites, etc.



While the market has moderated in recent months, the appeal and demand for well-located and well-priced product nevertheless endures. Established urban areas such as those in the Study Area enjoy good market acceptance, and while this bodes well for the capacity of development to pay a SIC, a higher cost of land also applies, potentially diluting any additional capacity to pay a SIC in some instances.

Impact on Development Feasibility

It is not the intention or objective of this Study to establish if development under existing planning controls is in the first instance feasible, or to predict landowner objectives. Rather, it is the intention of the Study to examine the 'incremental' value uplift that could potentially result following an upzoning of land (increase in FSR). A base presumption of feasibility under existing planning controls is implicit in this approach.

For example, if a site currently designated with FSR 0.6:1 is upzoned to FSR 2:1, the value uplift resulting from the upzoning may not necessarily be associated with the FSR 1.4:1 increase if development at FSR 0.6:1 is not feasible in the first instance. Notwithstanding, precinct planning in priority growth areas and planned precincts is generally subject to feasibility testing undertaken by DPE (by Urban Feasibility Model, UFM) to ensure proposed changes to planning controls are reflective of commercial realities.

The Study does however, make observations and comment on the overall capacity of a market to contribute to a SIC, noting current market attitudes and preferences to higher density living and the existing-use values compared to potential development site values and that which is retained after a SIC contribution (the Retained Land Value).

In a buoyant and active market, competition for development opportunities is fierce. In a rising market developers are more willing to pay premiums for sites in anticipation that rising end sale values will help offset the cost of land.

An upshot of a competitive development market is limited tolerance to costs not previously allowed for in due diligence and pre-feasibility analysis. Clear and definitive notice to the market of DPE's intentions to implement a SIC would provide certainty for investment and development planning. In time, market dynamics will adjust as the market factors-in the cost of the SIC rates.

Owing to entrepreneurial effort, a developer may have secured a site for below market value and that being the case, should be allowed to benefit from the discount secured. Equally, a developer may have overpaid for a site and paid a premium for the development opportunity. This is a risk assumed by the developer.

SIC rates (and any other contributions) are only viable where the prices paid for development sites reflect the planning controls and contributions liability that are applicable, i.e. that a developer does not overpay for a site.

Those sites that are not feasible to develop in the first instance (even before imposition of a SIC), imposition of a SIC will be moot to the issue of development.

Notice to the Market

It is important for clear and adequate notice to be provided prior to the imposition of any contribution requirement (whether for affordable housing, SIC, etc.). This notice is critical, not just of DPE's intentions but of the contribution rates and their timing for implementation. Exhibition of the draft SIC will allow the market to provide feedback and comment before implementation.

4.3 RECOMMENDATIONS

This Study makes the following key recommendations:

Coordination with Other Contributions Regimes

The capacity of an upzoned development site to contribute to public benefit is finite. This Study assumes a contribution for s7.11 *before* applying a 50% capture of Value Uplift to approximate the capacity of development to pay if a site was hypothetically rezoned or upzoned.

The imposition of contributions seeking to leverage value capture opportunities needs to be implemented holistically, reflective of competing infrastructure priorities and various contribution requirements.





Clear and Adequate Notice to Market

Clear and adequate notice to the market of the contribution rates and their timing for implementation will allow their consideration in due diligence calculations. Exhibition of the draft SIC will allow the market to provide feedback and comment before implementation.

Delivery in-kind

Delivery of infrastructure (in-kind) by developers has economies of scale when progressed with the main development and also helps overcome resource and delivery limitations of agencies (where appropriate). If a development site has sufficient scale that it has the capacity to deliver some of the state and regional infrastructure contemplated, it may be more efficient for that development to either contribute wholly or partially in-kind.

Indexation and Regular Review

Following full implementation, it will be prudent to review and monitor market response and housing delivery.

Given the objective of SICs to fund state and regional infrastructure, indexation to the Producers Price Index would ensure that the contributes are aligned to change in the cost of infrastructure over time. However, to ensure the SICs remain within development tolerance, it would be prudent to regularly review the overall capacity of development to pay with reference to market and development activity as well as the overall contributions liability.

The limitations of the Study and aggregate nature of the analysis are acknowledged. Aggregate analyses provide high-level and indicative results and do not necessarily reflect the nuances and specific characteristics of a site.

Notwithstanding, this Study acknowledges the benefits of simplicity in applying generic SIC rates, however we accept the difficulty in adopting a single generic contribution rate across areas. Despite the nuances of markets and sub-markets, the application of generic contribution rates provides certainty to the market, allowing developers and investors to give due consideration to their contributions liability when negotiating to acquire sites. This Study recommends the application of generic contribution rates over case-by-case negotiations and site-by-site viability assessments.



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APPENDIX A: DEVELOPMENT FEASIBILITY TESTING ASSUMPTIONS

Generic feasibility testing adopts the Residual Land Value approach. This involves assessing the value of the end product of a hypothetical development, then deducting all of the development costs (including developer's infrastructure costs, construction costs, consultant fees for design and project management, statutory fees) and making a further deduction for the profit and risk that a developer would require to take on the project.

The land value is the 'residual' that remains, i.e. the amount a developer could afford to pay in exchange for the opportunity to develop the site.

Development Timing and Staging

Development application is assumed to be progressed immediately upon settlement with pre-sales occurring shortly thereafter.

Construction is assumed to begin in Month 9 and span for 12-24 months depending on the scale of the development, sale of remaining lots to be completed immediately following.

Development Yield

Based on current development activity within the Study Area, development yield assumed average unit sizes and mixes of:

- 1 bedroom units (50sqm): 40%
- 2 bedroom units (70sqm): 50%
- 3 bedroom units (100sqm): 10%

Parking requirements as per the Rockdale LEP (2011):

- One and two bedroom (1 car space);
- Three bedroom (2 car space);
- Visitor spaces (0.5 spaces per unit);
- Retail spaces (1 space per 40sqm GFA).

Revenue Assumptions

Market analysis indicates the demand for new residential product within the Precinct is stable as evidenced by steady sales and take-up rates.

- The following average sale prices and sale rates are assumed:
 - Average 1 bedroom units at \$625,000 (\$12,500/sqm).
 - Average 2 bedroom units at \$770,000 (\$11,000/sqm).
 - o Average 3 bedroom units at \$1,050,000 (\$10,500/sqm).
 - Retail/commercial: \$6,000/sqm GFA
- Residential revenue was assumed to escalate at 3.0% per annum; commercial/retail revenue was assumed to
 escalate at 3% per annum.
- It was assumed that 75% of apartments would be pre-sold prior to construction and the balance would be settled after construction at the rate of between 6 and 15 units per month.



- Other revenue assumptions:
 - Revenue only included on 95% of residential yield, allowing for 5% contribution to affordable housing (based on additional yield).
 - o GST is included on the residential sales but excluded on non-residential sales.
 - Marketing costs at 1% of gross sales revenue.
 - Sales commission on sales was included at 2.5% of gross residential sales and 1.5% of non-residential sales.
 - Legal cost on sales was included at 0.25% of gross sales.

Cost Assumptions

- Land cost based on a desktop analysis of 'existing-use' values within the Precinct. A 25% premium was also
 included to assist with site consolidation.
- Legal costs, valuation and due diligence was assumed at 0.5% of land price and stamp duty was included. These costs to be paid at settlement assumed in Month 3.
- Cost escalation of 3% per annum was assumed to commencement of construction.
- Construction of residential units at \$2,500/sqm-\$2,750/sqm of building area with balconies at \$800/sqm.
- Basement car parking was included at \$45,000 per space.
- Construction of ground floor retail/commercial space was assumed at \$2,500/sqm of building area.
- Site works and excavation at 1% of construction cost.
- Services infrastructure at 1% of construction cost.
- Landscaping allowed at \$200/sqm of site area.
- Professional fees at 9% of construction costs.
- 5% construction contingency allowance was included.
- Development management fee at 1% of project cost (excluding land and finance).
- Section 7.11 contributions assumed at average \$20,000 per unit.
- Land holding costs including land tax, Council and water rates based on assumed unimproved land values.
- Other cost assumptions include:
 - o Developers equity is assumed at land cost. Equity is progressively injected when required.
 - The balance of project cost is assumed to be debt funded with interest capitalised monthly (nominal 7.0% per annum).
 - Finance establishment costs at 0.35% of project debt.

Hurdle Rates and Performance Indicators

Target hurdle rates are dependent on the perceived risk associated with a project (planning, market, financial and construction risk). The more risk associated with a project, the higher the hurdle rate. A number of performance indicators are relied upon when ascertaining the feasibility or otherwise of a development.

- Development margin is the profit divided by total development costs (including selling costs). The industry benchmark of 20% is assumed as the target hurdle rate.
- Discount Rate this refers to the project internal rate of return (IRR) at which the net present values of an
 investment becomes zero.





- Residual Land Value this has been determined by establishing the maximum land value a developer is willing to pay based on a 20% internal rate of return (IRR) taking into account all other costs and project revenue.
- Development Profit this represents the total revenue less total cost including interest paid and received.



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GREEN PLAN | Arncliffe and Banksia

EXECUTIVE SUMMARY

This section of the report provides a high level summary of the process undertaken to prepare this Green Plan for the Planned Precinct of Arncliffe and Banksia. It outlines key findings and recommendations for the short, medium and long term planning of open space, biodiversity and tree canopy to realise targets defined by the Department of Planning and Environment. 14/11/2018

AECOM

Department of Planning and Environ

The population of the Arncliffe and Banksia Planned Precinct is expected to significantly increase by 2036. This growth, combined with the introduction of new residential and mix used development, provides the opportunity to address the demands for open space and recreational activities.

The Green Plan provides a framework for the provision of the new open space, open space infrastructure, together with an integrated tree canopy network and green links will ensure these opportunities are met.

The open space infrastructure initiatives are identified in this Green Plan and classified into one of two categories:

Committed Initiatives

Initiatives for Investigation

These aspirational opportunities have been identified to future proof the ability to be realised through acquisitions, negotiations or various other funding opportunities.

- This Green Plan process includes:
 - Background study of the current urban design context.

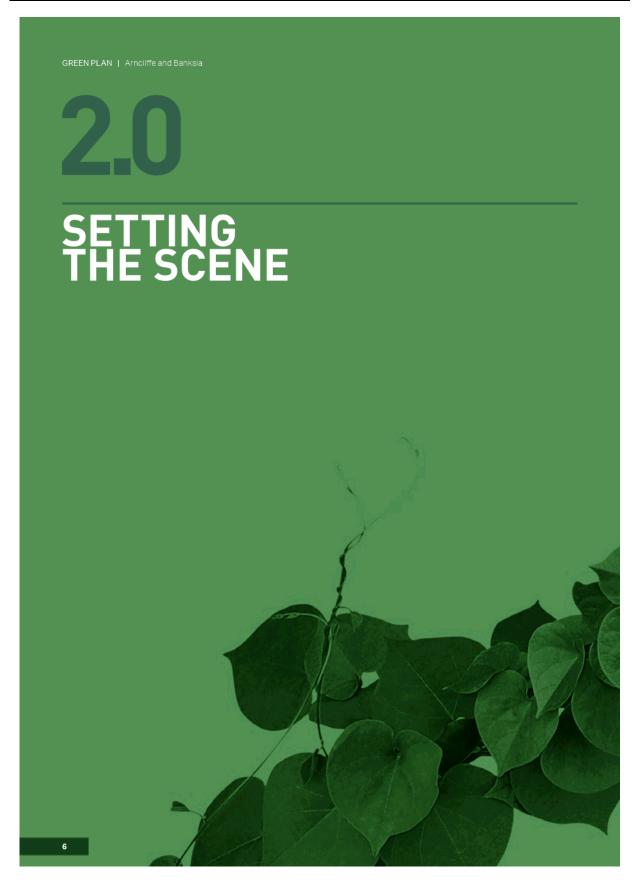
Data collection and analysis of the strategic planning context and existing statutory planning controls.

- Investigation on current open space and tree canopy provision.
- Inclusion of the proposed changes to zoning, new forecasted dwellings and subsequent population growth.

In assessing the background research and drawing insights from community interviews, we have identified the following key elements for Arncliffe and Banksia:

The Green Plan vision statement and guiding principles are built upon and synthesise previous planning strategies with major community needs. The overarching vision will focus on identifying new opportunities for an improved network of open space based on accessibility, quality and safety as key drivers. Moreover the vision will emphasise the role of existing and future open space as corridors for an enriched biodiversity and it will underline the importance of defining a more structured tree canopy coverage to enhance liveability, health and well-being.

- The Open Space Plan in this document proposes opportunities for improved accessibility, safety and quality of the existing open space. The proposal includes acquisition of public and private owned lands, definition of green and blue links, enhancement of existing open space and accessibility improvement to both Arncliffe and Banksia train stations.
- The provision for new open space initiatives to accommodate a future population of 25,000 people. These initiatives include providing pedestrian focused streets that are comparable to linear park environments and quality laneway treatments that provide for passive recreation and high quality outdoor experiences.
- Identifies a new pedestrian and cycling connection across the Cooks River between Cahill Park and Tempe Recreation Reserve.
- The Tree Canopy Plan identifies a new tree canopy strategy focusing on public land and following a set of technical assumptions. It investigates a realistic future provision of tree canopy coverage that could be achieved by planting new trees on road corridors and possible future open spaces. The Tree Canopy Plan proposes a total of 996 new trees to be added to public areas within the Precinct.



Department of Planning and Environment

This section of the report sets the scene in describing the existing site and context for the Arncliffe and Banksia Planned Precinct. It provides an understanding of the context and an examination of the proposed growth in the Precinct to determine how these elements will influence the provision of open space and tree canopy.



GREEN PLAN | Arncliffe and Banksia

2.1 INTRODUCTION

Overview

This Green Plan undertakes a review of the Arncliffe and Banksia Planned Precinct with respect to the provision of open space and tree canopy. The purpose of this document is to understand the desired growth of the Precinct and respond with a plan that focuses on the provision of high quality and integrated open spaces and enhanced tree canopy. In doing so, the plan addresses how the provision of open space and tree canopy meets the needs and expectations of the community in creating high quality, best practice outcomes as the Precinct undergoes significant change.

The Precinct is located 12 kilometres south of the Sydney CBD and to the west of Sydney Airport. It is identified as a priority growth area in the Greater Sydney Commission's Eastern City District Plan.

The importance of the Precinct adjoining the southern portion of the Global Economic Corridor, presents a unique opportunity for renewal and a coordinated plan. The NSW Government is looking to provide new homes and jobs located close to transport and social infrastructure such as open space and schools.

Following feedback received from the community and local council during the development of the existing planning documentation and community discussions for the Precinct, the Department of Planning and Environment (DPE) understands that the provision of open space throughout Arncliffe and Banksia is of high importance. In response, the Green Plan reviews and analyses recommendations on open space, recreation and tree canopy to date and to develop the Planned Precincts Green Plan for Arncliffe and Banksia.

Report Structure

The Green Plan comprises four key sections:

Setting the Scene

This section describes the existing physical and policy context for the Arncliffe and Banksia Planned Precinct. It provides an overview of existing documentation, an understanding of the context and an examination of the proposed growth in the Precinct to determine how these elements will include the provision of open space and tree canopy.

Building the Structure

This section defines a vision for the Arncliffe and Banksia Planned Precinct by defining what will be the enduring legacy for the existing and future local community. This is followed by establishing design principles that will protect and safeguard this legacy through the evolution of the Precinct.

· Defining the Place

This section prepares a design response for the Arncliffe and Banksia Planned Precinct that communicates the vision for open space and tree canopy in the Precinct. The purpose of this is to allow the community to understand what the open space and streets will look and feel like in addition to how open spaces and streets can be used.

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2.2 SITE ANALYSIS

This section of the report sets the scene for the Arncliffe and Banksia Planned Precinct.

The Greater Sydney Commission's Eastern City District Plan has identified the Precinct as a priority growth area. The southern end of the Global Economic Corridor adjoins the Precinct and presents a unique opportunity for renewal and a coordinated plan.

The study area Precinct is located approximately 12 kilometres south of the Sydney CBD and approximately 4km to the west of Sydney Airport. The Precinct encapsulates the area surrounding Arncliffe Train Station and a small portion surrounding Banksia Train Station.

The Precinct is dissected by four major highways. The Princes Highway defines the route from the north to the south of the Precinct. Furthermore, Marsh Street provides an additional entry route into the study Precinct. Forest Road and M5 Motorway provide a primary east / west connection into the Precinct.

The following site and context analysis has been undertaken for the Precinct:

Site Analysis

- Existing Precinct character;
- Existing open space and tree canopy;
- Existing walking distances to open space;
- Existing street network and hierarchy including pedestrian, bicycle, public transport and vehicular movement; and
- Existing natural features including topography, waterways and vegetation.

Character Zones

There are six distinctive character zones within the green plan study boundary. These include:

- 1. Light Industrial (infrastructure and manufacturing)
- 2. Commercial Centre
- 3. Town Centre
- 4. Low Density Residential
- 5. Medium Density Residential
- 6. Highway

Key findings

The key findings from the analysis are:

- The Princes Highway, Forest Road, Marsh Street and M5 Motorway run across the Precinct, creating significant barriers to pedestrian and cyclist connectivity.
- Existing open spaces within the Precinct are only minor green pocket parks. Larger open spaces within 200 metre walking distance from the Precinct boundaries include Gardiner Park, Arncliffe Park, Cahill Park and Barton Park Wetlands.
- A total of 21.25 hectares of open space is currently provided in the Precinct and within 200 metre walking distance from the site boundaries. Considering the existing population of 11,000 people, this equates to 19.8 sqm of open space per person, or 2 hectares of open space per 1,000 people.
- A majority of residents live within 200 metre of open space, while all residents live within 400 metres of open space. The 200 metre accessibility gaps are mostly localised around the central area of the Arncliffe Precinct along Forest Road and Wickham Street, and around the periphery north and south of the Banksia Precinct.
- A total of 19.2% of tree canopy coverage over public and private land is currently achieved across the Precinct.
- Cycle and pedestrian connectivity is limited across the infrastructure barriers of major roads, highway and railway line.
- There are no Endangered Ecological Communities in the Precinct and there is an opportunity to strengthen biodiversity corridors through a "blue and green grid" drawing upon overland flow paths, drainage lines and nearby creeks including Wolli Creek and Muddy Creek.



Figure 1 Aerial photo of Arncliffe and Banksia Planned Precinct (Source: AECOM, 2018)

2.2.1 PRECINCT CHARACTER

The overall Precinct character includes light industrial, commercial centre, town centre, low density residential, medium density residential, and major roads. The landscape nelghbourhood character includes steep topography and exposed sandstone escarpment that compliments the single family period dwellings. In contrast, both the commercial centre and town centre are characterised by flat topography, formal urban grid and minimal tree canopy cover. In Arncliffe, larger parks, such as Arncliffe Park and Cahill Park, are located in close proximity to either the commercial town centre or low density residential zones. Similarly in Banksia, Gardiner Park is located within a 10 minute walk from the station.

In general, tree canopy cover throughout the Precinct study area varies and is relatively low. For example, tree canopy in the low and medium density residential zones is minimal. Tree canopy cover in the large portions of the light industrial, town centres, commercial centres and major roads is nonexistent. The species found are varied and inconsistent; ranging from predominantly *Lophostemon confertus* (Brush Box) and other species such as *Tristaniopsis laurel* (Watergum) and the occasional *Jacaranda mimosifolia* (Jacaranda), *Ficus Hillii* (Hill Fig).

The topography of the precinct is relatively flat with steeper topography towards residential area in Arncliffe.

General access to open space is limited due to major roads dissecting the spaces making walkability difficult and unsafe.

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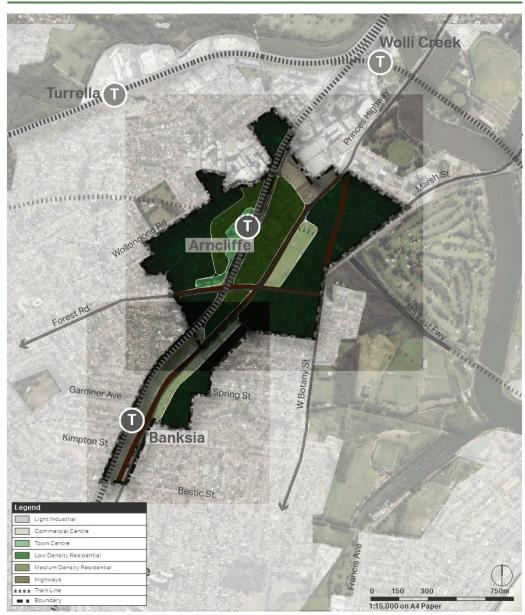


Figure 2 Precinct character zones (Source: AECOM, 2018)







Light Industrial (infrastructure and manufacturing)

Generally this zone consists of large format service and industrial land uses with minimal pedestrian amenity. This zone includes a mix of building typologies including industrial warehouses, car services and dealerships. The density of people on the streets is low due to the car-oriented nature of this zone. In addition, the streets are generally not safe to cross due to lack of crossings and speeding traffic. Streetscapes are generally wide encouraging higher reliance on car mobility with minimal walkability. The overall tree canopy in streets is very minimal to non-existent.

Commercial Centre

This zone is characterised by one to two story buildings, consisting of a medium density commercial core bound by the Princes Highway, Forest Road and low density residential on adjacent sides. In addition, the public domain consists of large warehouses, car showrooms, services and other commercial services. As the zone transitions to low residential (towards Arncliffe) exposed sandstone escarpment define that transition in landscape character. The streetscapes consist of small trees with minimal and patchy tree canopy cover

Town Centre

This zone consists of low rise local shops bounded by low density residential and in close proximity to high density residential to the north in Wolli Creek. The zone is easily accessible due to the adjacent Arncliffe train station and some mixed use buildings adjacent to low density residential. The public domain is underutilised due to poor amenity, narrow footpaths, cluttered street furniture and comprises an inconsistent materials palette. The streetscapes consist of patchy and disconnected tree canopy with varied tree maturity.

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Low Density Residential

This zone consists of two distinctive neighbourhood characters, Arncliffe residential character zone (north) and Banksia residential character zone (south). The residential neighbourhood in Arncliffe includes predominantly single facility brick houses. There is an existing unresolved scale transition between recent large apartment buildings to the north and the predominantly low scale residential neighbourhood. The residential neighbourhood in Banksia is predominantly leafy and green with inconsistent tree canopy and single facility period dwellings. The streets in both zones generally include wide carriageways and some pedestrian pathways and laneways. Access to the commercial town centres and open spaces requires crossing busy roads such as the Princes Highway, Marsh Street, Wickham Street and West Botany Street.

Medium Density Residential

This zone consists of predominantly two to three story buildings. Older apartment buildings in this zone are characterised with walk-up brick built form with a low fence at the front. More modern apartments are generally characterised with contemporary façades, above average finish with glass balconies and double height lobby. Tree canopy cover is inconsistent in type and height. In addition, majority of tree canopy cover is located within private property behind fences. Streets are wide making the public domain experience dominated by cars. In addition, the footpaths are narrow with narrow grass verge on either side.

Highways

The overall Precinct is defined by four major roads including the Princes Highway, Forest Road, Marsh Street and M5 Motorway. These corridors limit pedestrian permeability and connectivity of neighbouring residents to open spaces. In addition, due to its arterial nature, the corridors are characterised by minimal tree canopy cover and pedestrian amenity.

2.2.2 STREET NETWORK + HIERARCHY

Major infrastructure barriers characterise this Precinct.

Adjacent to Sydney Airport and dissected by the M5 East Freeway, the site is crossed by major traffic flows outward and toward the City.

A sparse network of secondary roads is supported by a more dense grid of local and minor residential streets, which generally present a wide *right of way* but poor streetscaped vegetation and sidewalk maintenance.

The T4 Illawarra train line cuts through the Precinct in a north-south direction and affects vehicles circulation.

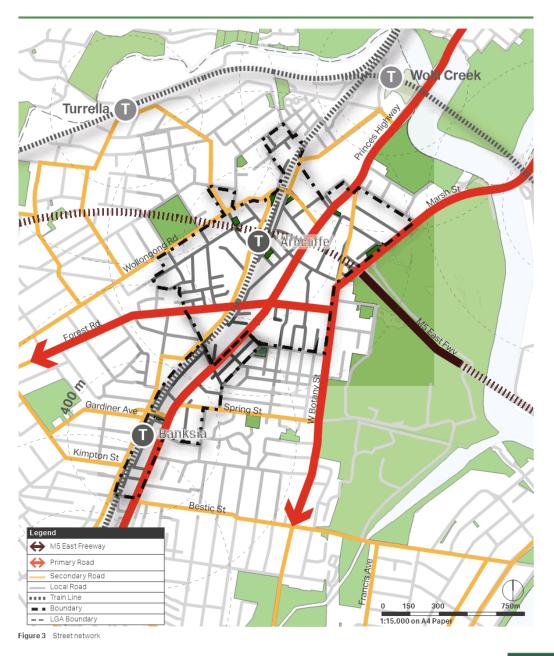
OPPORTUNITIES

- The Precinct celebrates good accessibility to surrounding major infrastructure such as Sydney International Airport and surrounding major highways. The M5 East Freeway and Forest Road provide a primary east and west connection into the Precinct. In addition, Princes Highway defines a north and south gateway into the site.
- Generally, some portions of the residential zone within the Precinct are characterised with wide verges that lack tree canopy cover. These verges have the opportunity to include additional tree canopy.
- Both Arncliffe and Banksia train station are accessible by the surrounding community within the Precinct.

CHALLENGES

- Hight traffic level due to strategic location within major infrastructure and lack of a well established secondary roads network affects the general accessibility to open space.
- Poor quality of internal existing roads to be enhanced through both streetscaped vegetation and urban tree canopy.
- Train line as physical barrier for vehicular, bike and pedestrian circulation.

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2.2.3 TRANSPORT AND CYCLING

The east side of the train line is characterised by access to major bus routes to the Sydney CBD, Bondi Junction and Randwick, while the western side has a more local public transportation coverage.

Bicycle off road paths run only across Barton Park, the other bicycle routes are on road and distributed along the railway line and out of the Precinct Boundary along Hirst St, Lorraine Ave and nearby Wolly Creek along Hannam St. No bicycle network coverage is provided among the residential neighbourhoods of both Arncliffe and Banksia.

The T4 Illawarra rail line acts as a barrier and affects internal circulation for public transportation, bicycles and pedestrians. Several rail crossings are distributed along the Precinct but are sparse throughout the Banksia Precinct.

OPPORTUNITY

- Good accessibility to local and regional public transportation.
- A network of large residential roads offers the opportunity to implement bicycle routes within neighbourhoods.
- The existing Cooks River off road cycle path offers opportunities to link and expand the on and off road bicycle network through the entire Precinct.

CHALLENGES

- Currently poor bicycle network affected by physical barriers and site topography. The Open Space Plan will have to investigate opportunities to expand the cycling network through definition of green and blue links.
- Strong physical barriers in the southern part of the Precinct affect circulation and accessibility.

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2.2.4 NATURAL FEATURES

The site has a complex topography, with a ridge running south-west to north-east and steeply sloping down to the nearby Cooks River. This natural formation of the ground defines the site as a sensitive area for flooding phenomenons.

OPPORTUNITIES

 The steepness of the site allows the definition of view corridors toward both the city centre skyline and the nearby Cooks River. The Open Space Plan should take into account these corridors to further enhance their value.

CHALLENGES

- A more integrated green infrastructure network featuring WSUD strategies will provide mitigation measures against possible flooding.
- The complex topography of the Precinct will affect pedestrian and bicycle routes, bringing an additional constraint in terms of physical barriers running across the site. The Open Space Plan will have to investigate possible future opportunities for alternative green and blue links to define an extended network for bicycles and pedestrians.

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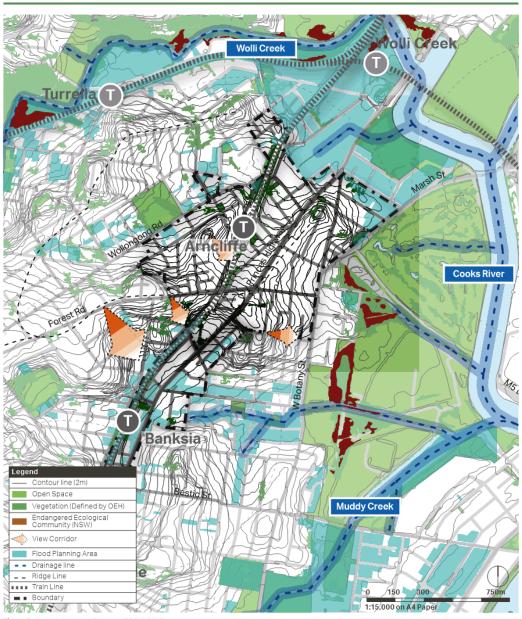


Figure 5 Natural features (Source: AECOM, 2018)

2.3 OPEN SPACE AND TREE CANOPY ASSESSMENT

2.3.1 OPEN SPACE ASSESSMENT

Over the 97 hectares of the Arncliffe and Banksia Planned Precinct, only approximately 1 hectare is existing open space. The green areas within the boundaries have an average size not exceeding the 0.1 hectare with the exceptions of Woorona and Marsh St Reserves, respectively of 0.15 ha and 0.23 ha. However, by including the accessible open spaces within 200 metre walking distance from the boundaries, the number increases up to a total of approximately 21.9 hectares, and it comprises few major parks such as Gardiner Park, Arncliffe Park, Cahill Park and Barton Wetlands.

The existing open spaces have been classified under three categories:

- Pockets Parks, for parks smaller than 0.4 hectare and with a catchment area of 300 metres walking distance.
- Local Parks, for parks in size between 0.4 to 1 hectare and with a catchment area of 400 metres walking distance.
- Neighbourhood Parks, for parks in size between 1 to 5 hectares and with a catchment area of 800 metres walking distance.

The existing open spaces do not offer a wide range of recreational activities or sport facilities, but they are mostly utilised as green open space and children's playgrounds.

Green areas, such as Almond St Reserve, Empress Reserve and Hattersley St Reserve, are frequently located on residual sites, at the edge of major infrastructure and not related to other public amenities such as schools, community halls or religious buildings.

OPPORTUNITIES

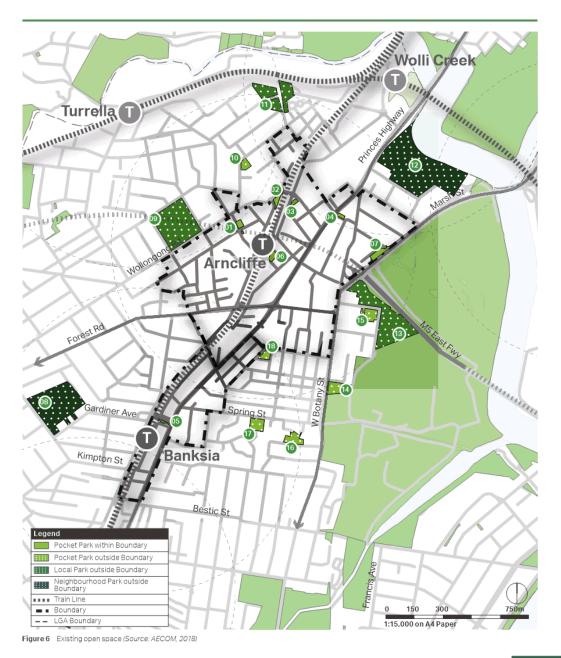
- Large green open spaces such as: Gardiner Park, Arncliffe Park, Cahill Park and Barton Park Wetlands are accessible within 200 metre radius from the Precinct boundaries and within 800 metres radius from the Arncliffe and Banksia train stations. The community's demand for suitable sized open space can be implemented including these surrounding areas within the Open Space Plan strategies.
- Proposed upgrades for existing open spaces are already setting to implement the green infrastructure network and recreational areas. Further opportunities will be investigated following and enhancing these previous strategies.

CHALLENGES

- The current Precinct boundaries do not include any major open spaces, only small green pockets mostly utilised as playgrounds or lawn. Proper recreational activities will be held in the large surrounding parks outside of the Precinct.
 Underutilisation of the existing open spaces mostly due to
 - their marginal location and lack of amenity.

Exist	ing C	Open Space	Size (sqm)	Size (ha)	Scale	Hierarchy	Catchment	Recreation focus
	01	Belmore St Reserve	1,100	0.11	< 0.4 ha	Pocket	300m	Passive
Ħ	02	Almond St Reserve	1,300	0.13	< 0.4 ha	Pocket	300m	Passive
cinc les	03	Empress Reserve	850	0.08	< 0.4 ha	Pocket	300m	Passive
Precinct daries	04	46 Princes Highway	700	0.07	< 0.4 ha	Pocket	300m	Passive
	05	Hattersley St Reserve	600	0.06	< 0.4 ha	Pocket	300m	Passive
Mithin Bour	06	Woorona Reserve	1,500	0.15	< 0.4 ha	Pocket	300m	Passive
\$	07	Marsh St Reserve	2,300	0.23	< 0.4 ha	Pocket	300m	Passive
	Tot	al within Boundary	8,300	0.83				
walking distance Indaries	08	Gardiner Park	42,700	4.27	0.4 - 1.0 ha	Local	400m	Active
	09	Arncliffe Park	37,900	3.79	0.4 - 1.0 ha	Local	400m	Active
Ist	10	45 Bonar St	2,400	0.24	< 0.4 ha	Pocket	300m	Passive
g se	11	Walker Street Reserve	1,300	0.13	< 0.4 ha	Pocket	300m	Passive
larie	12	Cahill Park	49,950	4.99	1.0 - 5.0 ha	Neighbourhood	800m	Active
erre warking Boundaries	13	Barton Park Wetlands	39,550	3.95	1.0 - 5.0 ha	Neighbourhood	800m	Passive
tre Bou	14	Riverine Park	8,950	0.90	0.4 - 1.0 ha	Local	400m	Passive
Nithin 200 metre from Bou	15	Eve St Reserve	5,100	0.51	0.4 - 1.0 ha	Local	400m	Passive
	16	Lynwen Crescent	4,500	0.45	< 0.4 ha	Pocket	300m	Passive
2	17	Beehag Reserve	4,450	0.44	< 0.4 ha	Pocket	300m	Passive
다	18	Marinea St Reserve	1,950	0.19	< 0.4 ha	Pocket	300m	Passive
\$	Tot	al outside Boundary	210,500	21.05				
Total Existing Open Space		218,800 sqm	21.88 ha					

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2.3.2 WALKING DISTANCE TO OPEN SPACE

There are currently 21.9 hectares of open space provided in the Precinct and within 200 metre walk from the Precinct boundaries. There are 11,000 people currently living in the Precinct, this equates to 19.8 square metres (sqm) of open space per person, or 1.98 hectares of open space per 1,000 people.

Even though the existing ratio of open space per person is relatively high, the current network of open space is not distributed uniformly across the Precinct. In addition, multiple infrastructure barriers limit the real catchment area of each park. These conditions define a significant 400 metre accessibility gap mostly concentrated around the area of Forest Road and Wickham Street.

Considering the current and future open space provision ratio, the Green Plan overarching strategy primarily focuses on the open space quality, safety and accessibility. Future possible acquisitions and embellishments of existing open space will be investigated to improve these factors rather than merely adding new open space quantity.

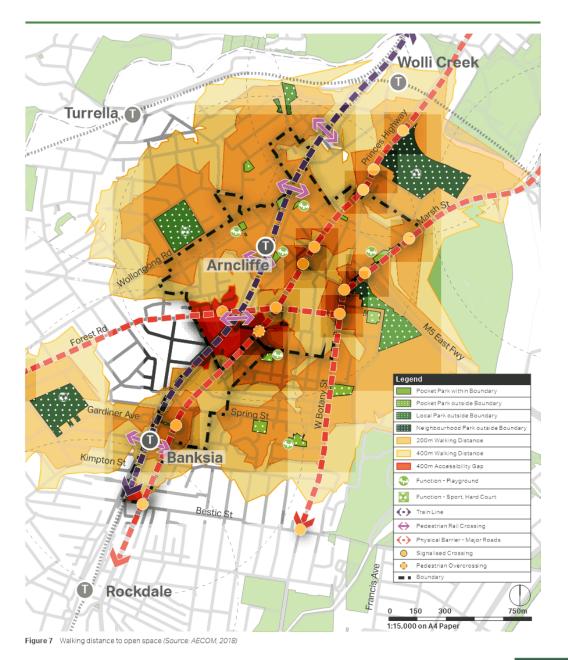
OPPORTUNITY

 A well established network of pocket parks guarantees a distributed coverage among the Precinct with the exception of the area around Forest Road and Wickham Street. The Open Space Plan will investigate future opportunities to improve the accessibility gap in the above mentioned area.

CHALLENGES

- The accessibility to open space for the area around Forest Road and Wickham Street has to be improved working on possible land acquisition and transform the infrastructural barriers into accessible and safe linkages.
- While parks offering playgrounds are quite well distributed among the entire Precinct, parks providing sport fields and recreational spaces are mostly located only around the periphery of the Precinct within Gardiner Park, Arncliffe Park and Cahill Park. The Open Space Plan will have to identify stronger linkages to guarantee a better accessibility towards these areas for the entire Precinct.

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2.3.3 TREE CANOPY

Well distributed tree canopy coverage characterises the residential areas of the Precinct on the west side of the railway line. These zones have a higher coverage due to generous building setbacks from street frontages allowing for trees in the private and public land.

Within areas with denser building footprint, such as the commercial area along the Princes Highway and the light industrial zones in the northern portion of the Precinct, the tree canopy coverage becomes lower.

OPPORTUNITIES

 The Princes Highway Corridor Strategy (Part B) has identified general streetscape improvements to the Highway in the adjacent sections of Arncliffe and Banksia train stations. Some of these improvements include undergrounding overhead power lines and telecommunications cables. As a result, this would allow for larger tree canopy to be planted on both sides of the Highway. In addition, the Princes Highway is characterised with a wide carriageway and larger setbacks particularly near commercial areas surrounding Arncliffe and Banksia stations. Therefore, this provides the opportunity for additional trees to be added in order to balance the higher building footprint coverage.

CHALLENGES

 The northern periphery of the Precinct is currently undergoing major urban development. This has resulted in an urbanised character that lacks tree canopy and general amenity. Therefore, additional tree canopy within streetscapes need to be provided to mitigate the increasing density and uplift. In addition, local DCP should include expected percentage of tree canopy cover for future developments within the Precinct.

According to a collaborative research undertaken by AECOM, University of New South Wales, Low Carbon Living CRC and other consultancies, it has been found that tree canopy provides major benefits to the urban built environment.

The integration of tree canopy and tree canopy in our urban environments not only reduces the heat island affect, but it also provides other benefits such as:

- Improve perceived noise, smell aesthetics of streets and Precinct.
- Trees provide better shade and thermal comfort than shade structures.
- An effective cooling method is the integration of water and bushland.



- Walking and active transport is encouraged.
 General reduced health budget costs.
 - Mental and physical health improvements.

PROPERTY VALUE



ECOSYSTEM and BIODIVERSITY



- Increased habitat and biodiversity in urban area.
- Air pollution improvements as a result of more CO2 absorption and fine air particulates reduction.

INFRASTRUCTURE DURABILITY



- Asset lifecycle increased as a result of less UV damage. Extended life of infrastructure
- (including sidewalk pavements and street asphalt).

AMENITY VALUE



 General amenity improvement and appeal of open space.

COMMUNITY



- Contributes to place character of place and strengthens community identity through social cohesion and community appreciation of open space.
- Increased buffering and privacy by defining structure to urban form.
 Reduced crime and providing
- cohesive green connections through city.

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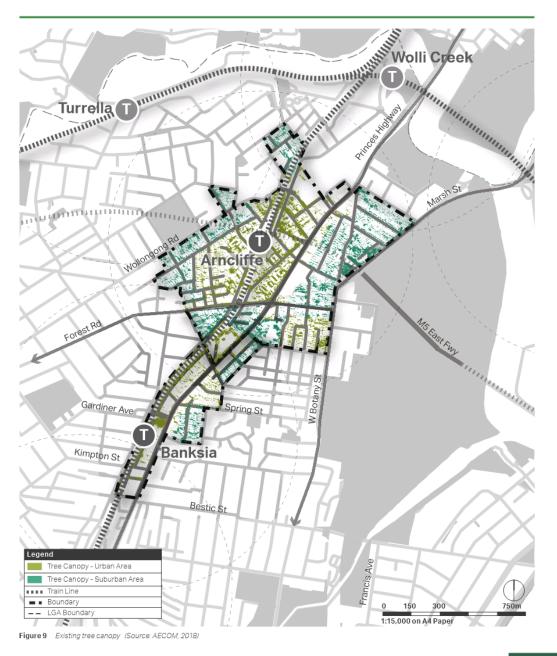
2.3.4 TREE CANOPY ASSESSMENT

An assessment of the existing tree canopy has been undertaken to establish those areas within the Precinct where there is an opportunity to expand the tree canopy cover by using the following targets set by the Government Architect's Office: We have calculated the amount of tree canopy currently achieved on both public and private land across each of these land use areas which is outlined in the table below.

- Tree Canopy Urban zone target of 25%
- Tree Canopy Suburban zone target of 40%

Existing Conditions	URBAN	SUBURBAN		
Land Area (ha)	55.9 ha	41 ha		
Tree Canopy Cover on both Public and Private Land (%)	18.24%	20.63%		
Tree Canopy Cover Target (%)	25%	40%		
Canopy Cover Shortfall (%)	6.76%	19.37%		

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We have also highlighted the amount of tree canopy currently achieved on public land only, noting that the public domain is where the DPE and local governments have the greatest ability to influence the tree canopy.

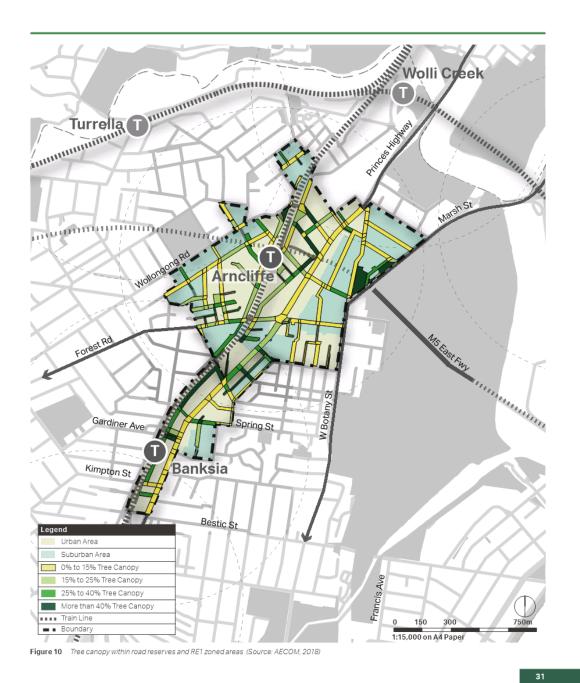
If we take in account only the existing tree canopy within public lands, the existing percentage of canopy coverage gets lower values and defines a bigger shortfall to achieve the target tree canopy cover.

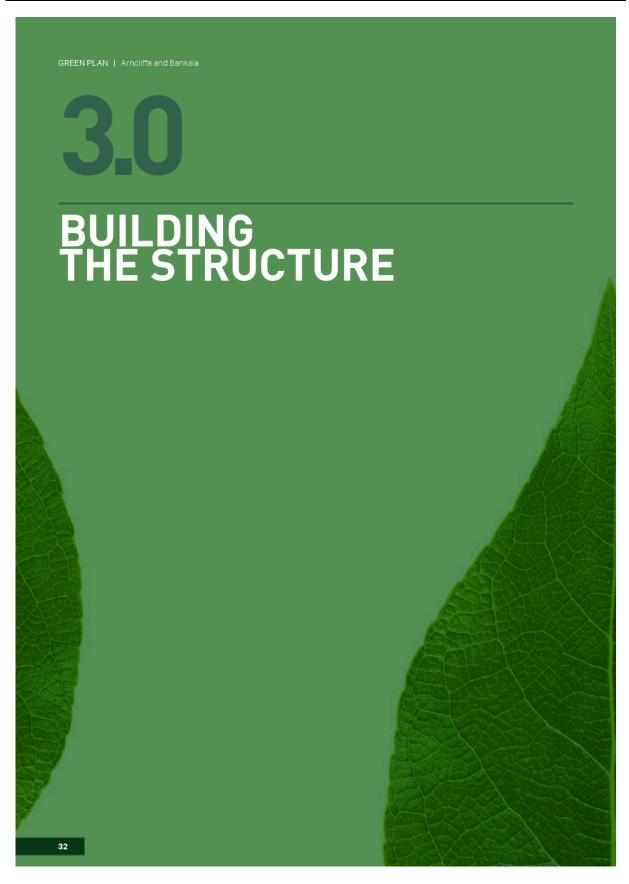
- For the urban area the shortfall rises from 6.8% to 19.7%
- For the suburban area the shortfall rises from 19.4% to 34.8%

These numbers emphasise the role played by the tree canopy coverage on private lands and highlight how much further urbanisation will impact on the overall coverage numbers.

Existing Conditions	URBAN	SUBURBAN		
Land Area (ha)	55.9 ha	41 ha		
Tree Canopy Cover only on Public Land (%)	5.3%	5.2%		
Tree Canopy Target (%)	25%	40%		
Tree Canopy Shortfall (%)	19.7%	34.8%		

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14/11/2018

Department of Planning and Environ

This section of the report defines a vision for Arncliffe and Banksia by defining what will be the enduring open space legacy for the existing and future local community. This is followed by establishing design principles that will protect and safeguard this legacy through the evolution of the Precinct.



3.1 VISION STATEMENT

The vision for Arncliffe and Banksia has been developed following a review of previous strategic planning and vision setting for the Precinct and refined in consultation with the Department of Planning and Environment. The vision responds to previously articulated aspirations for the Precinct and adds a new layer focus on **open space**, **recreation**, **biodiversity and tree canopy**. Key documents reviewed to inform the vision include:

- Bayside West Precincts Draft Land Use and Infrastructure Strategy, Department of Planning and Environment (2017)
- Arncliffe and Banksia Statio n Precincts Urban Design Report, Gallagher Studio and Architects (2016)
- Rockdale Open Space and Recreation Needs Analysis, Rockdale City Council (2015)
- Rockdale Open Space and Recreation Strategy, Rockdale City Council (2010)
- Rockdale Community Strategic Plan, Rockdale City Council (2013)
- Princes Highway Corridor Strategy, Rockdale City Council (2013)
- Rockdale City Urban Strategy, Rockdale City Council (2010)
- Rockdale Biodiversity Strategy, Rockdale City Council (2014)
- Draft Greener Places, Government Architect's Office (2017)
- Sydney Green Grid Eastern District, Government Architect's Office (2017)
- Greater Sydney Region Plan: A Metropolis of Three Cities, Greater Sydney Commission (2018)
- Eastern District Plan, Greater Sydney Commission (2018)

Arncliffe and Banksia are located within the Eastern City District as outlined in the Greater Sydney Commission's metropolis of three cities. There are Ten Key Directions for the metropolis and the Eastern City District of which three apply to this Green Plan. These include;

A City for People – Celebrating diversity and putting people at the heart of planning.

A Well Connected City – Developing a more accessible and walkable city.

A City in its Landscape – Valuing green spaces and landscapes.

Greater Sydney Commision



Department of Planning

The overarching vision is to:

"Deliver green infrastructure that provides social, environmental and economic benefits for the people of Arncliffe and Banksia."

Rockdale's recent community consultation expressed a strong interest in the retention and improvement of existing open space and the provision of more high quality Green Space.

Key findings from the Rockdale community statement are:

- Improve pedestrian and cycle links to the network of open spaces to enhance connectivity towards district and regional open space facilities.
- Upgrade local parks and playgrounds to maximise the usage of existing open spaces.
- Plant more trees.
- Protect natural habitat and acquire recreational spaces

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A City for People – Celebrating diversity and putting people at the heart of planning

🛞 A Well Connected City – Developing a more accessible and walkable city

A City in its Landscape – Valuing green spaces and landscapes

(Source: Eastern District Plan, Greater Sydney commission)



OPEN SPACE FOR RECREATION

Establish an interconnected network of open spaces that are flexible, safe and equitable to meet the multicultural community needs for recreation and foster their values for cultural diversity and active living.



OPEN SPACE FOR BIODIVERSITY

Connect Cooks River to Wolli Creek through biodiversity corridors to enhance the natural identity of the landscape and provide a range of environmental and social benefits.



Reinforce tree canopy in the public domain to maximise comfort and enhance the liveability, health and well-being of both the community and the environment.

3.2 GUIDING PRINCIPLES

To support the implementation of the long term open space, recreation, biodiversity and tree canopy vision for Arncliffe and Banksia, a series of guiding principles have been identified. The guiding principles are intended to guide the decision making process in assessing and prioritising the enhancement of existing open space, the potential acquisition of new open space and the strengthening of biodiversity corridors and tree canopy across the Precinct. The guiding principles are intentionally action-oriented. They describe what each design principle is, why it is important and how it can be achieved. Like the vision, it is recommended that the preliminary guiding principles outlined in this section of the report be tested with the existing Arncliffe and Banksia community to ensure their relevance and alignment with community needs and expectations.

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GREEN PLAN | Arncliffe and Banksia

PEOPLE



PRINCIPLE 1 COMMUNITY NEEDS

Deliver a high quality public domain aligned with the community's needs

To achieve this:

- Confirm the specific needs and expectations of the existing and future community
- Allocate investment aligned with
 these needs and expectations
- Optimise existing open spaces and adapt the function to best meet the needs of the community
- Provide high quality public domain and open space commensurate with the increased density occurring in the Precinct, particularly surrounding Arncliffe and Banksia train station
- Provide better connectivity between open spaces and through major road barriers such as Forest Road, West Botany Road, and Marsh street



PRINCIPLE 2 HUMAN SCALE

Plan for people-oriented spaces and streets to prioritise pedestrians

To achieve this:

- Incorporate human comfort index, by ensuring thermal, visual and acoustic comfort in public domain
- Ensure people focused movement by emphasising streets and footpaths as part of the public domain
- Think regionally to simplify pedestrian and cyclist connections to Turrella, Tempe and the airport
- Provide enhanced pedestrian connectivity between town centres, public transport services, cycle networks and natural systems
- Consider landscape setbacks on the Princes Highway to improve amenity for pedestrians and cyclists
- Offer a diversity of spaces and streets that can be programmed to deliver a variety of active and passive open spaces



PRINCIPLE 3 LOCAL IDENTITY

Enhance the local character and river identity to create a strong sense of place

To achieve this:

- Build upon the existing character, topography and heritage of the Precinct
- Investigate opportunities to integrate the heritage Southern and Western Sydney Ocean Outfall Sewer (SWSOOS) into the movement network
- Reinforce Arncliffe and Banksia's close proximity to the Rockdale Wetlands Open Space Corridor, Cooks River and Muddy Creek
- Create destinations that are unique to the people and the place of Arncliffe and Banksia
- Consider street tree planting species that support the local character and assist in delivering an increased tree canopy

Department of Planning and Environment

NATURE



PRINCIPLE 4 NETWORK

Create a network of open space to enhance biodiversity and connectivity

To achieve this:

- Deliver an integrated and coordinated "green and blue grid" of open space, biodiversity and water sensitive urban design corridors across the Precinct
- Enhance and sustain biodiversity through a connected network of bushland, wetland and foreshore habitats
- Establish clear connections to nearby open space and natural amenity, such as the Cooks River and Rockdale Wetlands Open Space Corridor, which are currently difficult to access
- Provide high amenity connections for pedestrians and cyclists through the Precinct and along the Cooks River
- Reinforce visual connections between open spaces, including Gardiner Park, Arncliffe Park and Cahill Park



PRINCIPLE 5 QUALITY

Maintain and improve the open space quality within the Precinct

To achieve this:

- Quantify existing open space provision in the Precinct
- Assess quality of existing open space in the Precinct
- Determine the future quantity and quality required based on the forecast growth and demographics
- Acknowledge the relationship between increased density and increased need for open space
- Apply a "maintain and improve" approach aligned with the existing landscape character
- Improve, upgrade and embellish existing open spaces including Wooroona Reserve, Arncliffe Park and Gardiner Park
- Investigate opportunities to create new open spaces at Allen Street, Eden Street, Burrows Street, Kyle Street, the RMS site and the LaHC site



PRINCIPLE 6 RESILIENCE

Demonstrate leadership in resilience to align with Council's aspirations

To achieve this:

- Address NSW Government priorities including health, climate resilience, biodiversity loss, rapid population growth, changing lifestyles and demographics, infrastructure and urban renewal
- Respond to climate change through action and adaption
- Preserve, protect and promote the Precinct's natural resources
- Minimise natural area fragmentation and promote corridor and habitat linkages
- Prioritise tree canopy above overhead wires in the long term
- Improve air and water quality throughout the Precinct
- Investigate opportunities to mitigate climate change and urban heat island effect
- Contribute to the community's environmental awareness

HEALTH



PRINCIPLE 7 EQUITY

Ensure equitable access to open space to increase its usage and functionality

To achieve this:

- Mitigate the existing physical barriers of the elevated railway line, Princes Highway, West Botany Street, Marsh Street, Forest Street and the M5 Motorway to improve connectivity to open space
- Incorporate universal access principles into open space design for people of all ages and abilities
- Facilitate inclusive design and accessibility to all active transport and public transport facilities
- Imoprove connectivity and accebility to open space by increasing signalised crossings through green and blue links
- Deliver accessible open space within 200-400m walking distance for all residents and workers in the Precinct
- Provide active open space or an active recreational facility within 1km for all residents and workers in the Precinct

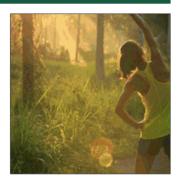


PRINCIPLE 8 SAFETY

Provide a safe, comfortable environment to encourage activation and vibrancy

To achieve this:

- Integrate Crime Prevention
 Through Environmental Design
 (CPTED)
- Design open spaces that allow for passive surveillance
- Encourage day and night time, weekday and weekend activation of public domain
- Ensure walking and cycling networks that are safe and well lit at all times
- Provide safe pedestrian and cycle crossing points across major infrastructure barriers such as the elevated railway line and busy roads within the Precinct
- Reinforce pedestrian and cycle connections with the general future streetscape improvements identified for Princes Highway and adjacent sections of Arncliffe and Banksia train stations



PRINCIPLE 9 WELLNESS

Promote active and healthy living to contribute to well being of the community

To achieve this:

- Adopt a "maintain and improve" approach for the provision of sport and recreation facilities for the existing and future community of Arncliffe and Banksia
- Deliver continuous, user-friendly networks for on-road and off-road local and regional cycling
- Improve footpath quality, width and continuity
- Maintain and improve street trees to provide a high amenity environment for walking and cycling particularly on the Princes Highway and identified green / blue links
- Reduce car dependency especially for short trips within the Precinct
- Integrate end-of-trip facilities into commercial buildings
- Facilitate and enhance access to foreshore, natural and bushland areas

AECOM

Department of Planning and Environment

ECONOMY



PRINCIPLE 10 FLEXIBILITY

Design for flexibility and adaptability to cater for the future population

To achieve this:

- Optimise open space provision, design and delivery through flexible design
- Deliver robust open spaces that are flexible in their programming and capable of responding to change
- Expand the diversity of open space and recreation facilities available
- Increase the provision of multipurpose, multifunctional, shared and co-located sports and recreation facilities including shared school grounds and repurposed golf courses
- Reassess the community's needs on a regular basis and respond accordingly



PRINCIPLE 11 DELIVERY

Facilitate a coordinated, strategic delivery and provision of open space

To achieve this:

- Identify land for short term and long term acquisition to assist in the provision of additional open space for the Precinct
- Provide facilities, services and open space in an efficient manner to support future changes in development
- Make the most of limited resources through designing facilities and open space as multi-purpose, co-located and capable of accommodating shared or multiple use arrangements
- Investigate partnership
 opportunities with other public or
 private organisations to identify
 shared delivery models
- Prepare a long term open space and recreation master plan for the Precinct to streamline delivery



PRINCIPLE 12 FUNDING

Optimise funding of open space through innovative financing models

To achieve this:

- Build in efficient measures that send the right price signals and avoid significant dead-weight loss
- Maximise effectiveness by raising funds when needed and growing funds as the economy grows
- Ensure horizontal equity where levy payers with similar characteristics are treated equally and costs are allocated to those that both generate the demand and receive the benefit
- Provide a mechanism that is reconciled with the full funding spectrum and appropriate in infill situations where infrastructure provided supports a regional catchment



DEFINING THE PLACE

This section of the report prepares a design response for Arncliffe and Banksia that communicates the vision for the open space and tree canopy in the Precinct. The purpose of this is to allow the community to understand what the open space and streets will look and feel like in addition to how the open spaces and streets can be used.

Item 8.5 – Attachment 3

Department of Planning and Environment

4.1 OPEN SPACE PLAN

The Open Space Plan responds to the vision and guiding principles articulated in the previous section of the Green Plan. It also addresses the need to integrate the current open space provision when considering the proposed growth in the Precinct. It includes the new re-zoning proposal developed by DPE and identifies infrastructure initiatives, which are classified into one of two categories (in line with regional NSW policy). The categories are as follows:

Committed Initiative (0-10 year timeframe)	٠
Investigation Initiative (Up to 20 years timeframe)	•

The Open Space Plan identifies opportunities to enhance and activate existing open spaces and better connecting these open spaces to the community living and visiting the precinct. Below are the key infrastructure initiatives and their respective classification:

Committed Initiatives

- The Department is delivering a new park next to Arncliffe Station on the corner of Arncliffe Street and Burrows Street. This park will be at least 7,000 square metres in size and includes recreation space, childrens play areas, an off-leash dog area and opportunities for community facilities. The park will be masterplanned in collaboration with Bayside Council and the local community to ensure it meets local needs.
- The Department has contributed \$3 million to Bayside Council through the Precinct Support Scheme funding to develop a Public Domain Plan and Technical Manual that will deliver street works and guide any future development applications in Arncliffe town centre and along the Princes Highway.
- The Department has committed to upgrading two parks through the Precinct Support Scheme funding. The funding will see a \$4.5 million upgrade to Arncliffe Park and \$2.5 million allocated for Gardiner Park improvements, these include the installation of synthetic playing fields which are much needed by the local sporting community and lighting and safety upgrades.
- Wooroona Reserve, Marinea Reserve and Marsh Street Reserve have been identified as parks to be improved.
- The Department (through the Draft SIC) will provide funding towards the integration of the heritage Southern

and Western Suburbs Ocean Outfall Sewer (SWSOOS) into the pedestrian network which could include the creation of a linear park.

- Funding towards a new shared pedestrian and cycle path following the Cooks River, through the Cooks Cove area. This link will provide the missing link to the Botany Bay to Homebush Bay regional cycle network. The location for this path will be subject to detailed design as part of future investigations.
- Funding towards improved pedestrian and cycling crossings across Marsh Street and Princes Highway to provide better access between Cooks Cove and the Wolli Creek railway station.
- Footpath connections throughout the Precincts so that they are safe, well-lit and have pedestrian crossings at key locations.
- New on-road cycleways connecting the railway stations to the Eve Street Cycleway and Wolli Creek to form part of a new east-west cross regional route.
- Funding towards the construction of a new pedestrian and cycling connection across the Cooks River between Cahill Park and Tempe Recreation Reserve.
- Improving the existing north-south on-road cycleway between Banksia and Arncliffe stations.

Initiatives for Investigation

In addition, the redevelopment of areas within the Precincts provides an opportunity to open up private sites for public open space as large sites redevelop. The following potential sites have been identified and are subject to further investigation through the development assessment process:

- Eden Street Park a new park (up to 0.4ha) could be provided close to the Arncliffe town centre, to the east of the railway station, between Eden Street and the Princes Highway as part of any future redevelopment of the social housing estate.
- Allen Street Park a new park (up to 0.5ha) could be located adjoining the boundary with Wolli Creek incorporating the heritage listed SWSOOS as part of any future development of the Ford Service Centre. This park could provide playground facilities and passive recreation opportunities.

The Open Space Plan proposes an enhanced interlinked network of green infrastructures composed by a mix of new open spaces and embellished existing parks better connected through a system of linear parks and green and blue links. It balances the future developments and answers to the current demand for recreational spaces and green pockets.

The Open Space Plan defines a preferred network of green and blue links. This network of selected roads will connect each open space within a continuous walkable network of footpaths, laneways, pedestrian bridges and undercrossing. These links will define the major routes for bikes, pedestrians and biodiversity, therefore, possible further enhancement of streetscape amenity, verge vegetation and setback treatment should be encouraged.

Adding approximately 2.12 hectares of open space guarantees 9.5 sqm of open space per person in the scenario of 25,000 future population.

Note: All additional new open spaces proposed are subject to future investigation and feasibility testing with stakeholders.

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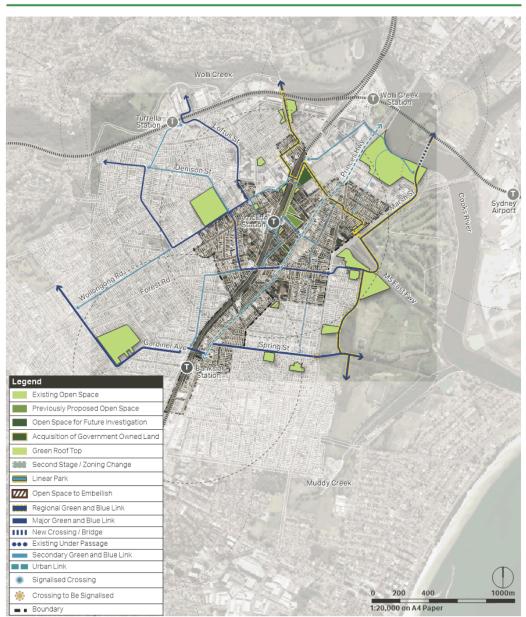
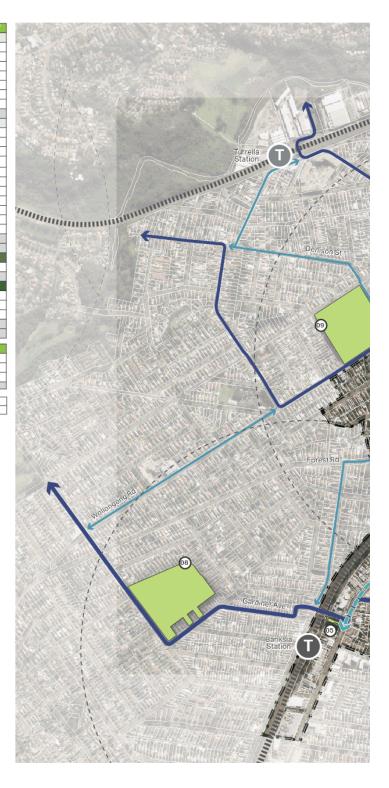


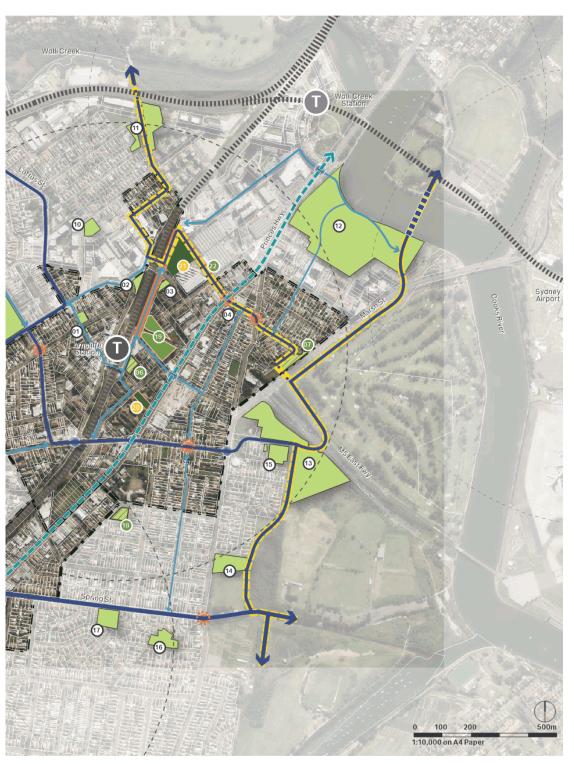
Figure 11 Overview of open space plan (Source: AECOM, 2018)

	sting Open Space	Ha	CIV
Wiit	hin Precinct		
1	Belmore St Reserve	0.11	
2	Almond St Reserve	0.13	
3	Empress Reserve	0.08	
4	46 Princes Highway	0.07	
5	Hattersley St Reserve	0.06	
6	Woorona Reserve	0.15	
7	Marsh St Reserve	0.23	
Total within Precinct			
Witi	hin 200 metre walking from Boundaries		
8	Gardiner Park	4.27	
9	Arncliffe Park	3.79	
10	45 Bonar St	0.24	
11	Walker St Reserve & Lusty St Open Space	0.67	
12	Cahill Park	4.99	
13	Barton Park - Wetlands	3.95	
14	Riverine Park	0.90	
15	Eve St Reserve	0.51	
16	Lynwen Crescent	0.45	
17	Beehag Reserve	0.44	
18	Marinea St Reserve	0.19	٠
Tot	al within 200 metre walking from Bdy	19.87	
Tot	al Existing Open Space	21.25	
Prc	posed Open Space	На	
19	RMS Site on Arncliffe St / Burrows St	0.70	٠
Tot	al Previously Proposed Open Space	0.70	
	en Space for Future Investigation		
20	Eden St Park	0.40	
21		0.50	
	SWSOOS Linear Park	0.52	٠
	al Open Space for Future Investigation	1.42	
Tot	al Open Space	23.65	
Op	en Space Plan Summary	На	
Existing Open Space		21.25	
	posed Open Space	0.70	
	en Space for Future Investigation	1.42	
Tot		23.65	
Cor	nmitted Initiative		
	estigation Initiative		_
111/6	auguron milliouve		





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4.2 TREE CANOPY PLAN

The Tree Canopy Plan responds to the current shortfall of tree canopy cover in the Precinct. It is intended as a long term framework to identify where and how investment should be prioritised to achieve the tree canopy targets identified for urban (25%) and suburban (40%) land uses. While the Tree Canopy Plan focuses on tree canopy in the public domain, it must be noted that the private domain also plays a significant role in contributing to the overall tree canopy in the Precinct, whether it be the backyards of detached dwellings or shared private open space in apartment developments. The Tree Canopy Plan takes into account the land rezoning between the urban and suburban areas substituting the existing suburban portion into urban.

The Tree Canopy Plan, in order to propose a feasible number of additional plantings, makes the following assumptions:

- All new trees assume a 4 metres radius tree canopy, resulting in a canopy cover of 50 sqm per tree and a planting distance of 15 metres between one tree and the next.
- No additional trees within roads with a right of way less than 5.5 metres wide.
- One row of trees within all the roads with a *right of way* included between 5.5 and 8.5 metres wide.
- Two rows of trees within all the roads with a right of way greater than 8.5 metres wide.
- Three rows of trees within the proposed linear parks with the exception of the one on the SWSOOS site because of a lack of soil available and operational infrastructure restrictions.
- All proposed new open spaces will be counted with an average tree canopy coverage of 45%, as per the average

tree canopy coverage over previous case studies.

 15 metres planting distance will not necessary reflect the actual planting distance. This number has been adopted as a conservative average distance able to accommodate possible site-specific issues such as private lot driveway entrance, bus stop, facilities box and others factors.

Street trees need to be considered in the context of the other existing or proposed grey infrastructure within the Precinct. This includes consideration of the underground infrastructure, surface infrastructure and aerial infrastructure. In order to realise an effective canopy strategy the aesthetic and wider benefits need to be considered in the context with the existing infrastructure.

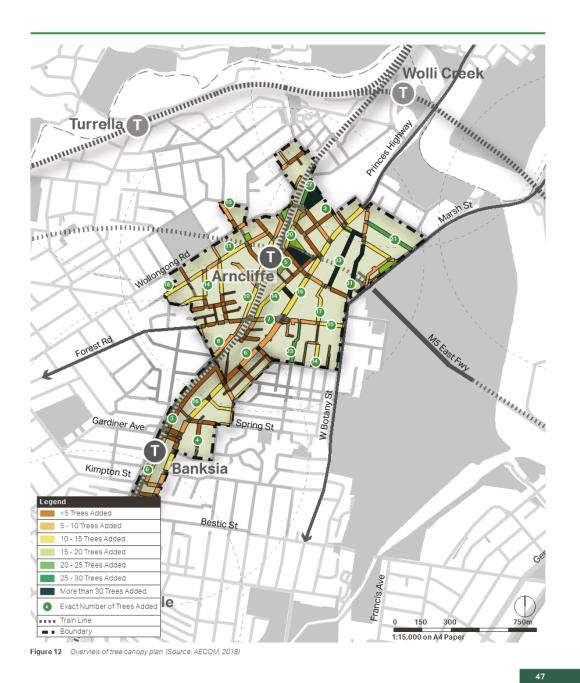
The following information would assist in informing a further detailed stage for street tree planning:

- Sydney Water infrastructure (potable, non-potable, sewerage and storm water).
- RMS roads and council roads (different standards for clearances apply) and the curb to curb dimensions and driveways and setbacks.
- Councils footpath and cycle paths (existing and proposed cycle paths).
- Storm water drainage layer
- · Electricity infrastructure.
- Gas infrastructure (mains, and distribution).
- Communications infrastructure (Telstra, Optus and NBN).
 TfNSW bus infrastructure (bus stops, bus shelter and
- proposed bus stops / shelters).
- Street signage and appropriate sight lines.
- Street lights and appropriate light spill.

	URBAN
Land Area (ha)	96.9 ha
Existing Tree Canopy over Private Land (ha)	13.6 ha
Existing Tree Canopy on Roads (ha)	4.3ha
Maximum Tree Canopy on Roads (ha)	8.3 ha
Additional Tree Canopy on Roads (ha)	4 ha
Trees added on Roads	800 trees
Tree Canopy on Existing Open Spaces (ha)	0.4 ha
Tree Canopy on New Open Space (ha)	0.98 ha
Trees added on New Open Spaces	196 trees
Total Additional Tree Canopy (ha)	4.98 ha
Total Trees added	996 trees
Overall Tree Canopy (ha)	23.28 ha
Overall Tree Canopy (%)	24%
Tree Canopy Target (%)	25%
Tree Canopy Shortfall (%)	1%



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4.3 CONCEPT PLANS

The Open Space Plan proposes an enhanced, interlinked network of green infrastructure by identifying embellishments to existing open space and suggesting additional open space throughout the Precinct. It addresses future demand and enhances the quality of living for the projected growth in the Precinct.

The Open Space Plan comprises a series of links and interconnected open spaces. In addition, the Plan identifies new medium to large parks and linear parks. The proposed open space provides an opportunity for multifunctional, passive and active recreation that caters for the projected population growth in the Precinct. In addition, according to the social infrastructure study undertaken by Elton Consulting, in order to meet the increasing population, existing facilities need to be upgraded.

For the purpose of this report we have illustrated two future typologies of the possible function of proposed open spaces. The two Concept Plans are:

- Concept Plan 1: Burrows Street Park Located on the corner of Burrows Street and Arncliffe Street with the M5 tunnel cutting the site in half. The park's location celebrates high accessibility from both local residents and visitors via nearby Arncliffe station. The park is bounded by future mixed use and residential development on one side, on road carpark spaces and a mosque to the south. The primary purpose of the park is to provide a multifunctional open space and activate street for both the surrounding and wider community.
- Concept Plan 2: SWSOOS Linear Park
 The park is located on the heritage listed pipe and
 adjacent to the previously proposed park on Allen Street.
 The park provides a link from the proposed urban link
 on Princes Highway (south) and the northern portion of
 Arncliffe Precinct through the underpass for the railway
 line. In addition, it provides a continuation of Allen Street
 Park. The primary purpose of the park is to enhance
 and utilise the currently neglected space. The concept
 highlights the unique character this site provides.
- · Concept Plan 3: Bridge to Tempe Reserve

The proposed new bridge investigates the opportunity to link Cahill Park with Tempe Recreation Reserve. This new connection will enhance Arncliffe and Banksia relationship with Cooks River and will allow a better connectivity for bikes and people leveraging on the existing landscape infrastructure.

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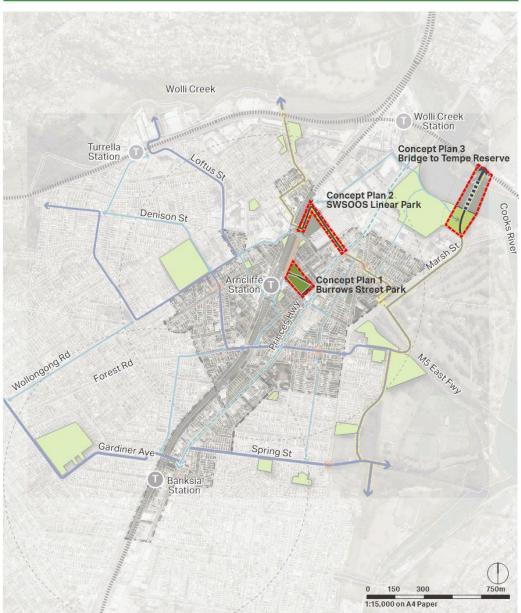


Figure 13 Overview of open space plan (Source: AECOM, 2018)

CONCEPT PLAN 1 - BURROWS STREET PARK

The Open Space Plan highlights the importance of providing open space that meets the community needs for recreational and gathering space that is accessible and safe. Burrows Street Park, is located within a 2 minute walk from Arncliffe station and is aligned with the existing open space network.

The overall design builds on existing facilities and relatively flat topography that equips the park with various future uses and opportunities. The existing adjacent mosque to the south has strong community benefits. Therefore, the park includes a large flexible kick about space adjacent to the mosque to highlight its significance to the surrounding community. The large kick about space can be used for sporting and other active uses for the community such as various festivities and gatherings. In addition, the park provides a large children's play area and an adjacent barbecue space. Previous social infrastructure studies highlighted the need for more community facilities such as a library, therefore a community centre addresses this need.

The concept design also highlights the importance of future surrounding developments facing the park with active frontage and cafes spilling onto Burrows Street.

Burrows Street Park is composed of the following main components:

- Community facility (e.g. library)
- Connection to Wooroona Reserve
- Large kick about space
- Large children play area
- Medium / small kids bike racing track / skate park
- Barbecue facilities

Note: All additional new open spaces proposed are subject to future investigation and feasibility testing with stakeholders. All Concept Plans are indicative only and are subject to community and stakeholder feedback and detailed design.



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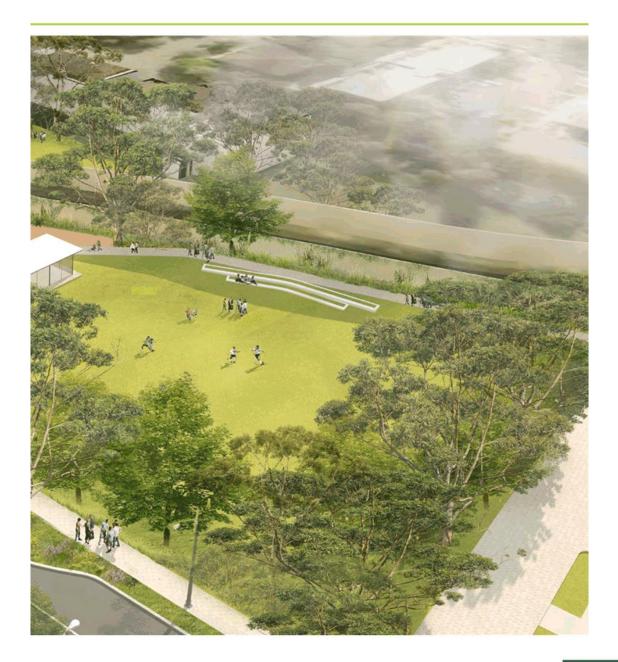
Figure 14 Burrows Street Park Concept Plan (Source: AECOM, 2018)

PERSPECTIVE 1 - BURROWS STREET PARK (BIRD-EYE VIEW)



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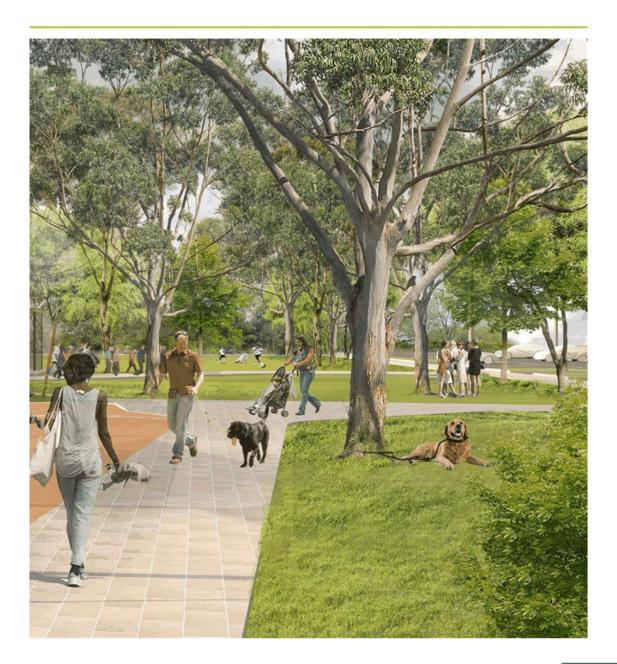


PERSPECTIVE 2 - BURROWS STREET PARK (VIEW)



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CONCEPT PLAN 2 - SWSOOS LINEAR PARK

The Open Space Plan highlights the importance of providing open space linkages to encourage walkability by enhancing open space connectivity. Therefore, the primary purpose of the park is to provide a connection from the proposed urban link on Princes Highway (south) and the northern portion of Arncliffe Precinct through the railway underpass. In addition, the park provides a continuation of Allen Street Park; a park previously proposed to address the shortage of recreation within the Precinct. The primary purpose of the park is to enhance and utilise the currently neglected linear space. In addition, improved access by providing connections to the wider neighbourhood. The concept highlights the unique character this site provides and provides a distinctive character for Allen Park.

SWSOOS Linear Park is composed of the following main components:

- Two major gateways (north and south)
- Three secondary access points to perpendicular streets and Allen Park
- Amphitheatre and other passive seating opportunities
- Linear corridor with varying width and minimal width of 2.5 metres

Note: All additional new open spaces proposed are subject to future investigation and feasibility testing with stakeholders. All Concept Plans are indicative only and are subject to community and stakeholder feedback and detailed design.



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Figure 17 SWSOOS Linear Park Concept Plan (Source: AECOM, 2018)

CONCEPT PLAN 3 - TEMPE RESERVE BRIDGE

The Open Space Plan highlights the importance of providing linkages and connections that encourage walkability between open spaces. Currently, Cooks River performs as a barrier disconnecting adjacent open spaces. This results in underutilising the adjacent large parks and restraining locals from using them to the full potential.

Therefore, the primary purpose of the bridge is to provide a pedestrian and cycle connection from the existing northern open space (Tempe Recreation Reserve) and the southern open space (Cahili Park). In addition, the bridge provides a connection to the proposed green and blue links and eventually to the wider network of open space to the south. By introducing the bridge and providing a connection, the wider community will celebrate access to a broader range of recreation. The curvature of the bridge allows for desired viewing corridors to be reinforced as well as reflecting the curved form of the river. In addition, the geometry; by introducing viewing platforms and nodal points along the bridge to encourage meeting and lingering, the bridge becomes a destination in itself inviting visitors to explore and enjoy.

Tempe Reserve Bridge is composed of the following main components:

- Viewing platforms facing east (views to airport) and west (views to Wolli Creek)
- Refuge / resting area for cyclists and pedestrians; this includes water fountain seats and shelter
- River front picnic / barbecue area

Note: All additional new open spaces proposed are subject to future investigation and feasibility testing with stakeholders. All Concept Plans are indicative only and are subject to community and stakeholder feedback and detailed design.



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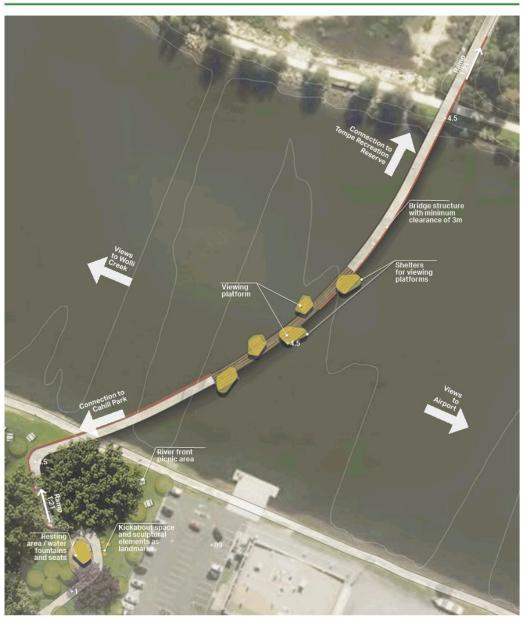
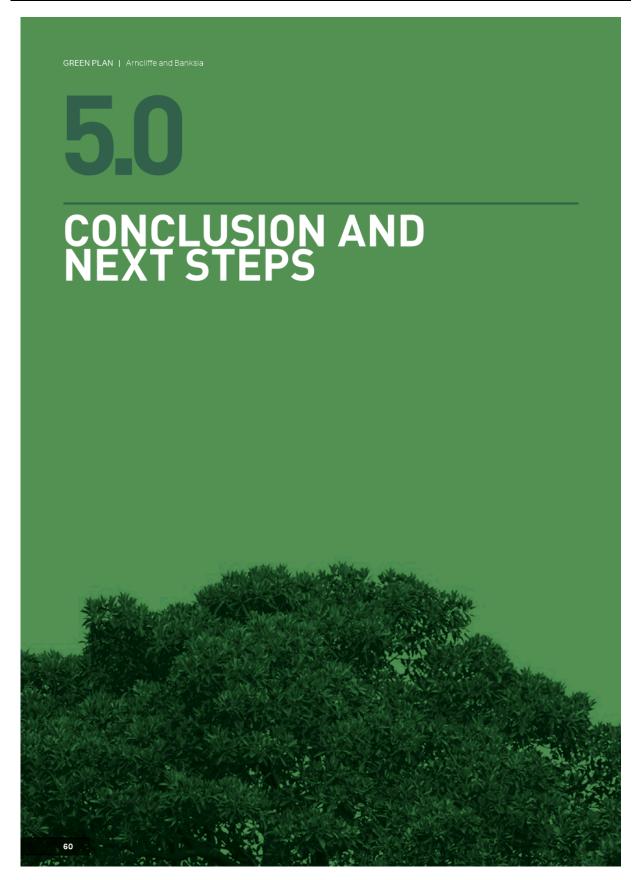


Figure 18 Tempe Reserve Bridge Concept Plan (Source: AECOM, 2018)



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This section of the report summarises the outcomes of the Green Plan for the Arncliffe and Banksia Planned Precinct. It also outlines implementation of the outcomes identified in the Green Plan.



5.1 CONCLUSION AND NEXT STEPS

OPEN SPACE

During the study process for the definition of the Green Plan we have determined that the existing public open space provision serving the current Precinct population equates to 19.8 sqm per person.

The Open Space Plan proposes a total of 2.12 hectares of new open spaces to be added to the 21.25 hectares existing open space, achieving **23.65 hectares of overall open space** within the Precinct of Arncliffe and Banksia and within 200 metres walking distance from its boundary.

Assuming a future population growth of 25,000 people, this new provision of open space will equate to 9.5 sqm of open space per person.

TREE CANOPY

The following assumptions have been considered to develop the Tree Canopy Plan:

- The Precinct has been subdivided within two areas: urban and suburban; and within each area has been targeted a minimum tree canopy of 25% and 40% respectively.
- The Tree Canopy Plan suggests possible interventions on public land only under the control of public agencies but measures tree canopy in private domain as well.

The current tree canopy covers:

- 18.2% of the urban area.
- 20.6% of the suburban area.

The Tree Canopy Plan takes into account the land rezoning proposed changes and therefore it shows an updated zoning between the urban and suburban areas substituting the existing suburban portion into urban.

The Tree Canopy Plan **proposes a total of 996 new trees** to be added to public areas within the Precinct in order to achieve:

24% tree canopy in public and private areas in the urban area

CONCEPT PLANS

The concept plans provide an aspirational platform for implementing strategies outlined in the Green Plan report. General consensus require further development into more detail design to accommodate recommended function and park attributes.

The general approach to the design of the concept plans Is underpinned by celebrating the existing landscape character, such as:

- · Topographic constraints as opportunities;
- Designing around existing trees;
- · Provide deep soil areas to allow for large canopy;
- Incorporate flexible open spaces that evolve overtime to community needs.

It is recommended that further developed concept plans adopt the above to meet Green Plan's vision.

NEXT STEPS

Suggested next steps to be taken by the Department are:

- Undertake detailed analysis of viability for the areas selected as future parks and green and blue links including acquisition, public ownership and right of ways/access, costing, detailed planning and design and method for delivery.
- Public agency engagement for whole of government problem solving to facilitate delivery.
- Long term strategic planning by agencies, e.g. services to enable tree canopy delivery or to open up public land for open space and access.
- Investigating mechanism for upgrading existing open space.
- Apply for funding for 5 million trees towards the implementation of increased tree canopy to fast track delivery.
- Review DCPs to coordinate control of tree canopy in the private domain to ensure existing tree canopy is retained and enhanced especially when land use change is proposed e.g. suburban to urban land use.
- Review of Council's street tree policy to enable canopy planting.
- Undertake a review of the planning controls (LEP and DCP), civil works standards, development contributions (Section 94 plans) and voluntary planning agreement (VPA) policies to encourage creation of public open space and tree canopy within the study area.

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5.8 KM OF PROPOSED NEW LINKS = 4.4KM (GREEN AND BLUE LINKS) + 1.4 KM (URBAN LINKS)

24 HECTARES TOTAL AREA OF OPEN SPACE

996 PROPOSED NEW TREES

5.2 GLOSSARY

А

Accessibility: ease of access is critical to the community to enjoy and use public open and recreation facilities.

В

Biodiversity: is the foundation of ecosystem services to which human well-being is intimately linked.

Biodiversity corridors: are areas of vegetation that allow animals to travel from one patch of native forest to another.

Built Environment: comprises the extent of our humanmade environment, as distinguished from the natural environment. It includes all aspects of our surroundings made by people that provide the place for human activity. The built environment can be understood to include cities and towns, neighbourhoods, parks, roads, buildings and even utilities like water and electricity.

С

Canopy: the layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

Connectivity: creating an interconnected network of open space.

Context: the physical, social, cultural, economic, environmental and geographic circumstances that form the setting for a place or building.

D

Diversity: the range of open space setting types within a given area will determine the diversity of recreation opportunity for a community.

Distribution: the spread of supply of open space and tree canopy.

E

Equitable: a built environment that is fair and accessible for all citizens.

G

Green Plan: The framework assessing open space and tree canopy proposed in Precinct.

Greater Sydney: is defined as the 33 local government areas of Bayside, Blacktown, Blue Mountains, Burwood, Camden, Campbelltown, Canada Bay, Canterbury, Bankstown, Cumberland, Fairfield, Georges River, Hawkesbury, Hornsby, Hunters Hill, Inner West, Ku-ring-gai, Lane Cove, Liverpool, Mosman, Northern Beaches, North Sydney, Parramatta, Penrith, Randwick, Ryde, Strathfield, Sutherland, and The City of Sydney.

Green and blue link: selected path connecting several open spaces within a continuous walkable network of footpaths, laneways, pedestrian bridges and undercrossing. This link will define a major route for bikes, pedestrians,

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water management and biodiversity, therefore, possible further enhancement of streetscape amenity, verge vegetation, water sensitive urban design strategies and setback treatment will be encouraged.

Green Grid: strategic planning document for the greater Sydney region, and a precursor to the Greener Places policy comprising a cohesive map of green assets across metropolitan Sydney.

Green Infrastructure: describes the network of parks, trees and water systems that deliver multiple environmental, economic and social values and benefits to urban communities. Refer to Section 1.1 of this document for entire definition.

Green Space: an area of grass, trees, and other vegetation set apart for recreational or aesthetic purposes in an urban environment.

Grey Infrastructure: refers to the human-engineered infrastructure for water resources such as water and wastewater treatment systems, piped drainage and reservoirs.

Н

Healthy: a place or space that promotes positive social, emotional and physical health for its people.

High Performing Green Space / High Quality Green Space: are multifunctional spaces designed to produce concurrent ecological, social, environmental and economic benefits.

1

Integration: combining green space with urban development and grey infrastructure.

L

Liveable: a built environment which supports and responds to people's patterns of living, and is suitable and appropriate for habitation, promoting enjoyment, safety and prosperity.

Μ

Master Plan: a framework document showing how development will occur in a given place and includes building parametres like height, density, shadowing and environmental concerns. It is a visual document that details a clear strategy or plan for the physical transformation of a place, supported by financial, economic, and social policy documents which outline delivery mechanisms and implementation strategies.

Multifunctionality: the ability of Green Infrastructure to deliver multiple ecosystem services simultaneously, providing added value, and improved health and well-being.

0

Open space: land that has no buildings or other built structures, which is accessible to the public, including green

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space.

Ρ

Park - Pocket: defines parks with maximum area 0.4 hectare and with a walking catchment area of 300 metres.

Park - Local: defines parks with areas varying from 0.4 to 1 hectare and with a walking catchment area of 400 metres.

Park - Neighbourhood: defines parks with areas varying from 1 to 5 hectare and a walking catchment area of 800 metres.

Participation: the involvement of stakeholders in the development and implementation of neighbourhood, local, district and regional Green Infrastructure policies and actions.

Place: is a social and a physical concept –a physical setting, point or area in space conceived and designated by people and communities. In this sense, place can describe different scales of the built environment – for example, a town is a place, as well as a building can be a place.

Place Making: proposes a multi-faceted approach to the planning, design and management of public spaces. 'Place Making' looks at understanding the local community with the intention of creating public spaces that promote health and well-being.

Precinct: a designated area within real or perceived boundaries of a specific building or place. A Precinct can be of different scales and usually responds to a study area of a particular place.

Priority Growth Areas: The Priority Growth Areas Greater Sydney are identified by the NSW Government as major greenfield development areas. Information about Priority Growth Areas is available at http://www.planning.nsw.gov.au/

Priority Precincts: areas that have a wider social, economic or environmental significance for the community or have redevelopment potential on a scale that is important in implementing the State's planning objectives. Priority Precincts are envisaged as larger areas, usually made up of multiple land holdings, capable of delivering significant additional growth and requiring coordination from State and local governments to realise their potential.

Public Realm: is the collective, communal part of cities and towns, with shared access for all. It is the space of movement, recreation, gathering, events, contemplation and relaxation. The public realm includes streets, pathways, rights of way, parks, accessible open spaces, plazas and waterways that are physically and visually accessible regardless of ownership.

Q

Quality: the standard of something, measured comparatively against things of a similar kind.

Quantity: the amount or number of open space or abstract thing not usually estimated by spatial measurement.

R

Recreation - Active: activities that require physical exertion and considerable expenditure of energy; such as football and soccer.

Recreation - Passive: activities that require minimum physical exertion; such as reading and relaxing.

Resilient: place or space that can withstand or recover from difficult conditions.

S

Scale: the relative size or extent of something – scale is a device used to quantify objects in a sequence by size; for example a city scale, or a building scale. In architecture, scale is also used to describe a ratio of size in a map, model, drawing, or plan.

State Environmental Planning Policy (SEPP): is a statutory plan, typically prepared by the Department of Planning and Environment and endorsed by the Minister for Planning. It can be a spatial plan for particular land in NSW, and/or it can set policy which applies to particular land or all land in NSW.

Strategic Plan: document that guides the implementation of a strategy for a particular area.

Statutory Plan: is part of the planning process that is concerned with the regulation and management of changes to land use and development.

Sustainable: relates to the endurance of systems, buildings, spaces and processes – their ability to be maintained at a certain rate or level, which contributes positively to environmental, economic and social outcomes.

Suburban: Low density residential.

т

Tree Canopy: the layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

U

Urban Forest: the layer of trees and tree populations that exist in urban settings.

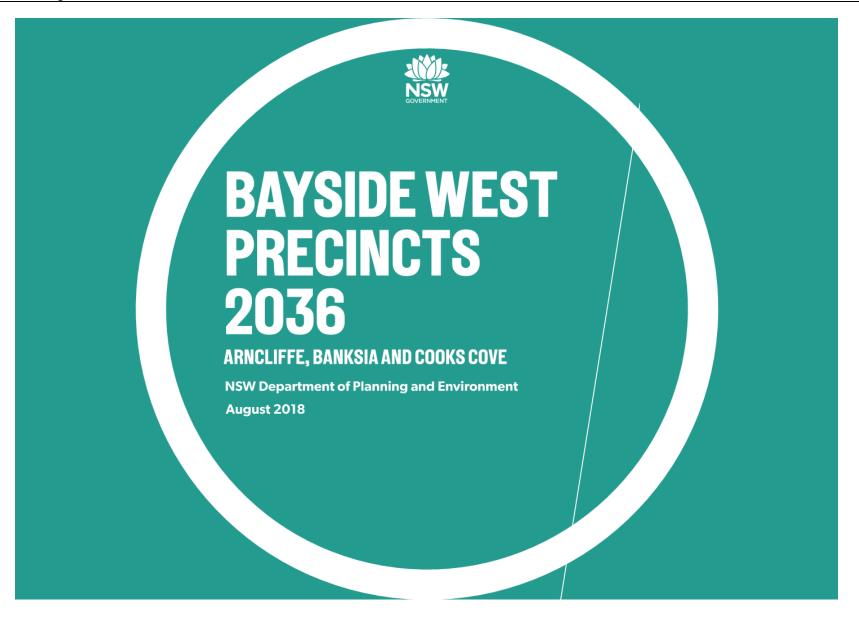
Urban Zone: High density residential, commercial and mixed use.

W

Water Sensitive Urban Design (WSUD): is the sustainable integration of water cycle management into planning, design and construction of the built environment. It is the term given to the replication of natural processes into treatment of water in an urbanised environment and is relevant to all built environments from highly urbanised to rural settings.

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INTRODUCTION

Greater Sydney is Australia's global city; an economic powerhouse of 4.7 million people, endowed with the natural beauty of Sydney Harbour, bushland, beaches and the Blue Mountains. Greater Sydney's people have embraced this place for its opportunities and its potential.

As Greater Sydney grows we must plan in a strategic way to ensure that our city is not only bigger but also better. We must plan to ensure that the necessary infrastructure is in place to support our growing communities. The Planned Precincts program is designed to achieve this.

Planned Precincts

Planned Precincts are generally identified as areas with good access to existing or planned transport infrastructure and that have the potential to provide for significant growth in housing and jobs. The purpose of the Planned Precincts program is to ensure these important areas are strategically planned and infrastructure is delivered in a coordinated manner.

It is a NSW Government-led program based on collaboration with local councils and comprehensive community consultation.

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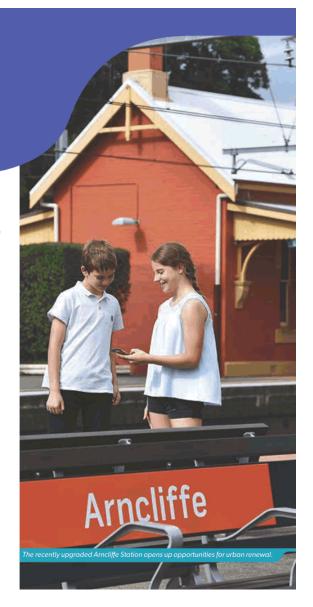
The Precincts

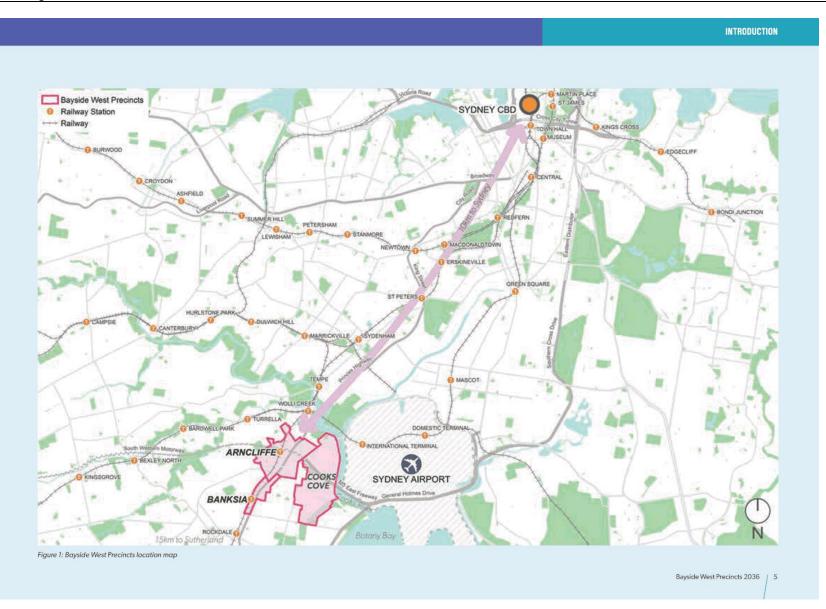
The Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) are located within the western part of the Bayside local government area, approximately 10–12 kilometres south of the Sydney CBD and immediately to the west of Sydney Airport (Figure 1).

Arncliffe, Banksia and Cooks Cove were nominated for the Planned Precincts program by the former Rockdale City Council (now Bayside Council). The NSW Government endorsed the nomination in July 2014 (Arncliffe and Banksia) and 2015 (Cooks Cove). The Bayside West Precincts present an opportunity for urban renewal to provide more open space, infrastructure, homes and jobs in accessible locations.

Planning context

This Plan sets out strategic land use and infrastructure planning to guide the future transformation of the Bayside West Precincts. The Plan will inform future changes to the planning controls to enable the rezoning of the Arncliffe and Banksia Precincts, through future amendments to the *Rockdale Local Environmental Plan 2011* (LEP 2011).





CONSULTATION SNAPSHOT

Community and stakeholder input is an important part of planning for the future of the Bayside West Precincts. The Department has worked closely with Bayside Council, government agencies, stakeholders and the community to prepare and finalise this Plan.

Submissions and survey results

A total of 198 formal submissions were received during the exhibition period. These submissions included:

46 submissions were from developers or property owners who were seeking changes in proposed zoning or planning controls on specific sites

11 Submissions were received from Government agencies, Bayside Council and regulatory organisations

38 submissions focussed specifically on issues regarding the Cooks Cove Precinct and associated developments (e.g. relocation of Kogarah Golf Course)

103 submissions were received from individuals or community organisations.

An online survey was also run to seek community

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feedback during the exhibition period. A total of 896 people responded to the survey. An analysis of the community feedback we received can be found in the *Bayside West Precincts Community Consultation Report* (April 2017) on the Department's website.



CONSULTATION SNAPSHOT

What we heard

The most common issues raised by the community, Bayside Council and other government agencies in the submissions are summarised below. The issues raised during the community engagement and in the formal submissions have been at the forefront of the Department's review of the Plan and were considered in the finalisation of the Precinct planning.

A detailed response to the 198 submissions received can be found in the *Bayside West Precincts Finalisation Report* (August 2018) on the Department's website.

Movement

Traffic generation and congestion

One of the most common concerns was the impact of the increased population resulting in a rise in traffic volumes on the local and regional road network, and the impact on the already congested roads.

Inadequate car parking

Parking was raised in submissions in conjunction with traffic impacts. The key concern was that existing parking issues would be exacerbated by the population growth and that there was insufficient on-street parking to cater for current demand.

Public transport capacity

Limited bus options and the existing overcrowding of peak train services were raised by many respondents as reasons for not increasing the density of development in the Precincts.

Inadequate cycle and pedestrian paths and links

Many submissions identified that existing pedestrian and cyclist facilities and routes were inadequate and identified that new or improved facilities were required.

Built form

Excessive heights and scale of proposed development

A number of submissions considered the proposed heights and density to be excessive and inconsistent with the character of the surrounding area.

Princes Highway

Submissions were received from developers and property owners seeking an increase in maximum building height and/or floor space ratio for specific sites along the Princes Highway.

Land use

Loss of open space

A number of submissions raised concerns that there would be insufficient open space to cater for the new population.

Schools

A number of submissions raised the issue that local schools and particularly Arncliffe Public School are already at capacity and cannot cope with an increased population.

Rezoning of Arncliffe and Banksia

There was a range of views expressed in community submissions with some property owners and residents supporting the rezoning, while others were against the rezoning citing concerns about road and public transport capacity, loss of local character, loss of views, urban design quality of new development, school capacity and lack of open space.

Council's submission

Bayside Council provided a detailed submission that raised issues relating to roads, public transport, open space and infrastructure provision. Bayside Council was largely supportive of the Plan, subject to the main issues identified being addressed.

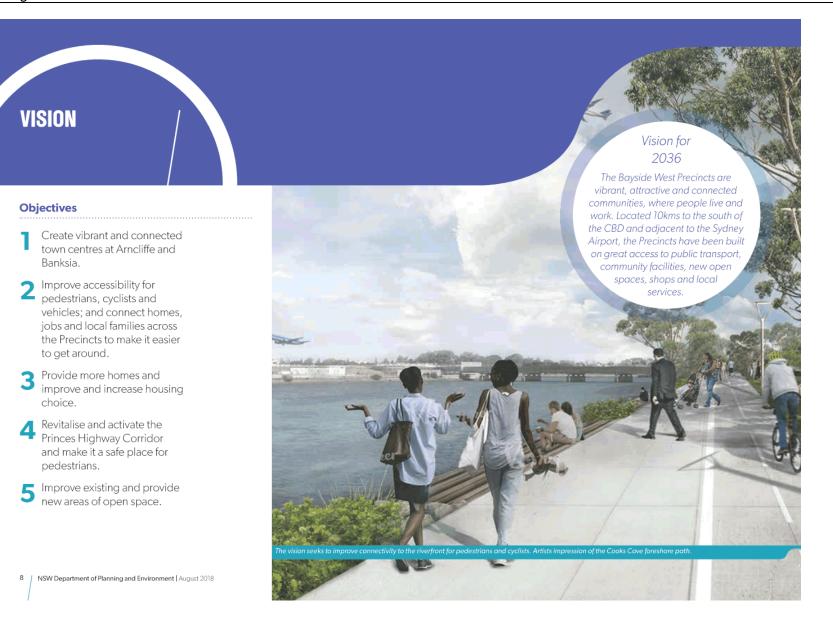
Cooks Cove

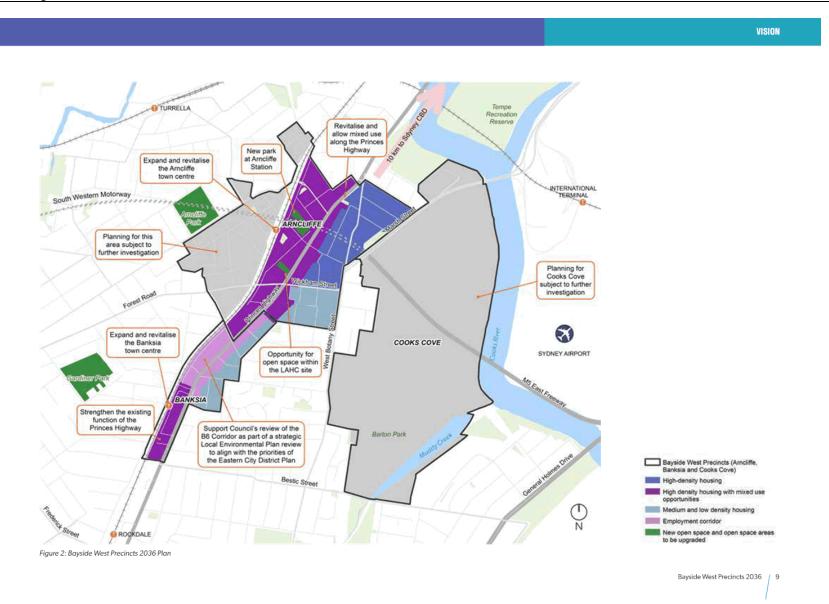
A number of submissions commented on the future redevelopment of Cooks Cove, including concerns that existing areas of open space, wetlands and the heritage listed market gardens would be impacted by any future development of the Cooks Cove Precinct.

These matters are not part of the Department's precinct planning. While the draft Plan included Cooks Cove, the future of Cooks Cove will be subject to further planning investigations and approvals which will be required to address the planning principles outlined on page 10. Any rezoning of Cooks Cove will be subject to assessment by Bayside Council and determined by the Greater Sydney Commission.

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Council Meeting







This Plan is based on the five Planned Precinct themes: Place, Land use, Movement, Landscape and Built Form.

This Plan provides more open space, infrastructure, homes and jobs in accessible locations in a co-ordinated manner to support growth occurring across greater Sydney.

The Department has developed this Plan based on a suite of technical studies, ongoing community engagement, submissions received during the exhibition period and collaboration with Bayside Council and other key government agencies throughout the project.

This Plan has been prepared to provide a framework to guide the development within the Bayside West Precincts and identify the infrastructure needs to support this growth.

Planning for Arncliffe and Banksia

The Plan for Arncliffe and Banksia is underpinned by the planning vision (page 8) and is set out under the five key themes explored in this report.

Planning for Cooks Cove

Cooks Cove is one of the three Bayside West Precincts. Precinct planning for Cooks Cove is limited to improvements to pedestrian, cycling and vehicle connections and public access to the riverfront. This Plan will ensure Cooks Cove is well connected to the local catchment to support this Precinct for any future planning. The planning for Cooks Cove does not include a rezoning stage and future development at Cooks Cove is subject to assessment by Bayside Council.

The following planning principles have been developed to ensure future development at Cooks Cove meets Government objectives, including:

- Enable the environmental repair of the site and provide for new recreation opportunities.
- O Not compromise future transport links (such as the South-East Mass Transit link identified in Future Transport 2056 and the Greater Sydney Region Plan) that will include the consideration of the preserved surface infrastructure corridor, noting constraints, including the Cooks River, geology, Sydney airport and existing infrastructure will likely necessitate consideration of future sub-surface solutions and potential surface support uses.
- O Create a highly liveable community that provides

choice for the needs of residents, workers and visitors to Cooks Cove.

- Ensure best practice design and a high-quality amenity with reference to the NSW design policy Better Placed.
- Deliver an enhanced, attractive, connected and publicly accessible foreshore and public open space network and protect and enhance the existing market garden.
- Safeguard the ongoing operation of Sydney Airport.
- Enhance walking and cycling connectivity and the use of public transport to encourage and support a healthy and diverse community and help deliver a 30-minute city.
- Deliver a safe road network that balances movement and place, provides connections to the immediate and surrounding areas, and is cognisant of the traffic conditions in this area.
- Enhance the environmental attributes of the site, including protected flora and fauna, riparian areas and wetlands and heritage.

ABOUT THIS PLAN

Special Infrastructure Contribution Scheme

The Department proposes to implement a Special Infrastructure Contribution (SIC) scheme for the Bayside West Planned Precincts. The Department has identified the State and regional infrastructure needs for the Arncliffe, Banksia and Cooks Cove areas to support new and growing communities.

> The Draft SIC for Bayside West will include funding towards new open space, local schools, new pedestrian and cycle facilities, and improvements to public transport and road upgrades.

Specialist technical studies

This Plan has been informed by specialist technical studies. These technical studies are available on the Bayside West Planned Precincts webpage.

The scope of each of the technical studies is summarised below.

Urban Design Report

Reviewed the existing built form, constraints and opportunities in the Arncliffe and Banksia precincts and provided a structure plan to respond to considerations of place and good design.

Economic and Feasibility Analysis

Assessed built form and land use options with a focus on employment uses. Forecast future demand for residential and employment land uses, having consideration to future rezoning.

Social Infrastructure Study

Reviewed existing demographic data and future population projections to recommend recreational and community facilities for future residents and workers.

Arncliffe and Banksia Green Plan

Prepared a guide to planning and design of open space and tree canopy in a coordinated manner across the Arncliffe and Banksia precincts.

Public Domain Study

Reviewed the existing public domain to identify opportunities to improve open space, walking and cycling connections and streetscape.

Transport Plan

Prepared an analysis of the existing and future movement within, to and from the Precincts and made recommendations to improve transport infrastructure.

Heritage Analysis

Assessed the existing heritage items and made planning recommendations to respect heritage items, including transitions and interfaces.

Utilities

Carried out an audit of the existing utilities and services were considered in the Plan (in consultation with utilities providers), and made recommendations to accommodate any future population growth.

Aeronautical Impact Assessment

Reviewed the building height limitations and impacts of proposed development within the precincts on the Sydney Airport prescribed airspaces.

Site Contamination Investigation

Reviewed the existing contamination of the precincts, based on site history land use, and provided recommendations to enable future development.

Flooding and Drainage Review

Considered existing flooding and drainage conditions, and identified improvements required to the current drainage infrastructure to support the future population growth.

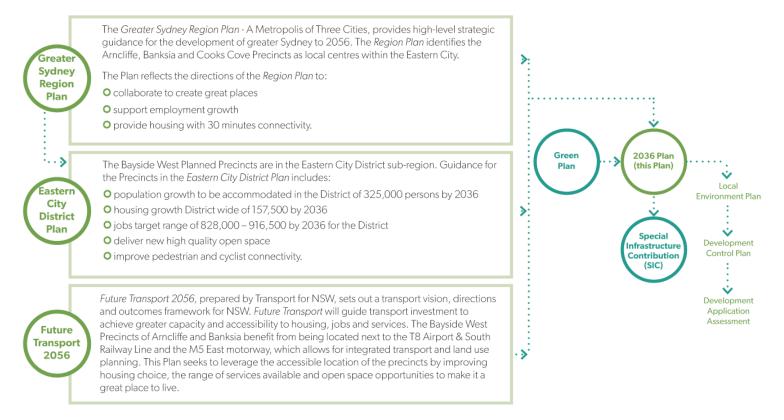
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Council Meeting

ABOUT THIS PLAN

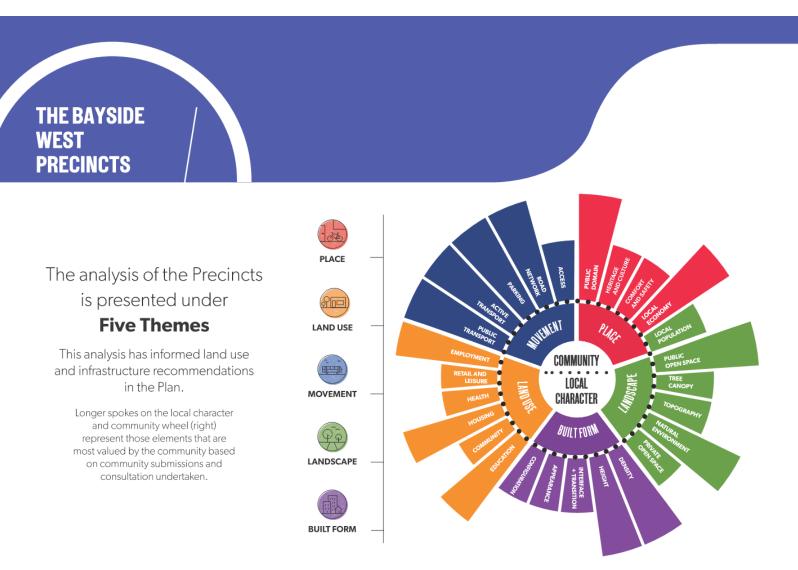
Supporting the Plan

The objectives contained in the Plan are consistent with the housing and employment targets expressed in the Greater Sydney Region Plan and the Eastern City District Plan and the direction of Future Transport 2056.



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Heritage and culture

For over 5,000 years, the northern shore of Botany Bay has been home to the Kameygal clan, people of the Eora Aboriginal group. Both Arncliffe and Gardiner parks are of high Aboriginal archaeological sensitivity. This Plan acknowledges opportunities to explore and celebrate the Precincts' Aboriginal history as part of the plan for Bayside West's future.

In the late 18th century during European settlement, the area was used for open orcharding and farming and there are three State heritage items located within the Precincts:

- The Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS) – an original section of one of Sydney's oldest main sewers, built in the 1890s to end the discharge of sewage into Sydney Harbour.
- 2. Arncliffe Railway Station one of three remaining stations with 1880s 'second class' brick platform buildings on the Illawarra Rail Line.
- 3. The Chinese market garden (Cooks Cove) a commercial garden which played a pivotal role in the late 19th and early to mid-20th century providing the majority of Sydney's fresh fruit and vegetables.

New developments will be subject to Council's existing heritage conservation guidelines in Section 4.1.2 of the *Rockdale Development Control Plan 2011*. These guidelines aim to conserve significant fabric and settings and to ensure that new development will be sympathetic and not adversely impact on the significance of heritage items.

Local population

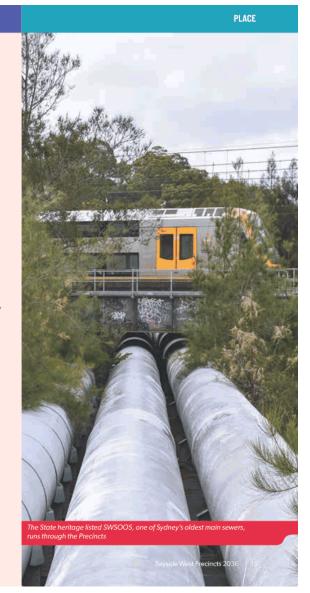
The Arncliffe and Banksia Precincts are home to a wide mix of people.

Arncliffe and Banksia are established residential suburbs, providing homes to over 4,254 residents (2016 ABS Census data).

It is a diverse community, home to a high proportion of people born overseas and people who speak a language other than English at home. Overall 75.6% of the population of Arncliffe and 74.8% of the population of Banksia had at least one parent born overseas. The main countries of origin of those born overseas. The main countries of origin of those born overseas include Lebanon, China, Former Yugoslav Republic of Macedonia, Greece, Philippines, New Zealand and Nepal. As a result of this cultural diversity, a wide variety of languages other than English are spoken within the community.

It is an important area for young families and those in the working age bracket. In the 2016 census, Arncliffe and Banksia had a lower median age than Sydney overall (33.2 years in Arncliffe and 34.9 years in Banksia compared to 32 in Rockdale and 35.9 in Sydney as a whole) and a higher proportion of children under 15 years.

It is also a community with a high proportion of families experiencing housing stress and low average household incomes compared to Greater Sydney.



LAND USE

Housing

Sydney's population is continuing to grow and there is a need to provide additional housing to accommodate this growth. The *Eastern City District Plan* identifies the need to provide housing supply, choice and affordability with access to jobs services and public transport.

The Eastern City is expected to experience a population growth of 325,000 persons by 2036 (19% of the total growth projected for Greater Sydney). This equates to providing 22% of Greater Sydney's total housing growth, requiring 157,500 homes by 2036 within the Eastern District. The future planning for Bayside West will contribute to the targets for the wider Eastern District.

The planning for Arncliffe and Banksia Precincts provides the opportunity for around 5,000 new homes over the next 20 years. Housing requirements differ across household types so it is necessary to provide a range of housing types including detached dwellings, townhouses and apartments/units to meet varied needs. These sentiments on housing choice and accessibility to key services and transport were also expressed by the local community through planning for the Precincts.

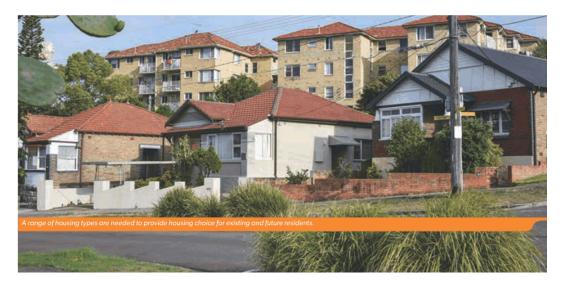
An analysis of housing stress data indicates that a high proportion of families are experiencing housing stress and low average household incomes compared to Greater Sydney. The NSW Land and Housing Corporation site on Eden Street, within

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the Arncliffe Precinct, also presents an opportunity for the significant renewal of the social housing and to provide affordable housing on this site to better meet the needs of the community. Council will also undertake affordable housing investigations as part of the strategic review of its Local Environmental Plan to align with the priorities of the Eastern City District Plan.

The need for residential development must be balanced with the need to maintain and support the role of the Princes Highway in providing employment opportunities. Meeting jobs targets and ensuring adequate infrastructure can be provided to meet the needs of any new local population are also high priorities in the Sydney Region Plan (see *Local economy* section on page 18). The Plan includes the following key changes for housing in the Precincts:

- Providing for increased housing choice in the expanded Arncliffe and Banksia centres to encourage the viability of renewal, promote vibrant and active areas and get people living in convenient locations, close to transport, jobs and the shops and services they need.
- Introducing shop top housing into well serviced and accessible areas on the Princes Highway to encourage revitalisation of these areas and foster public domain improvements.
- Increase housing choice in existing low-density areas within Arncliffe and Banksia which are within easy walking distance to the railway stations and town centres to encourage activation of these



LAND USE

centres, healthy lifestyles and sustainable transport initiatives.

- Encourage an appropriate transition in built form and character adjoining established areas of high density living. This includes the northern parts of the Arncliffe Precinct adjoining the Wolli Creek Precinct.
- Plan for medium density, low rise residential development adjoining existing areas of low density to ensure an appropriate transition in building height that is respectful of the local character.
- Exclude housing from the southern extent of the Banksia Precinct due to the mapped high incidence aircraft and operational noise from Sydney Airport, subject to the +25 Australian Noise Exposure Forecast (ANEF).
- Recognise the additional acoustic attenuation measures required for housing located within the 20–25 ANEF contour (set out in the *Rockdale LEP* 2011).

The area west of Arncliffe Station will be the subject of further investigation to consider opportunities for greater master planning and high quality design outcomes.

The increases in housing supply and choice have been balanced with the need to maintain employment generating land, environmental constraints; such as topography and airport restrictions, and provide supporting infrastructure for the existing and future communities to live in the Precincts. Refer to the *Local economy* and *Infrastructure* sections of the Plan.

Social infrastructure

An audit of the available social infrastructure for the Bayside West Precinct suggests it is currently well serviced. Regional health, tertiary education, cultural and emergency services at Kogarah and district level services in Rockdale are all within the catchment. This includes St Georges Hospital, the Kogarah Ambulance Station, the Kogarah Police Station and the St George campus of the Sydney Institute of TAFE. Additional district level services are provided in Rockdale, including the refurbished Rockdale central library and town hall.

Locally, Arncliffe houses a good range of community facilities that support both Arncliffe and Banksia residents including a branch library, a council community centre and a YMCA centre.

To accommodate the growing communities of the Bayside West Precincts, additional social infrastructure is required to support the population needs. Future local community facilities can be accommodated in the increased development capacity of sites throughout the Precincts and will be subject to future planning by Bayside Council.

More information regarding future social infrastructure needs can be found at Appendix A.

Education

The Precincts are currently serviced by six local schools:

- Arncliffe Public School (primary), located within the Arncliffe Precinct
- Francis Xaviers Catholic Primary School, located within the Arncliffe Precinct
- Kyeemagh Infants School, located south of Cooks Cove
- Arncliffe West Infants School, located approximately 1 kilometre northwest of Arncliffe
- Cairnsfoot Special School, located approximately 1 kilometre northwest of Arncliffe
- Athelstand Public school (primary), located along Wollongong Road, west of Arncliffe.

The Draft SIC provides funding for the Department of Education to provide for additional student spaces to support the growing population.

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LAND USE

Local economy

This plan aligns with Bayside Council's *Princes Highway Corridor Strategy 2013* (the *2013 Strategy*) and has developed a flexible and balanced planning framework that responds to the changing structure of employment uses and the demand for new residential and mixed-use areas.

Importantly, consistent with the more recent Greater Sydney Region Plan and Eastern City District Plan, the 2013 Strategy also emphasises the importance of revitalising the Princes Highway enterprise corridor and promoting the employment function of the corridor through broadening the mix of land uses along the Princes Highway in suitable areas. This will set up the evolution of the economic and employment profile for the corridor to better meet the needs of a growing community.

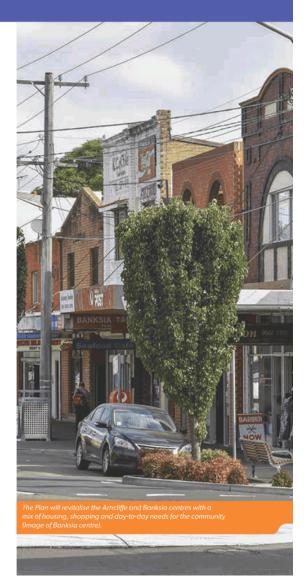
This Plan will contribute to the employment targets for the wider Eastern District. A review of the employment uses within the Precincts shows that automotive, retail, construction and textiles are the key industries in the study area in terms of land area. The automotive industry also dominates employment, accounting for an estimated 50% of the workforce. The automotive industry is dominant on the Princes Highway in the form of car showrooms; comprising sales, finance, administration and car servicing.

The proximity of Sydney Airport also presents an opportunity for providing supporting services and land uses within Bayside West. This could include airport logistics and freight industries as well as housing and services to support airport workers and short-term accommodation and services for visitors.

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This Plan identifies the following key employment changes for the Bayside West Precincts:

- Expansion of the Arncliffe and Banksia centres to allow for increased commercial activity around these transport hubs. The Plan will encourage these centres to become vibrant and active and provide for the growing community.
- A greater mix of land uses, including residential, are appropriate within sections of the Princes Highway around Arncliffe and Banksia. In these locations, the new resident population can easily access public transport services and local shops and services. This wider range of commercial uses will encourage revitalisation and boost economic opportunities along the corridor.
- Aligned with State policy and Council's 2013 Strategy, the employment opportunities along the Princes Highway will continue to be valued and supported. Building heights and floor space controls along the highway have been increased to encourage revitalisation and renewal.
- In May 2018 Council resolved to undertake a further review of the B6 corridor along Princes Highway as part of a strategic review of its Local Environmental Plan to align with the priorities of the Eastern City District Plan. In the interim, landowners can progress any proposed changes to planning controls through a planning proposal with Council.



LAND USE

The broadened land use zones will allow the market to respond to the changing demands of an increasing residential population and the increasing importance of industries such as the service industry, retail and bulky goods. It will also improve opportunities for people to work close to home and close to public transport. The growth of local jobs should also promote greater self containment and less reliance on private cars and the road network.

Contamination

A preliminary contamination review has been undertaken to identify both existing and potential contamination sources throughout the Precincts. Historical uses that have led to potential contamination of sites include market gardening, quarrying for road materials, refuse disposal, vehicle sales and maintenance operations, metal fabrication and manufacturing and textile purposes.

The preliminary review concluded that the past uses identified in the Precincts are considered representative of potentially contaminating land use activities can be readily dealt with during later development application stages.

The Department's Managing Land Contamination – Planning Guidelines – SEPP 55 Remediation of Land will manage the assessment of the potential for contamination and suitability of the land uses through the development application stage.

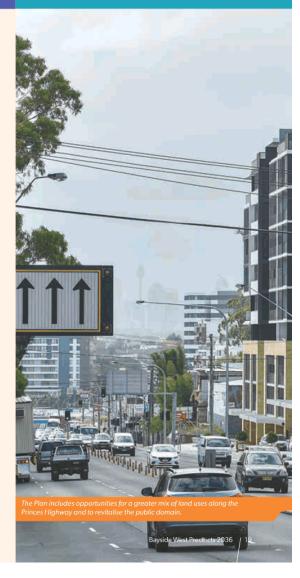
Utilities

An assessment of utility services, in consultation with local service providers, found a full range of services are available across the Precincts. Augmentation for development sites will be assessed through the development application stage as required.

Hazards

APA Group, the operator of the Moomba to Sydney Ethane Pipeline, identified that small areas of Arncliffe were in a rupture zone. A safety management study concluded that rezoning would not result in any additional risk to the pipeline and that the pipeline operator is identifying and managing the risks appropriately.

An assessment of individual and societal risks associated with rezoning was undertaken using Hazardous Industry Planning Paper Number 10 – Land Use Safety Planning. This assessment concluded that the risks posed by the ethane pipeline were acceptable and did not exceed recommended risk criteria.



MOVEMENT

MOVEMENT

Road network

The Precinct is traversed by a number of State roads, including the Princes Highway and the M5 Motorway; and a number of key regional connectors, including Marsh Street, Forest/Wickham Road and West Botany Street. Strategic traffic and transport studies undertaken as part of the planning indicate the current road network is already at capacity in several key locations.

The F6 extension (Stage 1), a southern connection from Arncliffe to President Avenue at Kogarah, is currently being investigated by the NSW Government to connect the M5 to the southern suburbs of Sydney and the Illawarra.

The precinct planning for Bayside West includes identified transport infrastructure upgrades to support the future growth in the Plan. These are detailed at Appendix A, and include both State, regional and local upgrades such as intersection works, road extensions and realignments.

The F6 extension and the recommended road infrastructure upgrades will improve traffic conditions in the Bayside West Precincts, reducing through-traffic along key corridors, including the Princes Highway, at key intersections.

Public transport

The Arncliffe and Banksia Precincts have good access to public transport infrastructure, with the majority of the sites within a 10 minute (800 metre) walk to railway stations on the T4 Illawarra and T2 Airport railway lines. The area is also well serviced by bus routes, including services east of the railway connecting to Central Sydney, Bondi Junction and Randwick (routes 442,400 and 410) and a local bus route west of the railway line (route 473).

As part of the Precinct planning for Bayside West, the capacity of the existing public transport services for the Precincts has been reviewed with regard to State future planning for public transport (*NSW Future Transport 2056*). This Plan identifies that a review of current public transport services, operating procedures and potential upgrades to rail infrastructure is a key requirement to support growth.

The Plan includes recommendations for further investigations and improvements to the public transport network to support the future growth of Bayside West at Appendix A.



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MOVEMENT

Pedestrians and cycling

Pedestrian connections between major destinations in the Precinct are limited due to topography and physical barriers. The rail corridor, the Princes Highway corridor and Marsh Street form barriers to east-west pedestrian movement and there are limited crossing points on these major roads, with traffic signals set to prioritise vehicular traffic.

A new pedestrian tunnel adjacent to the Wollongong Road underpass provides a safe path for pedestrians away from traffic and a new cycleway is provided on the southern side of Marsh Street to improve connectivity for cyclists across Cooks River.

Dedicated cyclist facilities within the area include a mix of on- and off-road facilities. Cycle routes radiate out from Wolli Creek and on-road cycle lanes are provided along the western side of the rail corridor. The route includes parts of Arncliffe Street, Firth Street, Somerville Street, Gore Street, Roach Street and Railway Street. While a level of north-south connectivity is provided at the train stations, there is limited east-west connectivity across the Precincts.

The Plan seeks to improve connections for pedestrians and cyclists through the following initiatives:

- The Department has contributed \$3 million to Bayside Council through the Precinct Support Scheme funding to develop a Public Domain Plan and Technical Manual that will deliver street works and guide any future development applications in Arncliffe town centre and along the Princes Highway.
- Funding towards a new shared pedestrian and cycle path following the Cooks River, through the Cooks Cove area. This link will provide the missing link to the Botany Bay to Homebush Bay regional cycle network. The location for this path will be subject to detailed design as part of future investigations.
- Funding towards improved pedestrian and cycling crossings across Marsh Street and Princes Highway to provide better access between Cooks Cove and the Wolli Creek railway station.
- 4. Footpath connections throughout the Precincts so that they are safe, well-lit and have pedestrian crossings at key locations.
- Funding towards a new pedestrian and cycling connection along a section of the heritage listed Southern and Western Suburbs Ocean Outfall Sewer.

- 6. New on-road cycleways connecting the railway stations to the Eve Street Cycleway and Wolli Creek to form part of a new east-west cross regional route.
- 7. Funding towards the construction of a new pedestrian and cycling connection across the Cooks River between Cahill Park and Tempe Recreation Reserve.
- 8. Improving the existing north-south on-road cycleway between Banksia and Arncliffe stations.

The Plan will inform updates to the *Rockdale Development Control Plan 2011* and relevant *Section 7.11 Development Contributions Plan* by Bayside Council to ensure the upgrades proposed for pedestrian and cycling infrastructure are provided for as the area develops. Funding will be provided towards those items identified above that are included in the Draft SIC.

More information regarding the implementation of the future pedestrian and cycling network improvements can be found at Appendix A.

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LANDSCAPE

Open space

Open space within the Precincts is primarily used for passive recreation and playgrounds. Smaller pocket parks can be found on residual sites, at the edge of major infrastructure – these are underutilised due to their marginal location. Access to open space is limited by major roads, making walkability difficult and unsafe in places.

As part of the precinct planning a *Green Plan* has been prepared. The *Green Plan* documents an audit of the open space available to the Precincts with recommendations for future open space planning across the Precincts to meet key community needs. The *Green Plan* tells us that the Precincts are currently served by 22 hectares of open space at:

- Arncliffe Park a 4 hectare area of open space within a 9 minute (700m) walk to the Arncliffe Station. It is used for both passive and active recreation and includes an oval and playground.
- Gardiner Park a 3.6 hectare area of open space approximately a 10 minute walk from the Banksia Station.
- Wooroona Reserve 0.15 hectares with a playground, adjoining Arncliffe Station.

- Belmore Street Reserve, Almond Street Reserve, Empress Reserve, Hattersley Street Reserve and 46 Princes Highway – small pocket parks all less than 0.15 hectares in size.
- Marinea Street Reserve 0.2 hectares, located at the north-eastern boundary of the Banksia Precinct. It provides local open space for surrounding residents and includes a small playground.
- Cahill Park north of the Precincts facing the Cooks River.
- Large parks at the Barton Park Wetlands, Marsh Street Reserve, Eve Street Reserve and Riverine Park in Cooks Cove.

Community feedback highlighted the importance of open space that is accessible, functional and adaptable to different stages of life for the local residents. This Plan seeks to achieve equitable access to open space for all existing and future residents in Bayside West as follows:

- Improve pedestrian and cycle links to the network of open spaces to enhance connectivity towards district and regional open space facilities.
- Upgrade local parks and playgrounds to maximise the usage of existing open spaces.
- Plant more trees and 'green' the area.
- Protect natural habitat and acquire recreational spaces.

Based on feedback from the community and Bayside Council these are the key open space moves that have been incorporated into the Plan:

- O The Department is delivering a new park next to Arncliffe Station on the corner of Arncliffe Street and Burrows Street. This park will be at least 7,000 square metres in size and includes recreation space, childrens play areas, an off-leash dog area and opportunities for community facilities. The park will be masterplanned in collaboration with Bayside Council and the local community to ensure it meets local needs. It is proposed that Special Infrastructure Contribution (SIC) funds will contribute towards land acquisition and embellishment of the new park.
- The Department has committed to upgrading two parks and a revamp of the Arncliffe town centre through the Precinct Support Scheme funding. The funding will see a \$4.5 million upgrade to Arncliffe Park and \$2.5 million allocated for Gardiner Park improvements, these include the installation of synthetic playing fields which are much needed by the local sporting community and lighting and safety upgrades.
- Wooroona Reserve, Marinea Reserve and Marsh Street Reserve have been identified as parks to be improved.
- O The Department (through the Draft SIC) will provide funding towards the integration of the heritage Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS) into the pedestrian network which could include the creation of a linear park.

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LANDSCAPE

O The Plan has also identified opportunities to improve physical and visual connections to these new and existing open space areas. This includes planning for new pedestrian connections throughout the Precincts and implementing improvements to existing walking and cycling links.

Further detail regarding the implementation of the open space projects is included in Appendix A.

In addition, the redevelopment of areas within the Precincts provides an opportunity to open up private sites for public open space as large sites redevelop. The following potential sites have been identified and are subject to further investigation through the development assessment process:

- Eden Street Park a new park (up to 0.4ha) could be provided close to the Arncliffe town centre, to the east of the railway station, between Eden Street and the Princes Highway as part of any future redevelopment of the social housing estate.
- Allen Street Park a new park (up to 0.5ha) could be located adjoining the boundary with Wolli Creek incorporating the heritage listed SWSOOS as part of any future development of the Ford Service Centre. This park could provide playground facilities and passive recreation opportunities.





LANDSCAPE

The Department is delivering a new park next to Arncliffe Station on the corner of Arncliffe Street and Burrows Street. This park will be masterplanned in collaboration with Bayside Council and the local community to ensure it meets local needs.



Flooding

Arncliffe and Banksia straddle a ridgeline that slopes down towards Cooks Cove and the Cooks River. The top of the ridge generally follows Forest Road with the lower, flatter areas located to the east of the rail corridor. The geology is sandstone slope formations and alluvial floodplains.

The Precincts overlay the Wolli Creek, Bonnie Doon, Spring Street and Eve Street drainage catchments. As Arncliffe and Banksia are existing urban areas, the majority of the stormwater flows are managed through the existing drainage infrastructure.

The flood studies undertaken for the area demonstrate both of these areas are subject to some local flooding following significant rainfall events, and upgrades to the existing drainage infrastructure will be required as development occurs to support future growth. The works generally include improvements to the existing piped drainage systems, works to improve run off flows and modifications to the riverbank levee to improve drainage capacity.

More information regarding future drainage upgrades and flood proofing to be delivered to accommodate new development can be found in Appendix A.

The properties within the Precincts subject to flooding hazards are identified on the *Rockdale LEP 2011 Flood Planning* map. Any redevelopment of these properties will continue to be subject to these controls and future development will continue to be subject to water sensitive urban design controls in the *Rockdale Development Control Plan 2011*.

Views

The significant ground level changes across the Precincts result in district wide views from high points. Views towards the Sydney CBD can be achieved from the northern and eastern parts of Arncliffe and Banksia and towards the Cooks River and Botany Bay from the Forest Road ridgeline.

The Plan recognises that the steepness of the land allows the definition of view corridors toward the city centre skyline and the nearby Cooks River. This is reflected in the built form opportunities recognised for the Precincts and shown in the changes to building heights set out in the rezoning plan (pages 30–37). The green infrastructure strategy for open space and pedestrian and cycling connections has also taken into account these corridors to further enhance their value.

The Rockdale Development Control Plan 2011 also includes guidelines requiring view corridors to landmarks and significant heritage items to be protected. This specifically identifies the views of the St Francis Xaviers Church and St David's Church spires on Forest Road as key landmarks and identifies other significant views towards the Cooks River, CBD and Botany Bay.

These views will continue to be key considerations for future planning and appropriate view protection will be addressed in future development to encourage the protection of and sharing of views.

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LANDSCAPE

Vegetation and ecology

Due to the urban nature of Arncliffe and Banksia, vegetation in these areas is limited. It includes remnants of the original vegetation communities (Swamp Oak Floodplain Forest and Sandstone Woodland) alongside introduced native and exotic tree species. A well-distributed tree canopy characterises the residential areas on the west side of the railway line. These zones have a higher coverage due to generous building setbacks from street frontages allowing for trees in private and public land. To the east of the railway line, the tree canopy is inconsistent and very limited in places where change has already occured, including along the Princes Highway corridor.

The Department's planning acknowledges that the integration of green infrastructure and tree canopy in our urban environments provides benefits such as:

- Contributing to an area's character and sense of place.
- Creating comfortable environments for walking and cycling.
- Improvements to habitat and biodiversity.
- Improve perceived noise and smell aesthetics of streets.
- Better shade and thermal comfort (from trees rather than shade structures).
- Increased privacy and buffering to adjacent properties.

This Plan identifies tree planting priorities throughout the Precincts, these include:

- Increased tree planting on larger road corridors along Princes Highway and near commercial areas.
- Enhance the tree canopy in the public domain to maximise comfort and enhance the liveability, health and well-being of both the community and the environment.
- Plant tree species that support the local character and deliver an increased tree canopy.

The Green Plan prepared for Arncliffe and Banksia maps the existing tree canopy coverage, proposes a target percentage tree canopy coverage and has developed a tree canopy plan to achieve this target. The current tree canopy cover is 18.2% in the urban areas of the precincts and 20.6% in the suburban areas, shown in Figure 3. The Green Plan proposes a 25% target for tree canopy coverage across the precincts.

The Department will work with Council to provide funding as part of the *5 Million Trees for Greater Sydney* program to increase tree canopy coverage in the precincts.

The opportunities for tree planting will also be realised through the development of private sites and adjoining public domain works, the Department's committed funding for open space and public domain upgrades and Council's future green planning.



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BUILT FORM

Building massing

This Plan uses the following key principles to determine the relevant built form controls for heights across the Precincts:

1. Ensure Sydney Airport height restrictions are met

Sydney Airport height restrictions are a key consideration in determining appropriate heights within the Precinct. The proximity to Sydney Airport requires development to meet air space restrictions for building heights.

There are two air space controls that apply:

- Obstacle Limitation Surface (OLS) defining the airspace in proximity to the airport which should be kept free of obstacles that may cause danger during visual operations.
- PANS-OPS surface is the upper height limit which should be kept free of obstacles at all times. The PANS-OPS surface varies across the Precincts. All new buildings are required to be below the PANS-OPS heights.

2. Density increases in accessible locations

Taller buildings are located closest to the town centres and public transport connections to encourage the greatest densities in accessible locations. This move leverages off existing and planned transport infrastructure and bring people closer to homes, jobs and the services they need. Increased building height and density in the Arncliffe and Banksia town centres will encourage the redevelopment of the centres and reinforce the role and function of the centres as key activity nodes.

3. Tallest buildings on key opportunity sites

The tallest buildings in the Precinct are planned on larger sites in single ownership which have the potential to provide new areas of public open space, achieve improved design outcomes and may deliver other government objectives such as provision of social and affordable housing.

4. Increased density on the Princes Highway

An increase to building height and density is implemented along the Princes Highway to encourage revitalisation and redevelopment within this highly accessible corridor and achieve pedestrian activation and public domain improvement outcomes.

5. Increased density in areas adjoining existing high density

Increases to building heights and densities are located close to areas of existing high density residential development including the Wolli Creek development area.

6. Low density building form is maintained in areas adjoining existing low density

Low rise development is located adjoining existing low density residential areas to provide a transition in heights and to ensure development is in keeping with local character.

7. Maintain identified views

The significant ground level changes across the Precincts result in district wide views from high points. Views towards the Sydney CBD can be achieved from the northern and eastern parts of Arncliffe and Banksia and towards the Cooks River and Botany Bay from the Forest Road ridgeline.

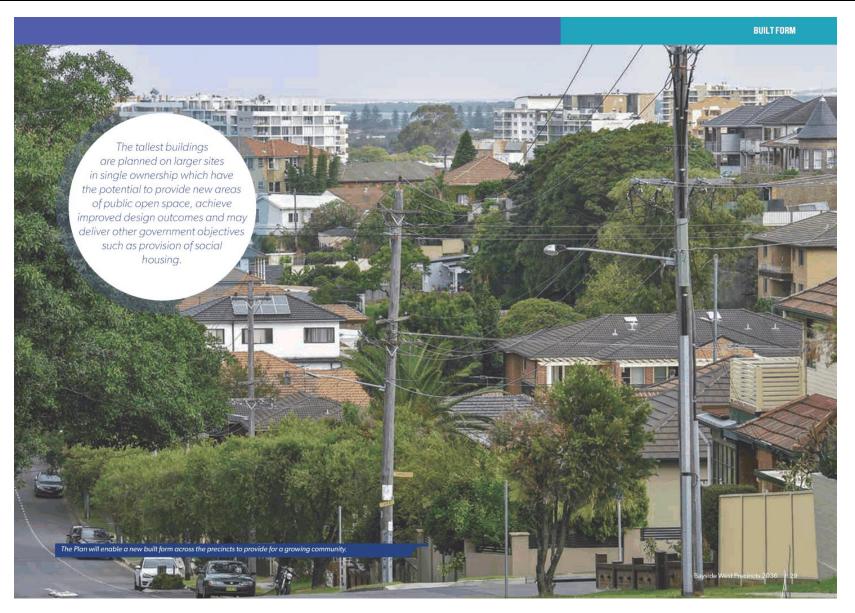
The Plan recognises that the steepness of the land allows the definition of view corridors toward the city centre skyline and the nearby Cooks River. This is reflected in the built form opportunities recognised for the Precincts.

Feasibility testing

Development feasibility is a key planning consideration to ensure planning outcomes can be realised and positive renewal outcomes can be achieved.

The viability of proposed land uses in the Precincts has been tested to determine appropriate built form controls. The analysis took into consideration existing land values, unit sales and size of comparable developments, construction costs, council fees and charges and additional costs.

The findings of the testing confirmed minimum density thresholds for land uses. The minimum density thresholds will be used to inform any future rezoning plan for the Arncliffe and Banksia Precincts to ensure feasible development can be achieved.





The key steps to deliver the Plan are:

- Implementing new planning controls to support the Plan.
- Supporting Bayside Council to undertake a review of its local environmental plan (LEP).
- Identifying the infrastructure needs to support future growth in the Plan
- Identifying the responsibility for delivery and funding sources for the infrastructure.

Future Rezoning of Arncliffe and Banksia

The future rezoning of the Arncliffe and Banksia Precincts is proposed to implement the Vision of the Plan. The Plan will inform changes to the land use zoning, built form and supporting controls in the *Rockdale LEP 2011* applicable to development within the Arncliffe and Banksia Precincts. The key elements of a future rezoning will include:

Changes to land use zoning in the Precincts to support:

- expansion of the Arncliffe and Banksia centres to allow for increased commercial activity and residential living around these transport hubs
- a new park adjacent to Arncliffe Station
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- increased housing supply in convenient locations, close to transport, jobs and services
- a greater mix of land uses, including residential, within sections of the Princes Highway in accessible locations around Arncliffe and Banksia
- the continued growth of employment opportunities along the Princes Highway.

New building heights and floor space controls that:

- support intensification of the new land use zoning and incentivise renewal of these areas
- support the renewal of key sites that can provide public areas of open space and realise key government objectives towards social and affordable housing
- are sensitive to areas of built form transition, low rise interfaces, heritage considerations, view protection and airport restrictions.

Controls to implement active frontages in mixed use areas to promote passive surveillance, activation and good design outcomes.

Accelerated Council LEP Review

The area west of Arncliffe Station will be the subject of further investigation to consider opportunities for greater masterplanning and high quality urban design outcomes. The planning framework for this area will be finalised before or at the same time as Bayside Council adopts its comprehensive LEP in 2020.

The NSW Government has provided Bayside Council \$2.5 million as part of the Accelerated Councils Program to assist with Council's comprehensive review of its LEP within two years. The Department will continue to work with Council to achieve the best planning outcomes for the area.

In the interim, landowners can progress any proposed changes to planning controls through a planning proposal with Council.

DELIVERING THE PLAN FOR 2036

Precinct Support Scheme

Under the Precinct Support Scheme, the NSW Government has provided funding for local infrastructure projects that will directly benefit the community. Bayside Council's application of allocation of \$10 million has been awarded and includes:

- a \$4.5 million upgrade to Arncliffe Park
- a \$2.5 million upgrade to Gardiner Park
- \$3 million to develop a Public Domain Plan and Technical Manual for the Arncliffe town centre and along the Princes Highway.

New park at Arncliffe

The Department is delivering a new park next to Arncliffe Station on the corner of Arncliffe Street and Burrows Street. This park will be at least 7,000 square metres in size and includes recreation space, childrens play areas, an off-leash dog area and opportunities for community facilities. The park will be masterplanned in collaboration with Bayside Council and the local community to ensure it meets local needs. It is proposed that Special Infrastructure Contribution (SIC) funds will contribute towards land acquisition and embellishment of the new park.

Infrastructure Funding and Delivery

The infrastructure schedule at Appendix A has been developed to set out the State, regional and local infrastructure required to support the growth that is identified in the precinct planning for Bayside West, and nominates the body responsible for the delivery and the funding source. The infrastructure schedule has been developed through technical consultant input, community engagement and collaboration with Bayside Council and other government agencies.

Special Infrastructure Contribution

The Department will exhibit a draft Special Infrastructure Contribution (SIC) scheme for the Bayside West Precincts to provide funding for State and regional infrastructure demands required to support growth from precinct planning. The draft SIC is a levy that developers will be required to pay to contribute to the cost of providing regional infrastructure upgrades. The SIC rate has been determined through an analysis of the Precincts' growth patterns, infrastructure needs and costs, and development feasibly to ensure any change does not impact on the development feasibility.

Local infrastructure upgrades

A number of upgrades to local infrastructure have also been identified. These include local road upgrades, upgrades to the local drainage infrastructure and provision of additional community infrastructure, such as upgrades to open space and community facilities.

Bayside Council are responsible for undertaking a review of the relevant local infrastructure contribution plans developed under Section 7.11 of the *Environmental Planning and Assessment Act 1979* to obtain the relevant funding for additional local works.



FUTURE Planning

Development applications

New land use zoning, built form and supporting controls for the Arncliffe and Banksia Precincts within the *Rockdale LEP 2011* will be implemented to provide a framework for development applications to be prepared and assessed under.

Development Control Plan

Bayside Council are responsible for preparing a Development Control Plan (DCP) for the Arncliffe and Banksia Precincts. The DCP will provide clear design guidelines for new developments within the Precincts, such as urban design principles for the street network, through-site links, active frontages, building and landscape setbacks, street wall heights and the open space network.

Bayside Council will generally be the consent authority for the majority of development applications in Arncliffe and Banksia, with the following exceptions:

- Where development exceeds a value of \$5 million and up to \$30 million, Bayside Council will refer a development application to a Local Planning Panel, an independent body established by Council.
- Other development with a value exceeding \$30 million will be determined by the Sydney Eastern
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City Planning Panel.

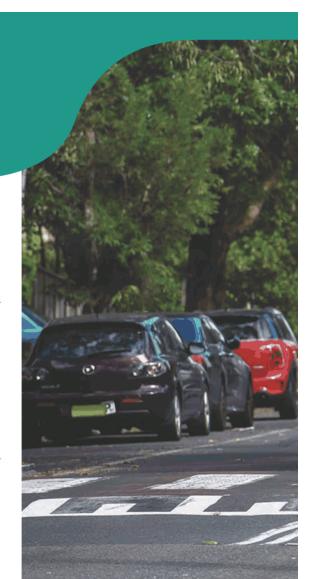
• Where development on the Land and Housing Corporation site (Eden Street, Arncliffe) exceeds a value of \$30 million, it is State Significant Development and the Minister for Planning is the consent authority.

Design Excellence

The rezoning of Arncliffe and Banksia Precincts will include a design excellence provision to ensure new buildings achieve the highest standard of architectural, urban and landscape design. All new buildings will be assessed against design excellence principles, buildings over 3 storeys will be subject to review by an independent design review panel, and all buildings over 12 storeys will undergo a design competition process. Council's DCP will also include further design guidance.

Monitoring

While the speed of development will depend on market forces, the Department anticipates this will occur gradually over the 20 year life of the Plan. To provide a valuable evidence base to inform service and infrastructure delivery, the Department will monitor and report annually on the rate of development activity.







The following tables provide an overview of the infrastructure projects that have been identified to support growth in the Bayside West Precincts.

TABLE 1: CURRENT PROJECTS						
Item	Delivery	Status				
New M5 motorway, to link the upgraded King Georges Road Interchange on the existing M5 East Motorway at Beverly Hills and run via twin tunnels to St Peters	TfNSW	The new M5 is currently under construction and will be open to traffic early 2020.				
Upgrade rail infrastructure to increase capacity and services	TfNSW	Rail network planning to increase services to Southern Sydney is underway.				
Upgrade to Banksia and Arncliffe Stations		The Arncliffe Station upgrade was completed in 2016. TfNSW to undertake scoping investigations for Banksia Station upgrade.				
Improvements to bus services to provide better connectivity through the precincts and links to surrounding key centres.		Need for improvements to be investigated by TfNSW as part of regular monitoring and planning program.				
F6 extension (Stage 1) to connect the new M5 to Sydney south and the Illawarra.		Stage 1, a southern connection from Arncliffe to President Avenue, Kogarah, was announced in October 2017. Detailed planning by TfNSW Council is underway.				

Measure	Delivery	Implementation and actions	Assumptions
OPEN SPACE			
O1 New park next to Arncliffe Station on the corner of Arncliffe Street and Burrows Street.		To be partially funded by Special Infrastructure Contribution or satisfactory arrangements.	This park will be at least 7,000sqm and masterplanned in collaboration with Bayside Council and the local community to ensure it meets local needs (Green Plan, 2018).
PUBLIC TRANSPORT			
P1 New bus stops on Marsh Street	TfNSW/Council	Bus stops to be provided prior to construction certificate for first dwelling at Cooks Cove. To be partly funded by Special Infrastructure Contribution or satisfactory arrangements.	New bus stops are required on Marsh Street to accommodate access from Cooks Cove to the bus network (AECOM, 2016).

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Measure		Delivery	Implementation and actions	Assumptions	
	Improvements to Marsh Street and Airport Drive, Including improved pedestrian connections to the Giovanni Bridge and upgraded pedestrian crossing of Marsh Street (potential pedestrian over pass).	RMS/TfNSW/ Cooks Cove developer	Priorities for infrastructure delivery will be monitored in consultation with delivery agencies. To be funded by Special Infrastructure Contribution or satisfactory arrangements.	Improvements to Marsh Street and Airport Drive will be required to support the growth in traffic volumes from Cooks Cove precinct (AECOM, 2016).	
	Upgrades to the Kyle Street / West Botany Street intersection	RMS/TfNSW	Priorities for infrastructure delivery will be monitored in consultation with delivery agencies. To be funded by Special Infrastructure Contribution or satisfactory arrangements.	Upgrades to the Kyle Street / West Botany Street intersection to allow left turn from Kyle Street onto West Botany is required. Priorities for infrastructure delivery will be monitored in consultation with delivery agencies. (AECOM, 2015).	
R3	Upgrades to the existing signalised intersection at Princes Highway / Burrows Street	RMS/TfNSW	Priorities for infrastructure delivery will be monitored in consultation with delivery agencies. To be funded by Special Infrastructure Contribution or satisfactory arrangements.	Upgrades to the Princes Highway / Burrows Street intersection are required to permit movements from Kyle Street (AECOM, 2015).	
R4	Review the configuration of the Duncan/ West Botany Streets intersection.	Council/RMS/TfNSW	Priorities for infrastructure delivery will be monitored in consultation with delivery agencies. To be funded by Special Infrastructure Contribution or satisfactory arrangements.	Review of the configuration of the Duncan and West Botany Streets intersection to accommodate growth (AECOM, 2015).	
R5	Upgrades to the Allen Street / Princes Highway intersection.	Council/RMS/TfNSW	Priorities for infrastructure delivery will be monitored in consultation with delivery agencies. To be funded by Special Infrastructure Contribution or satisfactory arrangements.	Upgrades to the Princes Highway/Allen Street intersection are required to accommodate growth (AECOM, 2015).	
R6	Upgrades to the intersection of Forest Road at Firth and Eden Streets.	Council/RMS/TfNSW	Priorities for infrastructure delivery will be monitored in consultation with delivery agencies. To be funded by Special Infrastructure Contribution or satisfactory arrangements	Review of the intersections of Forest Road with Firth and Eden Stree are required with consideration of constraints posed by nearby rail overpass bridge. (AECOM, 2015).	
R7	Upgrade to the Spring Street / Princes Highway intersection.	Council/RMS/TfNSW	Detailed planning, timing and thresholds to be investigated by RMS and TfNSW as precincts develop. To be partly funded by Special Infrastructure Contribution or satisfactory arrangements.	Upgrades to Spring Street / Princes Highway intersection are required to accommodate growth (AECOM, 2015).	

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Meas	sure	Delivery	Implementation and actions	Assumptions	
IMPF	ROVEMENTS FOR PEDESTRIAN AND CYCLISTS				
P1	Cahill Park to Tempe Recreation Reserve - new pedestrian and cycling bridge over the Cooks River.	Developer/ Council	To be funded by Special Infrastructure Contribution or satisfactory arrangements.	Opportunities exist to provide a new walking and cycling connection across the Cooks River, from Cahill Park to Tempe Recreation Reserve to link key open space areas and provide access to a broader range of recreation. (Green Plan, 2018).	
P2	Princes Highway to Arncliffe West - new pedestrian and cycling path following a section of the SWSOOS.	Developer/ Council	To be funded by Special Infrastructure Contribution or satisfactory arrangements.	The linear connection is an opportunity to enhance and utilise the currently neglected SWSOOS and surrounds and can improve access by providing connections to the wider neighbourhood (Green Plan, 2018).	
P3	A foreshore pedestrian and cycling path along the Cooks River.	Cooks Cove Developer/ Council	Construction of path to commence prior to construction certificate for first dwelling at Cooks Cove. To be funded by Special Infrastructure Contribution or satisfactory arrangements.	A direct foreshore bicycle path along Cooks River with improved connectivity across MuddY Creek should be provided (AECOM,2016).	
P4	New pedestrian and cycling crossing of the Princes Highway from Cahill park to Brodie Spark Drive.		To be funded by Special Infrastructure Contribution or satisfactory arrangements.	An upgrade to the Princes Highway crossing from Cahill Park is required to improve access to Wooli Creek Station, consider a pedestrian/ cycling overpass (AECOM, 2015).	
EDUC	CATION				
E1 and E2	New school infrastructure.	Department of Education	Provision for additional school infrastructure is to be allowed for, as agreed to by Department of Education.	Subject to detailed review and asset planning by the Department of Education.	
			Contribution towards additional student spaces to be partly funded by Special Infrastructure Contribution or satisfactory arrangements.		

TABLE 3: LOCAL INFRASTRUCTURE UPGRADES				
Measure	Delivery	Implementation and actions	Assumptions	
ROADS				
Upgrade to rail underpass at Railway Street and Subway Road	Council/ Developer		Upgrades to the rail underpass at Railway Street and Subway Road are required to accommodate growth (AECOM, 2015).	

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TABLE 3: LOCAL INFRASTRUCTURE UPGRADES	Delivery	Implementation and actions	Assumptions
ROADS			· · ·
Charles Street realignment	Council/ Developer	Council to undertake preliminary design and costings of upgrades for inclusion in the Development Control Plan and Section 7.11 Plan review.	Upgrades to the local road network required to support anticipated growth (AECOM, 2015).
Gertrude Street extension	Council/ Developer		
Intersection upgrades at: • Wolli Creek Road / Wollongong Road • Fripp Street / Wollongong Road • Dowling Street / Wollongong Road • Wickham Road / Charles Street	Council/ Developer		
OPEN SPACE		·	*
Upgrade to existing parks at Wooroona Reserve, Marinea Reserve and Marsh Street Reserve	Council/ Developer	To be partly funded by Section 7.11 Contributions or satisfactory arrangements.	Opportunities to upgrade existing open space and provide new areas of well-designed and functional open space should be considered ir future planning (Council, 2014).
Upgrades to Gardiner Park and Arncliffe Park, including the installation of synthetic playing fields and lighting andsafety improvements.	Council/ Developer	Precinct Support Scheme (PSS) funding approved.	To be undertaken in accordance with Council's application for PSS approval.
nvestigate new local parks as part of redevelopment of sites on Eden Street (Land and Housing Corporation Site) and Allen Street site (Ford Service Centre).	Developer	To be partly funded by Section 7.11 Contributions or satisfactory arrangements.	Investigations into new parks to be incorporate into any development application for these sites.
IMPROVEMENTS FOR PEDESTRIANS AND CYCLISTS	·		·
New on-road cycle paths along: Wollongong Road and Allen Street Wollongong Road to Bonar Street via Wardell Street / Avenal Street / Marinea Street Burrows Street / Kyle Street Duncan to Allen Strreet Spring Street (including improved crossing of West Botany Street).	Council/ Developer	Council to undertake preliminary design and costings of upgrades for inclusion in the Development Control Plan and Section 7.11 Plan review.	Upgrades required to the local road network to support anticipated growth (AECOM, 2015).
Upgrades to the existing cycle network including: • North-south route between Arncliffe Station and Banksia Station: Arncliffe Street / Burrows St / Eden Street north	Council/ Developers	Council to undertake preliminary design and costings of upgrades for inclusion in the Development Control Plan and Section 7.11 Plan review.	Upgrades recommended to the local cycle network to support anticipated growth (AECOM, 2015).

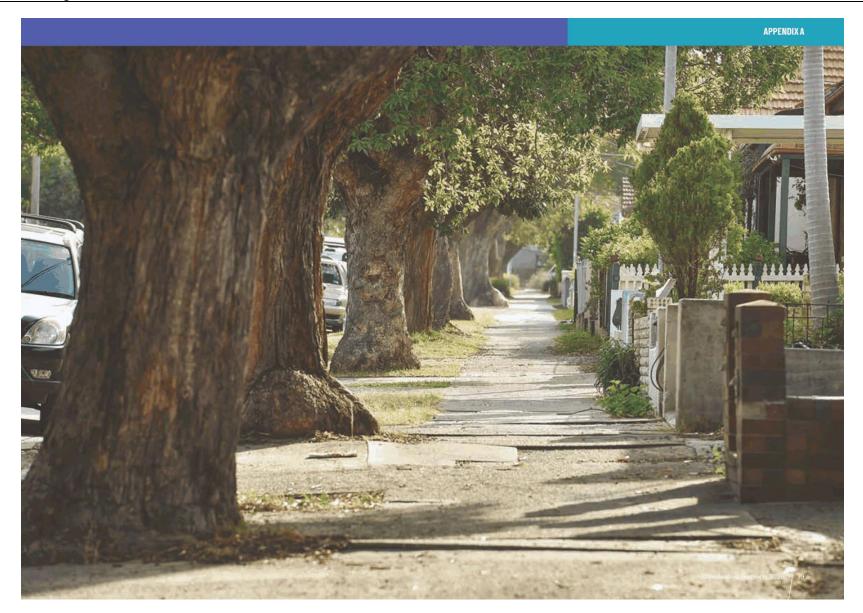
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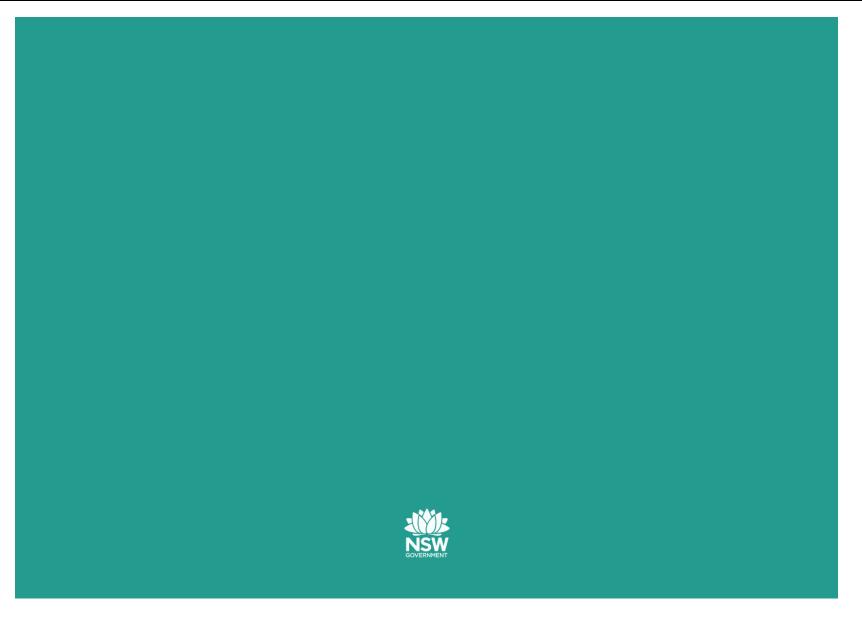
TABLE 3: LOCAL INFRASTRUCTURE UPGRADES			
Measure	Delivery	Implementation and actions	Assumptions
IMPROVEMENTS FOR PEDESTRIANS AND CYCLISTS – CONTINUED			
Improvements to pedestrian crossings at: • Forest Way at Eden Street / Wardell Street / Anncliffe Street / Allen Street roundabout • Wollongong Road / Firth Street roundabout	Council/ Developers	Council to undertake preliminary design and costings of upgrades for inclusion in the Development Control Plan and Section 7.11 Plan review.	Upgrades recommended to pedestrian facilities on the local road network to support anticipated growth (AECOM, 2015).
Improved pedestrian facilities, on new and existing streets at key locations, including along: • Wollongong Road close to Arncliffe Park Burrows Road, Godfrey Street and Gardiner Avenue • Spring Street	Council/ Developers	Council to undertake preliminary design and costings of upgrades for inclusion in the Development Control Plan and Section 7.11 Plan review.	
DRAINAGE AND FLOODING			·
Upgrade trunk drainage across the catchment and upgrade existing drainage network, including: Drainage network along Wollongong Road from Dowling Street to Bonar Street, and under the railway line Additional inlets and drainage works at Valda Avenue Pipe upgrades at Eve Street Brick arch openings under sewer carrier Modifications to Bonnie Doon Channel Dedicated overland flow paths New flood storage and detention basins to mitigate future flooding New levee to provide additional drainage capacity and reduce inundation from the Cooks River	Council/ Developers	Council to undertake preliminary design and costings of upgrades for inclusion in the Development Control Plan and Section 7.11 Plan review.	Arncliffe and Banksia subject to some areas of flooding following significant rainfall events and require upgrades to the existing drainage infrastructure to accommodate future growth (Mott MacDonald, 2015).
COMMUNITY INFRASTRUCTURE			
A new district level branch library and community centre at Arncliffe	Council/ Developers	Council to undertake preliminary design and costings of upgrades for inclusion in the Development Control Plan and Section 7.11 Plan review.	New population anticipated requires a new district level branch library and community centre at Arncliffe (Eltons, 2015).
Provision of new active recreation facilities and community facilities at Cooks Cove		Construction of recreation areas to commence prior to construction certificate for first dwelling at Cooks Cove. To be partly funded by Section 7.11 Contributions or satisfactory	

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Attachment 4

Draft Bayside Council Submission to Department of Planning and Environment - Proposed Bayside West State Infrastructure Contribution

Bayside Council appreciates the opportunity to make a submission to the NSW Department of Planning and Environment in relation to the propsed *Bayside West State Infrastrucure Contributions (SIC)*. Council also acknowledges the release of documents which establish an evidence base for proposed allocation of SIC funding:

- Bayside West SIC Feasibility Study
- Arncliffe and Banksia Green Plan.

However, Council has identified a number of matters which require further consideration by the Department and which may warrant amendment to the SIC funding allocations:

 Pedestrian/cycle bridge over Princes Hwy at Wolli Creek: In relation to the proposed funding allocation of \$6,500,000 to pedestrian/cycle crossing of at Princes Hwy (Cahill Park to Brodie Spark Dr) it is noted that a 2.5m wide pedestrian bridge across Princes Highway at Heathcote was opened in December 2014 and cost \$5.5m.Whilst the 31-metre span across the Princes Highway is a similar size to what would be required at Wolli Creek the Heathcote location is an easier, quieter place to construct an overpass. Construction industry escalation costs would also contribute to a higher cost than has been estimated in the SIC.

The bridge is considered, by Council, to be an important piece of infrastructure and additional funding should be allocated to the project.

Cahill Park to Tempe Recreation grounds pedestrian/cycle bridge: In relation to the proposed Cahill Park to Tempe pedestrian/cycle bridge it is noted that an active transport route to and from Wolli Creek already exists and the proposed new bridge across the Cooks River doesn't reduce the distance to Tempe Reserve for people from Wolli Creek and only reduces the distance for people in Gertrude Street area by 400m. Figure 1 indicates two alternate active transport bridge locations which would access to currently inaccessible open space, to the north of Wolli Creek. These bridges would also improve access for residents of Earlwood to Wolli Creek station and the Cooks River open space network downstream of the Princes Highway.



Figure 1: Alternate locations of Active Transport Bridge Council would welcome an opportunity to discuss SIC funding of alternative active bridge locations, across Wolli Creek.

2. Limited provision of open space west of Forest Road: Council acknowledges the findings of the Arncliffe and Banksia Green Plan, in particular the need for additional areas of open space and improved active transport connections to existing open space. Figure 2 illustrates those areas in the Arncliffe and Banksia Planned Precinct which have gaps in the provision of accessible open space. Of particular concern is an area generally to the west of Forest Road.

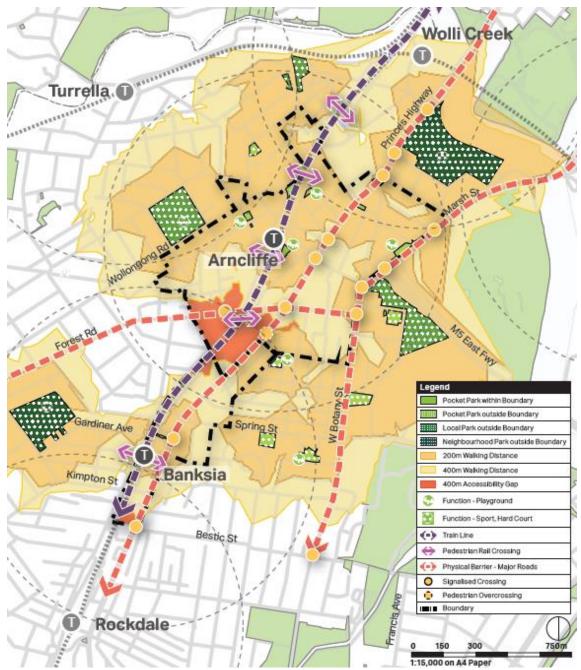


Figure 2: Walking Distance to open space

It is noted that no additional open space has been proposed in the Green Plan and Draft SIC for that part of the Planned Precinct. Additional areas of open space are required in this location due to the lack of existing open space opportunities and the barriers to access that are created by Forest Road and Princes Highway.

3. Limited information about State Infrastructure Contribution governance arrangements between Department of Planning and Environment and Bayside Council: Council is identified as a key stakeholder in the planning, design and delivery of infrastructure through incorporation into the Bayside Council City Projects Programme for capital works. Council requests that the Department of Planning and Environment provide more detail, in the near future, about the timing of infrastructure delivery and the governance arrangements associated with SIC funding so that a comprehensive and integrated scheduling of capital works and preliminaries can be prepared. The scope of each deliverable and detailed allocation of responsibilities remains ambiguous. Council requests that the Department of Planning and Environment establish clear guidelines and/or agreements with Council as soon as possible so that all agencies can progress delivery of much needed community infrastructure upgrades.

Item No	8.6
Subject	Short Term Rental Accommodation Planning Framework
Report by	Michael McCabe, Director City Futures
File	F10/47

Summary

The NSW Department of Planning and Environment (DPE) has sought feedback on proposed amendments to the NSW planning framework in relation to short-term rental accommodation (STRA), including amendments to the *Standard Instrument (Local Environmental Plans) Order 2006* (SI Order) and *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP).

The proposed amendments also include a mandatory Code of Conduct for online accommodation platforms, letting agents, hosts and guests. The Code will include a new dispute resolution process to resolve complaints and this is being developed by NSW Fair Trading.

The proposed amendments are contained in the *Explanation of Intended Effect – Short-term Rental Accommodation Planning Framework* (see **Attachment 1**).

Council staff have prepared a draft submission for Council's consideration and endorsement at this Council meeting.

The purpose of this report is to:

- (i) highlight the key changes proposed to the planning framework, and how STRA is proposed to be regulated; and
- (ii) seek Council's endorsement for the attached submission.

Council's endorsement of the attached submission (**Attachment 2**) is sought, so that the submission can be made to the Department of Planning and Environment (DPE) before the exhibition period ends on 16 November 2018.

Officer Recommendation

That Council endorses the draft submission to the Department of Planning and Environment, in relation to the Short-Term Rental Accommodation Planning Framework regarding amendments to the Standard Instrument Order and the Codes State Environmental Planning Policy.

Background

The existing regulatory system for Short Term Rental Accommodation (STRA) in NSW comprises a voluntary Code of Conduct for industry, some scope for owners' corporations to use strata laws to manage STRA impacts and locally derived planning controls. Currently, neither the *Rockdale Local Environmental Plan 2011*, the *Botany Bay Local Environmental*



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Plan 2013 or *Botany Local Environmental Plan 1995* contain any controls for STRA. There are also no controls in the accompanying Development Control Plans.

This has caused some uncertainty for industry and Council's navigating the permissibility of the use. In addition, some communities and businesses have raised concerns regarding impacts on amenity, noise, parking, safety, 'quasi hotels' and housing availability.

Policy History

In 2012, the NSW Government introduced the Holiday Rental Code of Conduct and a revised national code in 2015.

In 2015-2016, the NSW Legislative Assembly Committee on Environment and Planning recommended that the NSW Government amend planning laws to regulate STRA.

During 2017, further consultation was undertaken with the community through a NSW Government Options Paper, which presented regulatory options for responding to STRA. The Options Paper was exhibited for 14 weeks. The consultation revealed broad, state-wide support for:

- a standard definition and approach to planning controls;
- the strengthening of the existing Code of Conduct;
- introduction of mandatory compliance;
- a robust complaints management scheme; and
- strata schemes to prohibit or restrict STRA on strata schemes.

On 5 June 2018, the NSW Government announced their intent for a proposed policy framework for STRA in NSW, to be implemented by amending planning instruments and strata and Fair Trading legislation.

Proposed amendments to the Standard Instrument Order 2006

The key changes to the Standard Instrument Order 2006 are as follows:

- provision of a definition for the activity, to be known as 'short-term rental accommodation';
- that STRA is not a form of 'tourist and visitor accommodation'; and
- identifying that STRA will be permissible in all zones in which dwellings are permissible.

Land Use Definition

It is proposed to define STRA as:

The commercial use of an existing dwelling, either wholly or partially, for the purposes of short-term accommodation, but does not include tourist and visitor accommodation.

The definition is intended to enable the use of a dwelling for STRA as a part its residential use where:

- the dwelling is permissible with consent in the zone;
- no physical alterations or additions would be made to accommodate the STRA use; and
- the dwelling has a current development consent or existing use rights for its use as a dwelling.

It is noted that STRA is proposed to be permissible in 'secondary dwellings'. Secondary dwelling means a self-contained dwelling that is established in conjunction with another dwelling (the principal dwelling) and is on the same lot of land as the principal dwelling. However, STRA will be excluded from other forms of 'residential accommodation', such as 'group homes', 'seniors housing' and 'boarding houses'. STRA will also be excluded from 'affordable rental housing' approved under State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) and State Environmental Planning Policy No. 70 Affordable Housing (SEPP 70) as these policies are aimed at increasing affordable rental housing for long term residential use.

The inclusion of a standard definition for STRA will provide greater certainty for industry and Council's navigating the permissibility of STRA, particularly in relation to concerns raised by the community and businesses regarding impacts on amenity, noise, parking, safety, 'quasi hotels' and housing availability.

The key changes to the Standard Instrument Order 2006 include:

- provision of a definition for the activity, to be known as 'short-term rental accommodation';
- that STRA is not a form of 'tourist and visitor accommodation'; and
- identifying that STRA will be permissible in all zones in which dwellings are permissible.

Land Use Permissibility

The STRA land use is proposed to be permitted in all zones where '*dwellings*' are permissible.

Proposed amendments to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The key changes proposed under the Codes SEPP are as follows:

- the inclusion of specific provisions and development standards so that STRA may be permitted as exempt and complying development; and
- the inclusion of minimum fire safety and evacuation requirements for individual premises used for STRA.

Approval Pathways

The proposed exempt and complying approval pathways are based on different levels of risk where a host is or is not present and the number of days of operation in a calendar year. The following development pathways are proposed for the STRA activity:

Exempt development:

- where the host is present on site overnight, the period is year round.
- where the host is not present and the property is in Greater Sydney, the period is 180 days.

It is noted that the proposed complying development provisions do not apply because the Bayside Local Government does not contain bush fire prone land and the exempt provisions will apply. The Department envisages that there are no variations or development application pathway available to undertake STRA above the number of days specified above.

Exempt development standards

In summary, the general requirements set out in the Codes SEPP for exempt development will apply to STRA. The following additional criteria are proposed to apply to STRA:

- the current use must be a lawful, permissible use under the LEP;
- the building in which STRA is proposed must comply at all times with all relevant planning, building, strata, fire safety and health regulations;
- no alteration or additions will be permitted to the building unless otherwise exempt; and
- any building work would be required to follow existing approval pathways.

Safety:

The Department proposes a number of fire safety and evacuation requirements for individual premises used for STRA in consideration of guests who may be less familiar with the location where the host is not present:

All dwellings

- no more than 2 persons/ bedroom or 12 persons, whichever is the lesser;
- installation of smoke alarms; and
- installation of a lighting system in hallways.

Dwellings in multi-unit buildings only

- installation of entry doors openable from inside without a key;
- installation of self-closing doors;
- installation of a fire extinguisher and fire blanket in the kitchen; and
- the making of an Evacuation Plan.

Standalone dwellings only

installation of heat alarms for dwellings located above a garage.

It is also proposed that dwellings will not be able to be let for STRA to unrelated parties at one time.

Noise and Amenity Impacts

Under the *Protection of the Environment Operations Act 1997*, Council and the NSW Police have powers to respond to complaints about disturbances from activities in a dwelling. No changes are proposed to these powers under this Act.

No changes are proposed to the investigative, entry and search, obtaining information and recording evidence powers available under Division 9.2 of the *Environmental Planning and Assessment Act 1979.*

Additional Elements of the Government Policy

Mandatory Code of Conduct

The Code of Conduct will include provisions to resolve complaints about STRA, including anti-social behaviour, that is readily accessible to hosts, guests and impacted third parties,

such as neighbours. NSW Fair Trading is developing the Code of Conduct during 2018 and provides the following summary on its website:

"A mandatory Code of Conduct will be introduced that will apply to anyone involved in providing or using short-term holiday letting including hosts, guests, online platforms, and letting agents.

The Code will establish the '2 strikes and you're out' policy. Hosts or guests who commit 2 serious breaches of the Code within 2 years will be banned for 5 years. Platforms and letting agents will not be permitted to offer services to anyone, or any dwelling, that is listed on the exclusion register.

A strike will include any behaviour which unreasonably interferes with a neighbour's quiet and peaceful enjoyment of their home.

The Code will establish a complaints system, which will be available to neighbours of short-term holiday letting premises, strata committees and owners corporations.

Complaints will be assessed by independent and impartial adjudicators, approved by the Commissioner for Fair Trading. Adjudicators will be required to make decisions on evidence and after giving both complainants and respondents a chance to put forward their case.

Strikes will be recorded on an online register to ensure that guests and/or hosts cannot 'platform shop'. Platforms and property agents will have to check the register before taking on new customers. Failure to do so may result in significant penalties of up to \$1.1million for corporations and \$220,000 for individuals.

NSW Fair Trading will have powers to police online platforms and letting agents. The Code, its enforcement, the compliance system and the register will be funded by industry."

STRA in Strata Settings

The *Strata Schemes Management Act 2015* is proposed to be amended to allow owners' corporations (by a 75% majority vote) to make a by-law that prohibits the use of a lot for STRA where the lot is not the principal place of residence of the owner or tenant.

However, if the lot is the principal place of residence for the owner or tenant, a by-law cannot prevent the lot being used for STRA. If the host does not own the property, they will be required to obtain owner permission to undertake STRA. NSW Fair Trading will also develop guidelines to advise owners corporations on how they can use other existing strata laws to help deal with short-term holiday letting.

Transitional Arrangements

If the legislation is made, the proposed amendments to the Standard Instruments Order and Codes SEPP will mean the state–wide planning framework for STRA will automatically apply to all councils in NSW.

Financial Implications

Not applicable	\boxtimes
Included in existing approved budget	
Additional funds required	

Community Engagement

The Department of Planning and Environment is seeking feedback on the proposed amendments to the Standard Instrument Order and the Codes SEPP, which will close on 16 November 2018.

Attachments

- 1 Explanation of Intended Effect <u>J</u>
- 2 Bayside Council Submission J



Explanation of Intended Effect

Short-term Rental Accommodation Planning Framework

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Explanation of Intended Effect

This Explanation of Intended Effect (EIE) has been prepared according to Section 3.30 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

It is presented in six parts:

- Part 1 Executive Summary
- Part 2 Context
- Part 3 Planning Context
- Part 4 Proposed Changes to The Planning System
- Part 5 Have Your Say
- Part 6 Appendices

Part 1 – Executive summary

1.1. Background

Short-term rental accommodation (STRA) has been carried out in New South Wales (NSW) for many years and has grown rapidly with the development of online platforms and the sharing economy. The activity increases tourist accommodation options, contributes to household income and brings wider tourism benefits. However, some communities report impacts on amenity, parking and housing availability.

In 2015, the NSW Legislative Assembly Committee on Environment and Planning conducted an inquiry into the Adequacy of the Regulation of Short-Term Holiday Letting in NSW. The Committee published its report and recommendations in 2016. The recommendations were mostly supported by the NSW Government and an Options Paper was released in 2017. The Options Paper, publicly exhibited between 21 July and 31 October 2017, sought feedback on regulatory approaches to STRA and attracted almost 8,000 submissions.

The submissions, received in response to the Options Paper, have helped inform a whole of Government policy for the regulation of STRA in NSW. On 5 June 2018, the NSW Government announced a framework that strikes a balance between supporting the economic value of the industry and managing impacts on the community. The framework includes state-wide planning controls and a mandatory Code of Conduct for online accommodation platforms, letting agents, hosts and guests, which will address impacts like noise levels, disruptive guests and effects on shared neighbourhood amenities. The framework will be implemented through amendments to planning instruments, and strata and Fair Trading legislation.

1.2. This document

This Explanation of Intended Effect (EIE) relates to proposed amendments to the NSW planning system, as part of the whole of Government framework for STRA. It outlines proposed amendments to the *Standard Instrument* (*Local Environmental Plans*) Order 2006 (SI Order) and *State Environmental Planning Policy* (Exempt and Complying Development Codes) 2008 (Codes SEPP), and their intended effects. Other elements of the whole of Government framework will be progressed by the Department of Finance, Services and Innovation (DFSI).

1.3. What is proposed?

The Department of Planning and Environment is proposing amendments to introduce the state-wide planning framework for STRA. Proposed amendments include:

- the introduction of a land use definition and permissibility for 'short-term rental accommodation'
- the introduction of exempt and complying development criteria for STRA which will include a maximum number of days that STRA can operate in a calendar year
- allowing councils outside Greater Sydney to set the number of days that a dwelling can be used for STRA without development consent or with a complying development certificate, to no lower than 180 days per year, to meet the needs of their communities, and
- the introduction of minimum fire safety and evacuation requirements for premises used for STRA.

Have your say.

The Department of Planning and Environment is seeking feedback on the details of the planning framework for regulation of STRA in NSW. To make a submission, visit www.planning.nsw.gov.au/STHL

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Part 2 – Context

2.1. Short-term Rental Accommodation in NSW

The STRA industry has undergone rapid growth since 2012, supported by the emergence of online booking services and the sharing economy. Internet platforms have generated new marketplaces for STRA, benefitting consumers and providers by increasing accommodation options; providing opportunities to earn income from property assets; and broadening the economic benefits of tourism.

Existing regulation of STRA

The existing regulatory system for STRA in NSW comprises a voluntary Code of Conduct for industry, some scope for owners' corporations to use strata laws to manage STRA impacts and locally derived planning controls.

This has caused uncertainty for industry navigating the permissibility of the use. In addition, some communities and businesses have raised concerns regarding impacts on amenity, noise, parking, safety, 'quasi hotels' and housing availability.

2.2 Policy history

- 2012 & The Holiday Rental Code of Conduct was originally adopted in NSW in 2012.
- **2015** Revised as a national code in 2015, with the key objective of encouraging acceptable standards of behaviour for STRA guests. This is a voluntary Code of Conduct.
- 2015- The NSW Legislative Assembly Committee on Environment and Planning conducted an inquiry into
- 2016 the adequacy of the regulation of short-term holiday letting in New South Wales. In its investigation, the Committee recognised that STRA is a complex and multi-faceted issue requiring a whole of Government response. The Committee recommended that the NSW Government amend planning laws to regulate STRA; allow home sharing and short-term letting of a principal place of residence as exempt development; empty houses be let as exempt and complying development; and the existing Code of Conduct be strengthened.

The NSW Government released a response to the Committee's recommendations in 2016, providing in-principle support for the key recommendations.

2017 During 2017, further consultation was undertaken with the community through a NSW Government Options Paper, which presented regulatory options for responding to STRA. The Options Paper was exhibited for 14 weeks.

During the public consultation there was broad support for a comprehensive, whole of Government solution considering planning, strata regulations, the industry code of conduct and a registration system.

- From a planning perspective, feedback included support for a state-wide definition and a standard approach to planning controls, but with provision to respond effectively to the specific local context.
- From an industry management perspective, the vast majority of stakeholders supported

strengthening the existing Code of Conduct through updating standards, mandating compliance and introducing a robust complaints management scheme.

 From a strata perspective, owners' corporations supported additional powers, through bylaws, to be able to prohibit or restrict STRA on strata schemes.

2.3. Whole of Government Framework

On 5 June 2018, the NSW Government announced a policy framework for STRA in NSW, to be implemented by amending planning instruments and strata and Fair Trading legislation. This approach supports STRA occurring in NSW and manages potential impacts by providing appropriate controls for the land use and a new Code of Conduct that will apply to STRA booking services, letting agents that facilitate STRA, hosts and guests. It enhances the use of existing mechanisms and introduces new mechanisms to deliver a cohesive and effective framework that, once implemented, will provide a more consistent and accessible approach to managing STRA in NSW to the benefit of communities and industry.

The proposed whole of Government framework

- A State-wide planning framework developed by the Department of Planning and Environment to achieve consistency and certainty across local planning controls.
- A new co-regulatory Code of Conduct developed by DFSI with industry and other relevant stakeholders. The Code will apply to online accommodation platforms, letting agents, hosts and guests and address impacts like noise levels, disruptive guests and effects on shared neighbourhood amenities. The Code will also include a new dispute resolution process to resolve complaints, and NSW Fair Trading will have powers to police online platforms and letting agents.
- Changes to strata legislation, which will allow owners' corporations to adopt a by-law, with a 75 per cent
 majority vote, preventing STRA in their block for lots that are not the principal place of residence of the host.

The Department of Planning and Environment is proposing planning amendments to give effect to the Government's position on STRA in NSW. This EIE outlines the proposed amendments.



Part 3 – Planning Context

3.1. Current planning system

3.1.1. Defining STRA

At present, there is no state-wide planning definition for STRA and the SI Order does not expressly provide for the permissibility of this use. Currently, individual councils can determine where and when planning consent is required for STRA. Most councils do not specifically legislate for STRA and the use is commonly treated as an ancillary activity to the residential use of a dwelling.

STRA is regulated in a small number of some local government areas through the planning system. Eleven councils have defined the activity and circumstances when consent is required in their Local Environmental Plans (LEPs). Definitions, permissibility and controls vary between these councils. For instance, some councils allow the use without the need for any approval, while others consider STRA as 'tourist and visitor accommodation' or 'residential accommodation' and require approval. Some councils limit the activity by setting a maximum number of consecutive days or a maximum number of bedrooms.

3.1.2. Compliance and STRA

The existing planning system has strong compliance measures to address land use permissibility and compliance with planning legislation. Division 9.2 of the EP&A Act provides investigative powers which councils may apply where property owners are in breach of their consent. These powers cover investigation and authorisation, entry and search, obtaining information, and recording evidence.

There are also other regulatory powers available to the NSW Environment Protection Authority or Police to address amenity issues under the *Protection of the Environment Operations Act 1997* (POEO Act). Residents can make complaints to these authorities which can issue a warning or a noise abatement direction under the POEO Act, issue an on the spot fine, or direct a person who is the occupier of a premise to stop making the offensive noise.

Feedback on the Options Paper suggested it can be difficult for councils to effectively use the existing enforcement and compliance powers when there are complaints about STRA due to the transient nature of the use; a lack of information regarding STRA activities; and the resourcing burden associated with proving non-compliances.

Part 4 – Proposed changes to the planning system

The proposed changes will simplify and clarify the planning regulation of STRA in NSW, by providing a single definition for the use and circumstances where approval is required for this activity. These changes seek to:

- clarify the permissibility of STRA
- provide consistency and certainty for the industry and community
- enable STRA to occur in appropriate locations
- provide for the safety of those using STRA
- strike a balance between the availability of properties for long-term and the short-term rental market in metropolitan areas
- enable councils in regional areas to respond to local needs and
- mitigate impacts of STRA on communities.

The planning framework for STRA will be given effect through amendments to the SI Order and the Codes SEPP.

4.1. Proposed amendments to the Standard Instrument Order 2006

Key changes

- Providing a definition for this activity to be known as 'short-term rental accommodation'.
- Making it clear that 'short-term rental accommodation' is not a form of 'tourist and visitor accommodation'.
- Making it clear that STRA will be permissible in all zones in which dwellings are permissible.

4.1.1. Land use definition

Definitions for land uses in the planning system are generally located in the SI Order and it is proposed to include a land use definition for STRA in the SI Order Dictionary. This will allow the definition to be incorporated into all Standard Instrument LEPs.

It is proposed to define STRA as:

"the commercial use of an existing dwelling, either wholly or partially, for the purposes of short-term accommodation, but does not include tourist and visitor accommodation."

This indicative definition is intended to enable the use of a dwelling for STRA as a part of its residential use where:

- the dwelling is permissible with consent in the zone
- no physical alterations or additions would be made to accommodate the STRA use, and
- the dwelling has a current development consent or existing use rights for its use as a dwelling.

STRA is intended to be permissible in secondary dwellings. It is proposed that some forms of residential accommodation, such as boarding houses, seniors housing and group homes, will be excluded from STRA use to ensure they continue to meet their intended purpose. STRA will also be excluded from 'affordable rental housing' approved under *State Environmental Planning Policy* (*Affordable Rental Housing*) 2009 (ARHSEPP) and *State Environmental Planning Policy* No. 70 Affordable Housing (SEPP 70), as these policies are aimed at increasing affordable rental housing for long term residential use.

4.1.2. Land use permissibility

The newly defined STRA land use will be permitted in all zones where dwellings are permissible.

4.2. Proposed amendments to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Key changes

- Include specific provisions and required development standards so that STRA is permitted as exempt and complying development.
- Include minimum fire safety and evacuation requirements for individual premises used for STRA.

4.2.1. Development approval pathways

The proposed exempt and complying development approval pathways for STRA are based on different levels of risk associated with whether a host is present, whether the property is on bushfire prone land and days of operation in a calendar year. The pathways recognise that in certain circumstances, STRA has minimal impact and therefore, a lower level of regulation is appropriate.

The table below identifies approval pathways available to STRA activity, under the Government position.

Table 1: Development pathways available to STRA in state planning framework

Development Pathway	Criteria	Period
	Host present on site overnight	Year round
Exempt development	 Host <i>not</i> present, and Property is not in Greater Sydney¹ Property is not on bushfire prone land 	365 days per year Councils will be able to set the number of days from 180 days to 365 days.
	Host not present, andProperty is in Greater SydneyProperty is not on bushfire prone land	180 days per year
Complying	 Property is on bushfire prone land Host <i>not</i> present, and Property is not in Greater Sydney 	365 days per year Councils will be able to set the number of days, from 180 to 365 days.
development	 Property is on bushfire prone land Host <i>not</i> present, and Property is in Greater Sydney 	180 days per year

¹ Please see Appendix 6.4.



In summary, the Government position is that:

- When the host is present on site overnight: STRA can proceed as exempt development for 365 days
 per year, noting the hosts' ability to manage behaviour and impacts.
- When the host is not present and the property is not on 'bushfire prone land': The state-wide provisions
 will stipulate the number of days per calendar year that a property can host STRA as exempt
 development, as follows:
 - If the property is in Greater Sydney, a property may be used for STRA for no more than 180 days per year.
 - If the property is not in Greater Sydney, a property may be used for STRA up to 365 days per year. However, Councils in these areas will be able to reduce the number of days STRA is permissible to no less than 180 days.
- When the host is not present and the property is on 'bushfire prone land', complying development
 approval will be required for STRA. This is in recognition that additional safety measures are required to
 provide for the safety of guests who are unfamiliar with the location. A landowner will obtain a
 Complying Development Certificate and to do so would be required to address issues specific to
 bushfire prone areas, outlined at 4.2.3 below.

As this is an endorsed state-wide policy, it is proposed that no variations or development application pathways will be available to undertake STRA above these number of day limits.

4.2.2. Ability of regional councils to determine the permissibility of STRA

Under the policy, STRA will be permissible in areas outside Greater Sydney for 365 days per year. However, councils outside of Greater Sydney will have the option to reduce the number of days STRA can occur from 365 days, when the host is not present to no lower than 180 days, based on local needs.

Councils seeking to reduce the number of days are invited to provide an expression of interest to the Department of Planning and Environment within 8 weeks of the exhibition commencing.

If a council LEP does not amend the day threshold, the per annum state-wide policy will apply.

4.2.3. Exempt and complying development standards

The Codes SEPP contains core criteria that must be met for all the uses identified as exempt or complying development in the SEPP and criteria specific to different land uses and development types. This approach will be applied to STRA.

The general requirements set out in the Codes SEPP for exempt and complying development will apply to STRA progressing through these respective pathways. The following additional criteria are proposed to apply to STRA as both exempt and complying development approval pathways:

- The current use must be a lawful use, permissible under an environmental planning instrument (EPI) applying to the land and in a building approved for residential accommodation.
- The building in which STRA is proposed must comply at all times with all relevant planning, building, strata, fire safety and health regulations.
- No alterations or additions will be permitted to the building unless otherwise exempt. Other than safety
 standards below, the STRA activity does not authorise any building works. Any building works would be
 required to follow existing approval pathways.

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- STRA must not cause contravention of any existing condition of the most recent development consent that applies to the building.
- STRA must comply with relevant requirements under the strata scheme.
- The dwelling must comply with the safety standards outlined at 4.2.4. below.

STRA on Bushfire Prone Land when the host is not present

Development on mapped bushfire prone land must meet relevant bushfire safety requirements to minimise risk. In addition to the criteria above, the following specific criteria will apply to STRA as complying development on bushfire prone land:

- The land on which STRA can occur must be certified as being no more than Bush Fire Attack Level (BAL) 29 risk rating.
- Where a property exceeds BAL29 bushfire risk, it is proposed that a development application would be required to undertake STRA.

4.2.4. Safety

One of the considerations in developing the policy framework has been the safety of guests using STRA, who may be less familiar with the location where the host is not present. The Building Code of Australia does not provide any specific requirements for STRA. However, given safety in existing dwellings remains important, there is a need to consider how existing buildings used for STRA can meet acceptable safety standards. The intent is to manage risks for users of STRA, while still enabling the activity to occur.

In this regard, the following minimum fire safety and evacuation requirements for individual premises used for STRA are proposed:

Dwelling type	Recommended standard
All dwellings	 No more than 2 persons/bedroom or 12 persons, whichever is the lesser Installation of smoke alarms in each bedroom, and the smoke alarms are interconnected where there is more than one alarm. Installation of a lighting system in hallways that is activated by the smoke alarm system.
Dwellings in multi-unit buildings only (Dwellings in Class 2 and 4 buildings)	 Entry doors should be openable from inside the dwelling without a key Installation of a self-closing device and smoke seals to all edges of the door, if the door opens onto a shared corridor and entrance doorway. Installation of a fire extinguisher and fire blanket in the kitchen. Making an Evacuation Plan, displaying 'evacuation signage' and familiarising guests with exit system.
Standalone dwellings only (Class 1a buildings)	 Installation of heat alarms in single dwellings which are located above a garage. This would be required only where the garage is not accessible to the guest/s.

Table 2: Proposed safety requirements applying to dwellings used for STRA

It is also proposed that dwellings will not be able to be let for STRA to unrelated parties at one time. Related parties would include families, partners, friends and/or colleagues.

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4.3. Noise and amenity impacts

Local councils and NSW Police have powers, under the POEO Act and other legislation, to respond to complaints about disturbances from activities in a dwelling. The Department of Planning and Environment will provide information to councils, industry and the local community on the application of these powers. As noted earlier, Division 9.2 of the EP&A Act provides investigative powers which councils may apply to exercise their functions under this Act. These powers cover investigation and authorisation, entry and search, obtaining information and recording evidence. No changes are proposed to these powers under these Acts.

4.4. Additional elements of the Government policy

In addition to the state-wide planning framework exhibited in this EIE, the Government policy also includes a new mandatory Code of Conduct and changes to strata legislation. All elements of the policy will work together to enable STRA, while managing potential impacts.

For more information about the mandatory Code of Conduct or STRA in strata settings, please contact the NSW Department of Finance, Services and Innovation or visit <u>fairtrading.nsw.gov.au/news-and-updates/news/new-short-term-holiday-letting-regulations.</u>

4.4.1 Mandatory Code of Conduct

A new mandatory Code of Conduct for online platforms, managing agents, hosts and guests will be developed by DFSI in consultation with industry and relevant stakeholders. This Code will include provisions to resolve complaints about STRA, including anti-social behaviour, that is readily accessible to hosts, guests and impacted third parties, such as neighbours. DFSI oversight of the Code, as well as enforcement powers in relation to implementation by industry and platforms, will provide direct levers to ensure that the proposed measures are implemented effectively.

4.4.2 STRA in strata settings

As part of whole of Government framework, the *Strata Schemes Management Act 2015* will be amended to allow owners' corporations (by a 75% majority vote) to make a by-law that prohibits the use of a lot for STRA where the lot is not the principal place of residence of the owner or tenant. However, if the lot is the principal place of residence of the owner or tenant. However, if the lot is the principal place of residence for the owner or tenant. However, if the host does not own the property, they will be required to obtain owner permission to undertake STRA. A Bill enabling this change to be made was passed by NSW Parliament on 14 August 2018.

4.5. Transitional arrangements

Once made, the proposed amendments to the SI Order and Codes SEPP will mean the state-wide planning framework for STRA will automatically apply to all councils in NSW, including those with existing provisions. The Department of Planning and Environment will work with councils with existing provisions to amend their LEPs to be consistent with the state-wide framework, including appropriate transitional periods.

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Part 5 - Have your say

This EIE outlines proposed changes to the NSW planning system to enact the planning framework announced in the NSW Government policy on STRA. The Department of Planning and Environment welcomes feedback, but notes that the state-wide permissibility of STRA and number of days in which it can take place are a policy position which has been endorsed by Government.

5.1. How to make a submission

This EIE is available on the Department of Planning and Environment's website at www.planning.nsw.gov.au/STHL.

You can make a submission online at the website or you can write to: Director, Housing Policy NSW Department of Planning and Environment GPO Box 39, Sydney NSW 2001

5.2. Privacy policy

Your personal information is protected under the Privacy and Personal Information Protection Act 1998 (PPIP Act). The Department collects personal information in submissions for the purposes set out in the Department's Privacy Statement.

We respect your right to privacy. Before lodging your submission, you will be asked to confirm that you have read the terms of the Privacy Statement, which sets out:

- how personal information is defined under the PPIP Act it includes but is not limited to your name, address and email address,
- the purposes for which the Department collects personal information, and
- how personal information collected by the department will be used.

When you make a submission, we will publish:

- the content of your submission including any personal information about you which you have chosen to include in those documents, and
- a list of submitters', which may include your name and your suburb or town.

We will not publish offensive, threatening, defamatory or other inappropriate material. If you do not want your personal information published, please do not include any personal information in your submission. If you do not want your submission published at all, please note this in your submission.



Part 6 – Appendices

6.1. Summary of proposed amendments

Amendments to the planning system intend to:

- provide a single definition to be applied across NSW; and
- set criteria for exempt and complying development approval pathways where the use either meets the
 minimal environmental impact criteria for exempt development, or has been found to be generally of
 low environmental impact and can meet complying development criteria.

Changes are summarised in Table 2, and discussed further below.

Table 2: Summary of proposed changes

Торіс	EPI	Proposed change	Intention
Definition	SI Order	Add a definition for 'short-term rental accommodation'. Add a note under the tourist and visitor accommodation definition that it does not include 'short-term rental accommodation'.	To provide greater certainty and clarity for councils, industry and community and to distinguish between STRA and traditional accommodation uses.
Permissibility	SI Order	Make it clear that STRA will be permissible in zones in which dwellings are permissible.	To provide land use permissibility for STRA.
Exempt Development		Add 'short-term rental accommodation' including development standards required.	To enable the temporary use of dwellings as STRA for visitors based on certain criteria.
		Include a provision that STRA is permitted as exempt development year round (365 days) where the host is present on-site overnight.	To enable STRA in this circumstance, recognising the lower impact of activity.
		Include a provision that, if the host is not present, STRA is permitted in a dwelling on land that is not bushfire prone as exempt development:	To define the maximum period for dwellings to be used for STRA in a calendar year, when the host is not present.
		 year round (365 days), if the property is outside Greater Sydney for no more than 180 days per 	

Short-term Rental Accommodation Planning Framework | Explanation of Intended Effect | October/November 2018

Торіс	EPI	Proposed change	Intention
		year, if the property is in Greater Sydney	
		Include a provision that allows councils outside Greater Sydney to decrease the number of days STRA is permissible as exempt development per year from 365 days to no lower than 180 days, if they wish.	To recognise local differences and communities' needs in regional NSW.
		Include minimum fire safety and evacuation requirements for individual premises used for STRA.	To ensure the safety of visitors using STRA.
Complying Development	Codes SEPP	 Include a provision that, if the host is not present and the property is on bushfire prone land (<bal29), a="" as="" complying="" development:<="" dwelling="" in="" is="" li="" permitted="" stra=""> year round (365 days), if the property is outside Greater Sydney for no more than 180 days per year, if the property is in Greater Sydney. </bal29),>	To recognise local differences and communities' needs in regional and metropolitan NSW. To ensure safety on bushfire prone land.
		Include a provision that allows councils outside Greater Sydney to decrease the number of days STRA is permissible as exempt development per year from 365 days down to no less than 180 days, if they wish.	To recognise local differences and communities' needs in regional NSW.
		Include minimum fire safety and evacuation requirements for individual premises used for STRA.	To ensure the safety of visitors using STRA.

Short-term Rental Accommodation Planning Framework | Explanation of Intended Effect | October/November 2018

6.2. Relevant planning legislation

6.2.1. Environmental Planning and Assessment Act 1979

The EP&A Act is the principal legislative instrument for land use planning in NSW. It provides for amending planning instruments such as LEPs and state planning policies; enables the inclusion of a land use definition in the SI Order and provides for additions to exempt and complying development types.

The Act also provides for the determination of development applications and ensures that the assessment of proposed development considers appropriate matters. This includes consideration of environmental, economic and social impacts including noise, parking and amenity.

As noted above, the EP&A Act also contains compliance and enforcement powers for use when development does not comply with the approval process.

No amendments are proposed to the EP&A Act as part of the whole of Government policy or this EIE.

6.2.2. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) simplifies the approval process for standard types of development.

The proposed amendments to the Codes SEPP will specify standard pathways for planning approval of STRA as exempt development and complying development.

6.2.3. Standard Instrument Order 2006

The SI Order prescribes the form and content of a principal LEP for a local government area for the purposes of section 3.20 of the EP&A Act in accordance with relevant state policies. It is a standard format LEP that applies to all local government areas in NSW. The SI Order establishes the land use planning framework and includes a range of definitions and appropriate land use zones for inclusion in each council's LEP.

The inclusion of a definition for STRA in the SI Order and the identification of where it will be permissible will mean there is a consistent approach to the regulation of the activity across NSW.

6.2.4. Local Environmental Plans

LEPs are a local planning instrument applying to local government areas that specify where land uses are permissible and can set standards for types of development.

The state-wide policy will amend existing LEPs according to the SI Order.

Short-term Rental Accommodation Planning Framework | Explanation of Intended Effect | October/November 2018

6.3. Abbreviations

Table 3: Abbreviations

Торіс	Intention
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development) Codes 2008
DFSI	Department of Finance, Services and Innovation
EIE	Explanation of Intended Effect
EP&A Act	The Environmental Planning and Assessment Act 1979
LGA	Local Government Area
LEP	Local Environmental Plan
NSW	New South Wales
SEPP	State Environmental Planning Policy
SI Order	Standard Instrument (Local Environmental Plans) Order 2006
STRA	Short-Term Rental Accommodation

Short-term Rental Accommodation Planning Framework | Explanation of Intended Effect | October/November 2018

Bayside	Cumberland	Northern Beaches
Blacktown	Fairfield	North Sydney
Blue Mountains	Georges River	Penrith
Burwood	Hawkesbury	Randwick
Camden	Inner West	Strathfield
Campbelltown	Hornsby	Sutherland
Canterbury-Bankstown	Hunter's Hill	The Hills
City of Sydney	Ku-ring-gai	Waverley
City of Parramatta	Lane Cove	Willoughby
City of Ryde	Liverpool	Woollahra
City of Canada Bay	Mosman	Wollondilly

Amendments to Short-term Rental Accommodation Planning Framework

1. Proposed amendments to the Standard Instrument Order 2006

Council notes and supports the inclusion of the definition for '*short-term rental accommodation*' (STRA) in the Standard Instrument Order, and its incorporation into all Standard Instrument LEPs, including the Rockdale LEP 2011, Botany Bay LEP 2013 and Botany LEP 1995.

The inclusion of a standard definition for STRA will provide greater certainty for industry and Council's navigating the permissibility of STRA, particularly in relation to concerns raised by the community and businesses regarding impacts on amenity, noise, parking, safety, 'quasi hotels' and housing availability.

Council supports the key changes to the Standard Instrument Order 2006, which include:

- provision of a definition for the activity, to be known as 'short-term rental accommodation';
- that STRA is not a form of 'tourist and visitor accommodation'; and
- identifying that STRA will be permissible in all zones in which dwellings are permissible.

2. Proposed amendments to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

It is noted that the proposed exempt and complying approval pathways are based on different levels of risk where a host is or is not present and the number of days of operation in a calendar year.

Council supports the proposed amendments to the *State Environmental Planning Policy* (*Exempt and Complying Development Codes*) 2008 (Codes SEPP). However, Council requests that the Department give further consideration to appropriate car parking requirements for STRA as part of the exempt and complying provisions.

3. Noise and amenity impacts

The Department does not propose to amend existing powers under the *Protection of the Environment Operations Act 1997* and Division 9.2 of the *Environmental Planning and Assessment Act 1979.*

Council notes that no changes are proposed in this regard, and that additional regulatory measures relating to noise and amenity impacts are proposed in the Mandatory Code of Conduct being developed by NSW Fair Trading.

4. Mandatory Code of Conduct

The proposed amendments also include a mandatory Code of Conduct for online accommodation platforms, letting agents, hosts and guests. The Code will include a new dispute resolution process to resolve complaints and this is being developed by NSW Fair Trading.

The Code of Conduct will include provisions to resolve complaints about STRA, including antisocial behaviour, and will be readily accessible to hosts, guests and impacted third parties, such as neighbours. Council notes and supports the proposed mandatory Code of Conduct being developed by the NSW Fair Trading. However, Council requests the opportunity to provide comment further on the proposed Mandatory Code of Conduct prior to it being formally adopted.

5. STRA in strata settings

The Strata Schemes Management Act 2015 is proposed to be amended to allow owners' corporations (by a 75% majority vote) to make a by-law that prohibits the use of a lot for STRA where the lot is not the principal place of residence of the owner or tenant.

However, if the lot is the principal place of residence for the owner or tenant, a by-law cannot prevent the lot being used for STRA. If the host does not own the property, they will be required to obtain owner permission to undertake STRA.

NSW Fair Trading will also develop guidelines to advise owners corporations on how they can use other existing strata laws to help deal with short-term holiday letting.

Council notes and supports the proposed amendments to the *Strata Schemes Management Act 2015.*

Council Meeting

Item No	8.7
Subject	Update - Eastlakes Town Centre
Report by	Michael McCabe, Director City Futures
File	F18/667

Summary

In October 2018 the Crown Group lodged an application to modify a Part 3A Concept Plan Approval for the Eastlakes Shopping Centre (MOD 4). It is a significant departure from the current approval seeking:

- Alterations to ground floor commercial layout;
- Increase in floor space from 49,040m2 to 71,815m2;
- Increase the number of apartments from 292 to 468 (increase of 176 apartments);
- Provision of a new mezzanine level and corresponding increase in height of the residential podium;
- Consolidation of the proposed residential buildings from 6 to 4;
- Increase in the building height from 3-6 storeys to 4-14 storeys above the podium; and
- Provision of additional levels of basement car parking increasing parking from 700 to 1,077 spaces (increase of 377 spaces).

On 31 October 2018 Council was notified of the Exhibition of MOD 4. The Exhibition period will be from Thursday, 1 November 2018 to 14 December 2018. Full documentation of the project can be found at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9169

Council staff will undertake an analysis of the MOD 4 documentation in light of Councils' previous position in relation to the centre, the findings and recommendations of the State Design Review Panel and the relevant strategic planning framework including the Eastern City District Plan. A submission will be prepared and lodged with the Department of Planning and Environment.

Information about the public exhibition of the proposal has been placed on Council's Facebook page and website.

Officer Recommendation

1 That Council notes that an application to amend MP 09_0146 MOD 4 - Modification to Eastlakes Shopping Centre Mixed Use Development (Commercial, Retail & Residential) has been placed on public exhibition by the NSW Department of Planning and Environment until 14 December 2018



14/11/2018

- 2 That Council authorises the General Manager to prepare a submission in relation to MOD 4 based on the body of this report.
- 3 That Council includes the submission on the agenda for the GM Briefing session in the first week of December to receive Councillor feedback prior to lodgement.
- 4 That delegated authority be given to the Mayor and General Manager to make the submission in relation to MOD 4, capturing the feedback from Councillors to the draft prepared by staff and the presentation at the GM's Briefing Session.

Background

In 2009 Botany Bay Council adopted the *Botany Bay Strategy 2031* which nominated the Eastlakes Town Centre for investigation in the medium term. The Strategy noted that a *"more comprehensive redevelopment and renewal at Eastlakes will depend on a major reconfiguration of the subdivision and relationship between retail and residential uses. Further intensification at Eastlakes depends on:*

- coordinated and managed approach to renewal,
- future investment in public transport connections and improvement of the poor configuration of the centre.
- Conflicts between trucks servicing the shopping centre and neighbouring residential areas, poor public domain and the significant surrounding strata-titled residential apartments are major challenges for renewal."

At the March 2011 Council meeting Botany Bay Council noted:

Council restates forcefully the need for a proper Master Planning process to ensure that any redevelopment of the shopping centre encompass a holistic approach which integrates the adjoining sites, establishes a planning vision for Eastlakes including improved traffic flow; modern day shopping with civic amenity, improved pedestrians and cyclists, high quality of public space and street amenity and integration of a variety of land use functions, including improved residential amenity"

In November 2011 the Crown Group lodged a Part 3A Major Project under Section 75 of *the Environmental Planning & Assessment Act 1979* (EP&A 1979). On 19 September 2013 Eastlakes Shopping Centre Major Project was approved under Section 75 of the EP&A 1979. Subsequent to the approval four modifications have been lodged under the Section 75W modifications of the EP&A 1979.

In 2018 the Greater Sydney Commission released the *Eastern City District Plan* which nominates Eastlakes Town Centre as a local Centre and identifies a Local Centre to be

Local centres are a focal point of neighbourhoods and where they include public transport and transport interchanges, they are an important part of a 30-minute city. While local centres are diverse and vary in size, they provide essential access to day-to-day goods and services close to where people live. (p. 48)

As required under the Eastern City District Plan (2018), the NSW Department of Planning and Environment Guidelines for Local Environmental Plan Reviews and the preparation of Local Strategic Planning Statements Council is required to prepare evidence based assessments and place-based planning for local centres that address:

- Open space and natural environment;
- Local infrastructure requirements;

- Active transport networks;
- Commercial and retail floor space;
- Expand employment opportunities;
- Local culture and heritage; and,
- Parking that is appropriate for future use and takes into account public transport and active transport networks.

In early 2018 Council commenced the preparation of a comprehensive Bayside Local Environmental Plan and Development Control Plan. Eastlakes Town Centre has been nominated as a local centre requiring a master plan to determine future development capacity, improvements to streetscape and open space, private and public transportation strategies, and a cohesive development approach.

On 26 July 2018 the Government Architects Office held a State Design Review Panel (SDRP) session to assess MOD 4. Council staff made representation to the Government Design Review Panel. The Panel observed that:

"The scheme proposed is a significant departure from the current approval, which was granted in 2013. The approved scheme is characterised by articulated, medium density residential buildings that create a streetscape and buffer to a set-back retail podium. The podium includes a supermarket, through-site links and small footprint retail. The proposed scheme retains the podium but introduces a 14 storey linear apartment tower to the east along the frontage with Eastlakes Reserve, and three seven storey residential blocks. Overall there is a significant increase in height, bulk and scale, apartment numbers and parking. The proposed modification offers fewer, larger individual retail units, less activated street frontage and a compromised eastwest public pedestrian link."

The Panel expressed concerns about the Proposal including

- overall lack of value placed in public benefit, with commercial imperatives overriding other concerns - an appropriate balance between public benefit and private drivers was not felt to have been achieved.
- Increased GFA the proposed modification seeks to increase residential yield on the site by approximately 50% with resultant impacts arising from increased bulk, height and scale of the development, impacts on streetscapes, increased car traffic, and the limited access to public transport in this area.
- Urban design and built form the 14 story linear building presents as a long, visually dominant wall to Eastlakes Reserve. The height and un-broken bulk of this element were considered unacceptable by the panel.
- the eastern elevation and the southern elevation of the podium are not activated and offer little obvious amenity or outlook to the adjacent residential buildings.
- the set back of the apartment buildings from the podium edge (required to address overshadowing issues) has meant that opportunities for visual activation and surveillance of the street have been reduced.
- the reduced number of retail units, and lack of a dedicated through-site link Greater permeability through the site, ideally with natural light and air is strongly recommended. Further detail is required on the 'market -place' as a means to support existing retail tenants to remain in the centre.
- concerns about safety given the impact of increased traffic.
- the north-south ramp from Barber Ave cuts off direct access to the park from the southern retail units which are accessed via a service corridor.

- The proposed community library space and childcare are located on the podium level. These spaces are only accessible via a residential core and are not visible or accessible from the public domain. Also, any community facility must be informed by engagement with the local council to ensure uses align with needs.
- concerns as to whether the 'town square' adjacent to the parking entry could be expected to work as a public space given the traffic impacts noted above.
- Level of amenity to be achieved in residential apartments as the linear western building overshadows the lower block buildings in the afternoon while appearing to offer fewer naturally ventilated apartments
- absence of ESD strategies or ratings targets which may have offered an improvement on the approved scheme.

The State Design Review Panel has provided a copy of its findings and recommendations to Council. Refer to **Attachment 1**). The Panel noted also that:

The panel understands that Bayside Council is undertaking a strategic planning study of the broader Eastlakes area to establish a vision and principles for future development. It is recommended that any approval of development modifications on this site be informed by this study.

In October 2018, subsequent to confirmation of allocation of a \$2.5M grant to Bayside Council for the preparation of an accelerated LEP 2018 Council sought quotes from suitably qualified consultants to prepare a Town Centre Masterplan. The study will establish a vision and principles for future development and is being progressed in response to the strategic framework established by the NSW Government and the recommendations of the State Design Review Panel. The study area is identified in Figure 1.



Figure 1: Eastlakes Town Centre is bound by Gardeners Road to the North, Mascot Drive to the South, Maloney Street to the West and Southern Cross Drive to the East

In October 2018 the Crown Group lodged the current modification (MOD 4) which is a significant departure from the current approval seeking the following:

- Alterations to ground floor commercial layout;
- Increase in floor space from 49,040m2 to 71,815m2;
- Increase the number of apartments from 292 to 468 (increase of 176 apartments);
- Provision of a new mezzanine level and corresponding increase in height of the residential podium;
- Consolidation of the proposed residential buildings from 6 to 4;

- Increase in the building height from 3-6 storeys to 4-14 storeys above the podium; and
- Provision of additional levels of basement car parking increasing parking from 700 to 1,077 spaces (increase of 377 spaces).

On 31 October 2018 Council was notified of the Exhibition of MOD 4. The Exhibition period will be from Thursday, 1 November 2018 to 14 December 2018. Full documentation of the project can be found at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9169

Council staff will undertake an analysis of the MOD 4 documentation in light of Councils' previous position in relation to the centre, the findings and recommendations of the State Design Review Panel and the relevant strategic planning framework including the Eastern City District Plan.

Financial Implications

Not applicable	\boxtimes
Included in existing approved budget	
Additional funds required	

Community Engagement

The Eastlakes Town Centre MOD 4 has been placed on public exhibition by the NSW Department of Planning and Environment until 14th December 2018. Council staff have included information about the exhibition on the Bayside Council Facebook page and Councils website.

Attachments

Eastlakes MOD 4 Letter of Advice State Design Review Panel J

Council Meeting

05 August 2018

Michael Romano Development Director, Crown Group

Via email – Michaelromano @crowngroup.com.au PROJECT: MP 09_0146 MOD 4 - Modification to Eastlakes Shopping Centre Mixed Use Development SDRP First Review - 26.07.18

Dear Michael,

RE:

Thank you for attending the State Design Review Panel (SDRP) session on Wednesday, July 26. Please note this and subsequent letters relating to the SDRP will be distributed to the meeting attendees listed below.

The scheme proposed as Modification 4 is a significant departure from the current approval, which was granted in 2013. The approved scheme is characterised by articulated, medium density residential buildings that create a streetscape and buffer to a set-back retail podium. The podium includes a supermarket, through-site links and small footprint retail. The proposed scheme retains the podium but introduces a 14 storey linear apartment tower to the east along the frontage with Eastlakes Reserve, and three seven storey residential blocks. Overall there is a significant increase in height, bulk and scale, apartment numbers and parking. The proposed modification offers fewer, larger individual retail units, less activated street frontage and a compromised east-west public pedestrian link.

Whilst the proposed modification does appear to in some ways improve the address to the neighbouring park with regards to the design of the public domain, the panel considered that overall there was a lack of value placed in public benefit, with commercial imperatives overriding other concerns. Whilst the panel understand that development must be viable, an appropriate balance between public benefit and private drivers was not felt to have been achieved. Consequently, the panel is not able to support the proposal. The following commentary is provided:

Increased GFA

The proposed modification seeks to increase residential yield on the site by approximately 50%. While the panel recognise the need for increased housing supply and appreciated the thorough presentation of the planning and urban design context, they remained concerned at the impacts of the proposed increases in terms of increased bulk, height and scale of the development, impacts on streetscapes, increased car traffic, and the limited access to public transport in this area.



Urban design and built form

The 14 story linear building presents as a long, visually dominant wall to Eastlakes Reserve, broken with a single penetration described as necessary for cross ventilation. The height and un-broken bulk of this element were considered unacceptable by the panel. The proposed 5.5m high (plus) podium provides an activated street frontage to Evans Avenue to the north and half of Barber Avenue to the east. This was supported. However, the southern half of the eastern elevation and the southern elevation of the podium are not activated and offer little obvious amenity or outlook to the adjacent residential buildings. The panel note that the extent of active street frontage has reduced from the approved scheme. This was not supported.

Whilst it as noted that the podium addresses the scale of neighbouring development on Barber Avenue, the set back of the apartment buildings from the podium edge (required to address overshadowing issues) has meant that opportunities for visual activation and surveillance of the street have been reduced.

Whilst the panel support the shopping centre use in principle as consistent with the approved design, the reduced number of retail units, and lack of a dedicated throughsite link was not supported. Greater permeability through the site, ideally with natural light and air is strongly recommended. Further detail is required on the 'market -place' as a means to support existing retail tenants to remain in the centre.

The proposed parking entry is consistent with the approved scheme. Increased setback of development in this location is supported however the panel raised concerns about safety given the impact of increased traffic.

Public domain and community uses

Whilst the proposal does increase the setback of the podium and residential development from the park edge, and introduce a generously scaled awning (both of which the panel support), the north-south ramp from Barber Ave cuts off direct access to the park from the southern retail units which are accessed via a service corridor. A reconsideration of the arrangement of the ramp and steps to improve access is recommended.

The proposed community library space and childcare are located on the podium level. These spaces are only accessible via a residential core and are not visible or accessible from the public domain. While the panel support the provision of childcare and community facilities is it recommended that the community space be relocated to a more visible and accessible area on the ground floor. Any community facility must be informed by engagement with the local council to ensure uses align with needs.

The panel raised concerns as to whether the 'town square' adjacent to the parking entry could be expected to work as a public space given the traffic impacts noted above. Relocation of the parking entry would benfit the functioning of this space.

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Residential apartments

Whilst noting that a detailed analysis of ADG compliance was not undertaken, the panel were not convinced that the proposed modification offers improved amenity for apartments. The linear western building overshadows the lower block buildings in the afternoon while appearing to offer fewer naturally ventilated apartments. The proposed modification provides 5 lift cores which in one cases services up to 17 apartments. This was not considered unacceptable. The southern block building has no ground floor entry lobby. The panel are concerned at the absence of ESD strategies or ratings targets which may have offered an improvement on the approved scheme.

Summary recommendations:

The panel understands that Bayside Council is undertaking a strategic planning study of the broader Eastlakes area to establish a vision and principles for future development. It is recommended that any approval of development modifications on this site be informed by this study. Additionally, the panel recommends the following with respect to the proposed Modification:

- Indicate how the proposal will balance public benefit with commercial considerations, for example through innovation in improved public domain or public access, sustainability, residential amenity, provision of affordable housing or other innovation;
- Reduce the height, bulk and scale of towers to reduce overshadowing, visual impacts and traffic load;
- Adopt a finer grained, articulated response for street elevations and ensure that Barber Avenue to the east does not feel like a 'back door';
- Increase permeability of the site and re-establish a visible through-site link with access to natural light and air, which supports diverse, independent retail;
- Ensure terraces to the park support a mix of community and food and beverage business;
- Reconsider the arrangement of the ramp and steps to improve access to retail areas and the park;
- Review the location of the parking entry and the design of the public square in this location to ensure usability and safety;
- Provide detail supporting the market square concept and how this will support existing businesses in staying in the precinct;
- Detail VPA commitments with Council and ensure community facilities are visible to and have direct access from the park;
- Increase the active street frontage on Barber Avenue facing east. Detail strategies for mitigating loading dock impact on neighbours;
- Ensure apartments meet ADG requirements and are serviced by an adequate number of cores, and generous, visible and accessible residential lobbies;
- Detail ESD strategy and green-star commitments.

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I trust that this information is helpful and look forward to seeing this project as it progresses. Please contact Emma Kirkman if you have any queries in regards to this letter.

Sincerely,

on that

Olivia Hyde Director of Design Excellence - Government Architect NSW Chair, Kent Road SDRP

CC NSW SDRP Panel members

GANSW Design Advisor DPE Bayside Council: Crown Group FJMT URBIS Matt Davis, Adam Haddow, Garth Paterson, Oi Choong (Bayside City Council nominee), Olivia Hyde (Chair – GANSW Nic Moore Anthony Witherdin Alison Phillips Michael Romano, Suzan Oktay Don Albert, Sean McPeake Stephen White, Madonna Locke

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Council Meeting

Item No	8.8
Subject	Banksmeadow Town Centre
Report by	Karin Targa, Major Projects Unit Director
File	F18/47

Summary

The 2017/18 financial year City Projects Program includes the preparation of a Masterplan for the Banksmeadow Town Centre improvements. The detailed design and documentation for the public domain upgrade will continue over the next few months with construction to commence in May 2019 as requested by the businesses, following the Business Forum.

Officer Recommendation

- 1 That Council adopts the Banksmeadow Public Domain Masterplan for the Town Centre as attached to this report.
- 2 That Council endorses the construction scope for the works to commence construction in May 2019 in the Banksmeadow Town Centre and to be funded through the s7.11 (s94) funding collected for this purpose.
- 3 That Council allocates an additional \$337,500 as collected through s7.11 (s94) funding for traffic, pedestrian mobility and cycle ways in the 2019/2020 financial year City Projects Program to construct the new pedestrian crossing near Waratah Road, the relocated bus stop (east of Tupia Street) and the off-road share path along Fremlin Street connecting the Town Centre to Sir Joseph Banks Park and for these works to be included in the contract scope to be documented and to commence construction in May 2019.

Background

The Banksmeadow Town Centre public domain upgrade proposal was considered at the 14th March Council Meeting where Council endorsed a preliminary concept proposal for the Town Centre. At this meeting the Council resolved:

- That Council endorse the concept plan for Banksmeadow Town Centre attached to this report.
- That Council recommend the allocation of funds in the 2018-19 Capital Works budget to undertake construction of Stage 1 works.
- That Council continue to advocate around the short-term safety issues and monitor the traffic on Pemberton Street and Botany Road, Banksmeadow to consider the location of the pedestrian crossing.
- That Council continue to consider additional parallel parking for the area.



14-11-2018

Financial Implications

Not applicable	
Included in existing approved budget	\boxtimes
Additional funds required	

Community Engagement

Community engagement was undertaken for the project for a 3-week period from 15th June to 6th July and included the following methods of engagement:

- 'Have Your Say' portal on Council's website;
- Letter distributed to local residents in a wide drop zone;
- Information boards in various locations within the town centre (*Attachment 1 Banksmeadow Town Centre Upgrade Consultation Board*);
- Information brochure distributed to local businesses and displayed in shop windows (Attachment 2 – Brochure);
- Media releases advertisement in the Southern Courier and feature article in the Mayor's Message, dated 3rd July 2018; and
- Memo to Councillors, dated 12th June 2018.

Additionally, a presentation to local businesses and Business Forum was held on 17th May 2018 in the town centre; see (*Attachment 3 – Banksmeadow Town Centre Upgrade presentation to local businesses*). At the forum, a business liaison committee was established to provide a mechanism for Council communications during the detailed design and construction phases.

Community Feedback

Local Business Forum

The proposed upgrade was presented to local businesses on 17th May 2018. Overall, feedback to the proposal was positive. The main comments related to poor levels of maintenance of the existing pavements and planters and regarding the timing and length of the proposed construction period with most businesses opposed to construction during the busy periods of December/January and Easter. The recommendation from the business owners and tenants was for construction to commence after Easter 2019 (construction from May to September 2019).

Online Feedback

The project was uploaded to the 'Have Your Say' portal on Council's website. A total of 294 people visited the website between 15th June 2018 and 6th July. Three (3) people provided written comment.

Two responses were positive and supportive of the proposed upgrade. The remaining comment opposed the proposed Tupia Street bus stop relocation only.

Additional Submissions

A total of four (4) additional submissions were received from local residents via email following the letterbox information drop. Overall, all four responses were positive and

supportive of the proposed upgrade. Some of the submissions focused on other issues important to them but unrelated to the project. One submission raised issues with specific trees, planter boxes and street furniture as well as a number of RMS related road crossing issues. The submission also noted the significance of the existing brick bus stop at Tupia Street, which was built in the legacy of a Mr Johnstone to shield people from the wind off the Bay.

A summary of the responses is referenced in Attachment 4.

Final Public Domain Masterplan Incorporating Feedback from Engagement Process

Following community and stakeholder feedback minor changes were made to the Masterplan, the Banksmeadow Public Domain Masterplan for the Banksmeadow Town Centre public domain upgrade is included as **Attachment 5** to this report.

Financial Implications and Construction Scope

The construction budget as allocated in 2018/2019 budget for the Banksmeadow Town centre public domain upgrade is \$970,000, which is derived from the s7.11 (s94) plan.

The proposed project scope for construction is depicted in **Attachment 6** and includes the northern side of Botany Road from Wilson Street to Lenthall Lane and the area of footpath surrounding the Sir Joseph Banks Hotel.

Excluded from the construction scope are the areas to be constructed by private developers as a condition of development approval, which includes the northern side of Botany Road from Lenthall Lane to Pemberton Street and the southern side of Botany Road between Fremlin Street and Waratah Road. A new footpath has recently been partially installed by the developer on the corner of Botany Road and Waratah Road.

The construction scope is proposed to include additional traffic, pedestrian and cycleway improvement works that were identified as Stage 2, which are:

- a. the new pedestrian crossing near Waratah Road;
- b. the relocated bus stop (east of Tupia Street) and,
- c. the off-road share path along Fremlin Street connecting the Town Centre with Sir Joseph Banks Park.

These works are to be funded under separate areas of the s7.11 plan and are pending final approval by Roads & Maritime Services and the State Transit Authority.

The total cost of these works is \$337,500. The item numbers proposed are :

Item 87 (residual works table) Traffic Management	\$200,000 available funds	\$113,000 relocated bus stop \$28,000 new pedestrian crossing
Banksmeadow Item 88 (residual works table)	\$50,000 available funds	\$50,000 new pedestrian crossing
Pedestrian Mobility Banksmeadow South		
Transport (cycle ways)	\$300,000 available funds	\$166,500 Share path Fremlin Street

Attachments

- 1
- 2 3
- 4
- Exhibition Board Brochure Business Forum Presentation Community Engagement Outcomes Banksmeadow Public Domain Masterplan Staging Plan 5
- 6



CONCEPT PLAN

Botany Road Banksmeadow - Public Domain Upgrade

What are we doing?

The Banksmeadow Town Centre has been identified for embellishment based on the centre's importance as a growing neighbourhood village. The stage one concept proposals seek to provide:

- a. New footpath paving treatments
- b. New street furniture such as seats, bins and bike stands
- c. Additional landscaping including street trees and gardens
- d. An improved environment for al-fresco dining

Future Stage 2 Work will include:

Item 8.8 – Attachment 1

- a. A more centralised pedestrian crossing point on Botany Road
- b. Off-road cycle path in Fremlin Street
- c. Pedestrian link / laneway connecting Botany Road to Rancom stret
- d. Relocation of the bus stop near Tupia Street to be closer to the centre of activity

The stage one works are earmarked for implementation in the winter of 2019 while stage two items will be progressed through ongoing liaison with traffic and bus authorities and local land holders.

When are we doing it?

Construction is expected to occur May to September 2019.

Have Your Say

Council is seeking feedback on the concept plan. Please contact Major Projects, Bayside Council by 5pm Friday 6th July 2018.

Web:	Have your say website: https://haveyoursay
Email:	majorprojects@bayside.nsw.gov.au
Post:	PO Box 21, Rockdale, NSW 2216
Phone:	02 9562 1532

www.bayside.nsw.gov.au



ARTISTS IMPRESSION OF POTENTIAL STAGE 2 LANEWAY LINK



FIXED SEATING EXAMPLE Steel frame and warm timber battens



INFORMAL SEATING EXAMPLE Use brick upstands to lane connection and adjoining selected garden areas

ay.bayside.nsw.gov.au/



HAVE YOUR SAY

Plans for the Banksmeadow Town Centre upgrade will be available for public comment from Friday 15 June on 'Have Your Say' at https://haveyoursay.bayside.nsw.gov.au



WE ARE LISTENING

Consultation with retailers got underway with a public meeting. Council received some great feedback, as well as several concerns regarding the cleanliness of the area.

The Banksmeadow shopping strip is maintained on a daily basis by a two man crew and a small footpath cleaner.

To improve services Council has purchased a new pressure scrubber and other cleaning equipment to support our town centre cleaning crews.



Eastgardens Customer Service Centre 152 Bunnerong Road

Rockdale Customer Service Centre, 444-446 Princes Highway

www.bayside.nsw.gov.au





MAYOR'S MESSAGE



Banksmeadow and Botany are growing communities and your Councillors have a vision to create a lively community space to connect the shopping precinct with the surrounding residential area and our local parks.

There are a number of great cafes and shops popping up in Banksmeadow and our vision is to enhance and complement this new growth making it a great place to live, work and spend time.

We will deliver the upgrade within our 2018/2019 budget which will see council spend over \$54 million on major projects to improve key areas of growth.

Both myself and my fellow Councillors are excited that we have been able to move forward on projects that have been "in the pipeline" for a number of years, an upside of what a bigger council with greater resources can bring to its community.

My fellow Councillors and I are excited about the proposed plans. We hope you will be too. Please take a moment to visit Council's website and have your say or give your Ward Councillor a call.

Councillor Bill Saravinovski Mayor

WHAT WE PLAN TO DO

Council proposes to undertake public domain improvements at Banksmeadow Town Centre, an area bounded by Wilson, Pemberton, Fremlin and Waratah Streets at Botany. The improvements will include:

- New high quality decorative footpath paving on Botany Road;
- > Feature landscaping throughout the town centre at ground level and in planter boxes;
- Street trees to increase green canopy coverage and reduce the urban heat island;
- Ground level planting/raingardens where suitable;
- New street furniture such as seating, bins and bike stands.

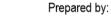
FUTURE WORKS:

- A paved and landscaped link/laneway from Botany Road to Rancom Street with lighting and potentially street art;
- A pedestrian crossing over Botany Road near Waratah Street and relocated bus stop from Tupia Street closer to Waratah Street (subject to RMS and Transport for NSW approval);
- A share path with an off road cycleway along Fremlin Street.











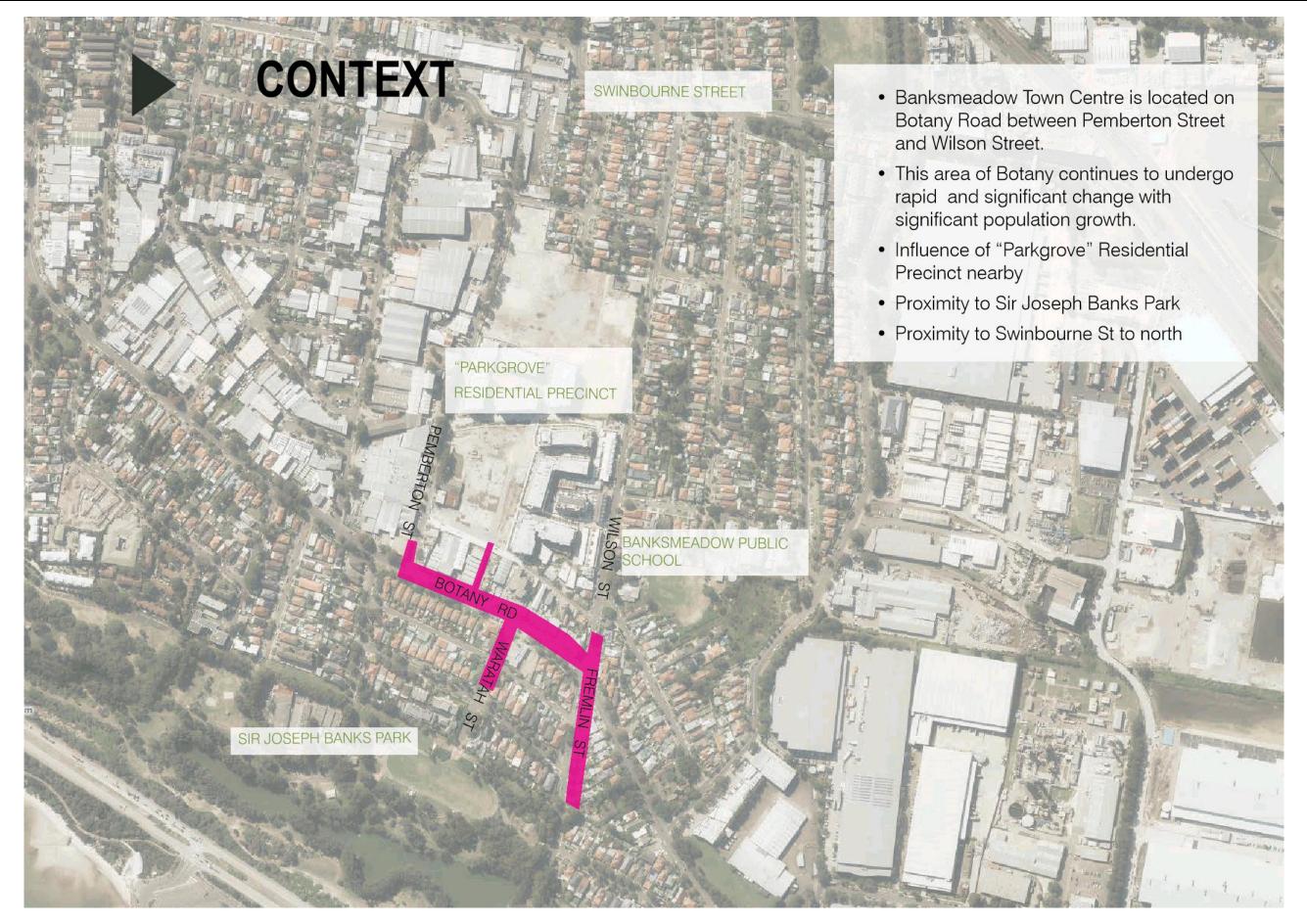
environmental partnership ep

PURPOSE OF THE INFORMATION NIGHT

- 1. To explain the scope of the Banksmeadow Town Centre enhancement project
- 2. To provide an outline of the preliminary proposals
- 3. To provide an opportunity for initial comments / questions
- 4. To explain the process from here



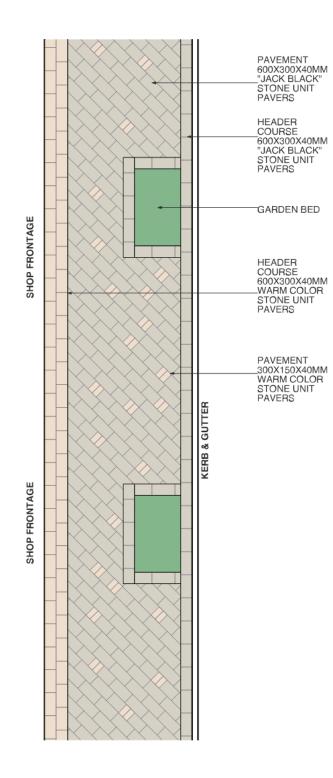




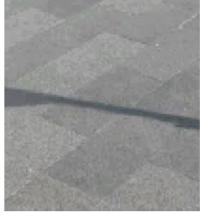




RETAIL AREA PAVEMENT

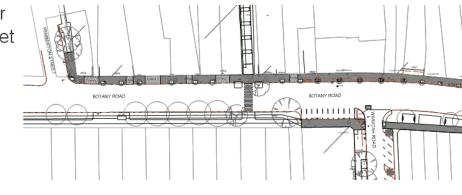


- Use of grey stone paver as for Botany main street precinct
- Warm coloured stone banding against shop front
- Warm coloured stone accent in drifts to embellish pattern

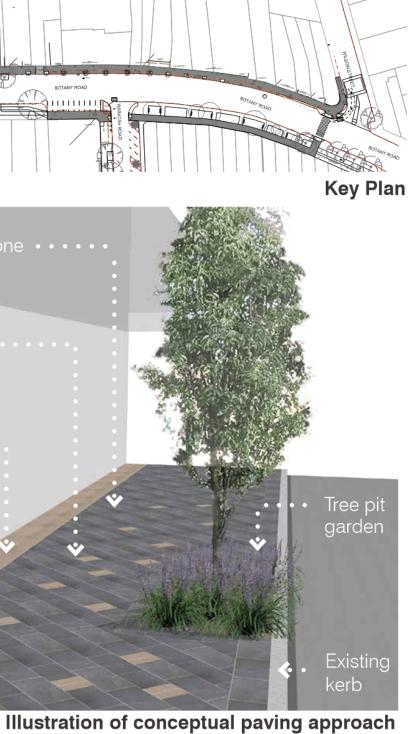




Stone paving colour examples



45 degree pattern stone ••••









1. Backed Seats example

• Steel frame and warm timber battens



2. Informal Seats example •

• Use brick upstands to lane connection and adjoining selected garden areas

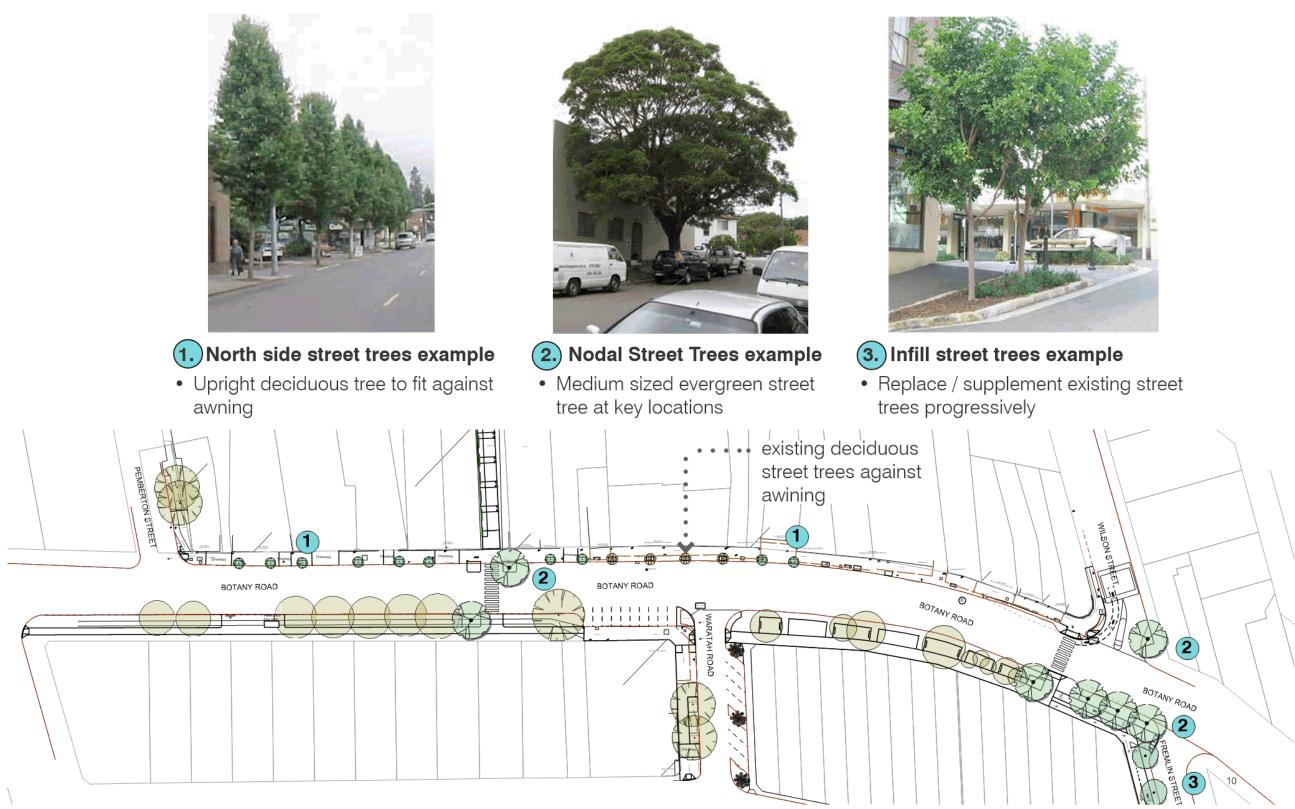


3. Alfresco seating example •••

- Furniture against shop front to on street trading areas
- Furniture managed by business owners



TREE PLANTING







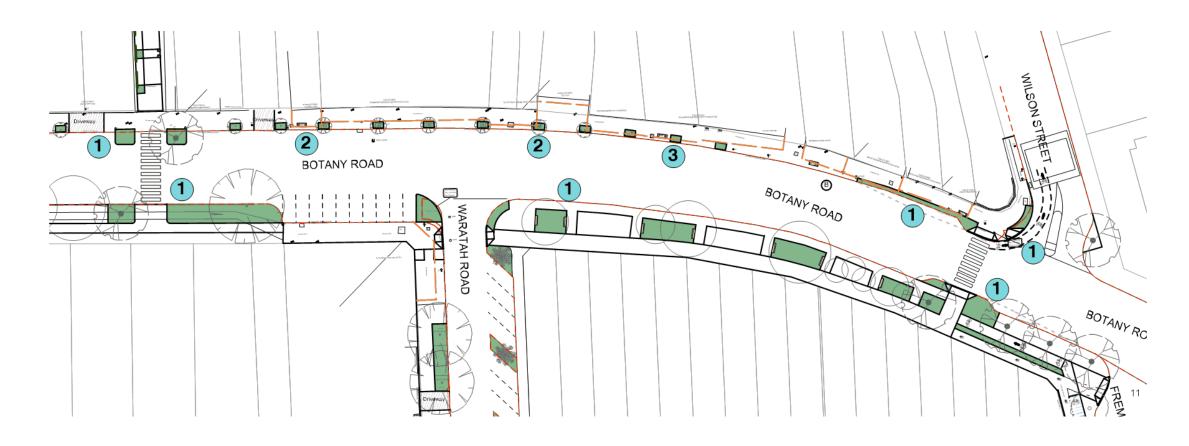
• Hardy low maintenance low shrubs and groundcovers



street gardens to provide buffer to street define pedestrian space and provide green street character



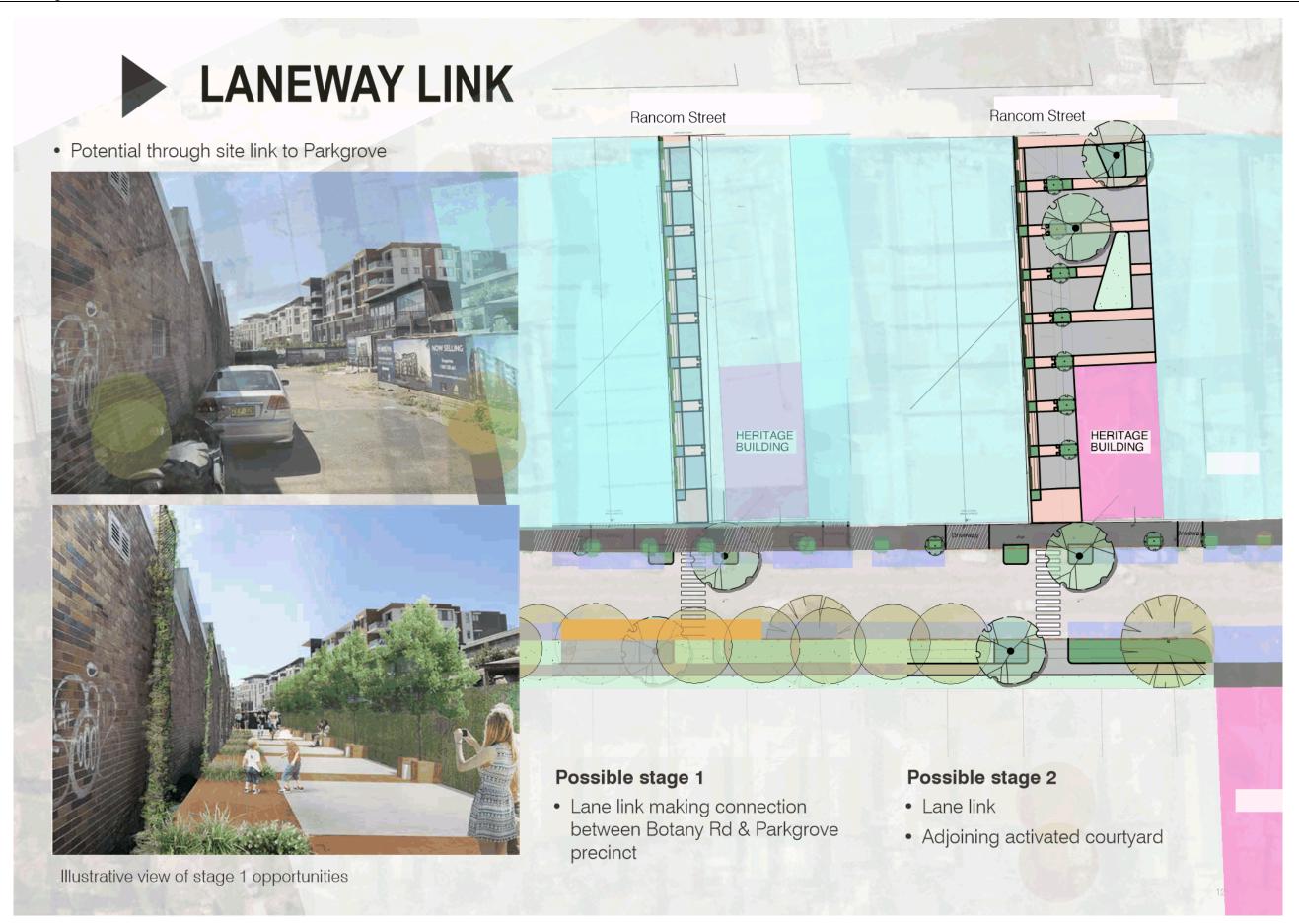
trees



street gardens at base of street

(3.) Tree pit gardens type 2

street gardens to continue garden theme where trees are not feasible



LANEWAY LINK



Pavement examples

• Honed concrete with brick banding



Incidental seating example

• Low walling integrated with pavement



Informal furniture examples

- Moveable furniture managed by owners
- Pot plantings managed by owners



Lighting - catenary lighting

- posts support fixed lighting above the space
- provide excellent lighting coverage
- offer potential for temprary special event bud lighting or flags





Planting trellis

- Trellis mounted to frame
- Can be independent of wall if required



• Consider potential for wall art subject to budget





PROJECT SCOPE - BANKSMEADOW VILLAGE CENTRE

Stage 1 Construction 2018-2019

- New feature footpath paving treatments
- New street furniture such as planters, seats, bins, bollards, fencing, bike stands
- Landscaping such as street trees, in-ground planting, and planter boxes

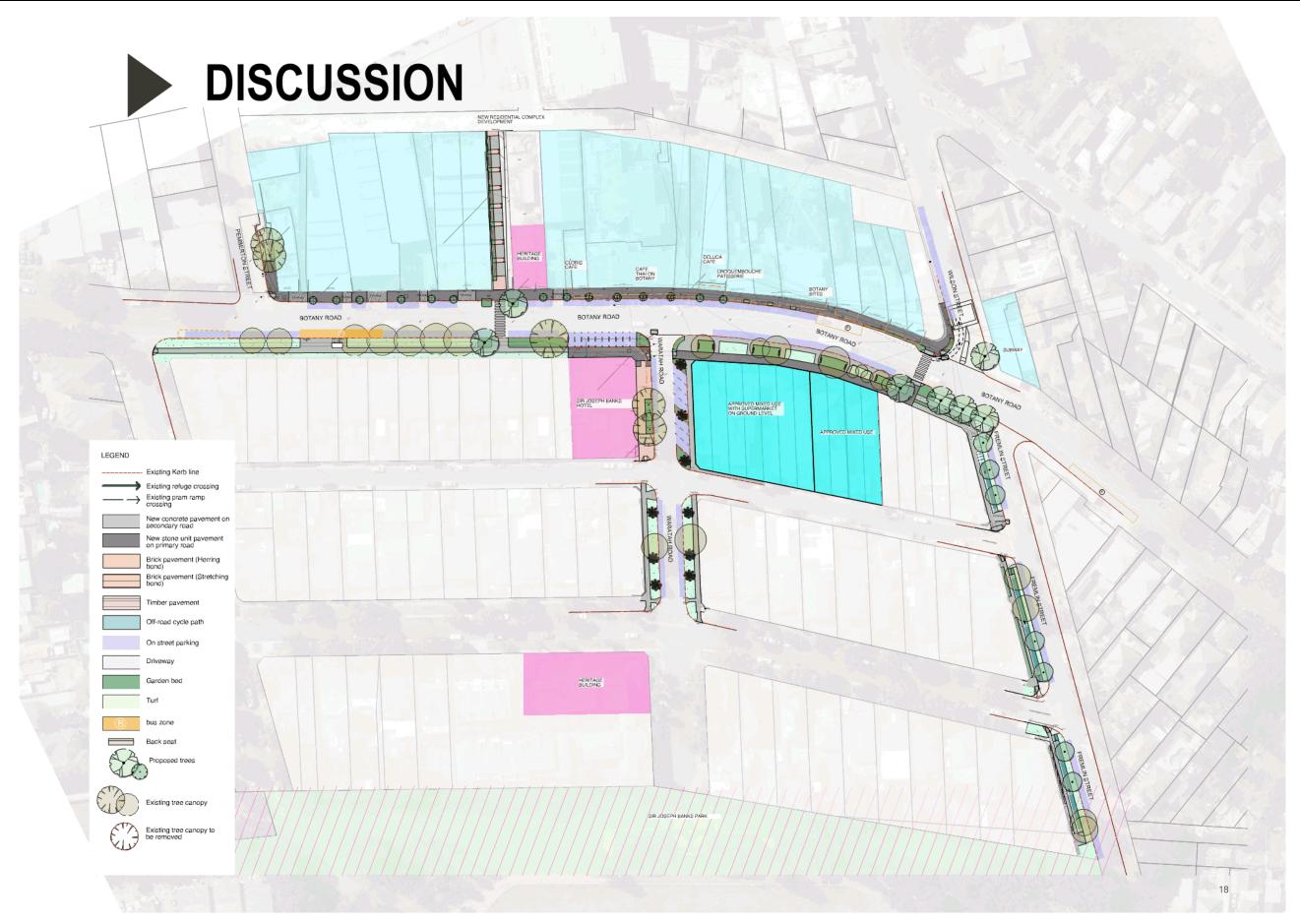
Stage 2 Future Construction

- Pedestrian link/laneway at 1619 Botany Road
- Off-road cycleway in Fremlin Street
- New pedestrian crossing adjoining 1619 Botany Road
- Relocated bus stop and shelter near Tupia Street

THE PROCESS FROM HERE

- 1. Refine the preliminary proposals into a public exhibition masterplan
- 2. Seek community comment
- 3. Develop the stage one scope of works into an implementation package
- 4. Set up a local business liaison committee
- 5. Liaise with local landholders / business owners regarding the construction programme and process
- 6. Provide ongoing construction updates and liaison with local landholders / business owners during the construction process





Banksmeadow Town Centre upgrade community engagement outcomes – summary of responses and Major Projects comment

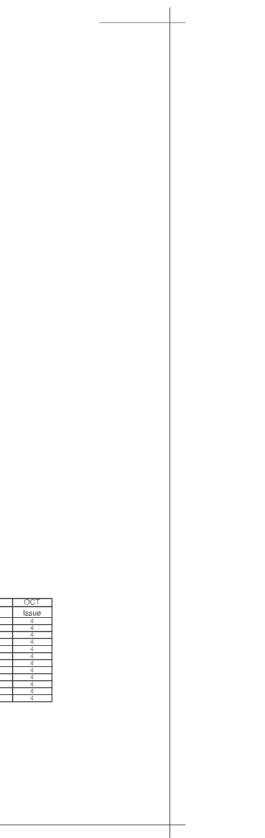
Date and method	Name	Location	Comment	Major Projects Comment
method 21 June Letter	G Boswell	Tupia Street	 Generally positive about the upgrade. Concerns that planter boxes act as cigarette butt trays and about plant theft. Preference for trees that don't drop leaves (including certain evergreens) as they block drains. Street furniture and bicycles clash with wheelchairs, shopping trolleys, suitcases, mobility scooters. Pedestrian crossing at Waratah St is a good idea otherwise lights at Pemberton/Botany or Wilson/Botany. Relocation of Tupia Street bus stop supported but to acknowedge Mr Johnstone who left a legacy regarding the building of the shelter (to shield people from wind off the bay). 	 Planter box use is limited in the proposal and only located under awnings as trees cannot be planted in these areas. There will be sufficient litter bins provided. Smoking regulations prohibit smoking in many footpath areas due to proximity to dining areas. Tree selection will be cognisant of leaf litter and maintenance. Limited deciduous to be used to continue the town centre theme in the adopted Street Tree Masterplan. Cycling is promoted by Council and becoming more popular as a mode of transport due to traffic congestion in Sydney and there must be bike stands available for secure lock up. Riding on footpaths by adults is prohibited by law. Requirements for clear zones will be maintained. RMS have advised no warrant for traffic lights. Traffic counts will continue in case of support in the future. Mr Johnstone's legacy will be investigated however the shelter is not heritage listed.
21 June	Anon		Not supportive of relocating the bus stop	Incorrect. 1 bus top between Waratah and

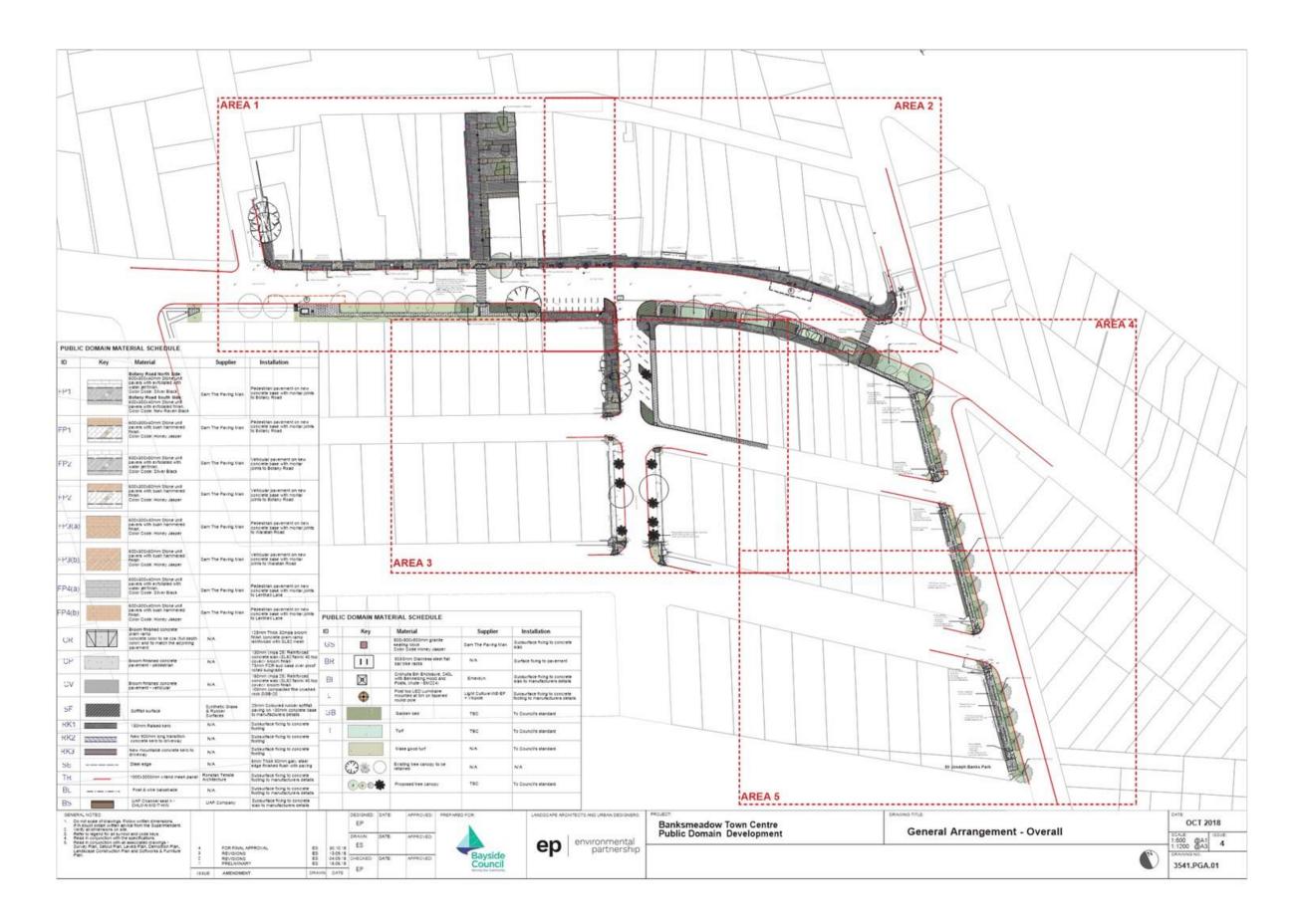
1. Item 8.8 – Attachment 4

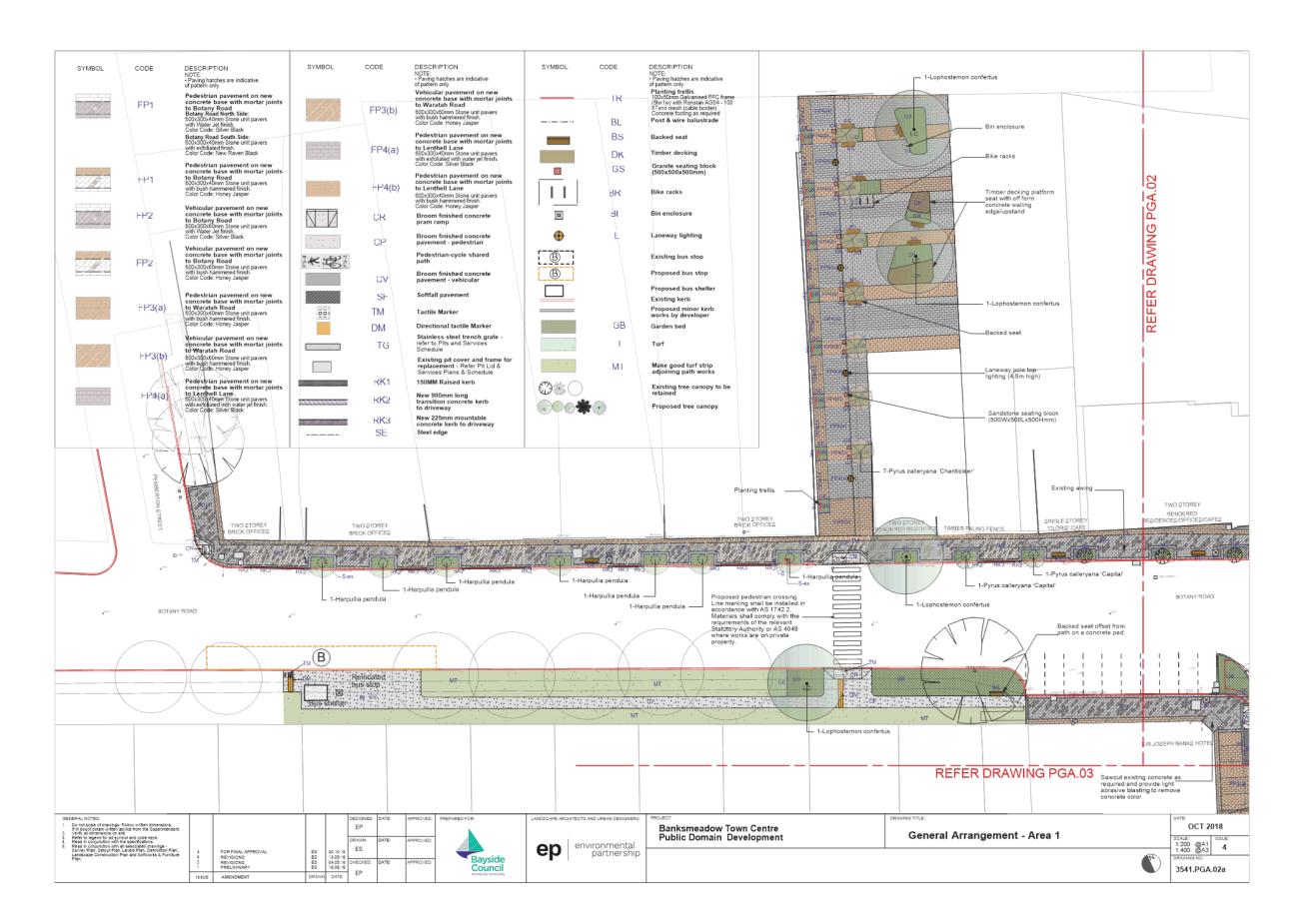
Date and method	Name	Location	Comment	Major Projects Comment
HYS			from Tupia to Waratah 2 bus stops 1 street away. Easy to walk from the new apartments to the Dent St bus stop.	Tupia and 1 bus stop between Fremlin and Dent. Sydney buses have approved in principle. The new apartments will be closer to the new (near) Waratah St bus stop that the Fremlin St bus stop
22 June	D Contarino	Wilson Street	 Positive about the upgrade. Requests a crossing on Wilson/Herford Sts - more important than Waratah/Botany Rd. Concern about traffic speeds and danger in Wilson St. Fix uneven pavements in Herford Street. 	These concerns will be forwarded to the relevant sections of Council.
22 June email	C Cooper	Parkgrove	Positive about the upgrade. Requests Council lobby the RMS to reverse their decision not to install traffic lights at Pemberton Street/Botany Road. Congestion and risk especially in the morning peak. Mr Cooper has not received any formal feedback about Council/RMS decision about traffic lights.	RMS have advised no warrant for traffic lights. Traffic counts will continue in case of support in the future. Council's Transport Planner to contact Mr Cooper.
25 June email	M MacCormack	Anniversary Street	Positive about the upgrade. All of the issues raised were about disruption and noise caused by the re-developments currently under construction on Botany Road/Hanna Street and originally opposed	The nature strip is only 1 metre wide and few trees have been planted here in the past for this reason. Large trees to screen a 4 storey mixed use located only 5-6m from the residential rear boundaries would not be possible. Large trees of this size in a small

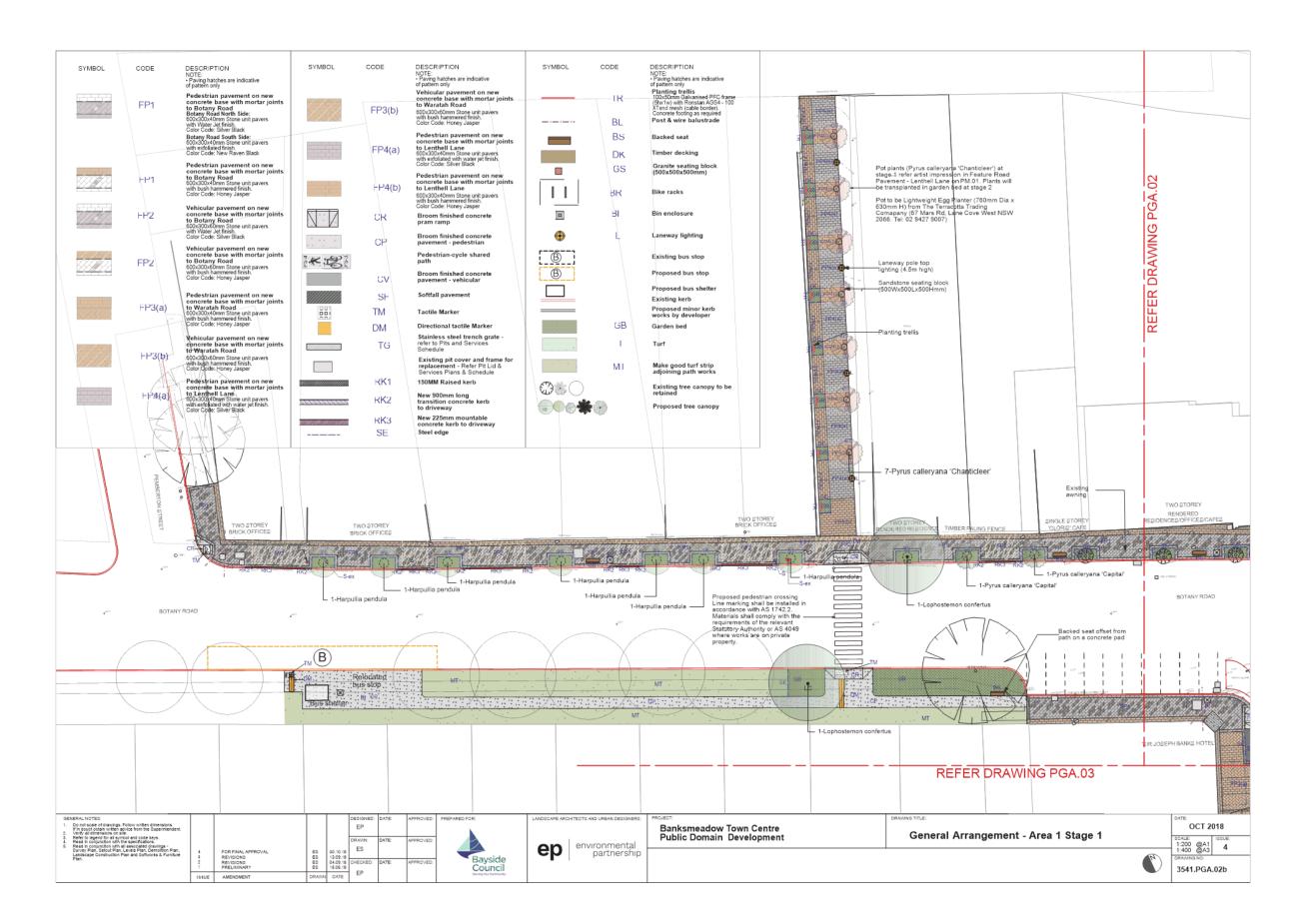
Date and method	Name	Location	Comment	Major Projects Comment
			 the development. Council has not contacted her about noise, dust, rubbish and general impact/compensation. Would like the nature strip in Hanna Street landscaped with large trees to screen the new buildings. 	verge would are likely to cause future problems with infrastructure damage and additional overshadowing.
25 June HYS	N Mondegari	Rockdale	 Very supportive of the proposal. Wants more diversified business options and tourist hub/kiosk. Encourage bike riding and make family friendly. 	
3 July HYS	R Mamungay	Botany Road	Very supportive of the proposal.	
15 August email	V & C Holle	Business owner Botany Road	Very supportive of the proposal including street art. Wish to be involved.	

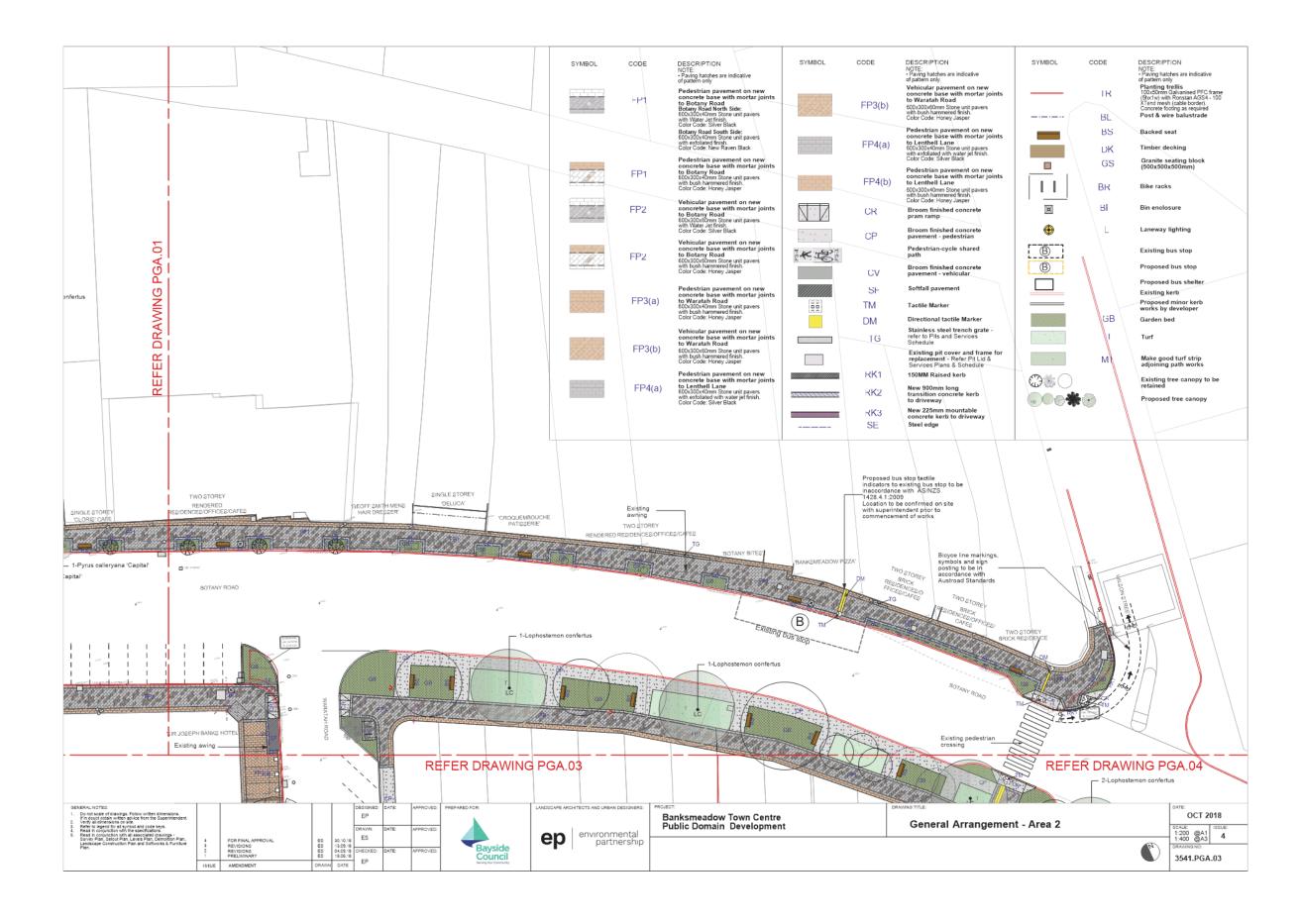


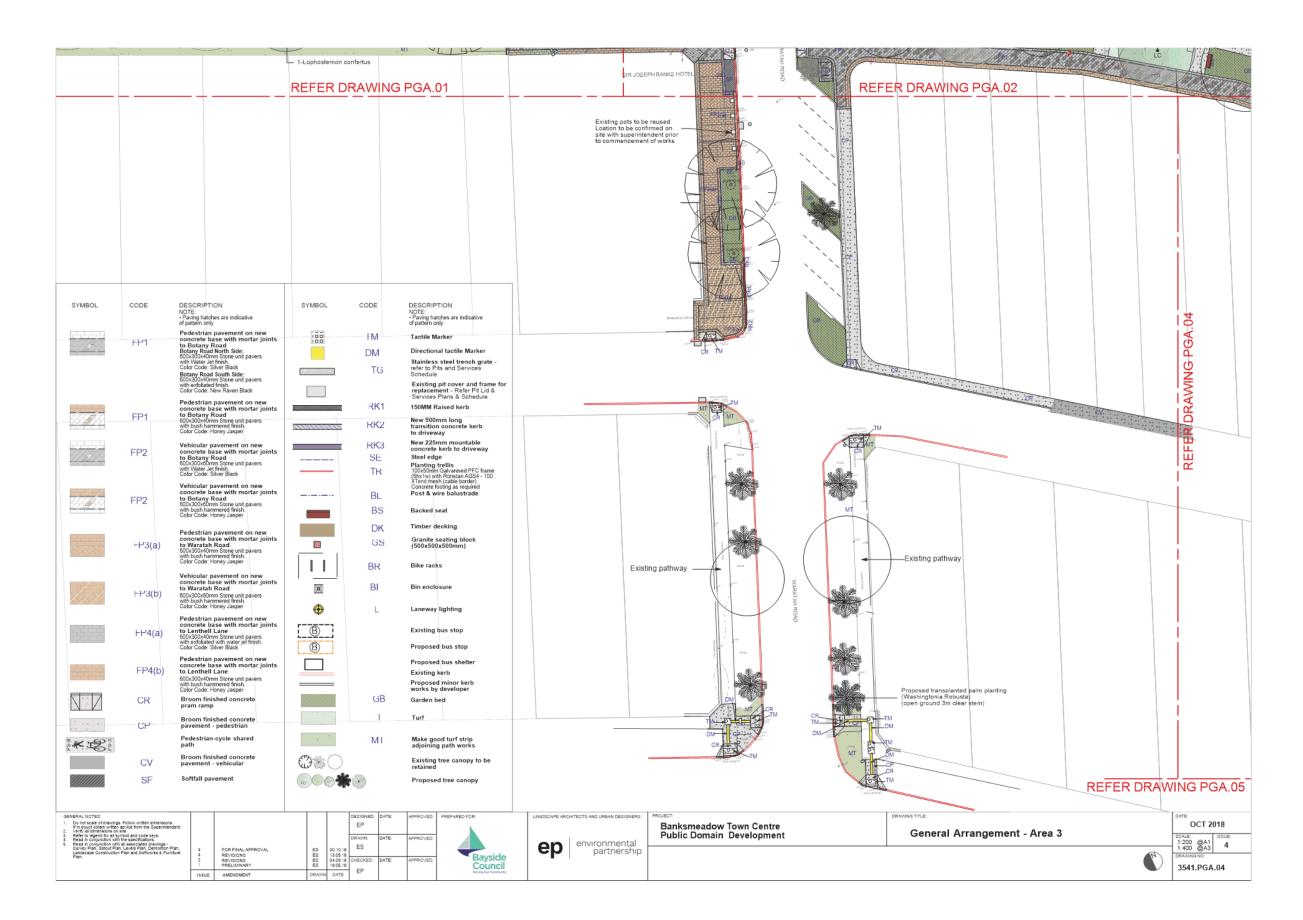


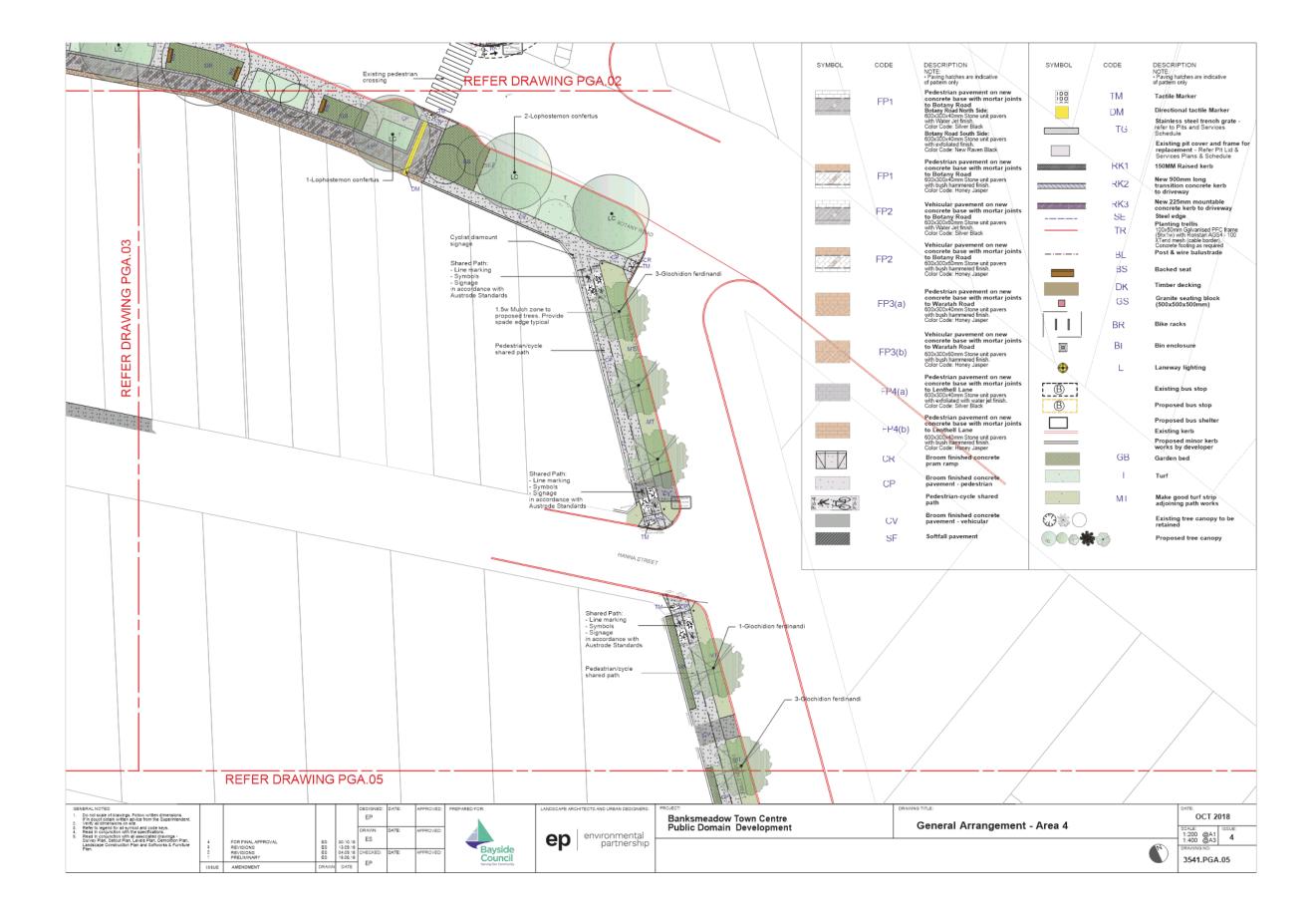


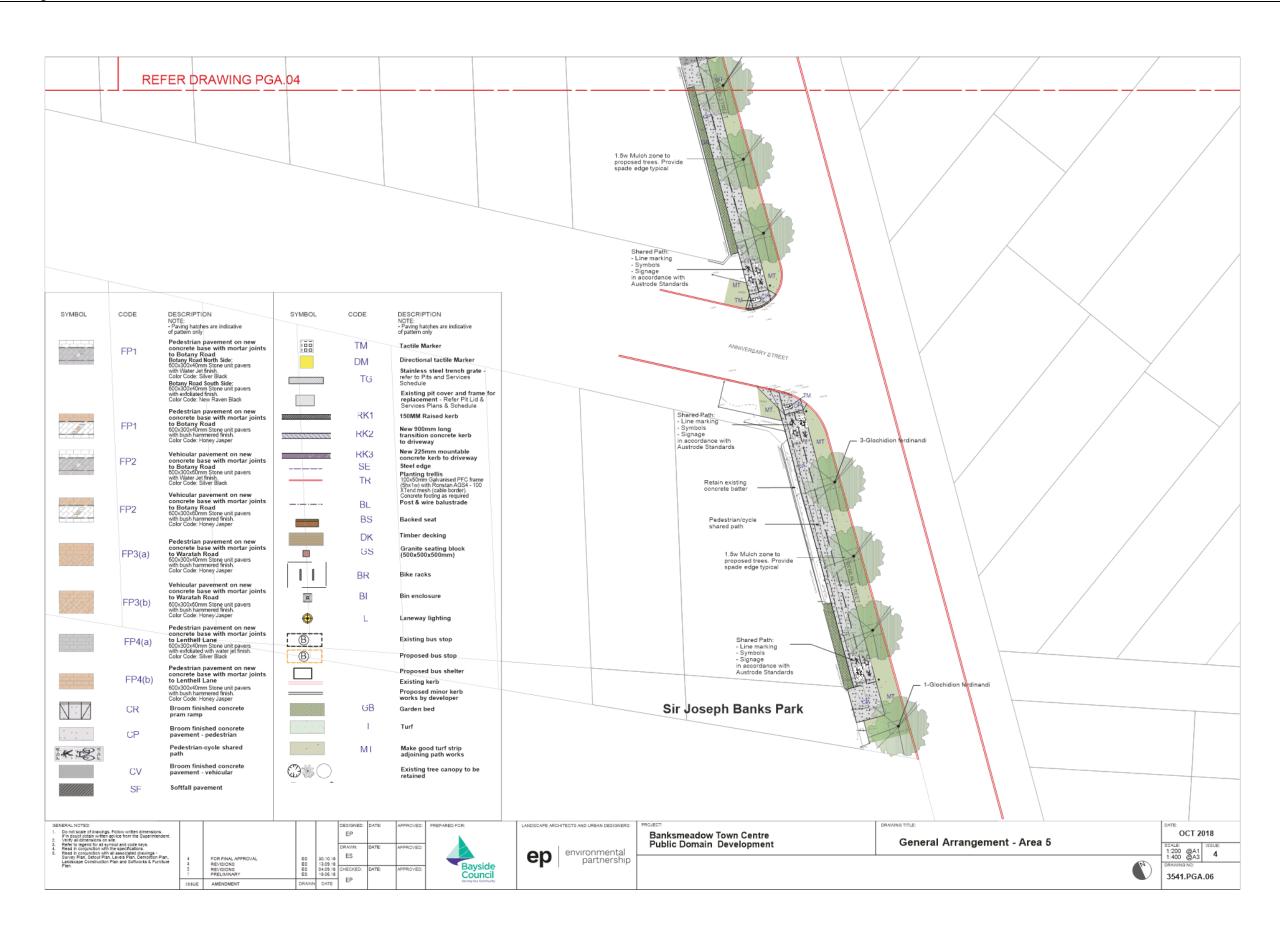




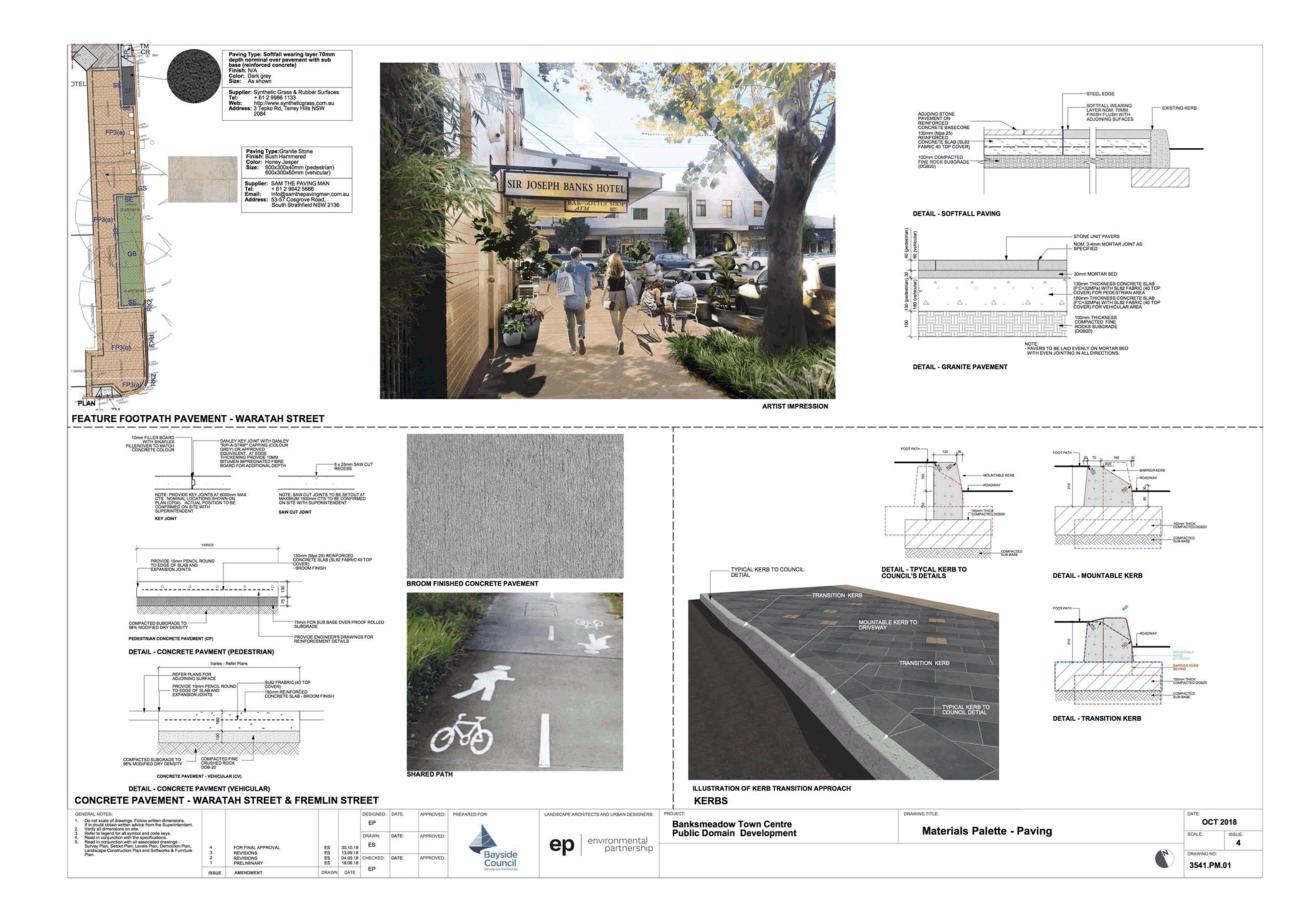


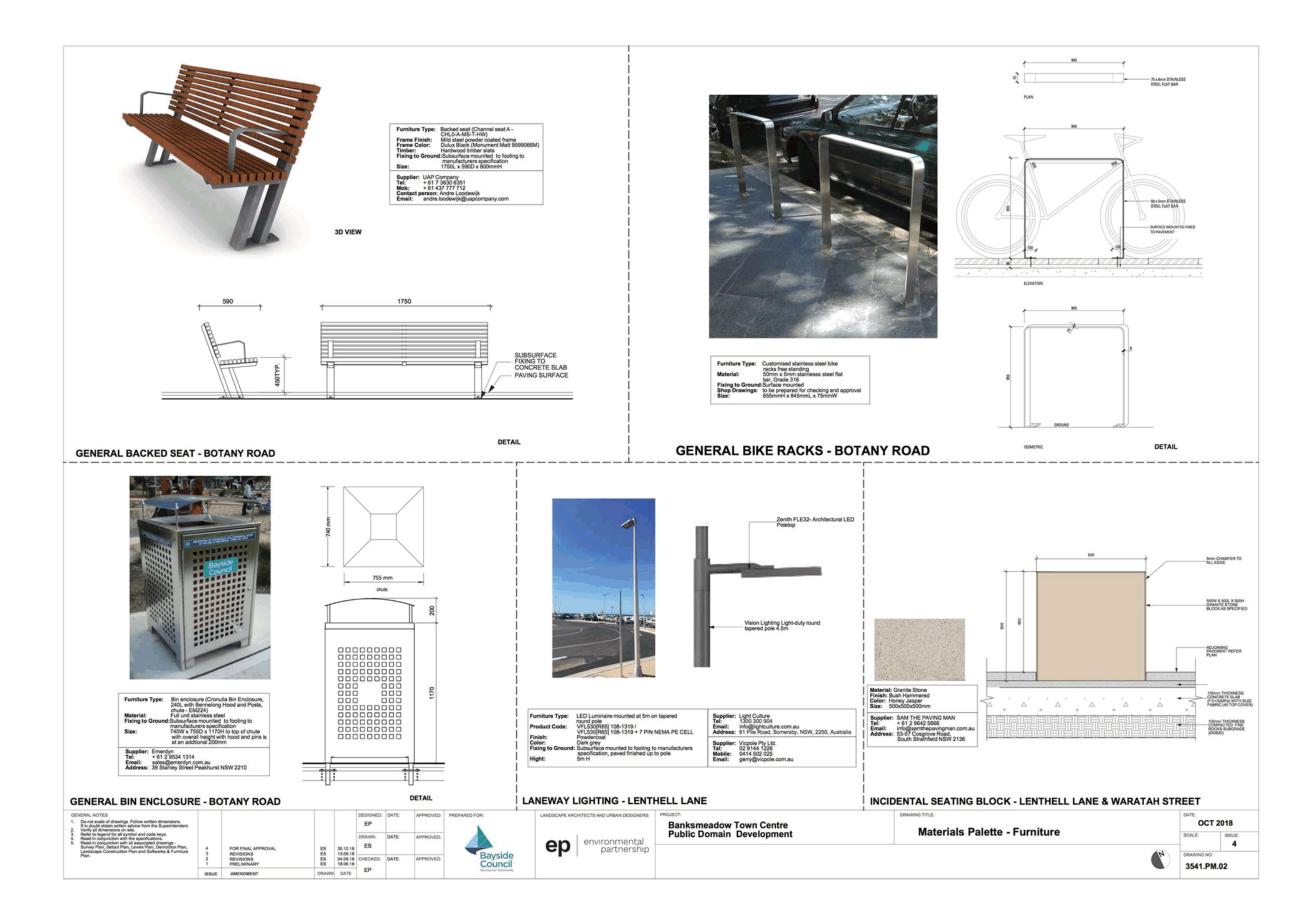


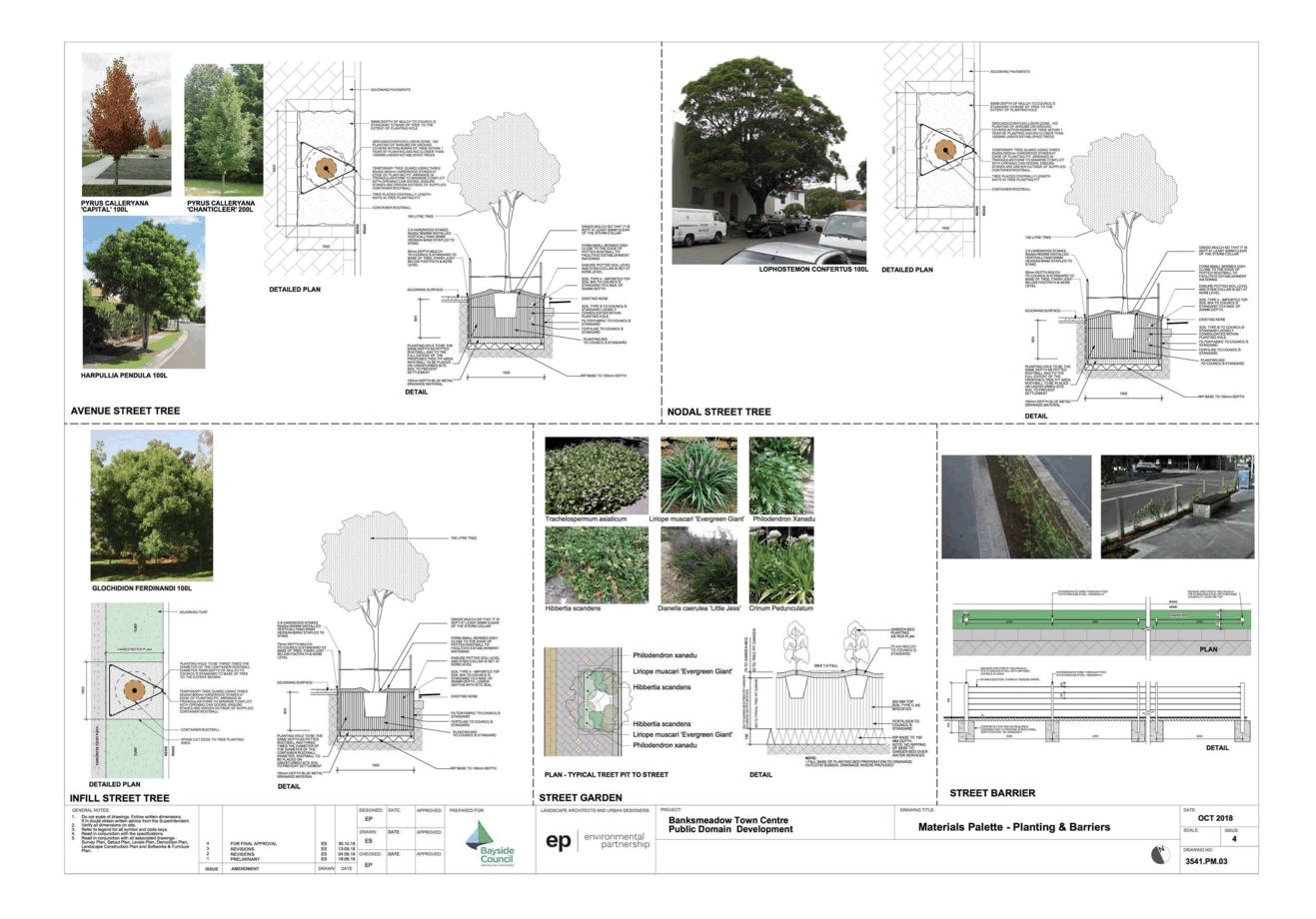


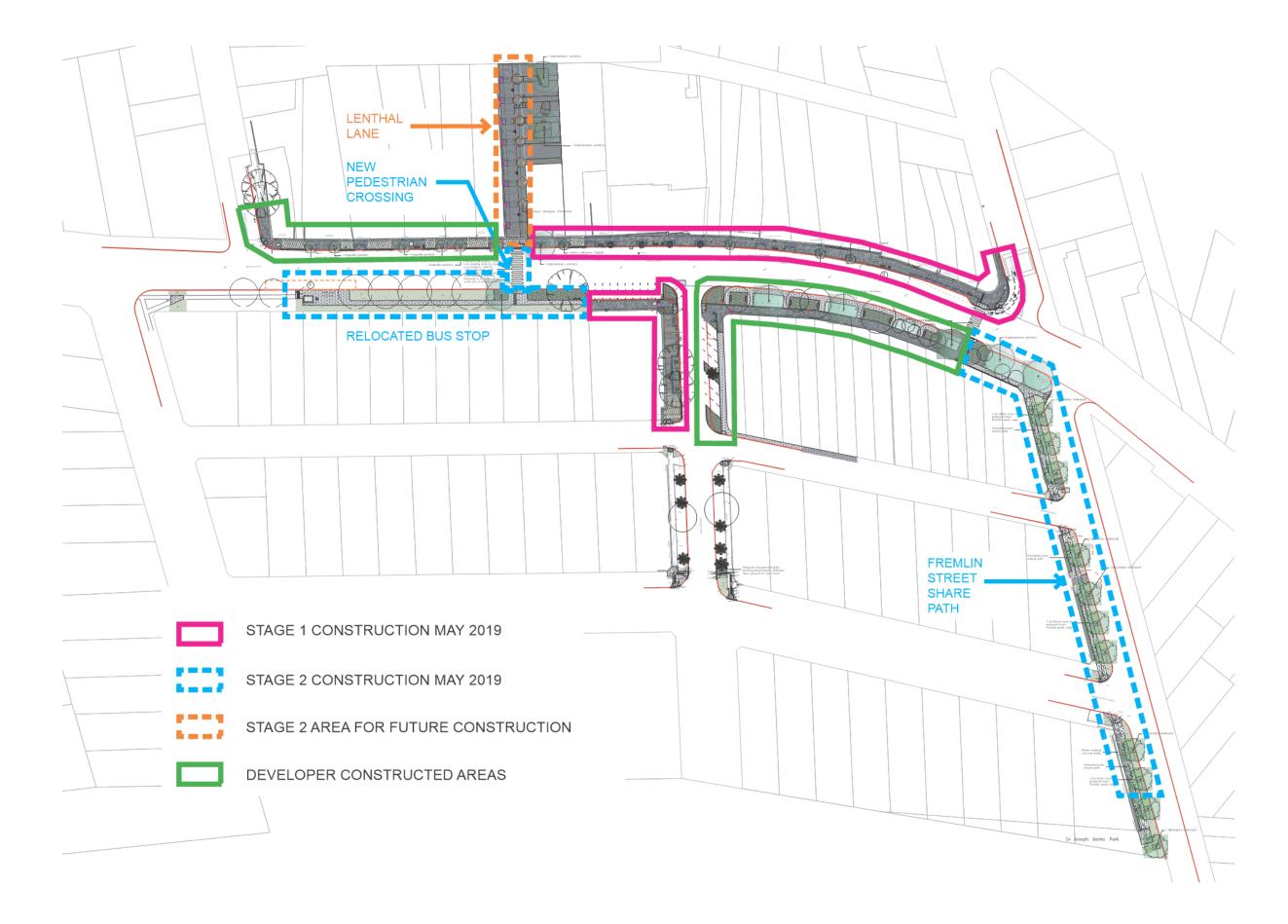












Council Meeting

Item No	8.9
Subject	Lady Robinsons Beach - Investigation and Design Study
Report by	Michael McCabe, Director City Futures
File	F11/155

Summary

Council at its meeting of 10 October 2018 considered a report on the ongoing erosion along Lady Robinsons Beach and endorsed a recommendation to accept a \$245,000 grant from the NSW Office of Environment and Heritage (OEH) to undertake beach nourishment within Ramsgate Baths.

The report noted that a second application was pending. Council has now been advised that the second grant funding application was successful, and has been offered further funding to undertake a condition survey along the beach and prepare detailed construction plans.

This Report seeks endorsement to accept the offer and commit Council's matching funds in accordance with the offer.

Officer Recommendation

- 1 That Council approves a budget adjustment to allocate funds of \$430,000 in 2019/20 for the preparation of detailed concept designs, cost estimate and a Cost/Benefit Distribution Analyses, comprising \$219,500 funded by Council's Infrastructure Levy and grant income of \$210,500 from the NSW Office of Environment and Heritage.
- 2 That Council accepts the funding offer (2017-18-CFMP-0013) from the NSW Office of Environment and Heritage for a maximum of \$210,500 contribution for these Lady Robinsons Beach studies.

Background

Lady Robinsons Beach has been the subject of ongoing beach erosion for over 50 years due to natural and man made factors in Botany Bay. Despite major restoration works in 1997 & 2006 (Cost of works \$13.3M) involving the construction of 13 groynes and the placement of 450,000m³ of sand, beach erosion has continued to occur.

In 2014 Council engaged the Consultant Worley Parsons to conduct a review on the performance of the previous restoration measures carried out along Lady Robinsons Beach. The Consultant recommended a range of measures to restore and stabilise the beach to the design profiles. These measures included lengthening the existing groynes, constructing new groynes, upgrading existing rock revetment and implement beach nourishment.

The NSW Office of Environment and Heritage (OEH) require the detailed planning and design of these strategies including a Benefit/Cost Analysis before the NSW Government would consider any funding for the implementation of works.



14/11/2018

Council has now received a letter from OEH to advise that Council's application for this study has been successful with the offer of a \$210,500 grant. A primary condition of the Agreement is for council to commit to meeting the balance of funds for the Project with a minimum 50% contribution and works completed by 4 September, 2020.

This offer is for a study in 2019/20 and will require Council to allocate funds of \$219,500 towards the project. It is recommended that the project be listed for inclusion in the 2019 Operational Plan, funded by the Infrastructure Levy.

OEH request Council to accept and sign this grant offer by 19 November, 2018.

Financial Implications

Not applicable□Included in existing approved budget□Additional funds required⊠

It is recommended that Council commits to allocating \$219,500 from the Infrastructure Levy to match the minimum 50% contribution required in the terms of the grant offer.

Community Engagement

Not applicable.

Attachments

Copy of the Grant Offer from OEH J



2018/149075

FI1/155 - C. Mable. related to: 18/10578

DOC18/742845

Ms Meredith Wallace General Manager Bayside Council PO Box 21 ROCKDALE NSW 2216

Attention: Colin Mable

Dear Ms Wallace

I refer to the recent application to the Coastal and Estuary Grants Program – Planning Stream under the 2017/18 Program for the following project:

Lady Robinsons beach - investigation and design study Maximum funding amount: \$210,500 Grant reference no. 2017-18-CEMP-0013

I am pleased to advise that Council's application to the program has been successful. The offer is subject to you undertaking to meet the balance of funds for the project, as outlined in your application, and agreeing to the terms set out in the attached *Funding Agreement for Financial Assistance* (the Agreement).

You may accept this offer by signing both copies of the enclosed Agreement and returning one copy to the address noted at the bottom of the Agreement by **19 November 2018**. Please note that if the signed Agreement is not returned by this date, the offer of funding will automatically lapse. Please pay attention to specific conditions under clause 18.

I would like to draw your attention to condition 3.1 of the Agreement, which outlines the requirement to submit a Work Plan. To assist you in preparing this, I have arranged for an electronic link to the template to be emailed to Colin Mable of your office. The Work Plan should be prepared in consultation with your Office of Environment and Heritage contact, Mark Moratti, and be submitted electronically no later than **8 March 2019**.

If you have any questions in relation to this grant offer, please me on 02 9895 6533 or at coastalestuary.floodgrants@environment.nsw.gov.au

Yours sincerely

8/10/2018

LEAH ANDREWS Senior Team Leader – Contestable Grants - Coastal, Estuary and Flood Strategy and Performance

Enclosure

BAYSIDE COUNCIL RECEIVED 1 2 OCT 2018 AUSTRALIA POST

PO Box 644 Parramatta NSW 2124 Level 4, 10 Valentine Ave Parramatta NSW 2150 Tel: (02) 9895 6211 Fax: (02) 9995 6548 ABN 30 841 387 271 www.environment.nsw.gov.au



Council Meeting

Item No	8.10
Subject	National B-Double Renewal - for 19m to 25m long vehicles
Report by	Michael McCabe, Director City Futures
File	F16/818

Summary

The Roads and Maritime Services, on behalf of the National Heavy Vehicle Regulator seek to renew the access of existing B-Double networks and general access arrangements for B-Doubles trucks across the Bayside Local Government Area.

Officer Recommendation

That Council provides Road Manager Consent to the heavy vehicle access arrangements for the extension of the existing B-Double network for a statutory period of 5 years from February 2019.

Background

B-Doubles are the backbone of Australia's freight tasks accounting for 49% of road tonnage per kilometre of all freight-carrying vehicle types. Roads and Maritime Services seek the renewal of access on existing B-Double networks and general access arrangements for B-Doubles. They are not seeking to introduce any new B-double combinations. The aim is to simplify and reduce the number of access conditions across local government. The Heavy Vehicle National Law (NHVL) requires that RMS seek consent from all road managers (i.e. Council) to the existing B-Double networks and the continuation of current general access arrangements. If the NHVR does not receive consent from Council, the vehicles will no longer be able to lawfully drive on the nominated roads as they do now. As a consequence, Council may experience an increase in the volume of permit applications for freight movements that we will have to assess on a case-by-case basis or delays in supply of goods and materials to business across the Local Government Area. As such it could have a major impact on local business in Port Botany, Mascot and the Airport in particular.

Road network access for B-doubles in NSW is largely provided by the National Class 2 B-Double Authorisation Notice 2014 (B-Double Notice 2014). This Notice carried forward Bdouble networks in place in NSW before the Heavy Vehicle National Law (HVNL), and will in turn expire when it reaches its 5 year statutory limit in February 2019. Ahead of this expiry, the National Heavy Vehicle Regulator and Roads and Maritime Service have developed a harmonised and streamlined B-Double notice that will again adopt the current B-Double networks in New South Wales.

The HVNL requires that the Regulator seeks Road Manager (Council) consent for new notices, including the new National Class 2 B-Double Authorisation Notice 2018 that will replace the B-Double Notice 2014.

This is a request for Council consent that will allow continued access on existing B-double routes for the updated 2018 B-double notice. Consent is sought for all Class 2 B-Doubles



14/11/2018

that are already in place under current notices (same mass, dimensions and conditions), but will also introduce a clarifying provision for Concessional Mass Limits of 1 tonne, as currently available under the Heavy Vehicle (Mass, Dimension and Loading) National Regulation. Therefore, although this is a new, clearer notice, in practice it provides for business as usual operation of B-doubles in NSW.

In the former Rockdale City Council area,

* only 19m and 23m long B-doubles are permitted in West Botany Street, from Princes Highway and President Avenue to reach the waste management centre in Lindsay Street, Rockdale.

In the former Botany Bay Council area, local roads that have been assigned as 19m, 23 and 25m long B-double routes are:

Baker Street, Pagewood Anderson Street, Pagewood Hale Street, Botany Booralee Street, Botany Hill Street, Botany McPherson Street, Botany Coal Pier Road, Botany Exell Street, Botany McCauley Street, Botany Beauchamp Road, Botany

Other B-Double routes are approved along the RMS State road networks, and these do not require Council's approval.

It is recommended that Council concur with RMS continuing using the existing B-Double Route Network for another 5 years.

Financial Implications

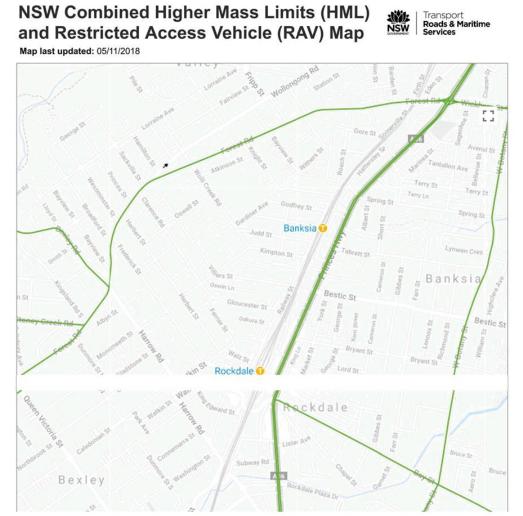
Not applicable	\boxtimes
Included in existing approved budget	
Additional funds required	

Community Engagement

Not applicable.

Attachments

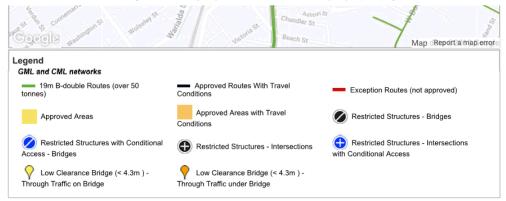
- 1 West Botany Road 19m Route Map 😃
- 2 Botany 19m B Double map 👃
- 3 Mascot 19m B Double Route Map 😃
- 4 Botany 25m B Double Route Map J
- 5 Mascot 25m B-double Route Map <u>J</u>



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NSW Combined Higher Mass Limits (HML) and Restricted Access Vehicle (RAV) Map < Heavy vehicles < Roads and Maritime Services



Network Disclaimer

The networks are available for short combinations (up to 19 metres long) and B-doubles that comply with the requirements contained in the Heavy Vehicle National Law (HVNL): the <u>National Class 2 Heavy Vehicle B-double Authorisation (Notice) and the adjoining NSW Schedule</u> and for Higher Mass Limits (HML) the <u>New South Wales Higher Mass Limits Declaration 2015</u>. These networks are based on a maximum vehicle width of 2.5 metres and are subject to sign-posted restrictions.

Provide feedback

Contact Roads and Maritime Services | Phone: 131 782

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NSW Combined Higher Mass Limits (HML) and Restricted Access Vehicle (RAV) Map < Heavy vehicles < Roads and Maritime Services

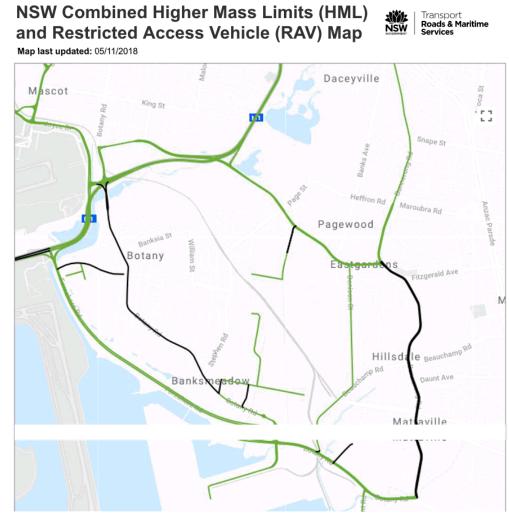
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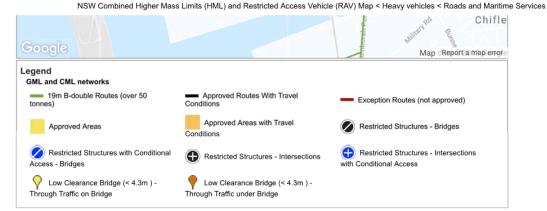
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NSW Combined Higher Mass Limits (HML) and Restricted Access Vehicle (RAV) Map < Heavy vehicles < Roads and Maritime Services



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Provide feedback Contact Roads and Maritime Services | Phone: 131 782 © Department of Finance and Services 2015 <u>http://www.lpi.nsw.gov.au</u> DISCLAIMER ACCEPTED

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NSW Combined Higher Mass Limits (HML) and Restricted Access Vehicle (RAV) Map < Heavy vehicles < Roads and Maritime Services

Notes:



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NSW Combined Higher Mass Limits (HML) and Restricted Access Vehicle (RAV) Map < Heavy vehicles < Roads and Maritime Services

NSW Combined Higher Mass Limits (HML) NSW. Transport Roads & Maritime Services and Restricted Access Vehicle (RAV) Map Map last updated: 05/11/2018 edmouth Ave Opsary f Miles St Church Hughes Ave Mascot 🕕 Coward S Carinya Ave Rosel Want St Coward St Rawson St Forster St MacIntosh St ascot King st David St Arthur St 7 King St Francis St Rel High St King St axter Rd Sparks St c Airport

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Through Traffic under Bridge

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Network Disclaimer

Through Traffic on Bridge

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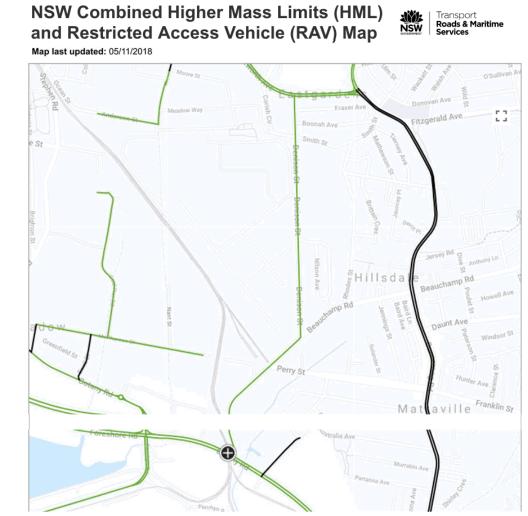
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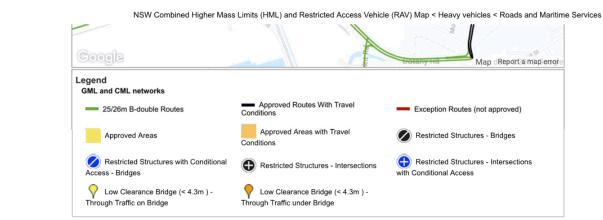


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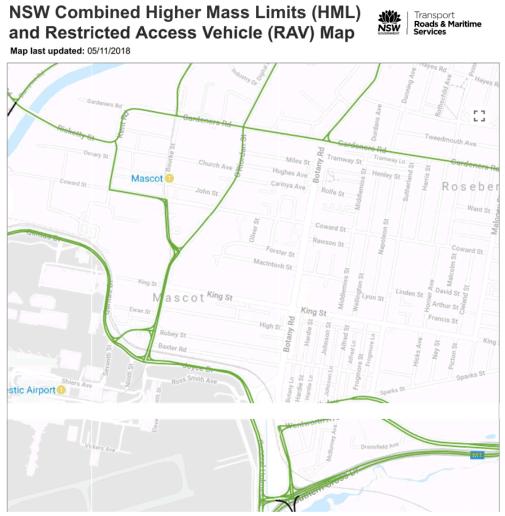
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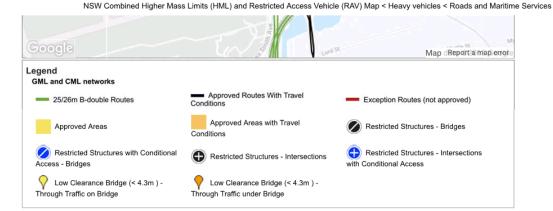


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Council Meeting

14/11/2018

Item No	8.11
Subject	Acquisitive Sculpture Prize at Bayside Arts Festival 2018-2019
Report by	Debra Dawson, Director City Life
File	SF16/1263

Summary

This report addresses a resolution by Council requiring a report on the impact of the introduction of the \$50,000 Bayside Arts Festival Sculpture Prize in April 2018.

Officer Recommendation

- 1 That Council notes the report on the Bayside Arts Festival Sculpture Prize 2018 including detail on the impact of the prize.
- 2 That Council approves \$50,000 for the Bayside Acquisitive Sculpture Prize for 2019 to be included in the 3RD quarter budget review.

Background

Council has held an Arts Festival on Botany Bay for the past 7 years. The Sculpture by the Bay exhibition on the waterfront at Cook Park Kyeemagh is the most significant element of the celebration. In 2018 the Sculptures@Bayside exhibition was held from 15 April - 29 April and included 30 sculptures.

At the Council Meeting on 8/11/2017, following a Mayoral Minute, the following was resolved:

- 1 That Council resolves to allocate funds for an acquisitive sculpture prize for the Bayside Arts Festival 2018.
- 2 That the value of the prize be up to \$50,000.
- 3 That a report be brought back to Council on the impact of the prize, including publicity achieved, increases in number and calibre of entries to the exhibition and visitation rates.

Report on the Impact of the \$50,000 Acquisitive Prize

The Sculptures@Bayside acquisitive prize is the major prize in a pool of \$61,500 with sponsorship determining some of the smaller prizes as follows:

Sculptures@Bayside Acquisitive Prize	Up to \$50,000
Sydney Airport Sculpture Award (Judge's Choice)	\$6,000
Sydney Airport Highly Commended Sculpture	\$2,000
Award	
Cooks River Rescue Prize	\$2,000
People's Choice Award	\$1,500

The table below indicates the acquisitive prize ensures Sculptures@Bayside features as a pre-eminent sculpture competition in the national sculpture competition calendar.

Sculptures by the Sea - NSW	\$70,000
Melbourne Prize for Urban Culture - VIC	\$60,000
Sculptures by the Sea – Cottesloe - WA	\$50,000
Montalto Sculpture Prize - VIC	\$30,000
Wollongong Acquisitive Sculpture Award - NSW	\$30,000
Western Sydney University Sculpture Award and	\$30,000
Exhibition - NSW	
Sculpture @ Scenic World - NSW	\$20,000
Woollahra Small Sculpture Award - NSW	\$20,000
Artentwine Acquisition Sculpture Award - TAS	\$20,000
Swell Sculpture Festival - QLD	\$15,000

Number of applications and calibre of entries

- Council received 43 applications to exhibit, a 60% increase in applications from 2017
- This year drew artists from Australia wide, including Joy Heylan the winner of the acquisitive prize *The Crab*.
- 30 sculptures were chosen to exhibit, a 60% increase in the number of exhibits on the previous year
- 14 of the 30 Sculptures@Bayside exhibits were selected as finalists for the acquisitive prize

A different kind of artist was drawn to this year's event; the sculptures were larger than in previous years, many requiring a significant logistical effort including trucks and cranes to transport and position them on to the exhibition site.

Artists in 2018 included accomplished and nationally known sculptors. The winner Joy Heylen, is a sculptor with an impressive CV. This year Joy was the first Queensland creative to be awarded the contract as Creative Director for the Australian Gold Tourism award event Carnival of Flowers. Joy has been commissioned by Toowoomba Regional Council to work on numerous projects including an Economic and Urban development project – Russell Street Refresh.

By contrast Keith Bender is an emerging sculptor from Canberra. Though his career is shorter compared to other participants he has already completed two public art works and currently has two large projects underway; a sculpture for the Gift of Life Garden at the Canberra National Arboretum; and a work for the Contour 556 sculpture exhibition by Lake Burley Griffin.

Several Bayside artists were also drawn to the competition with 3 finalists in the acquisition prize including Piotr Ozerski - In the Morning Sun, Christopher Diaz - Pacifica Australis#1-Odyssey of Life and Miriam Ross & Students - Day on the Bay.

The festival also included other workshops, activities and forums which engaged local artists and highlighted the diversity of art and culture in the local area.

Visitation and attendance

- Approximately 4,000 people visited the event over the course of the exhibition, a 200% increase in visitation compared to the previous year (based on staff and volunteer counts). Note that the exhibition was extended by a week this year
- Over 1,200 people participated in the People's Choice vote this year compared to 130 people in 2017
- Almost 2,000 exhibition catalogues were given out (one per family / group) over the course of the exhibition
- Patrons mainly came from Bayside as well as other parts of Sydney including inner west, southern, northern and eastern suburbs.

Publicity

- 47% of the 2018 marketing spend was allocated to an *Arts Hub* marketing campaign for the prize and this may have improved the calibre of artists. However lead time for the marketing campaign was considered too short. This will be addressed in 2019.
- Marketing channels also included:
 - Bayside Website and Social Media platforms
 - Eventbrite
 - Bayside Newsletter
 - o GRAB Network forum
 - Westfield Eastgardens Social Media platforms
 - o Media releases
 - Various community organisations and individuals
- In addition to responding to the media release, the Leader listed all the prize winners and took photos with three of the artists involved with the exhibition
- The Sculptures@Bayside post on Eventbrite was viewed 922 times (compared to 508 views for the Earth Day Eco Fair).

Facebook Posts reached 50,080 people across all festival events including Sculptures@ Bayside. Data could not be collected for 2017.

Feedback suggests people heard about the Sculptures and other events through all media channels as well as through word of mouth and by passing by. In 2019 passing traffic could be attracted through locational banners at the site.

Feedback

Written feedback was very positive. People loved the sculptures and the opportunity to talk to artists.

Positive comments were made about the location, particularly about the Cook Park setting near the water, and the layout of sculptures. The accessibility of the site and the availability of parking was noted. Favourable comparison was made to other sculpture exhibitions.

Suggested improvements include: better directional and instructional signage and increased signage generally. Other ideas included more publicity and the possibility of including artist's sales at the site as well as coffee carts and market stalls.

Summary

The exhibition and festival deliver on actions outlined in the Community Strategic Plan *Bayside 2030* by engaging local and national artists, delivering inclusive events and supporting and celebrating our diverse city.

Analysis shows the introduction of the prize has led to an expanded and more successful Sculpture Exhibition and to an increase in community expectation. As a result of evaluation and feedback it is intended to commence planning and marketing at an earlier stage in the new year. Call out to artists will commence prior to Christmas although artists are already making contact. All of the feedback from the public will be considered particularly in relation to increased promotions, improved signage and the possibility of coffee carts or food/markets stalls.

Sponsorship

In past years some sponsorship has been achieved and Council has expressed an interest in extending this. Opportunities for sponsorship are currently being explored for 2019 with a proposal for different levels of sponsorship. Contact is being made with former partners as well as other possible sources of sponsorship.

As the popularity of the prize and the festival grows and expands increased sponsorship may be needed to offset further costs.

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Financial Implications

Not applicable Included in existing approved budget Additional funds required

\$50,000 is required for the prize to be included in the 3rd quarter budget review.

Community Engagement

Not applicable.

Attachments

Nil

Council Meeting

Item No	8.12
Subject	Tender - Provision of Mattress Collection and Processing Services
Report by	Michael Mamo, Director City Performance
File	F18/75

Summary

This report recommends Council opts in to the Southern Sydney Regional Organisation of Councils (SSROC) Preferred Supplier Master Agreement for the processing of collected mattresses. Councillors were provided with an overview of this tender at the GM Briefing session held on 7 November 2018.

Council has previously participated in a SSROC tender for the establishment of a preferred supplier panel for mattress collection and processing. The current contract expired and fresh tenders were invited with the process facilitated by SSROC. The outcome of the new tender is the selection of a new preferred supplier panel contract.

To finalise the tender process and formalise the contract, each SSROC participating Council is required to seek formal endorsement from their Council in accordance with Local Government Tendering Regulations and Guidelines.

Officer Recommendation

1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d) (i) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That Council endorses the decision by the SSROC tender evaluation panel to reject all tenders and accept the following contractors and their negotiated schedule of rates on a preferred supplier panel contract established by SSROC for mattress collection and processing services:
 - a Community Resources Limited trading as Soft Landing
 - b Renewable EnergyCorp Australia
- 3 That Council delegates to the General Manager to sign the SSROC Commissioning Agreements to be issued to the successful Tenderers on behalf of Bayside Council.

Background

Councils engage suppliers to conduct mattress processing services when mattresses are dumped in the area and as part of Council's regular household clean-up service. Council



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utilises the preferred supplier contract for the processing service only, not the actual collection and transportation to the processing centre.

The current SSROC preferred supplier panel contract for mattress collection and processing services expired and fresh tenders were invited to establish a new contract. SSROC developed a Request for Tender (RfT) document in consultation with the following Councils:

- Bayside Council
- Burwood Council
- Canterbury-Bankstown Council
- City of Sydney
- Georges River Council
- Inner West Council
- Randwick City Council
- Sutherland Shire Council

The contract term is for three years subject to satisfactory performance, which will be determined by member Councils and SSROC, with two one year options to extend for up to a further two years.

Procurement Process

Tenders for the 'Provision of Mattress Collection and Processing Services' were advertised in the Sydney Morning Herald, Daily Telegraph, SSROC website, and via tendersonline.com.au/ssc website on Tuesday 28 November, 2017. Tenders closed at 10 am ADST on Wednesday 17 January 2018.

The SSROC Tender Evaluation Report is attached as a confidential item.

Submissions were received from 2 tenderers:

- Community Resources Limited trading as Soft Landing ("Soft Landing").
- Renewable EnergyCorp Australia Pty Ltd.

Company Name	Director/s	
Renewable Energycorp Australia Pty Ltd	Eddy Ahmad – Director	
Community Resources Limited trading as Soft Landing	Voluntary Board of Management Joel Dunn – Co-Chair Melanie Ridgeway – Co-Chair Anne Sattler – Deputy Chair Gaye Tindall Terese Innes Renee Hawkins Christian Fieldhouse Mandy Davis Janice Paulson Jazlie Davis- Grygoruk Stephen Oxley	

Company Directors

Company Name	Director/s	
	Katriina HeikkanenJason ArdlerClaire Beattie	

SSROC and participating Council's agreed through the evaluation process that the submissions provided would not result in best value for money for the Councils as there were significant increases in the schedule of rates from the original contract.

It was therefore decided by the SSROC evaluation panel to reject all tenders and enter into negotiations with the 2 tenderers to achieve a better value for money outcome.

The result of negotiations was pricing that was in the order of 20% less than those in the original tender submissions, and far less than taking mattresses to landfill.

In May 2018 SSROC signed the Preferred Supplier Master Agreements (PSMAs) and set up a panel with:

- Community Resources Limited trading as Soft Landing ("Soft Landing").
- Renewable EnergyCorp Australia Pty Ltd.

Councils that participate and hence opt in to this contract are required to seek Council's formal endorsement in accordance with the Local Government Legislation and NSW Tendering Guidelines.

Once endorsed, Council issues Commissioning Agreements to the suppliers advising them that the Council will use their services and hence, the supplier must provide the agreed rate as specified in the Preferred Supplier Master Agreement.

Financial Implications

Not applicable	
Included in existing approved budget	\boxtimes
Additional funds required	

Community Engagement

Not Applicable.

Attachments

SSROC Tender Evaluation Report (confidential)

Council Meeting

Item No	8.13
Subject	Tender - Mutch Park Skate Park
Report by	Karin Targa, Major Projects Unit Director
File	F17/1296

Summary

The 2018/2019 City Projects program includes funding for the construction of the Mutch Park – Skate Park project.

The Mutch Park – Skate Park is funded by section 7.11 (S94 funds) specifically collected for Mutch Park Skate Facility topped up with open space funding.

The tender for Mutch Park Skate park works was advertised on 28 August 2018 and closed on 26 September 2018.

Officer Recommendation

1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A)(2)(d)(i) of the Local Government Act 1993, the attachment relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That in accordance with Regulation 178(1)(b) of the Local Government (General) Regulations 2005 Council declines to accept any of the tenders.
- 3 That in accordance with Regulation 178(4)(a) Council resolves to decline to invite fresh tenders or applications as it has undertaken a comprehensive tender process receiving competitive tenders. There would be no advantage in calling fresh tenders as the tender submissions that have been received are considered to offer quality submissions. It is unlikely that new tenders would provide an improved service for Council and additionally the construction of the new skate park would be delayed if fresh tenders were sought. Negotiations with the preferred contractor will provide the opportunity for a better result and reduce the risk to Council.
- 4 That in accordance with Regulation 178(3)(e) of the Local Government (General) Regulations 2005 Council delegates authority to the General Manager and Mayor to enter into negotiations with Convic (or if required any other of the three companies that submitted a tender for the Construction of the new Mutch Park Skate Park) to reduce the contract value as outlined in the confidential attachment to this report.
- 5 That Council delegates authority to the General Manager and Mayor to enter into and execute a contract for the delivery of the Mutch Park Skate Park to the maximum value as outlined in the confidential attachment.



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6 That Council allocates an additional \$300,000 to the Mutch Park Skate Park from S7.11 (S94 plan) item OS40 Mutch Park (outdoor sport courts, bbq, picnic facilities, pathway/access, fitness station, shade shelter, landscaping and tree planting, rainwater harvest, playground upgrade and shade structure, refurbish/rebuild tennis court, toilet upgrade, irrigation, masterplan) that has \$1,550,000 in funding.

Background

In April 2015 the previous Botany Bay Council entered into a licence agreement with Sydney Water to allow the usage of five (5) parklands owned by Sydney Water as public recreational open space. The licence agreement is valid for a period of 21 years until March 2036.

The license allows construction, earthworks, altering of levels, landscaping and other works with the Licensor's (Sydney Water) permission; and planning approvals where required.

Sydney Water have consented to the construction of the skate park as part of the Development Approval process.

Sydney Water are also requiring Council enter into a Construction Licence for the skate park works. This licence is currently in draft and has not yet been finalised. The Construction licence refers to the current park usage licence terms and conditions.

Mutch Park Skate Park

In February 2014, the previous City of Botany Bay Council resolved that a concept design be prepared for a skate park at Mutch Park. EnLocus Landscape Architects were engaged in March 2015 to prepare the design for a skate park. EnLocus envisaged an opportunity to provide a youth space where the skate park was considered to be Stage 1 in a series of embellishments for local youth. A Design Report and Masterplan were prepared and a community workshop undertaken in March 2016 to present the proposal and obtain community feedback.

Following community feedback, the footprint was re-oriented to address issues relating to accessibility, safety and visibility whilst retaining the large mound on the southern side of the skate park, separating the skate park from Wentworth Avenue.

Taking into consideration contamination issues, EnLocus was requested to raise the level of the skate park thereby avoiding excavation. The only excavation required is for drainage.

The proposed plaza style generally is inspired by the elements and arrangements skateboarders encounter in the urban environment and was determined to be the best fit for Pagewood's location and demographics. It incorporates elements such as level changes, terraces, stairs, ledges, flat banks and quarter pipes as well as landscape and social integration. The plaza style allows the skateboarder to discover and use the facility in their own way rather than dictating usage with more rigid elements such as ramps and pipes. They are also designed to be social spaces allowing broader social interaction and activities. The EnLocus' vision document depicts a longer-term vision for Mutch Park inclusive of recreational/event spaces, providing community participation beyond the skate function.

As part of the development application process there were additional later changes to replace the sump pump out drainage system with a gravity fed line, which resulted in further raising of levels. An additional DA requirement was the requirement of the installation of

bunding and associated drainage to alleviate flooding. This resulted in additional cost of the skate park.

The proposed skate park has a footprint 1,650 m2 and is a "plaza style" design that allows participation by users of a range of ages and skill levels.

The scope of works included in the tender is the construction of a high quality plaza style concrete skate park in Mutch Park, Pagewood, works include but not limited to the following:

- The construction of a skate park at the southern end of Mutch Park, adjoining Wentworth Avenue, build on top of approximately 7,000 cubic meter of imported fill as specified and constructed on Sydney water land;
- Widening of the Mutch Park driveway & access road off Wentworth Avenue;
- new pedestrian footpaths leading into the skate park;
- landscaping, furniture and lighting; and
- Storm water drainage works.

The construction of a skate park is a unique specialist project that requires specialist contractors to complete the required concrete work, therefore the design consultant – Enlocus nominated four contractors who are experienced to carry out the concrete work. To ensure that beside the nominated four skate park contractors any capable contractor could be put forward, the Request for Tender (RFT) document included a requirement for the tenderer to demonstrate that they have successfully constructed a similar scale skate park previously.

Mutch Park has contamination issues, which introduces a number of restrictions for the construction of this project, as the construction will need to comply with the Environmental Management Plan (EMP). Except for the construction of the drainage, no excavation is to be undertaken and imported fill is to be brought in to raise the skate park. The tender submission Construction Methodology is the key to demonstrate the tenderers understanding of the project.

As Mutch Park is owned by Sydney Water a construction license is required to undertake the works. Under the Sydney water construction license, there are the following requirements:

- an updated Asbestos Management Plan (AMP) (at the end of construction);
- a Remediation Action Plan (RAP), the RAP has been prepared but is pending approval by Sydney water;
- a Construction Environmental Management Plan (**CEMP**) and a Safe Work Method Statement (**SWMS**) prior to commence the construction.

The Works also include all remediation and make good works required to be done for all disturbed areas as specified in Asbestos Management Plan attached to the Request for Tender Documents.

The Tender Process

Council invited open tenders for Construction of the Skate Park in Mutch Park, Pagewood on Tuesday 28 August 2018. A 4-week tender period was stipulated in the tender documents. The tender closed at 10.00 am on Wednesday 26 September 2018.

Tenders Received

Four tender submissions were received, as follows (in alphabetical order):

- Antoun Civil Engineering (Aus) Pty Ltd;
- Civil Construction Partners Pty Ltd;
- CONVIC Pty Ltd; and
- Starcon Group Pty Ltd.

Directors of the Companies that Provided Tender Submissions

Company	Company Directors
Antoun Civil Engineering (Aus) Pty Ltd	Robert Antoun
Civil Construction Partners Pty Ltd	Von Jones
CONVIC Pty Ltd	Simon Oxenham
Starcon Group Pty Ltd	Ty Nguyen

No late tenders were received.

Assessment Methodology

The tender submission assessment and scoring is outlined in the confidential supporting document to this report.

A comprehensive assessment of the tender submissions was undertaken by the Tender Evaluation Panel. The assessment process has been undertaken in accordance with the provisions of the Local Government Act 1993 and Tendering Regulation 2005. The evaluation was undertaken based on the conditions of tendering and the evaluation criteria as provided in the RFT documents.

The tender submitted by CONVIC Pty Ltd was comprehensive and included a detailed methodology and a detailed program taking into consideration the site limitations and constraints.

CONVIC is the premier global youth facility and active space design and construction company based in Australia. Over the last 18 years they have successfully designed and delivered community youth facilities throughout Australia and across the world that meet the needs and demands of local and global youth and community users.

Proposed Program

The preliminary program submitted with CONVIC tender indicates that a 30 week construction period is required to complete the project and has the following project milestones:

Milestone	Week
Contract award	
Procurement, PMP preparation and Mobilization	Week 1
Construction Commencement on site	Week 3
Civil work	Week 3
Concrete work	Week 11
Works complete	Week 30
Projects complete	Week 30

The program does not include a wet weather allowance.

Financial Assessment of CONVIC

CONVIC has a track record of successful outcomes in undertaking projects of a similar nature. They have successfully designed and delivered community youth facilities throughout Australia and across the world that meet the needs and demands of local and global youth and community users. A Corporate Scorecard financial assessment was undertaken with an acceptable outcome. No issues have been identified as part of this process.

Tender Recommendation

References were checked for CONVIC and it was found that CONVIC is a reputable contractor that delivers high quality work. CONVIC has completed a number of projects with Local Councils without any issues and those projects have been completed on time and on budget.

As all the tendered prices exceed the available budget and based upon the assessment criteria, the tender assessment panel recommends to negotiate with CONVIC to establish a project scope and contract for the amount as specified in the confidential attachment to this report.

CONVIC has in place Public Liability and they have the statutory workers compensation policy in place. CONVIC has an Integrated Management System in compliance with ISO 9001, ISO 14001 and AS 4801 guidelines and has a good track record and name in the industry.

Financial Implications

Not applicable	
Included in existing approved budget	
Additional funds required	\boxtimes

Community Engagement

Not applicable for the tender process.

Attachments

Confidential Attachment - Mutch Park Skate Park tender (confidential)

Council Meeting

Item No	8.14
Subject	Tender - Arncliffe and Banksia Precincts Public Domain Plan and Technical Manual
Report by	Michael McCabe, Director City Futures
File	F18/668

Summary

In 2013, the former Rockdale City Council nominated land in Arncliffe and Banksia as a Planned Precinct (formerly called a Priority Precinct) to the NSW Department of Planning and Environment. The Planned Precincts were identified because they have access to transport infrastructure, and the potential to provide for significant housing and jobs growth.

A Public Domain Plan and Technical Manual are required for the following reasons:

- To ensure future public domain works and upgrades are commensurate with Councils vision for the Town Centres;
- The need to adopt a holistic approach for public domain works and upgrades within the Arncliffe and Banksia Precincts; and,
- To guide the detailed design and construction in Firth Street (Arncliffe Town Centre), Wollongong Road (Arncliffe Neighbourhood Centre) and along the Princes Highway Corridor.

The preparation of the documents is being funded by the Arncliffe and Banksia Precinct Support Scheme.

Officer Recommendation

1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d) (i) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

2 That in accordance with Regulation 178 (1)(a) of the Local Government (General) Regulations 2005, Council accepts the tender from Environmental Partnership NSW Pty Ltd for Contract RFT18/668 being for consultancy services to undertake a Public Domain Plan and Technical Manual for the amount of \$338,220.00 (excluding GST).

Background

A Public Domain Plan identifies street character, and provides a pallete of finishes, street furniture suites, tree planting and plant varieties to be included in any public domain works. The Public Domain Plan seeks to provide guidance to Council and developers on any future

public domain works in association with development or required upgrades. Ancillary to the Public Domain Plan is the Technical Manual which is a set of construction-level plans and details that clearly shows:

- the existing public domain elements surrounding a development site. This includes the location of signs; street furniture; street trees; planting; property boundaries; kerb/gutter alignment; vehicular crossings; pedestrian kerb ramps; street lights; the existing finishes i.e. paving types; and any other elements;
- elements to be retained, protected, remove or replaced; and
- works required to reconstruct the public domain fronting the site to meet the Council's standards.

The Public Domain Plan and Technical Manual will be a supporting document to the Arncliffe and Banksia Precincts Development Control Plan and Section 7.11 Development Contributions Plan.

Funding Agreement

The Public Domain Plan and Technical Manual are funded under the Department of Planning and Environment's Precinct Support Scheme, with \$525,000 identified for the development of the Public Domain Plan and Technical Manual.

The Tender Process

The Arncliffe and Banksia Public Domain Plan and Technical Manual Tender was published on the Bayside Council Tenderlink web portal on 17 July 2018. The Request for Tender was advertised in the Sydney Morning Herald, St George Leader and Southern Courier and the Bayside Council website. The Request for Tender (RFT) closed on 7 August 2018 at 10am (Sydney time). A proposed contract term of 120 days was declared in the RFT document.

Tenders Received

Tenders were received via Tenderlink from the following six consultancy practices:

- 1 DEM Aust Pty Ltd
- 2 DesignInc Ltd
- 3 Group GSA Pty Ltd
- 4 Indesco Pty Ltd
- 5 Environmental Partnership NSW Pty Ltd
- 6 James Mather Delany Design Pty Ltd

Directors of the Consultants that provided tender submissions

Company	Company Directors
DEM Aust Pty Ltd	Rudi Valla – Managing Partner
	Jon Pizey – Group Design Partner
DesignInc Ltd	Richard Does – Director
	Ian Armstrong – Director
	Anthony Quan – Director

Company	Company Directors
Group GSA Pty Ltd	Mark Sheldon – Managing Director
	Michael Mandl – Director
	Lisa Maree Carrigan – Director
	Peter McCamley – Director
	John Holland – Director
Indesco Pty Ltd	Angus Gorman – Managing Director
	Viet Le – Director
	Aaron Hazelton – Director
	Anna Nagalingam – Director
Environmental Partnership NSW Pty Ltd	Adam Hunter - Director
James Mather Delany Design Pty Ltd	Anton James – Director
	Ingrid Mather – Director
	James Delaney – Director

Assessment Methodology

The assessment process has been undertaken in accordance with the provisions of the Local Government Act 1993 and Tendering Regulation 2005. The tender evaluation team evaluated tenders in accordance with the evaluation methodology detailed in the Evaluation Report (**Attachment 1**). The evaluation team consisted of staff from Procurement, Strategic Planning, Major Projects and City Infrastructure.

Proposed program

Milestone	Date
Contract award	November 2018
Commencement of consultancy	November 2018
Draft Public Domain Plan and Technical Manual	March 2018
Final Public Domain Plan and Technical Manual	April 2018

Tender Recommendation

A tender evaluation team assessed each tender and recommended **Environmental Partnership NSW Pty Ltd** to be awarded the contract for an amount of \$338,220.00 (excluding GST) for the Arncliffe and Banksia Public Domain Plan and Technical Manual.

The tender submitted by **Environmental Partnership NSW Pty Ltd** provided a wellstructured approach with relevant supporting evidence to all aspects of the criteria. They demonstrated a sound appreciation of requirements and reasonable evidence of wider use of information beyond that which was provided.

Financial Implications

Not applicable		
Included in existing approved budget	\boxtimes	City Projects Program and funded by the Precinct Support Scheme
Additional funds required		

Community Engagement

Not applicable

Attachments

Evaluation Report (confidential)

Bayside Council

Serving Our Community

Council Meetin	g 14/11/2018
Item No	8.15
Subject	Tender - Lena Street to Sanoni Avenue Cycleway Improvements - Stage 1
Report by	Michael McCabe, Director City Futures
File	F18/454

Summary

The 2018/19 Operational Plan lists Stage 1 of the Lena Street to Sanoni Avenue Cycleway Improvements at Sandringham with a budget of \$750,000.

Tenders were invited for the construction of the Lena Street to Sanoni Avenue Cycleway Improvements (Stage 1). The tenders were assessed against price and non-price criteria, in order to recommend a tenderer with the highest weighted score.

This report provides a summary of the tender process and recommends acceptance of a tender.

Officer Recommendation

1 That Attachments 6 and 7 to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) (d) (i) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

2 That, in accordance with Clause 178(1)a of the Local Government (General) Regulations 2005, Council accept the Tender from Mack Civil Pty Ltd for a lump sum of \$597,368.19 (including GST) and provisional items (seawall patching and disposal of spoil) with the estimated amount of \$59,117 (including GST) totalling \$656,485.19 (inclusive GST) for Contract F18/454, Lena to Sanoni Cycleway Improvements - Stage 1.

Background

The aim of the Lena Street to Sanoni Avenue Cycleway Improvements Stage 1 (Tender F18/454) project is to deliver safety and amenity improvements for the shared path along the Cook Park foreshore at Sandringham by widening the pathway together with upgraded lighting, reducing conflicts between cyclists and pedestrians in one of the narrowest areas of shared path along the foreshore.

A community engagement strategy was implemented for this project in November/December 2015 (see below).

Attachments to this report are provided to support the project and include:

- General Arrangement Plan: Sandringham shared Path -Stage 1
- Annotated Aerial map Lena Street to Sanoni Avenue, Sandringham shared pathway extent of full scope. Note that the blue areas shows the extent of Stage 1 and the red areas indicates future stages.
- Annotated Aerial map Lena Street to Sanoni Avenue, Sandringham shared pathway extent of Stage 1 detail area comprised as part of stage 1 and artist impression
- Photo Shared path looking north to Sanoni Avenue existing situation
- Photo Shared path looking north Waterway entry #13 narrowest location in current situation

The existing lighting in stage 1 is limited to 3 Ausgrid lights. To improve lighting council will need to implement a private electrical network which has been designed to provide enough capacity for the full extent of lighting between Lena Street to Sanoni Avenue as well as have additional capacity for future projects along the Cook Park foreshore to Doll's Point. This involves replacing the existing lights owned by Ausgrid and concrete encasement of Sydney Water infrastructure (sewer line) below light footings. To ensure continued safety at night time the park must remain closed when this work is underway. To minimise the length of time the park is closed to the public, construction works will be performed concurrently with the utility upgrades. This section (Stage 1) addresses the narrowest part of the pathway near the laneway from Primrose Avenue and will mean that connection to the electrical supply for the future stages of lighting are readily available.

The structural integrity of the seawall is subject to ongoing investigation. Temporary seawall protection measures have been implemented to enable the continued safe use of the existing pathway from the dunes to Lena Street. Investigation of options to protect the seawall is included on 2018/19 Operational Plan. Until the permanent solution is installed the balance of the cycleway improvements are not recommended, as settlement of the pathway is likely to occur.

Tenders were invited, to perform all the construction works within Stage 1 of this project. This includes works by pre-qualified subcontractors on Ausgrid and Sydney Water assets, along with the electrical, structural, civil works and landscape works. Using the NSW Government's GC21 standard forms, the open tender was released to the public on Tuesday 26 September 2018, closing Tuesday 23 October.

Four tenders were received, from the following companies:

- Sydney Earthworks;
- Sydney Civil;
- Mack Civil;
- Quality Management & Construction.

The tender from Sydney Earthworks was not considered due to a failure to submit a conforming tender. The submission did not meet minimum requirements as it did not provide completed tender schedules, was unsigned and provided a price only therefore it was not possible to assess the tender against the other submissions.

Tender evaluation was on the basis of **price (50% weighting)** and **non-price (50% weighting)**. Non-price criteria comprised: past experience with similar projects; and

methodology. The overall scores for each tender are summarised in the Tender Evaluation Analysis table and summary attached.

The tender with the highest score was received from **Mack Civil Pty Ltd** for a lump sum of **\$597,368.19** (including GST) and an approximate provisional sum of **\$59,117** (including GST).

The approximate total value of this contract is **\$656,485.19** incl-GST. This is within the allocated budget available for this project in the 2018/19 financial year.

Program

The program of works submitted indicates the tenderer has the capacity to complete the works by July 2019, depending on the timing of Ausgrid to undertake their works and favourable weather conditions.

Financial Assessment

A detailed Financial and Performance Assessment was undertaken by Corporate Scorecard, and the results are in attachments.

Company Directors

Company Name	Name	Position
Mack Civil Pty Ltd	Karim Mahmoud	Managing Director
Quality Management &	Steven Commisso	Managing Director
Construction Pty Ltd (QMC)		
Sydney Civil Pty Ltd	Adrian Murad	Sole Director
Sydney Earthworks Pty Ltd	Mohamad El Dana	Managing Director
	Omar El Dana	Director

Financial Implications

Not applicable	
Included in existing approved budget	A budget of \$750,000 is available in the City Projects Program 2018/2019 Open Spaces (Cycleway) program funded from Section 94 and Section 94a - Rockdale.
	Note that in addition to the budget identified in the City Projects Program above the lighting component is also partly funded by a grant offered by Metropolitan Greenspace Program totalling \$120,000. This funding can be claimed upon completion of Stage 1.
	The RMS Safer Roads Program have also contributed \$115,000 to design in past years and this has been claimed.
Additional funds required	

Community Engagement

A community consultation strategy was implemented in November/December 2015 which included a "Have Your Say" online survey, notification of local residents, and installation of community boards at various locations on the site for a period of 4 weeks. A total of 45 people made formal responses with 89% of respondents in favour of the proposal. Since that time the project has stalled due to the condition of the seawall that supports approximately 60% of the length of the pathway. For this reason only the first stage of works can proceed this year.

Attachments

- 1 General Arrangement Plan: Sandringham shared Path -Stage 1 U
- 2 Aerial map Lena Street to Sanoni Avenue, Sandringham shared pathway extent of full scope <u>1</u>
- 3 Aerial map Lena Street to Sanoni Avenue, Sandringham shared pathway extent of Stage 1 <u>J</u>
- 4 Photo Shared path looking north to Sanoni Avenue <u>U</u>
- 5 Photo Shared path looking north Waterway entry #13 J
- 6 Summary of Tender Evaluation outcome & Financial Assessment Lena to Sanoni (confidential)
- 7 Tender Evaluation Analysis (signed) F18/454 (confidential) (







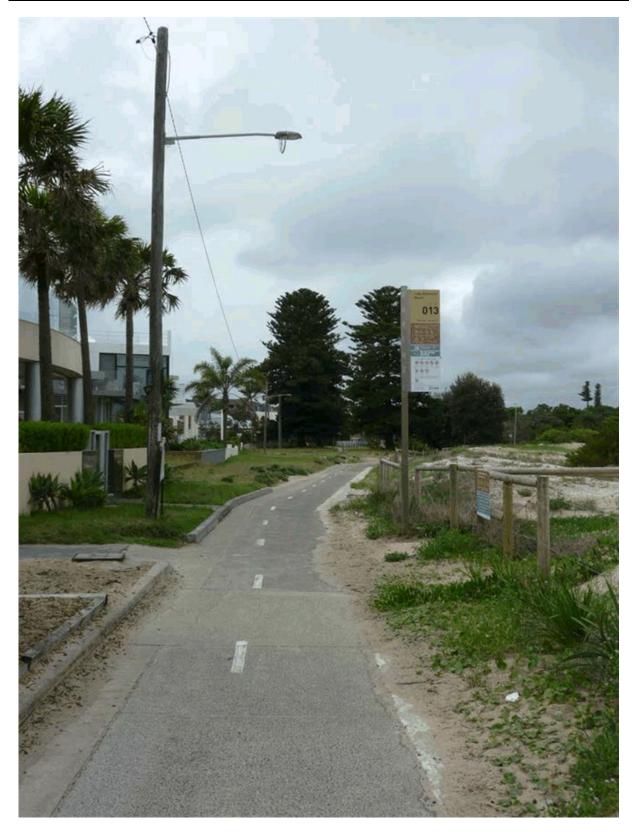
Extent of proposed widening

Existing pathway





Council Meeting



Council Meeting

Item No	8.16
Subject	Tender - Strategic Planning Consultancies Panel
Report by	Michael McCabe, Director City Futures
File	F18/669

Summary

Councils Strategic Planning Business Unit is responsible for the delivery of a diverse range of projects which require the services of specialist consultancies. These services include planning, design, assets and environmental services.

Strategic Planning, in consultation with Council's Procurement Unit sought quotes to establish a panel of consultants as a supplementary panel to the Local Government Procurement Professional Consultancy Services Panel (LGP 1208-3). A total of 80 Tenders were received for Evaluation. 29 of the Tenders received were from consultants who are already preferred suppliers in accordance with the Local Government Act 1993 as they are contractors to LGP 1208-3.

A total of 50 consultancies are recommended for inclusion on Council panel of consultants.

Officer Recommendation

1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d) (i) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That in accordance with Regulation 178 (1)(a) of the Local Government (General) Regulations 2005, Council accepts the tenders from:
 - 2.1 Allen Jack and Cottier Architects, Architectus Group, Aver, DFP Planning, Donald Cant Watts Corke, Ethos Urban, Jeavons Jeavons, Land Dynamics, MG Planning, Otium Planning Group, Place Design Group, Point8, SCT Consulting, Sensing Value, SGS Economics and Planning, The Transport Planning Partnership, Urbanista Australia, Water Modelling for Contract RFT18/772 being for consultancy services to undertake Category 1 – Planning Services;
 - 2.2 Allen Jack + Cottier Architects, Architectus Group, Aspect Studios, Brewster Hjorth Architects, Construction Consultants, DEM Aust, Hassell, Jeavons Jeavons, K20AU, LSA Design, McGregor Coxall, Paddock, Place Design Group, Point8, Scott Carver, SCT Consulting, Spackman Mossop Michaels, Tait Network, Trustee for LFA Pacific, Trustee for Carter Williamson Architects, Turf Design Studio, Water Modelling for Contract RFT18/772 being for consultancy



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services to undertake Category 2 - Design Services;

- Edison Environmental Engineering, Greencap, JBSG Australia for Contract RFT18/772 being for consultancy services to undertake Category 3 – Environmental Services;
- 2.4 Artazan Property Group, CM Plus (Context Landscape Design), Edison Environmental Engineering, lamdatasolutions, MBM, SGS Economics and Planning, Xmirus for Contract RFT18/772 being for consultancy services to undertake Category 4 – Asset management services;

Background

Councils Strategic Planning Business Unit is responsible for the delivery of a diverse range of projects which require the services of specialist consultancies. The Tender identified four categories including include planning, design, assets and environmental services. Generally the services deliver:

- Planning
 - o land use planning;
 - economic services;
 - open space planning; and
 - o project management
- Design
 - o architectural and urban design services;
 - o landscape architecture;
 - o specialist advice for design excellence; and
 - o community engagement
- Assets
 - o quantity surveying; and
 - o asset management
- Environmental
 - \circ contamination;
 - ground water testing;
 - planning risk; and
 - o acoustics

Strategic Planning, in consultation with Council's Procurement Unit sought Tenders to establish a panel of consultants as a supplementary panel to the Local Government Procurement Professional Consultancy Services Panel (LGP 1208-3).

Tender Process

Request for Tender (RfT) F18/772 Pre-qualified Panel for Strategic Planning Consultancy Services was published on the Bayside Council Tenderlink portal on 28 August 2018. The RfT was advertised in the Sydney Morning Herald on 28 August 2018, St George Leader on 28 August and the Southern Courier on 29 August 2018. The tender closed on 18 September 2018 at 10am.

Table 1: Directors of the Consultants that provided tender submissions

Company Name	Office Holder
@Leisure Planners Pty. Ltd. Ta Jeavons Jeavons	Director Sally Jeavons
	Secretary Sally Jeavons
Allen Jack + Cottier Architects	Director Michael Peter Heenan
	Director Peter Thomas Ireland
	Secretary Michael Peter Heenan
	Secretary Peter Thomas Ireland
Architectus Group Pty Ltd	Director Mark William Wilde
	Director Michael William Harrison
	Director Barry Simon Aarons
	Director Ruth Irma Wilson
	Director Raymond Geoffrey Brown
	Secretary Barry Simon Aarons
Artazan Property Group Pty	Director Gavin Paul White
	Director Michael Gregory Kirkby
	Director Jennifer Margaret White
	Secretary Paul White
Aspect Studios Pty Ltd	Director Kirsten Bauer
	Director Sacha Coles
	Director Christopher Stephen Razzell
	Director Kaylee Merrilyn Veitch
	Ultimate Holding Company: ASPECT Melbourne Pty. Ltd.
Aver Pty Ltd	Director David Riddell
CCG Architects Pty Ltd	Director David Maxwell Cook

Company Name	Office Holder
	Director Gregory Brian Scottyoung
	Secretary Stephen Caldis
CFW Spice Pty Ltd	Director Roger Booth West
	Director Deborah Susan Fullwood
Construction Consultants QS Pty Ltd	Director Michael Martin Dakhoul
	Secretary Michael Martin Dakhoul
Conybeare Morrison International Pty Ltd Ta Cm+	Director William James Morrison
Chit	Director Darrel Conybeare
	Secretary William James Morrison
Dave Clark Design Associates Pty Ltd	Director Dave Vickers Clark
	Director Gladys Elsie Tulloch
	Ultimate Holding Company: Dave Clark Design Associates Pty. Ltd.
DEM (Aust) Pty Limited	Director David Campbell Slinn
	Secretary David Campbell Slinn
	Secretary Jonathan George Pizey
Distinctive Gardens & Interiors Pty Limited	Director Dean Robert Boone
	Secretary Dean Robert Boone
Donald Cant Watts Corke Nsw Pty Ltd	Director Glenn Bowen Corke
	Director Christopher Matthew Cusack
	Secretary Glenn Bowen Corke
	Secretary Craig Mark Ashworth
Edison Environmental & Engineering Pty Ltd	Director Michael Petrozzi
	Secretary Michael Petrozzi
Ethos Urban Pty Ltd	Director Gavin Partridge

Company Name	Office Holder
	Director Clare Vanessa Swan
	Director Beth Mcguinness
	Director Gregory Leonard Vann
	Director Amanda Frances Kenny
	Secretary Greg Robert Taylor
FJA Consulting Engineers Pty Ltd	Director Frank Jeremy Hopson
	Director Ahmad Omid Dorani
	Director Som Bath Lam
	Secretary Mina Dorani
Greencap Pty Ltd	Director David Andrew Baxby
	Director Dean Matthew Comrie
	Director Rachael Joanne Mcvitty
	Secretary Taylia Skye Rocci
	Ultimate Holding Company: Wesfarmers Limited
Hassell Ltd	Director Peter Hugh Lee
	Director Mark Romuald Loughnan
	Director Steven John Coster
	Secretary Warren Craig Birchall
	Appointed Auditor Grant Thornton Audit (VIC)
	Ultimate Holding Company: Hassell Australia Limited
HHH Consulting Engineers Pty Ltd	Director Habib Mehdi
	Secretary Habib Mehdi
lamdata.Solutions Pty Ltd	Director Jill Marion Singleton

Company Name	Office Holder
	Secretary Jill Marion Singleton
K20au Pty Ltd	Director Anthony Uahwatanasakul
	Director Theodore Kerlidis
	Secretary Theodore Kerlidis
Land Dynamics Pty Limited	Director Graham Mcleod Burns
	Director Michael Joseph Summers
LSA Design Pty Ltd	Director Marc Rainer Deuschle
MBMpI Pty Ltd	Director David Christopher Madden
	Director David Justin Pearson
	Director Ian Michael Berson
	Director Xan Bach Duong
	Director Yves Jules Du Bois
	Director Nicola Mary Ruth
	Director Michael Benjamin Ross
	Director Paul Geoffrey Reuben Janes
	Date Of Birth: 08/02/1960
	Director Helga Maynier
	Director Richard Craig Smith
	Secretary David Christopher Madden
MG Planning Pty Ltd	Director Helena Miller
	Director Nicola Christine Gibson
	Secretary Nicola Christine Gibson
Otium Planning Group Pty Ltd	Director Katherine Michele
	Director Michael Patrick King

Company Name	Office Holder
	Director Martin Leslie Lambert
	Director Jason Matthew Leslie
	Secretary Katherine Michele
Paddock Studio Pty Ltd	Director Catherine Wallace
	Director David Charles Warwick
	Secretary Catherine Wallace
	Secretary David Charles Warwick
Place Design Group Pty Ltd	Director Shaun James Munday
	Director Ian Charles Klug
	Director Walter John Smith
	Director Beth Anne Toon
	Director Catherine Gallagher
	Director Mark Burgess
	Director Clint John Wood
	Director Andrew Comer
	Director Christopher Francis Isles
	Secretary Emma Vidot
Point8 Pty Ltd	Director Mark Andrew Plattz
	Director Peter John Bilton
S. J. A. Construction Services Pty Ltd	Director Stephen John Abbott
	Secretary Stephen John Abbott
Scott Carver Pty Ltd	Director Rodney Mark Paesler
	Director Douglas Bruce Southwell
	Director Andrew Malcolm Turnbull

Company Name	Office Holder
	Director Esther Dickins
	Director Angela Biddle
	Secretary Rodney Mark Paesler
Sct Consulting Pty Ltd	Director Seamus Christley
Sensing Value Pty Ltd	Director Sara Elizabeth Bennett
	Director David Sherwin Mccloskey
	Secretary Sara Elizabeth Bennett
SGS Economics And Planning Pty Ltd	Director Clive Richard Attwater
	Director Andrew Charles
	Director Elizabeth Anne Crouch
	Director Julian Szafraniec
	Director Elizabeth Mackevecius
	Director Peter David Galvin
	Secretary Clive Richard Attwater
Spackman Mossop Michaels Pty Ltd	Director Michael John Spackman
	Director Elizabeth Mossop
	Secretary Michael John Spackman
	Secretary Rebecca Mary Jameson
Sport Business Partners Pty Ltd	Director Martin Hirons
	Secretary Martin Hirons
Stephen Collier Architects Pty Ltd	Director Stephen Erskine Collier
	Secretary Stephen Erskine Collier
The Expert Client Pty. Limited Ta Tait	Director Obelia Mimi Pearl Tait
Network	Secretary Obelia Mimi Pearl Tait

Company Name	Office Holder
The Transport Planning Partnership Pty Ltd	Director Jason Andrew Rudd
	Director Wayne Johnson
	Director Kenneth John Hollyoak
	Director Michael Lee
	Secretary Jason Andrew Rudd
Thompson Berrill Landscape Design Pty Ltd	Director Sara Joanna Thompson
	Director Glenn William Berrill
	Director Malcolm Oliver Thompson
	Secretary Sara Joanna Thompson
Turf Design Studio Pty Ltd - Company & Business	Director Michael Steven Horne
	Secretary Michael Steven Horne
Urbanista Australia Pty Ltd	Director Rebecca Richardson
	Secretary Rebecca Richardson
Water Modelling Solutions Pty Ltd	Director Monika Balicki
	Director Blake Lawrence Boulton
	Secretary Blake Lawrence Boulton
Xmirus Pty Limited	Director Robert Charles Richardson
	Director Louise Margaret Vlatko
	Secretary Louise Margaret Vlatko
The Trustee for Brewster Hjorth Unit Trust	Director and Secretary Ian Halstead Brewster
	Director Andrew Peter Hjorth
	Director Lawrence John Melocco
DFP Planning Unit Trust	Director Robert Player
	Director Warick Gosling

Company Name	Office Holder
	Secretary David Kettle
The Trustee For GGK Unit Trust ATF Health Outcomes International	Director and Secretary Lilian Lazarevic
The Trustee For The Mcgregor Coxall Unit Trust	Director and Secretary Adrian Whyte McGregor
	Director Christian Borchert
	Director Philip Coxall
The Trustee For LFA Pacific Unit Trust	Director Alfred Nathan Lester
	Dirrector Stephen John Anders
The Trustee For The Carter Williamson Architects Unit Trust	Director Shaun Cater

Assessment Methodology

A total of 80 Tenders were received 29 of the Tenders were consultants who are already preferred suppliers in accordance with the Local Government Act 1993 as they are contractors to LGP 1208-3. These 29 Tenderers who are contractors to LGP 1208-3 were set aside from consideration by the Evaluation Team as they are already Councils preferred suppliers.

The Evaluation Team, consisting of staff from Procurement and Strategic Planning, assessed each tendered response to the non-price criteria in accordance with the Evaluation Scoring Scale. Tenders which received an overall non-price score of 7 (low risk and good response) out of 10 (no risk, excellence response with added value and innovation) or above were deemed to have suitable capability to meet the requirements of the panel.

The Evaluation Team then evaluated the tendered daily rates of the tendering entities deemed suitably capable of meeting the requirements of the Panel. The Evaluation Team determined the tendered daily rates for consultants represent sufficient value for money and recommend all suitably capable tendering entities be appointed to the Panel.

The assessment process has been undertaken in accordance with the provisions of the Local Government Act 1993 and Tendering Regulation 2005. The Evaluation Report which identifies the scores and comments for each Tendered is provided as a confidential attachment (**Attachment 1**) to this Council report.

Proposed Program

The term of the Panel is three years with two optional extensions of one year each. Quotes for specific requirements will be sought from the contractors throughout the term. There is no guarantee of work being provided to any contractor throughout the term of the Panel. However, contractors will have an opportunity to respond to Request for Quotations under the terms and conditions of the Panel.

Tender Recommendation

A tender evaluation team assessed each tender and recommended the following to be awarded the contract for Pre-qualified Panel for Strategic Planning Consultancy Services:

 Table 2: Category 1 – Planning Services

Recommended Tenderer	
Allen Jack Cottier Architects	Otium Planning Group
Architectus Group	Place Design Group
Aver	Point8
DFP Planning	SCT Consulting
Donald Cant Watts Corke	Sensing Value
Ethos Urban	SGS Economics and Planning
Jeavons Jeavons	The Transport Planning Partnership
Land Dynamics	Urbanista Australia
MG Planning	Water Modelling

Table 3: Category 2 – Design Services

Recommended Tenderer		
Allen Jack Cottier Architects	Paddock	
Architectus Group	Place Design Group	
Aspect Studios	Point8	
Brewster Hjorth Architects	Scott Carver	
Construction Consultants	SCT Consulting	
DEM Aust	Spackman Mossop Michaels	
Hassell	Tait Network	
Jeavons Jeavons	Trustee for LFA Pacific	
K20AU	Trustee for Carter Williamson Architects	
LSA Design	Turf Design Studio	
McGregor Coxall	Water Modelling	

Table 4: Category 3 – Environmental Services

Recommended Tenderer
Edison Environmental Engineering
Greencap
JBSG Australia

Table 5: Category 4 – Asset Management Services

Recommended Tenderer
Artazan Property Group
CM+ (Context Landscape Design)
Edison Environmental Engineering
lamdatasolutions
MBM
SGS Economics and Planning
Xmirus

Financial Implications

Not applicable	\boxtimes
Included in existing approved budget	
Additional funds required	

Community Engagement

Not applicable

Attachments

Evaluation Report (confidential)

Council Meeting

Item No	8.17
Subject	Tender - Preferred Supplier Panel Contract for Catering Services
Report by	Michael Mamo, Director City Performance
File	F18/240

Summary

Bayside Council hosts a variety of meetings and corporate functions that require catering services. Establishing a preferred supplier catering panel contract will enable better sourcing of catering services to meet the various needs of Council.

A Request for Tender for Catering Services was issued on 22 May 2018 and closed on the 28 June 2018.

Councillors were provided with an overview of this tender at the GM Briefing session held on 7 November 2018. This report outlines the tender process, evaluation method and outcome.

Officer Recommendation

1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d) (i) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That Council resolves in accordance with Regulation 178 (1) (b) of the Local Government (General) Regulation 2005 to decline to accept any of the tenders received in response to RFT F18/240 for catering services.
- 3 That Council does not invite fresh tenders or applications for the catering contract as it is anticipated that subject to negotiation around the mandatory requirements a satisfactory outcome could be achieved with all or some of the tenderers. It is anticipated that other catering service providers would also be able to meet the renegotiated mandatory requirements.
- 4 That Council resolves in accordance with Regulation 178 (3) (e) of the Local Government (General) Regulation 2005 to enter into negotiations with the tenderers and any other service provider with a view to entering into a contract in relation to catering services.

14/11/2018

Background

The purpose of the Request for Tender for catering services was to:

- Seek competitive responses in accordance with the provisions of the Local Government Act 1993 for Council's requirements for catering services;
- Access and procure the necessary catering services more readily and efficiently;
- Obtain independent, specialist catering advice and services;
- Provide variety, quality, fresh and well-presented menus with efficient catering services for Council;
- Obtain value for money; and
- Put in place agreed performance indicators to assure effective levels of service and quality.

The Request for Tender for Catering Services, issued on 22 May 2018, was advertised through the Sydney Morning Herald, Southern Courier, St George Leader and E-Procurement Portal, TenderLink and closed on 28 June 2018.

The contract term proposed was 3 years with 2 x 1 year extension options.

There were 3 catering categories:

- 1 Smorgasbord Style Catering / Sit Down Dinners;
- 2 Cocktail Catering; and
- 3 Ad-hoc Catering.

Tenderers could provide a submission for any and/or all of the categories.

Evaluation

The following 12 Tender Submissions were received.

Company	Director A	Director B	Director C
Tim Linney Catering	Tim Linney		
The Catering Department	Sonia Stanojevic	Brendan Lloyd	Vedran Grozdanic
Kuburlis Catering	Sofia Kuburlis	George Kuburlis	
The Roaming Gourmet	Ben Sheer		
Penny Lane Catering	Peter Botros	Giancarlos Serafini	
One Pot Catering	Wayne Farmer		
NicNac / Piquant Catering	Carl Nichols		
Keechfoods / PB Catering	Kerry Mackrill		
Mark Barron	Mark Barron		
Flavours Catering Events	Matthew Sullivan		
Fit for a King	Daniel Isbester		
BB Café Restaurant	Mark Grigorakis		

The Evaluation Team commenced assessing the submissions in accordance with the evaluation criteria.

The assessment identified that all tender submissions had not strictly complied with all of the mandatory criteria specified in the tender documentation.

The most common areas of non-compliance was \$20 Million Professional Indemnity Insurance and the Pricing Schedules.

As the tenderers did not comply with all the mandatory requirements specified in the Tender, they were considered non-conforming to the tender requirements. The Request for Tender documentation stated '*Tenderers must meet the mandatory criteria*. *Tenderers unable to fulfil the mandatory criteria will be automatically excluded from the evaluation process*.

In relation to probity and fairness, it is not appropriate to accept tenders that did not conform to Tender instructions as it would disadvantage those companies that may have refrained from making a submission based on the mandatory criteria specified in the tender document.

Recommendation

In accordance with NSW Local Government (General) Regulation 2005, it is recommended that Council resolves to decline to accept any of the tenders received due to the non-compliance with mandatory criteria specified in the tender documentation.

It is recommended that Council resolves not to invite fresh tenders or applications for the service as it is anticipated that subject to negotiation around the mandatory requirements a satisfactory outcome could be achieved with all or some of the tenderers. It is anticipated that other catering service providers would also be able to meet the renegotiated mandatory requirements which includes:

- \$20 million Public and Product Liability Insurance;
- Workers Compensation;
- WH&S standards including Safe Work Method Statements;
- Compliance with Business Registration and Food Legislative Compliance relative to the business type and services being provided; and
- A menu and pricing list.

Note: further advice sought from Council's Insurer has determined that Professional Indemnity insurance will not be a mandatory requirement for the catering service contract as it is not applicable to the type of service caterers provide. Professional Indemnity insurance is necessary for projects where professional advice is provided.

It is recommended that Council resolve to enter into negotiations with the tenderers and any other service provider to establish the catering contract based on the renegotiated mandatory requirements.

The contract term will be 3 years plus 2 x 1 year options.

Performance standards of the catering will be specified in the contract and regularly monitored through feedback received from patrons and associated staff.

 \square

Financial Implications

Additional funds required

 Not applicable
 □

 Included in existing approved budget
 ⊠
 Catering is function budget

Catering is funded within existing operational budget allocations.

Community Engagement

No Applicable.

Attachments

Tender Evaluation Report - Catering Services (confidential) (

Council Meeting

Item No	8.18
Subject	Tender - Library Payment, Print Management and PC Booking System
Report by	Michael Mamo, Director City Performance
File	F15/265

Summary

Award a contract to Monitor Business Machines Pty Ltd to provide a new Library Payment, Print Management and PC Booking System across all Council libraries for a term of 5 years.

Councillors were provided with an overview of this tender at the GM Briefing session held on 7 November 2018.

Officer Recommendation

1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d) (i) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

2 That Council awards a contract to Monitor Business Machines Pty Ltd to provide a Library Payment, Print Management and PC Booking System (hardware and software) for an initial term of five years plus two optional extensions of one year each. The cost of the contract over the initial five year term will be \$237,289.75 excluding GST. The cost of each optional one year extension will be \$33,248.95 excluding GST.

Background

Councillors will recall this matter was deferred from the 10 October 2018 meeting. Further information has been added to this report including the names of the office holders of the tenderers.

This Request for Tender (RFT) was issued for the purchase and implementation of a single Library Payment, Print Management and PC Booking System, which will include hardware and software for use across our Library network.

14/11/2018

The Tender Process

On 27 March 2018, RFT 2017-056554: Library Print Management and PC Booking System was published on the Bayside Council Tenderlink web portal. The RFT was advertised in the Sydney Morning Herald, St George Leader and Southern Courier and the Bayside Council website. The RFT closed on 26 April 2018 at 10am (Sydney time).

Tenders Received

Tenders were received from the following two companies:

- Envisionware Pty Ltd
- Monitor Business Machines

Company Directors

Company Name	Director(s)
Envisionware	Jo-Anne Shaw, Michael James Monk
Monitor Business Machines	Robert John Gill, Craig Isaacson, John William Burns, Murray Creighton

Evaluation Process

A tender evaluation team assessed each tender and recommended **Monitor Business Machines** be awarded the contract for provision of the system in all Bayside Council libraries.

The tenders were evaluated in accordance with the evaluation methodology detailed in the attached Evaluation Report. The decisions made by the team are documented in the Report. The Evaluation Report is confidential as it includes price offers from both tenderers as well as evaluator scores for tendered responses to non-price and technical criteria.

Contract

HWL Ebsworth Lawyers, a firm on Council's Legal Services Panel, prepared the contract terms and conditions.

Contract Term and Value (excluding GST)

The initial contract term is five years and there are two optional extensions of one year each. The total value over the contract term of five years will be \$237,289.75.

	Contract Value Year 1	Annual Contract Value Years 2, 3, 4, 5.	Total Contract Value over Year Term
Capital Cost: Hardware and software installation and implementation	\$ 77,190.00		\$ 77,190.00
Operational Cost: Hardware and software maintenance and upgrades	\$ 27,103.95	\$ 33,248.95	\$ 237,289.75

Due to the length of the contract term, Corporate Scorecard was engaged to prepare a Detailed Financial Assessment to determine the financial viability of Monitor Business Machines. Corporate Scorecard determined Monitor Business Machines had a satisfactory level of financial viability to meet the requirements of the proposed contract over the proposed contract term of five years.

Financial Implications

Not applicable	
Included in existing approved budget	\boxtimes
Additional funds required	

Community Engagement

Not Applicable.

Attachments

RfT 2017-056554 Library Print Mgmt PC Booking - Evaluation Report (confidential)

Council Meeting

Item No	8.19
Subject	Tender - Electrical and Plumbing Services
Report by	Michael Mamo, Director City Performance
File	F18/402

Summary

Council is responsible for a number of building and facility assets and as such requires the services of electricians and plumbers for maintenance and small scale work. This Tender was designed to create two panels, one for electrical and the other for plumbing contractors to be engaged for maintenance programs and small scale reactive works.

Councillors were provided with an overview of this tender at the GM Briefing session held on 7 November 2018.

Officer Recommendation

1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d) (i) of the Local Government Act 1993, the attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That Council endorses the establishment of an Electrical Services Preferred Supplier Panel Contract consisting of Modern Electric, Altrelec, and Sydney Electrical Services.
- 3 That Council endorses the establishment of a Plumbing Services Preferred Supplier Panel Contract consisting of Mark Ellison Plumbing, Infraworks, and Pronto Express Plumbing.
- 4 That Council provides delegation for the General Manager to finalise the contracts to be issued to the preferred suppliers outlined in recommendations 2 & 3 above.

Background

On 10 October 2018, Council deferred this Tender report to a General Manager briefing session to enable Councillors to be better informed on the procurement methodology and evaluation applied to this project.

This Council report and the confidential attachment has been updated since the 10 October meeting to provide a clearer explanation and context regarding the procurement methodology and evaluation process.



14/11/2018

Council is responsible for a substantial number of assets, which includes buildings, parks and other facilities with electrical, water and gas infrastructure.

Council requires the services of qualified electricians and plumbers to help maintain and improve this infrastructure.

The contracts of the former Councils for electrical and plumbing services contracts expired which provided the opportunity to review and establish preferred supplier panels to service the needs of Bayside LGA. The panels do not guarantee work for any contactor, as there is a non-exclusivity clause in the contract.

A Request for Tender (RFT) was issued to establish a three (3) year, one plus one option preferred supplier panel contract for electrical and plumbing services. The contract scope is for maintenance programs and reactive works. The appropriate procurement process for Capital Work projects will still be required.

The contract pricing is based on a schedule of rates for the services to be provided. Pricing of works under this contract will be based on quotes using the schedule of rates included in the contract.

This tender (RFT F18/402 Electrical and Plumbing Services), was published on the Bayside Council Tenderlink web portal on 21 May 2018. The RFT was advertised in the Sydney Morning Herald, St George Leader, Southern Courier, and the Bayside Council website. The RFT closed on 26 June 2018 at 10am (Sydney time).

Evaluation

Submissions were received from the companies shown in Table 1. In order for Councillors and Staff to be able to identify any possible conflict of interest, the Directors of all companies that made a submission are also shown in Table 1.

Table 1: COMPANIES THAT MADE SUBMISSIONS AND THEIR DIRECTORS

Company Name	Director(s)
Two forty Pty Ltd	Peter Terkes
The Sydney Electrical Company	Kurt Gledson
Solo Facility Services Australia	Matthew Salihi
Sharpline Plumbing Solutions	David John Sharp
Sarkis Electrical	Cian Sarkis
RCR Infrastructure	Roderick Brown, Sue Palmer, Paul Dalgleish, David Robinson, Eva Skira, Paul Dippie, Lloyd Jones, Bruce James
Pronto Express Plumbing	Shaun Baldan
Prime Pumps	Peter Beggs

Company Name	Director(s)
No.1 Plumbing Services	Scott Lawrence
New Era	Jenny Valentino
Never Stop Water Group	Blair Taylor
Mark Ellison Plumbing	Mark Ellison
McDonnell Considine Digby Pty Ltd	Peter McDonnell
Komarin Holdings Pty Ltd Trading as Modern Electric	Robert Henderson
Katopa Holdings Pty Ltd T/A CBD Mechanical Electrical	David Tunstall, Robert Galvin, Alan Dixon
Infraworks	Michael Olsen
Harnleigh Pty Ltd	Wayne Fairbank
G & M Maxwell Electrical Pty Ltd	Sam Maxwell
Fredon Asset Services	Alan Lipman, Alan Brown, Piero Bua, Scott Bryant, David Simpson
Altrelec Pty Ltd	Anthony Lambrou
Active Electrical Services (AUST) Pty Ltd	Gary Andreadis

A confidential tender evaluation report is attached which details the tender process along with the scoring of each submission.

Based on the evaluation, it is recommended the following preferred supplier panels be established (in no specific order):

Plumbing

- 1. Mark Ellison Plumbing
- 2. Infraworks Pty Ltd
- 3. Pronto Express Plumbing
- Electrical
- 1. Modern Electric
- 2. Altrelec
- 3. Sydney Electrical Services

The recommendation is made on the basis that these companies provided the best value for money for Council in the provision of their respective services, as outlined in the attached confidential evaluation report.

These contractors scored strongly against the evaluation criteria and demonstrated that they can meet Council's requirements by providing responsive and cost effective services with competent qualified staff.

The decision to have three contractors on each panel is considered necessary to ensure that over the 3 year contract period there was a high standard of responsiveness, serviceability and continuity. This is required based on the volume and type of work projected across the Bayside LGA.

Financial Implications

Not applicable	
Included in existing approved budget	\boxtimes
Additional funds required	

Community Engagement

No community engagement required.

Attachments

RFT 18402 Electrical and Plumbing Tender Evaluation Report (confidential) (

14/11/2018

Council Meeting

Item No8.20SubjectLG NSW Conference - Albury NSW 21-23 October 2018 - Councillor
Attendance ReportReport byMeredith Wallace, General ManagerFileF18/920

Summary

The General Manager's report summarises the attendance by Councillors at the LG NSW Conference held in Albury NSW, Sunday 20 October to Tuesday 22 October 2018 including the reports provided by the Deputy Mayor, Councillor Joe Awarda and Councillors James Macdonald, Michael Nagi and Andrew Tsounis.

Officer Recommendation

- 1 That the report be received and noted.
- 2 That the Councillors' reports included in this summary, inform their individual professional development plan for 2018/2019.

Background

The LGNSW Conference is the annual policy-making event for NSW councils and associate members. It is the pre-eminent event of the local government year where local councillors come together to share ideas and debate issues that shape the way we are governed. The 2018 conference was co-hosted by the City of Albury and held on Sunday 21 to Tuesday 23 October 2018.

The record of decisions made at the Conference is attached for information. Of particular note, the motions raised by Bayside Council and the resulting decisions are:

Item 44 Bayside Council Illegal waste dumping

That Local Government NSW lobbies the NSW Government to make changes to the Protection of the Environment Operations Act 1997 to enable local government to issue fines and penalty amounts equivalent to the NSW Environment Protection Authority (EPA) for illegal dumping. The current applicable penalties/fines, set at the current rates, do not discourage nor prevent rogue operators from illegally dumping larger quantities of material throughout local government areas. New penalties/fines should be identical whether issued by local government or the NSW EPA.

The Deputy Mayor spoke to the motion, highlighting the frequency of illegal dumping events in Bayside and the cost to the community to resolve these.

Decision: Carried.

Motion: Bayside Council Foreshore public assets

That Local Government NSW lobbies the NSW Government to ensure safe access to the recreational and cultural foreshore public assets are maintained for future generations by:

- 1. taking a proactive role in monitoring coastal hazards and the condition of the foreshore;
- 2. planning actions to prevent environmental degradation of the foreshore area; and
- 3. allocating resources to respond to coastal erosion issues.

This motion was bundled up with a number of similar motions and became an LGNSW Board motion

Decision: Carried.

Councillor Knowledge & Development

The Deputy Mayor, Councillor Joe Awada and Councillors James Macdonald; Michael Nagi and Andrew Tsounis were registered as voting delegates for Bayside Council.

The program also provided the opportunity for representatives from across NSW to share ideas, seek inspiration, interact, establish advocacy priorities, and determine policy directions for the coming year.

Premier Gladys Berijiklian welcomed delegates to the conference on Sunday afternoon, reaffirming the Government's position on Local Government reform and responding to a series of questions from delegates. The Minister for Local Government Gabrielle Upton, Shadow Minister for Local Government Peter Primrose and Federal Shadow Minister for Local Government Stephen Jones all participated in the Conference.

Keynote speakers included Craig Reucassel, of Chaser fame, and host of the War on Waste who presented an inspiring session on alternative waste treatment. Ironically this was only days before the EPA announcement on the suspension of biotreatment and distribution of treated general waste for agricultural purposes and mine rehabilitation.

Four-time Olympian and 2002 Olympic Gold Medallist Steven Bradbury OAM gave a polished closing session on his 14 year journey to reach the olympic final where he became an 'overnight' success as the last man standing.

Other sessions examined case studies of AR Bluett Award-winning councils in 2016 and 2017; legal responsibilities for elected members; and developing capabilities for elected members

Thought-provoking discussion on the topic of smart cities and associated innovation, ideas, technology, data and research including a session on Smart cities and towns: what, why and how? This was presented by Adam Beck, Executive Director, Smart Cities Council Australia New Zealand. The key message from this session was not to focus on the technology but to see it as the vehicle to achieve the community's long term goals.

A session on "How to implement smart strategies to give your residents better options" presented by Chris Isles, Executive Director, Planning, Place Design Group was a practical

discussion on how planning and smart technology can work together to improve local amenity.

Financial Implications

Not applicable Included in existing approved budget	Councillors Expenses and Facilities Policy provides for attendance at conferences relevant to local government.
Additional funds required	

Community Engagement

Not applicable.

Attachments

Record of Decisions 2018 LGNSW Annual Conference &

Standing Orders

LGNSW Annual Conference 2018

Record of Decisions

FEDERAL CONFERENCE

F1 Board

That the Standing Orders as set out in the preceding pages 9 to 12 be adopted.

Decision: Carried

F2 City of Sydney, Campbelltown City Council, and Board	Constitution	
That the Local Government and Shires Association of New South Wales, being a registered		
organisation under the Fair Work (Registered Organisations) Act 2009 (Cth) (the "Association"):		
 Amend the Association's rules in the terms proposed below. 		
2. In furtherance of 1 above, make application to the Fair Work Commission to amend the		
Association's rules.		

Decision: Carried

LGNSW 2018 Annual Conference

Page 1

Standing Orders

Drought disaster policy

STATE CONFERENCE

1 Board

That the Standing Orders as set out in the preceding pages 23 to 26 be adopted.

Decision: Carried

1. ECONOMIC POLICY

2 Bourke Shire Council

That the NSW Government as a matter of urgency develop a policy framework which clearly defines when an area is deemed to be in "drought" and also develops a range of measures that provide assistance to farmers and small business impacted by drought conditions including clear criteria which needs to be straight forward and inclusive, so that such assistance can be accessed in a timely fashion.

(Note: This motion covers the following motions set out in small font)

Decision:

Carried

Gunnedah Shire Council

Plan for drought protection That the State and Federal Governments put a strategic plan in place for future drought protection in Australia

Warren Shire Council

Natural disaster declaration (drought)

That Local Government NSW, along with the Australian Local Government Association, pursues the NSW and Federal Governments to develop criteria to determine local and regional drought recognition like the triggers for flood and fire.

Wollondilly Shire Council

Drought impacts on primary producers

That Local Government NSW lobbies the Federal Government to declare a national emergency as a result of the NSW and

QLD drought and to also lobby the Federal and NSW Governments to continue to monitor and increase as appropriate the level of financial assistance and other support and to make this immediately available to farmers.

3 Coffs Harbour City Council

Drought relief policy and relief package

That the Annual Conference of Local Government NSW consider seeking the development of a policy and associated relief package by Local Government NSW designed to support drought stricken NSW farmers. This policy and package could be developed in a similar manner to the legal assistance policy and guidelines. Contributions from individual councils should be entirely voluntary with no council under any obligation to make a contribution.

Decision:

Amendment:

That LGNSW in conjunction with State and Federal government develop and fund a long term drought strategy that works with local government areas to investigate best practice sustainable and regenerative agriculture systems that are better able to deal with the threats of long term droughts.

Amendment Lost

Motion Carried

LGNSW 2018 Annual Conference

Page 2

4 Bland Shire Council Drought relief through rate rebates That Local Government NSW lobbies the NSW Government to introduce a drought relief package based on a rate rebate of 50% for all farmland categorised land with that 50% being paid to the local

council to maintain vital infrastructure in those drought affected areas (Note: This motion covers the following motion set out in small font)

Decision:

Carried

Lachlan Shire Council

Rate subsidies in drought affected areas

That Local Government NSW lobbies the Federal and State Governments to provide rebates to rate payers suffering financial hardship as the result of drought.

5 Gunnedah Shire Council Support for agricultural dependant businesses That Local Government NSW calls upon the Federal Government to extend an income management scheme based upon the "Farm Management Deposit" scheme to businesses which rely upon the agricultural sector for the majority of their revenue. This would help improve the economic stability of rural communities during droughts and therefore strengthen the financial sustainability of councils.

Decision:

Carried

6 Coolamon Shire Council

Fuel excise levy - R2R funding That Local Government NSW lobbies the Federal Government for the permanent inclusion of a percentage of the fuel excise levy to be provided as an increase to the existing Roads to Recovery (R2R) funding program for local government.

(Note: This motion covers the following motion set out in small font)

Decision:

Carried

Bland Shire Council

Review of the fuel excise duty

That Local Government NSW lobbies the Federal Government for the return of at least 50% of the petrol and diesel excise duty direct to local government for expenditure on local roads.

7 North Sydney Council

That Local Government NSW requests the NSW Government to review and adopt the recommendations proposed within the IPART Review of the Local Government Rating System -Draft Report of August 2016.

(Note: This motion covers the following motions set out in small font)

Decision:

Amendment:

That Local Government NSW requests the NSW Government to release the IPART Review of the Local Government Rating System - Draft Report of August 2016. Amendment becomes the motion

Carried

Greater flexibility of the rating system Blacktown City Council That Local Government NSW calls on the NSW Government to address the outcomes of the IPART rating review as a matter of urgency

City of Canterbury Bankstown

LGNSW 2018 Annual Conference

Page 3

Record of Decisions

Review of rating structure

Rating system for local government

That this Conference calls upon the NSW Government and specifically the Minister for Local Government to, without delay, release the IPART's report into the NSW Local Government Rating System and provide the Government's response to the recommendations of that report.

City of Ryde

Release of IPART's Review of the NSW Local Government Rating System Report

That this Conference call upon the Premier of NSW, the Hon. Gladys Berejiklian MP, and the Minister for Local Government, the Hon. Gabrielle Upton MP, to release IPART's report on the Review of the Local Government Rating System that was undertaken in 2016, as a matter of urgency.

Hawkesbury City Council IPART Report on 'Review of Local Government Rating System'

That Council calls on the NSW Government to respond to the IPART Report on 'Review of Local Government Rating System', that it releases the final version of the report and advise of their intentions in respect of the recommendations in the report and provide appropriate modelling in respect of all local government areas (LGAs), including the Hawkesbury City Council LGA.

North Sydney Council

Educational institutions - rates

That Local Government NSW requests that the NSW Government review the system of exempting from rates, all newly acquired properties, that are currently rateable properties, purchased by educational institutions.

Penrith City Council

IPART recommendations of changes to the LG Act

That Local Government NSW lobbies the NSW Government to implement the recommendations given to them by IPART in December 2016, after taking into consideration the submissions from councils in relation the the draft report, for changes to the rating components of the *Local Government Act 1993*. Particular emphasis is drawn to the key draft recommendations of:

- I. Allowing the use of capital improved values.
- II. Removing some exemptions from rates, particularly for land used for commercial activities and residential purposes. III. Removing council's requirement to subsidise pension rebates and the NSW Government fully fund a discount scheme
- Removing councils requirement to subsidise pension rebates and the NSW Government fully fund a discount si that is indexed.
- IV. Giving councils more options to set rates within rating categories and sub-categories.

Shoalhaven City Council

Call for release of 2016 IPART rating report

That the Minister for Local Government, the Hon Gabrielle Upton MP, be called upon to release the IPART report on the Local Government Rating System which was provided to her predecessor in December 2016 along with the Government's response to the report.

8 Wingecarribee Shire Council

Crown Land management

That the NSW Government address the inadequate base level of funding of \$30,000 provided to councils to comply with the Crown Land Management Act's requirement to prepare plans of management for all Crown Land that they manage; and allow for a transition period greater than three years to have adopted plans in place for all Crown reserves managed as community land. (Note: This motion covers the following motions set out in small font)

Decision:

Carried

Lithgow City Council

Crown Land management financial support

That Local Government NSW makes representations to the NSW Government acknowledging the initial amount of funding received to assist in the preparation of plans of management for Crown Lands managed by councils, but remind the government that this is another example of cost shifting to local government. Further, Local Government NSW requests additional funding be provided to councils so as to fully cover the preparation of all plans of management for Crown Lands managed by councils as well as providing full funding for ongoing management costs and Native Title responsibilities.

Shoalhaven City Council

Impact of Crown Lands Management Act 2016

That the NSW Government acknowledge that the anticipated cost to local government councils of preparing plans of management to comply with the *Crown Lands Management Act 2016* will run into hundreds of thousands of dollars and to ensure that additional funding is provided to Local Government to adequately fund the work required to be undertaken.

LGNSW 2018 Annual Conference

9 Greater Hume Shire Council

Potential changes to the LG Investment Order

That:

- Local Government NSW makes strong representations to NSW Treasury Corporation (TCorp) and the Office of Local Government (OLG) opposing any substantial changes to the Ministerial Investment Order that would restrict council investment in unrated Approved Deposit Institutions (ADIs) (e.g. small banks, building societies and credit unions).
- 2. Councils making application to TCorp for loan funds not be subjected to financial covenants that severely restrict investments with unrated small banks, building societies and credit unions.

Decision:

Amendment:

That:

- Local Government NSW makes strong representations to NSW Treasury Corporation (TCorp) and the Office of Local Government (OLG) opposing any substantial changes to the Ministerial Investment Order that would restrict council investment in unrated Approved Deposit Institutions (ADIs) (e.g. small banks, building societies and credit unions).
- 2. Councils making application to TCorp for loan funds not be subjected to financial covenants that severely restrict investments with unrated small banks, building societies and credit unions.
- That LGNSW makes representations to TCorp to establish an investment product that provides a choice for councils who want to not invest in fossil fuels and support the transition to a lower carbon use environment.

Amendment Lost

Motion Carried

2. INFRASTRUCTURE AND PLANNING POLICY

10 Penrith City Council

Boarding houses

That Local Government NSW writes to the Minister for Planning and Environment requesting that the boarding houses division of the *State Environmental Planning Policy* (*Affordable Rental Housing*) 2009 (the SEPP) be amended.

It is proposed that the amendments include:

- Removal of allowance for boarding houses in low density residential areas.
- · Requirement for a social impact study to be submitted with boarding house applications.
- Enabling councils to refuse development consent in certain circumstances, for example, when boarding houses are proposed in inappropriate locations without adequate access to services and jobs.
- Removal of the words "not more than" from Division 3, Clause 29 Section 2.e.iii "in the case of any development - not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site."
- A minimum percentage of affordable rental housing in boarding houses.
- Objectives and actions for monitoring the effectiveness of boarding houses in contributing to the supply of affordable rental housing.

(Note: This motion covers the following motions set out in small font)

Decision:

Amendment:

That Local Government NSW writes to the Minister for Planning and Environment requesting that the boarding houses division of the *State Environmental Planning Policy (Affordable Rental Housing)* 2009 (the SEPP) be amended.

It is proposed that the amendments include:

· Requirement for a social impact study to be submitted with boarding house applications.

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- Enabling councils to refuse development consent in certain circumstances, for example, when boarding houses are proposed in inappropriate locations without adequate access to services and jobs.
- Removal of the words "not more than" from Division 3, Clause 29 Section 2.e.iii "in the case of any development - not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site."
- · A minimum percentage of affordable rental housing in boarding houses.
- Objectives and actions for monitoring the effectiveness of boarding houses in contributing to the supply of affordable rental housing.

Amendment becomes the motion

Amendment:

That Local Government NSW writes to the Minister for Planning and Environment requesting that the boarding houses division of the *State Environmental Planning Policy (Affordable Rental Housing)* 2009 (the SEPP) be amended to strengthen affordable housing provisions and allow differentiation between for-profit development and affordable housing.

It is proposed that the amendments include:

- Requirement for a social impact study to be submitted with boarding house applications.
- Enabling councils to refuse development consent in certain circumstances, for example, when boarding houses are proposed in inappropriate locations without adequate access to services and jobs.
- Removal of the words "not more than" from Division 3, Clause 29 Section 2.e.iii "in the case of any development - not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site."
- · A minimum percentage of affordable rental housing in boarding houses.
- Objectives and actions for monitoring the effectiveness of boarding houses in contributing to the supply of affordable rental housing.
- The SEPP does not achieve the affordability objectives specified in the SEPP noting that rooms are often comparable in price to studio units; With a minimum 25% target in perpetuity
- The SEPP does not provide adequate security of tenure for residents;
- The SEPP does not achieve adequate amenity for residents. In this respect the provisions of SEPP 65 – Design Quality of Residential Apartment Buildings which seeks to ensure adequate internal amenity, does not apply to Boarding Houses;
- Issues such as noise, unsocial behaviour, and property presentation and maintenance are not adequately addressed in the SEPP noting that the provision for on-site management is only required with 20 or more lodgers. A manager should be accommodated on-site for any boarding house accommodating 10 or more lodgers and a specific Plan of Management should be provided for all other boarding houses;
- The floor space ratio for boarding houses should be restricted to that specified in the relevant Local Environmental Plan applicable to the site;
- Bulk and scale should be able to be used as grounds for refusal noting that it is an integral consideration in assessing compatibility to the character of the local area;
- The landscaped area provision should apply for the whole site and not just within the front setback area. Landscaping is an integral consideration in assessing compatibility to the character of the local area and, as for bulk and scale should be able to be used as grounds for refusal;
- The provision for consideration of local character specified in Clause 30A of SEPP (ARH) becomes meaningless when key components for determination of character (bulk and scale, and landscaping) cannot be included in such consideration;
- Boarding houses should not be allowed in cul-de-sac locations due to limited parking
 opportunities and the proportionately greater number of vehicles significantly changing traffic in
 such streets; and
- The definition of boarding house does not sufficiently distinguish them from a residential flat building consisting entirely of studio units. Greater differentiation should be made to ensure the policy is not exploited.

Amendment Lost

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Amendment:

That Local Government NSW writes to the Minister for Planning and Environment requesting that the boarding houses division of the *State Environmental Planning Policy (Affordable Rental Housing)* 2009 (the SEPP) be amended to strengthen affordable housing provisions and allow differentiation between for-profit development and affordable housing.

It is proposed that the amendments include:

- Requirement for a social impact study to be submitted with boarding house applications.
- Enabling councils to refuse development consent in certain circumstances, for example, when boarding houses are proposed in inappropriate locations without adequate access to services and jobs.
- Removal of the words "not more than" from Division 3, Clause 29 Section 2.e.iii "in the case of any development - not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site."
- A minimum percentage of affordable rental housing in boarding houses.
- Objectives and actions for monitoring the effectiveness of boarding houses in contributing to the supply of affordable rental housing.
- The SEPP does not achieve the affordability objectives specified in the SEPP noting that rooms are often comparable in price to studio units;
- The SEPP does not provide adequate security of tenure for residents;
- The SEPP does not achieve adequate amenity for residents. In this respect the provisions of SEPP 65 – Design Quality of Residential Apartment Buildings which seeks to ensure adequate internal amenity, does not apply to Boarding Houses;
- Issues such as noise, unsocial behaviour, and property presentation and maintenance are not adequately addressed in the SEPP noting that the provision for on-site management is only required with 20 or more lodgers. A manager should be accommodated on-site for any boarding house accommodating 10 or more lodgers and a specific Plan of Management should be provided for all other boarding houses;
- The floor space ratio for boarding houses should be restricted to that specified in the relevant Local Environmental Plan applicable to the site;
- Bulk and scale should be able to be used as grounds for refusal noting that it is an integral consideration in assessing compatibility to the character of the local area;
- The landscaped area provision should apply for the whole site and not just within the front setback area. Landscaping is an integral consideration in assessing compatibility to the character of the local area and, as for bulk and scale should be able to be used as grounds for refusal;
- The provision for consideration of local character specified in Clause 30A of SEPP (ARH) becomes meaningless when key components for determination of character (bulk and scale, and landscaping) cannot be included in such consideration;
- Boarding houses should not be allowed in cul-de-sac locations due to limited parking
 opportunities and the proportionately greater number of vehicles significantly changing traffic in
 such streets; and
- The definition of boarding house does not sufficiently distinguish them from a residential flat building consisting entirely of studio units. Greater differentiation should be made to ensure the policy is not exploited.
 Amendment Lost

Amendment:

That Local Government NSW writes to the Minister for Planning and Environment requesting that the boarding houses division of the *State Environmental Planning Policy* (*Affordable Rental Housing*) 2009 (the SEPP) be amended.

It is proposed that the amendments include:

Requirement for a social impact study to be submitted with boarding house applications.
Enabling councils to refuse development consent in certain circumstances, for example, when boarding houses are proposed in inappropriate locations without adequate access to public transport, services and jobs.

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- Removal of the words "not more than" from Division 3, Clause 29 Section 2.e.iii "in the case of any development - not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site.'
- A minimum percentage of affordable rental housing in boarding houses.
- Objectives and actions for monitoring the effectiveness of boarding houses in contributing to the supply of affordable rental housing.

Amendment becomes the motion

Carried

Cumberland Council Boarding Houses in low density residential zones That Local Government NSW lobbies the Minister for Planning and Environment to amend the State Environmental

Planning Policy (Affordable Rental Housing) 2009 (the SEPP) to remove R2 low density residential zones from the mandated list of zones in which boarding houses can be developed, to enable councils to determine the suitability of this intensive use, in consultation with their local communities.

Willoughby City Council

Inadequate provisions on boarding house accommodation That Local Government NSW writes to the Minister for Planning and Environment raising concerns with the inadequacy of provisions contained in State Environmental Planning Policy (Affordable Rental Housing) 2009 (the SEPP) in respect to boarding house accommodation.

Wingecarribee Shire Council

Amendment to Standard Instrument Principal LEP

That the NSW Department of Planning and Environment amend the Standard Instrument Principal Local Environmental Plan (LEP) to remove Boarding Houses as mandatorily permissible with consent in the R2 Low Density Residential Zone.

11 Blacktown City Council

Rezoned land That Local Government NSW calls on the NSW Government to not allow land to be rezoned by the Minister for Planning unless a contributions plan has been made that funds the local infrastructure to which the rezoning applies.

Decision:

Carried

12 Liverpool City Council

Exemption from IHAP changes

That Local Government NSW writes to the Minister for Planning to advocate for changes to the Environmental Planning and Assessment Act 1979 and Electoral Legislation Amendment (Planning Panels and Enforcement) Act 2017 to incorporate one of the following models:

- A model where an Independent Hearing and Assessment Panels (IHAP) makes a recommendation to council and council makes the determination; or
- Something similar to a JRPP model where a number of councillors are appointed to a panel.

Decision:

Amendment

That Local Government NSW writes to the Minister for Planning to advocate that while local planning panels remain imposed on metropolitan councils for changes to the Environmental Planning and Assessment Act 1979 and Electoral Legislation Amendment (Planning Panels and Enforcement) Act 2017 to incorporate one of the following models:

- A model where an Independent Hearing and Assessment Panels (IHAP) makes a recommendation to council and council makes the determination; or
- Something similar to a JRPP model where a number of councillors are appointed to a panel.

Amendment becomes the motion

Carried

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13 Wingecarribee Shire Council

Amendments to Development Approval process

That the NSW Department of Planning and Environment undertake action that will enable new dwelling houses and alterations and additions to dwelling houses to be considered in a single application process instead of the current development application, construction certificate and associated approvals that are required in order to achieve approval for developments that are not eligible to be considered as Complying Development.

Decision: Carried

14 Blacktown City Council

Certification of development by private certifiers

That Local Government NSW lobbies the NSW Government to amend the *Building Professionals Act* 2005 or its succeeding legislation to:

- Provide for the protection and compensation of consumers of building developments against the unsatisfactory professional conduct or professional misconduct of any private accredited certifier who practices as a public official, but not in the public interest.
- ii. Assure consumers that private accredited certifiers accredited by the Building Professionals Board (BPB) who cannot secure adequate commercial professional indemnity insurance can continue their Principal Certifier (previously the Principal Certifying Authority) role until an Occupation Certificate is issued for the development.
- iii. Minimise the possibility and ease by which councils with limited professional staff resources are being compelled to accept appointments as Replacement Principal Certifier where private accredited certifiers lose their accreditation through disciplinary action by the BPB, lack of a reasonable professional indemnity insurance policy offered by the insurance industry, or for any other reason.
- Provide for consumer protection in the event the insurance industry moves to reduce or remove cover from private certifiers and the certification industry.

(Note: This motion covers the following motions set out in small font)

Decision:

Amendment:

That Local Government NSW lobbies the NSW Government to amend the *Building Professionals Act* 2005 or its succeeding legislation to:

- Provide for the protection and compensation of consumers of building developments against the unsatisfactory professional conduct or professional misconduct of any private accredited certifier who practices as a public official, but not in the public interest.
- ii. Assure consumers that private accredited certifiers accredited by the Building Professionals Board (BPB) who cannot secure adequate commercial professional indemnity insurance can continue their Principal Certifier (previously the Principal Certifying Authority) role until an Occupation Certificate is issued for the development.
- iii. Minimise the possibility and ease by which councils with limited professional staff resources are being compelled to accept appointments as Replacement Principal Certifier where private accredited certifiers lose their accreditation through disciplinary action by the BPB, lack of a reasonable professional indemnity insurance policy offered by the insurance industry, or for any other reason.
- iv. Provide for consumer protection in the event the insurance industry moves to reduce or remove cover from private certifiers and the certification industry.
- That the legislation be enhanced to give councils more powers to deal with private certification of non complying development.

Amendment becomes the motion

Carried

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City of Parramatta

Private certification in the building industry

That Local Government NSW advocates for the NSW Government to make changes to the current legislative framework with a view to strengthen the existing controls, legislation and guidelines in respect of non-compliances in relation to private certification in the building industry to ensure the needs and concerns of both residents and developers are adequately being met

Measures to address private building certification issues **Cumberland Council**

That Local Government NSW lobbies the NSW Government to address the issues in the private building certification industry by means such as providing funding for council compliance and 'clean-up' costs, increasing the period after construction in which the Building Professionals Board must consider complaints to 5 years, facilitating professional indemnity insurance for certifiers and introducing a more extensive mandatory inspection regime including building cladding stage.

Hornsby Shire Council

Appointment of accredited certifiers and the principal certifying authority That Local Government NSW writes to the NSW Government requesting that it undertake an urgent review of the building

- certification system in NSW and consider the following
- · Ensure that certifiers who have been banned, be prohibited from being employees, consultants, directors or shareholders of entities providing such services.
- Apply more scrutiny when determining the competence of applicants seeking various categories of accreditation under the accreditation scheme adopted under the Building Professionals Act 2005.
- · Deal more stringently with incompetent private accredited certifiers who assess, approve and certify development that
- does not comply with planning instruments and development regulations.
 Establish a process whereby the local council appoints the building certifier and the principal certifying authority (PCA) through an established local building certifier panel ensuring that there is no connection between the builder and the regulator

Orange City Council

Private certifiers That the NSW Government undertakes a review of the private certifiers, including a survey of local councils, to determine whether private certifiers are acting in a consistent manner with their obligations and consistent with the planning policies of local councils.

Willoughby City Council

Principal Certifying Authority system in NSW

That Local Government NSW conducts a comprehensive urgent investigation and review of the Principal Certifying Authority (PCA) system in NSW

15 Moree Plains Shire Council

Local Environmental Plan processes

That Local Government NSW commends the Minister for Planning, the Hon. Anthony Roberts MP. for implementing the role of Chief Planner of NSW. Further, that the Minister be requested to initiate a review of the "Gateway" mechanism so that this operates on faster timeframes as was the case when the process was initiated, to complement the other recent improvements to Local Environmental Plan processing.

Decision:

Amendment:

That Local Government NSW commends the Minister for Planning, the Hon. Anthony Roberts MP, for implementing the role of Chief Planner of NSW. Further, that the Minister be requested to initiate a review of the "Gateway" mechanism for rural and regional councils so that this operates on faster timeframes as was the case when the process was initiated, to complement the other recent improvements to Local Environmental Plan processing. Amendment becomes the motion

Carried

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16 Tweed Shire Council

Noise impacts for unit holders

That Local Government NSW requests the NSW Government review their controls for noise impacts from units holders on the unit holders below them, including but not limited to the exempt and complying provisions for floor coverings, that enable unlimited noise impacts for units built prior to the 2016 Building Code of Australia (BCA), and up to 62 L'nT,w for units built subject to the 2016 BCA.

Decision:

Carried

17 Penrith City Council BCA amendments to minimum door widths and hand rails

That Local Government NSW seeks the following amendments to the Building Code of Australia (BCA):

• An increase in the height requirements for handrails; and

An increase to the minimum door widths from 820mm to 920mm.

Decision: Carried

Procedural motion: Debate motions 18 and 19, then 20 separately. Carried

18 Bega Valley Shire Council

That Local Government NSW lobbies the Minister for Planning to seek more resources to assist councils to quickly determine development applications and therefore reduce the numbers of deemed refusals.

Amendment

- That Local Government NSW lobbies the Minister for Planning to seek more resources to assist councils to quickly determine development applications and therefore reduce the numbers of deemed refusals.
- That LGNSW also lobbies the Minister for Planning to extend the current 40 day period with in with councils must determine DAs.
- Investigate options with suitable educational institutions for the introduction of an appropriate qualification/training program to help address the scarcity of assessors.
 Amendment lost

Amendment

- That Local Government NSW lobbies the Minister for Planning to seek more resources to assist councils to quickly determine development applications and therefore reduce the numbers of deemed refusals.
- DA applicant gives the council 3 weeks' notice that it intends to refer decision to the Land and Environment Court.

Amendment becomes the motion

Carried

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Record of Decisions

Deemed refusals

19 City of Parramatta

Court appeals of Planning Panel decisions

That Local Government NSW advocates that the NSW Government work with NSW councils to address the legal costs associated with court appeals in the Land and Environment Court when a State or Local Planning Panel did not resolve in line with a staff recommendation.

Decision:

Carried

Procedural motion:

Move forward motion 97. Carried

Procedural motion:

That the members of Tumbarumba be allowed to observe during motion 97 debate. **Carried**

97 Lane Cove Council

Forced council amalgamations

That Local Government NSW lobbies for a change to the Local Government Act to prevent the forced amalgamation of councils without the support of a plebiscite.

Decision:

Amendment:

That Local Government NSW lobbies for a change to the Local Government Act to prevent the forced amalgamation of councils or significant boundary alteration without the support of a plebiscite. **Amendment becomes the motion**

Further amendment:

That Local Government NSW:

- gives solidarity with the people of Tumbarumba and Gundagai as they seek to demerge from their forceably amalgamated councils and similarly supports any other communities that seek to demerge from a forceably amalgamated council
- lobbies for a change to the Local Government Act to prevent the forced amalgamation of councils or significant boundary alteration without the support of a plebiscite.

Amendment becomes the motion

Carried

20 Tweed Shire Council

DA appeal rights

That the NSW Government takes immediate action to amend the *Environmental Planning and Assessment Act 1979* to enable a provision for third party merit appeal rights in respect of all categories of development applications, particularly local developments.

Decision: Carried

21 Board

Federal planning partner

That Local Government NSW makes representations to the Federal Government to seek a commitment to working with local government as a partner from the outset in the development of planning policies relating to:

The development of cities and regions; a.

Infrastructure requirements, including those related to catering for the impact of population b. growth; and

Telecommunications requirements, including the provision and location of mobile towers. (Note: This motion covers the following motions set out in small font)

Decision: Carried

Cabonne Council

Federal Government population policy

That Local Government NSW makes representations to ensure that local government has a seat at the table when policy is developed for population growth targets, especially as they impact on non-metropolitan areas where infrastructure planning has been neglected at a State and Federal level.

Randwick City Council

Authorisation of mobile phone antenna locations

That Local Government NSW lobbies the Federal Minister for Communications, Senator the Hon. Mitch Fifield, requesting that local governments be given greater authority as to the placement of these mobile phone antennas within local government areas (LGAs).

22 Board

State planning partner

That Local Government NSW makes representations to the NSW Government to seek a commitment to working with local government as a partner from the outset in the development of planning policies relating to:

- Legislative reforms;
- b. Community facility requirements, including those related to the provision of open space arising from major residential and commercial developments;
- Infrastructure requirements, including those related to the settlement of refugees and migrants; and
- Government land and property requirements, including early consultation in the disposal of government property.

(Note: This motion covers the following motions set out in small font)

Decision: Carried

Hornsby Shire Council Disposal of State Government owned property That Local Government NSW writes to relevant NSW Government ministers requesting that Property NSW be required to formally recognise local councils as stakeholders in the process of the disposal of NSW Government owned property in NSW. This is to be achieved by Property NSW ensuring that the local council where the property for disposal is located is included in the initial consultative process prior to disposal of the property.

City of Parramatta

Benchmarks for community facilities and open space That Local Government NSW advocates that the NSW Government co-design with local government representatives a suite of mandatory minimum benchmarks for the provision of community facilities and open space that is part of all major residential and commercial developments across the State

Shoalhaven City Council

That Planning NSW recognise that NSW councils are planning partners and implement a communications approach that informs councils in detail and advance of planning changes and provides direction which is meaningful and relevant to all councils across the State

Fairfield City Council

That

- State and Commonwealth governments prioritise increased or enhanced community infrastructure alongside settlement a) services in local government areas (LGAs) that settle large numbers of refugees
- Local government be included in planning the resettlement of migrants, especially refugees, in acknowledgement of b) their role in facilitating community cohesion and providing community infrastructure at a local level

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Record of Decisions

Recognition of councils as planning partners

Refugee settlement support for LGAs

23 City of Canterbury Bankstown

Open space levy

That this Conference call upon the NSW Government to introduce a metropolitan-wide open space levy on development for the purpose of funding investment in regional, district and local level open space and recreation areas.

Decision: Carried

Carried

24 Tweed Shire Council

Primitive camping: flexible licensing framework

That Local Government NSW advocates to the NSW Cabinet and Minister for Planning and Environment to undertake an evaluation of the environmental, social and economic benefit of permitting Primitive Camping as 'Exempt Development' to:

- Support and grow regional economies through direct and indirect visitor spend;
- · Provide additional income streams to farmers during periods of income stress;
- Broaden the opportunity for short-term or temporal tourism;
- · Support other recreation or tourist attractions during major events; and
- · Provide an alternative low impact camping option to the traditional camping grounds.

Decision:

Procedural motion: That the motion be put. Carried

Motion Lost

25 Camden Council School off-street drop off and pick up zones

Local Government NSW writes to and engages with the NSW Department of Planning, Minister for Education and Minister for Roads, Maritime and Freight to develop a mandatory provision that any new schools constructed in a local government area provide appropriately-sized off-street drop off and pick up zones.

Decision:

Carried

26 Mosman Council

Improved parking signs

That Local Government NSW continues to lobby the Roads and Maritime Services to identify the progress of the matter since the 2014 resolution and that Mosman Council to be nominated to become a pilot local government area for this initiative.

Decision:

Carried

27 Gilgandra Shire Council

Inland rail consultation process

That Local Government NSW make representations to Federal Government and the Australian Rail Track Corporation (ARTC) in relation to the Inland Rail issues such as transparency, accountability and the consultation process.

Decision:

Carried

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28 Liverpool City Council

Train services

That Local Government NSW contacts Transport NSW and advocates on behalf of councils for the following changes to the train timetables:

More express services;

- More frequent and better quality services; and
- More services to new centres in growth areas.

Decision:

Amendment:

That Local Government NSW contacts Transport NSW and advocates on behalf of councils for the following changes to the train timetables:

- More express services;
- More frequent and better quality services; and
- More services to new centres in growth and regional areas.

Amendment becomes the motion

Carried

29 Greater Hume Shire Council

Funding for first/last mile road projects

That Local Government NSW lobbies the Federal and State Governments for additional recurrent funding for the improvement and enhancement of first/last mile roads.

Decision: Carried

30 Moree Plains Shire Council Cost-benefit ratios and rural/regional roads

That Local Government NSW makes representation to the Treasurer of NSW, the Hon. Dominic Perrottet MP, to instigate a review of Treasury's *NSW Government Guide to Cost-Benefit Analysis* guidelines as they apply to regional NSW road and other transport projects. In particular, that the Government consider the following factors in determining the value of projects:

 The benefits to primary sector productivity of areas of high production so that these benefits can be considered as part of transport project justification;

the achievement of social equalisation between rural and urban communities (access to
education, health and wellbeing, emergency services and general social connectivity); and

 recognition of the additional costs that arise from reactive soil types both for construction and long-term maintenance.

Decision: Carried

14/11/2018

Aviation

31 Gunnedah Shire Council

- That Local Government NSW lobbies the Commonwealth Government to consider:
- a. increasing the availability of slots for regional air services into Kingsford Smith International Airport;
- reserving the availability of underutilised slots at Kingsford Smith International Airport incurred as a result of the current pilot shortage;
- c. investigating an assistance package to increase available pilot numbers for airlines servicing regional airports; and
- d. investigating the significant decline in the civil aviation industry, including pilot training and the current shortage of Australian trained pilots with the aim to put in place appropriate measures to revitalise all sectors of the civil aviation industry.

Decision:

Amendment:

That Local Government NSW lobbies the Commonwealth Government to consider:

- a. increasing the availability of slots for regional air services into Kingsford Smith International Airport;
- b. reserving the availability of underutilised slots at Kingsford Smith International Airport incurred as a result of the current pilot shortage;
- c. investigating an assistance package to increase available pilot numbers for airlines servicing regional airports; and
- d. investigating the significant decline in the civil aviation industry, including pilot training and the current shortage of Australian trained pilots with the aim to put in place appropriate measures to revitalise all sectors of the civil aviation industry.

That the improvement in availability in regional air slots does not impact on current curfews or increase total number of flights within existing caps. **Amendment Lost**

Motion Carried

32 Liverpool City Council

River highways

That Local Government NSW advocates on councils' behalf for State and Federal Government support for the development of river highways across the State.

Decision:

Amendment

That LGNSW advocates on councils behalf for State and Federal Government support for serious consideration of the economic, social and environmental costs and benefits of river highways across the state.

Amendment becomes the motion

Carried

33 Tenterfield Shire Council

Timber bridge funding

That Local Government NSW lobbies the NSW Government to modify the present application process for infrastructure grants in favour of direct grants to councils using a similar formula to the Federal Government Assistance Grants (FAGs).

Decision:

Carried

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34 Albury City Council

Impact of river levels on tourism

That Local Government NSW makes representations to the Murray Darling Basin Authority requesting it:

- take into account how river levels impact on Basin communities during peak tourism periods, including but not limited to Christmas and school holidays, Australia Day and Easter; and
- in consultation with environmental water holders, regulate river flows to the greatest extent
- possible to ensure positive social, economic and environmental outcomes are achieved.

Decision: Carried

Carried

35 Blacktown City Council Stormwater levy – indexation of revenue

That Local Government NSW lobbies the NSW Government to amend the regulations regarding stormwater management services, to provide indexation of revenue raised from a stormwater levy in line with the rate peg.

Decision:

Carried

Murray Darling Basin Plan - dilution flows

That Local Government NSW calls on the NSW Government to thoroughly investigate the current requirements for the volume of dilutions flows which are held in storage, and work with other States to reduce the storage volumes of water held for future dilution flows.

Decision:

Carried

37 Hornsby Shire Council

36 Edward River Council

Sydney Water sewage system licences

Undergrounding of power lines

That Local Government NSW calls upon the NSW Environment Protection Authority (EPA) to improve its sewerage system licenses by applying a continuous improvement standard where periodically the levels of pollutants allowed to be discharged by sewage treatment plants and their reticulation systems is reduced over time.

Decision: Carried

Carried

38 Randwick City Council

That Local Government NSW attempts to bring down the prohibitive cost of undergrounding power lines by lobbying the NSW Government to amend the *Electricity Network Assets (Authorised Transactions) Act 2015* to end the monopoly that Ausgrid has as a result of the regulatory and legislative framework in undertaking these works.

Decision: Carried

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39 Wagga Wagga City Council

That the NSW Government allocate some of the proceeds from the sale of Snowy Hydro towards the following:

- Funding towards infrastructure backlog projects that aren't aligned with grant funding opportunities to assist councils with upgrading and maintaining critical assets such as roads and bridges.
- o The establishment of an engineering scholarship program to help address a shortage of qualified engineers, particularly in regional areas.

Decision: Carried

40 Albury City Council

Southern Lights Project

Use of Snowy Hydro sale proceeds

That Local Government NSW request that, as a matter of urgency, the NSW Government support and fund the Southern Lights Project which includes the conversion of street lighting in nonmetropolitan NSW to state-of-the-art LED lighting fitted with smart control technology.

Decision: Carried

Carried

41 Tweed Shire Council

Natural disasters

That Local Government NSW requests the NSW Government to recognise the significant environmental damage caused by natural disasters, such as the March 2017 event on the Far North Coast which caused significant riverbank erosion, landslips and weed intrusion post the event, and allocates funding in addition to the National Disaster Relief and Recovery Arrangements to ensure that the natural environment is also rehabilitated to restore functioning of critical or important eco systems.

Decision:

Amendment

That Local Government NSW requests the NSW Government to recognise the significant environmental damage caused by natural disasters, such as the March 2017 event on the Far North Coast which caused significant riverbank erosion, landslips and weed intrusion post the event, and allocates funding in addition to the National Disaster Relief and Recovery Arrangements to ensure that the natural environment is also rehabilitated to restore functioning of critical or important eco systems.

That LGNSW advocates to Federal and State Government to streamline NDRRA in order to facilitate faster payments of funding so that impacted councils can meet community expectations to recover in a reasonable time frame.

Amendment becomes the motion

Carried

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3. ENVIRONMENTAL POLICY

42 Board

Waste levy distribution

That the NSW Government be called upon to ensure that 100% of the levy arising from Section 88 of the *Protection of the Environment Operations Act 1997* be used for waste infrastructure and programs, predominantly by local government and the waste sector, for initiatives such as:

- Development of regional and region-specific solutions for sustainable waste management (e.g. soft plastic recycling facilities, green waste).
- Support innovative solutions to reduce waste and waste transport requirements.
- Protect existing and identify new waste management locations.
- Local community waste recovery and repair facilities.
- Funding a wider range of sustainability initiatives, such as marketing and strategies, that promote and support a circular economy.

(Note: This motion covers the following motions set out in small font)

Decision:

Amendment:

That the NSW Government be called upon to ensure that 100% of the levy arising from Section 88 of the *Protection of the Environment Operations Act 1997* be used for waste infrastructure and programs, predominantly by local government and the waste sector, for initiatives such as:

- Development of regional and region-specific solutions for sustainable waste management (e.g. soft plastic recycling facilities, green waste, waste to energy).
- Support innovative solutions to reduce waste and waste transport requirements.
- Protect existing and identify new waste management locations.
- · Local community waste recovery and repair facilities.
- Funding a wider range of sustainability initiatives, such as; waste to energy, marketing and strategies, that promote and support a circular economy.

Amendment becomes the motion

Carried

Blacktown City Council

Resource recovery locations

That Local Government NSW calls on the NSW Government to support the implementation of the following District Plan actions:

Protect existing and identify new locations for waste recycling and management

Support innovative solutions to reduce the volume of waste and reduce waste transport requirements

by providing additional funds for each location from the Section 88 (waste) levy, so that new infrastructure is commissioned that supports precinct-based waste collection, reuse and recycling.

Central Coast Council

Waste levy revenues

That Local Government NSW calls on the NSW Government to return to the councils all waste levy revenues collected to fund their councils' waste and recycling initiatives. Furthermore that the NSW Government undertake a thorough review of the classification of councils for the purpose of raising the levy.

Cessnock City Council

Recycling crisis - funding support

- That Council:
 1. Notes China's recent refusal to accept recyclable waste from Australia and other countries as part of its China National Sword Policy.
- Notes the policy paralysis as local government tries to grapple with the resultant build-up of recyclable waste that it continues to collect from its residents.
- Notes there was \$737 million collected by the NSW Government in the last financial year, as a result of the waste levy collected from local government.
- Notes only 18% of the \$737 million was returned to local government in that time for research, development and investment in waste recycling practices.
- Requests the return of a greater share of the waste levy back to local government to enable the sector greater assistance in dealing with the current recycling crisis.
 Supports the Hunter Joint Organisation Sub Committee (Circular Economy Working Party) in creating a Circular
- Supports the Hunter Joint Organisation Sub Committee (Circular Economy Working Party) in creating a Circular Economy through the establishment of a recycling facility in the Hunter, and nominate the Kurri Kurri Precinct as a potential location.

7. Writes to the NSW Premier, the Hon. Gladys Berejiklian MP; Parliamentary Secretary for Planning, the Central Coast and the Hunter, Scot MacDonald MLC; Minister for the Environment, Minister for Local Government, and Minister for Heritage, the Hon. Gabrielle Upton MP; and State Member for Cessnock, Mr Clayton Barr MP seeking their support for Council's position and the future of waste recycling in this State.

City of Ryde

Revenue raised by the waste levy

- That Local Government NSW: a) Calls on the NSW Government to return more of the revenue raised by the waste levy to local government to help
- develop more local soft plastic recycling facilities in NSW. Notes that presently, only 18% of revenue collected from the NSW waste levy is returned to local government. b)

Calls on the NSW Government to:

- a. Return a larger percentage of the waste levy to local government and through designated agencies/Departments, increase the variety, amount and value of grants available to local government for:

 - Local community waste recovery facilities, repair spaces and associated human resources. The purchase of new technologies in recycling infrastructure, which will aid local circular economies.
 - iii. Funding a wider range of sustainability initiatives not excluding signage, marketing, translation services,
- consultancy and strategy services. Allocate substantially more of the revenue raised from the NSW waste levy on developing either or both:
 State owned soft plastic recycling facilities, and/or
 Incentives for the commercial waste recovery sector to build more soft plastic recycling facilities that are more
 - easily accessible to NSW local government areas (LGAs).

Federation Council

Waste resources That Local Government NSW lobbies the NSW Government to develop more regional and region specific solutions for sustainable waste management in the regions (including plastic bags, green waste, renewable/alternative energy including waste for energy).

Gwydir Shire Council

That the NSW Government establish a program utilising funds from the waste levy to develop tyre recycling infrastructure serving regional areas

Hornsby Shire Council

That Local Government NSW lobbies the NSW Government to significantly increase the annual amount of grant funding available for local councils under the Waste Less Recycle More, Waste Levy Program to broadly support waste related initiatives of local government.

Leeton Shire Council

Increase of waste levy distribution

Tyre recycling

- That Local Government NSW lobbies the NSW Government to: Implement the recommendations of the Senate Environment and Communications References Committee Inquiry into
 - waste and recycling, specifically:
 Recommendation 16: 8.75 The committee recommends that the Australian Government assist State and Territory governments to ensure that landfill levies in proximate jurisdictions are such that there is a no incentive to transport waste for levy avoidance purposes.
 Recommendation 17: 8.76 - The committee recommends that the Australian Government support State and Territory
 - governments fully hypothecating landfill levies towards measures that reduce the creation of consumption and waste, and that increase the recycling of waste materials.
- Meet the objectives of Recommendation 17 above by increasing the distribution of levies collected under the Protection b) of the Environment Operations (Waste) Regulation 2014 (the Waste Regulation) to those organisations from which it is collected.

Shoalhaven City Council

POEO Levies That the NSW Government be called upon to ensure that 100% of the levy arising from Section 88 of the Protection of the Environment Operations Act 1997 (POEO) be used for waste infrastructure and programs.

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Increase in grant funding for waste levy program

43 Tweed Shire Council

Recycled products and procurement

- That Local Government NSW:
- i. works with the State and Commonwealth Governments to establish mandatory components of recycled products such as glass bottles and concrete.
- lobbies State and Commonwealth Governments to work with local government and that all three tiers of Government adopt procurement guidelines and purchasing policies that foster market development for recycled products.

(Note: This motion covers the following motion set out in small font)

Decision: Carried

Lake Macquarie City Council

Support for recyclate end markets

That Local Government NSW and delegates work collaboratively with the NSW and Federal Governments to support the development of end markets for kerbside recyclate, particularly through committing to procure recycled glass, paper and plastic products for use in their own operations.

44 Bayside Council

Illegal waste dumping

That Local Government NSW lobbies the NSW Government to make changes to the *Protection of the Environment Operations Act 1997* to enable local government to issue fines and penalty amounts equivalent to the NSW Environment Protection Authority (EPA) for illegal dumping. The current applicable penalties/fines, set at the current rates, do <u>not</u> discourage nor prevent rogue operators from illegally dumping larger quantities of material throughout local government areas. New penalties/fines should be identical whether issued by local government or the NSW EPA.

Decision: Carried

45 Orange City Council

Waste management

That Local Government NSW places the highest priority over the next 12 months on working with the NSW and Australian Governments to progress development of sustainable, long-term solutions to the current recycling crisis which aim to:

- give certainty to local councils;
- limit the financial impact on ratepayers; and
- create economically and environmentally sustainable industries based on recycling our waste in Australia.

Decision: Carried

46 Lake Macquarie City Council

Reusable, recyclable or compostable packaging

Call on the NSW Government to publish a plan to implement the Council of Australian Government's target that 100% of Australian packaging be recyclable, compostable or reusable by 2025 or earlier.

Decision: Carried

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47 Bourke Shire Council

That the NSW Ministry of Health be asked to:-

- Reinstate the Community Sharps Program to assist in the provision of funding to purchase sharps bins/containers, signage and to assist to raise awareness of the dangers of incorrect disposal of needles and other sharps. The cost of collecting and managing sharps that are indiscriminately disposed of in towns across NSW is yet another burden that councils have to carry.
- Work with sharps manufacturers and suppliers to introduce a producer responsibility approach for sharps, whereby the industry assists with the costs of managing their products.

Decision: Carried

48 Coffs Harbour City Council

That Local Government NSW:

- Writes to the NSW Minister for Primary Industries and to the Federal Minister for Environment and Energy and to the Federal Minister for Agriculture and Water Resources to seek reinstatement of funding streams available for Landcare.
- 2. Recognises that reduction in Landcare funding represents a cost shift to councils.

Decision: Carried

49 Gilgandra Shire Council

That Local Government NSW lobbies the NSW Government to review the impact of farming practices and soil conservation methods which are resulting in the diversion of overland water flows, creating adverse impacts on local roads and adjoining properties. Further, affected landholders should be supported by NSW Government advisory and support services to assist in addressing these impacts.

Decision: Carried

50 Lake Macquarie City Council

Vegetation protection

Diversion of overland water flow

Landcare funding

Disposal of syringes and other sharps

That Local Government NSW calls on the NSW government to review current legislative arrangements and support available to local government for regulating vegetation in urban and environmental areas, and to consider preparing a Vegetation Act in consultation with local government to support this policy priority.

Decision:

Carried

51 Albury City Council

Management of cats

That Local Government NSW requests the NSW Government to review the provisions for cat management and control under the *Local Government Act 1993*, the *Companion Animals Act 1998* and associated Regulations including enabling councils to effectively manage the nuisance effects of cats on residents and wildlife.

(Note: This motion covers the following motion set out in small font)

Decision:

Amendment:

That Local Government NSW requests the NSW Government to review the provisions for cat management and control under the *Local Government Act 1993*, the *Companion Animals Act 1998* and associated Regulations including enabling councils to effectively manage the nuisance effects of cats on residents and wildlife. Further, the government look at ways of streamlining the process of animal registration.

Amendment becomes the motion

Carried

Wollondilly Shire Council

Nuisance cats

- That Local Government NSW writes to the Minister for Local Government seeking amendments to the Companion Animals Act 2008 to require:
- 1.1 the owner of a cat to take all reasonable precautions to prevent cats from escaping from the property on which it is ordinarily kept and that similar penalties apply for straying/nuisance cats as it does for straying/nuisance dogs;
- 1.2 compulsory de-sexing of cats unless a person is a registered breeder;
- 1.3 limiting the number of cats per household;
- 1.4 streamlining the animal registration system to make it easier to register pets; and
- 1.5 increasing penalties to owners whose animals are repeatedly seized in wildlife protection areas.

52 Randwick City Council

Electromagnetic Energy Reference Group

- That Local Government NSW:
- Notes that the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) has established an Electromagnetic Energy Reference Group (EMERG) to enable input from the community and other stakeholders on issues relating to electromagnetic energy (EME) and health.
- 2. Writes to ARPANSA requesting that the ARPANSA seek nominations from councils to be on the EMERG to advocate for local issues relating to EME and human health.

Decision:

Carried

53 Warrumbungle Shire Council

Notification of building fires to council

That a formal written notification procedure be developed whereby emergency services are required to inform the local council authority within two days when a building fire occurs within their local government area.

Decision:

Carried

54 City of Parramatta

Costs of domestic asbestos waste disposal

That:

- (i) Local Government NSW, and its member Councils, acknowledge the significant risks to the environment and human health by asbestos in all its forms, and acknowledge that these risks make asbestos and products containing it unsuitable for recycling.
- (ii) Local Government NSW and its member Councils acknowledge that the costs of removing and safely disposing of asbestos waste are prohibitive for the average resident.
- (iii) That member Councils reaffirm their support for previous motions seeking the removal of the waste levy for the disposal of asbestos containing materials.
- (iv) Further that, in acknowledgement of the risks and challenges associated with asbestos, Local Government NSW advocates to the NSW Government seeking:
 - (a) Removal of the s88 (PoEO Act) Waste Levy for domestic asbestos waste, and
 - (b) Enabling the disposal of domestic asbestos containing materials (i.e. the tipping fee – but not the costs of removal and/or transporting) free of charge, with this disposal funded/subsidised from the s88 Levy on other – non asbestos waste types.

Decision: Carried

55 Lane Cove, Hornsby Shire, and	Review of the 10/50 Vegetation
Hunters Hill Councils	Clearing Scheme
That Local Government NSW calls on the NSW Government to undertake a formal review of the	
10/50 Vegetation Clearing Scheme including	

- an assessment of the effectiveness of the entitlement areas in reducing bushfire hazard to people and property;
- ii. an assessment of the impacts of the introduction of the 10/50 Vegetation Clearing Code on tree canopy cover in entitlement areas;
- iii. an appraisal of reducing the entitlement area noting the implications of reduced canopy cover; and
- iv. Any unintended/unforeseen consequences on vegetation resulting from the introduction of the scheme.

Decision: Carried

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56 Cabonne Council

Right to farm That Local Government NSW lobbies the NSW Government for legislation to ensure food security and sustainability for future generations, including introduction of legislation to protect the 'right to farm

(Note: This motion covers the following motion set out in small font)

Decision:

Amendment:

That Local Government NSW lobbies the NSW Government for legislation to ensure food security and sustainability for future generations, including introduction of legislation to protect the 'right to farm'

That the right to farm provisions exclude unsustainable industrial scale farming.

Procedural motion:

That the amendment be put. Carried

Amendment Lost

Procedural motion:

That the Motion be put. Carried

Motion carried

Tweed Shire Council

Right to farm That Local Government NSW advocates to the NSW Cabinet and Minister for Planning and Environment for the principles of 'Right to Farm' to be embedded within the planning legislation in such a way that consideration of the principle is accorded the same legal weight in decision making processes as are other significant factors affecting the State of NSW such as; economic, social and environmental considerations.

57 Narrandera Shire Council

That Local Government NSW lobbies the NSW Government for increased funding for the implementation of the Biosecurity Act 2015 and encourage all member councils to develop and implement policies that facilitate achievement of the objectives of the Act and the Regional Strategies.

Decision: Carried

58 Tenterfield Shire Council

That councils lobby State and Federal Governments to introduce harmonised biodiversity legislation with a view to improving dam/river catchment volumes and increased creek flows by returning the landscape to woodland and removing excess vegetation in riparian zones.

Decision: Lost

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Harmonised biodiversity legislation

Biosecurity

59 Board

Climate change

That the NSW Government be called upon to deliver on their climate change policy framework and develop programs with tangible outcomes to meet the aspirational long-term objectives of achieving net-zero emission by 2050 and a community more resilient to a changing climate. This includes initiatives to:

 a) Update State Environmental Planning Policies to achieve improvements in liveability and sustainability of housing to:

- ensure developments and precincts include measures to alleviate the urban heat island effect.
- apply higher Building Sustainability Index (BASIX) targets and include other sustainability outcomes.
- enable innovative approaches to community and public transport.
- improve provisions to ensure the resilience of housing stock.
- b) Provide greater support to local government for coastal management especially in areas experiencing erosion exacerbated by state and federal infrastructure e.g. airports, ports and breakwaters.
- c) Set a renewable energy target of 40% by 2025 to support investment and market confidence in renewable energy projects.
- d) Support the community and business build resilience to current and future climate risks.

(Note: This motion covers the following motions set out in small font)

Decision:

Amendment:

That the NSW Government be called upon to deliver on their climate change policy framework and develop programs with tangible outcomes to meet the aspirational long-term objectives of achieving net-zero emission by 2050 and a community more resilient to a changing climate. This includes initiatives to:

- a) Update State Environmental Planning Policies to achieve improvements in liveability and sustainability of housing to:
 - ensure developments and precincts include measures to alleviate the urban heat island effect.
 - apply higher Building Sustainability Index (BASIX) targets and include other sustainability outcomes.
 - enable innovative approaches to community and public transport.
 - improve provisions to ensure the resilience of housing stock.
- b) Provide greater support to local government for coastal management especially in areas experiencing erosion exacerbated by state and federal infrastructure e.g. airports, ports and breakwaters.
- c) Set a renewable energy target of 40% by 2025 and 100% by 2030 to support investment and market confidence in renewable energy projects.
- d) Support the community and business build resilience to current and future climate risks.
 Amendment Lost

Amendment:

That the NSW Government be called upon to deliver on their climate change policy framework and develop programs with tangible outcomes to meet the aspirational long-term objectives of achieving net-zero emission by 2050 and a community more resilient to a changing climate. This includes initiatives to:

- Update State Environmental Planning Policies to achieve improvements in liveability and sustainability of housing to:
 - ensure developments and precincts include measures to alleviate the urban heat island effect.
 - apply higher Building Sustainability Index (BASIX) targets and include other sustainability outcomes.
 - Consider sustainability options including rewarding those who retrofit existing houses and buildings by rate reductions subsidised by the state government

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- improve provisions to ensure the resilience of housing stock.
- b) Provide greater support to local government for coastal management especially in areas experiencing erosion exacerbated by state and federal infrastructure e.g. airports, ports and breakwaters
- Set a renewable energy target of 40% by 2025 to support investment and market confidence in c) renewable energy projects.

d) Support the community and business build resilience to current and future climate risks. Amendment Lost

Motion carried

Albury City Council

Development control plan That Local Government NSW requests the NSW Government to review and improve provisions for sustainable development in NSW including BASIX and State Environmental Planning Policy (Exempt and Complying Development) provisions to enable sustainability outcomes and enhanced capacity to pursue energy resilience.

Bayside Council

Foreshore public assets That Local Government NSW lobbies the NSW Government to ensure safe access to the recreational and cultural foreshore

- public assets are maintained for future generations by:
- taking a proactive role in monitoring coastal hazards and the condition of the foreshore;
 planning actions to prevent environmental degradation of the foreshore area; and
- allocating resources to respond to coastal erosion issues. 3.

Bellingen Shire Council

Community resilience That Local Government NSW calls upon the NSW Government to develop a long term strategy for local councils to deal with the ongoing weather patterns associated with our changing climate with the strategy to address research and implementation funding relative to water security, catchment management, community resilience and support to local businesses.

Orange City Council

Renewable energy

That Local Government NSW lobbies the NSW Government to adopt renewable energy targets that at least match those set by Victoria - 25% by 2020 and 40% by 2025 - as a key step in achieving the Government's goal of net-zero emissions by 2050, and in order to demonstrate leadership to the community and provide local government, industry and individual consumers with the certainty and confidence to invest in renewable energy projects.

That the NSW Minister for the Environment accelerates consideration of the Coastal Zone Management Plans (CZMPs) and provides adequate resources to councils to support infrastructure along the coast.

Shoalhaven City Council

Building Sustainability Index (BASIX) Hornsby Shire Council That Local Government NSW calls upon the NSW Government to review and raise the targets used by the Building Sustainability Index (BASIX)

Wollondilly Shire Council

That:

Urban heat island effects

CZMP acceleration and resourcing

- 1. Local Government NSW writes to the NSW Minister for Planning, calling for all new State-led policies and planning instruments that apply to greenfield estates, to achieve improvements in liveability and sustainability through a consistent approach for alleviating the "urban heat island effect". This should be supported by applying best practice in energy saving and water saving/recycling in new developments and by introducing controls to enable innovative approaches for access to community/public transport.
- 2. A copy of the letter be provided to the Greater Sydney Commission seeking the same support.

4. SOCIAL POLICY

60 Board

That Local Government NSW acknowledges the NSW Government's recent investment in libraries and continues to work with the NSW Public Libraries Association to lobby the NSW Government for a sustainable funding model for NSW libraries.

(Note: This motion covers the following motions set out in small font)

Decision:

Amendment:

That this Conference:

- Acknowledges, following the 2017 Conference resolution, the partnership between LGNSW and NSW Public Libraries (NSWPLA) that has led to the launch of "Renew our Libraries" during Local Government Week on 1 August 2018;
- Acknowledges the positive support of local councils and their communities across NSW for Renew our Libraries and affirms our commitment to ongoing advocacy to increase NSW Government funding to Council-run public libraries;
- Expresses its disappointment and dismay that the NSW Government cut funding to public libraries in the 2018-2019 budget; and
- Calls on all political parties in the State parliament in the lead up to the State Election to commit to urgently doubling the funding to public libraries and to creating a sustainable funding model to build the libraries of the future.

Amendment becomes the motion

Carried

Blue Mountains City Council Renew Our Libraries That this Conference Acknowledges, following the 2017 Conference resolution, the partnership between LGNSW and NSW Public Libraries (NSWPLA) that has led to the launch of "Renew our Libraries" during Local Government Week on 1 August 2018; Acknowledges the positive support of local councils and their communities across NSW for Renew our Libraries and affirms our commitment to ongoing advocacy to increase NSW Government funding to Council-run public libraries Expresses its disappointment and dismay that the NSW Government cut funding to public libraries in the 2018-2019 budget: and Calls on all political parties in the State parliament in the lead up to the State Election to commit to urgently doubling the funding to public libraries and to creating a sustainable funding model to build the libraries of the future **Gunnedah Shire Council** Reverse funding cuts for public libraries That Local Government NSW calls upon the NSW Government to reverse their decision in regards to funding cuts for public libraries Lane Cove Council Restoration of public library funding cuts That Local Government NSW calls on the NSW Government to restore and increase and funding for Public Libraries Leeton Shire Council Library funding reform That: This gathering acknowledges the announcement by the NSW Minister for Arts of \$60 million in funding for libraries within 1. NSW 2. Local Government NSW continues to lobby the NSW Minister for Arts to Formally adopt the recommendations of the Library Council of NSW in its Reforming Public Library Funding submission double the funding for public libraries, and; create a long term, sustainable funding model to invest in our libraries into the future. Tamworth Regional Council NSW public library funding That Local Government NSW continues to lobby the State Government to secure and increase the funding to NSW public libraries Warren Shire Council Library and arts funding That Local Government NSW continues to pursue the NSW Government to increase capital and ongoing funding of libraries and arts centres across NSW. Public libraries awareness and funding

Wingecarribee Shire Council

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Libraries

That Local Government NSW continues to work with the NSW Public Libraries Association (NSWPLA) to promote its strategic partnership to:

- Increase public awareness of the multiple roles that local government public libraries play in supporting the education. a) social, cultural and economic outcomes in local communities.
- Advocate, in the lead up to the March 2019 State Election, for improved State Government funding for local b) government public libraries in NSW to enable public libraries to meet the growing needs of our local communities.

61 Lane Cove Council

Statewide library management system for all NSW councils

That Local Government NSW calls on the NSW Government to investigate development and introduction of a Statewide library management system to provide communities throughout NSW greater access to larger collections and library resources and materials.

Decision: Carried

62 Liverpool City Council

That Local Government NSW:

- provides research and resources to support councils in NSW developing and implementing Gambling Harm Prevention policies, and
- calls upon Liquor and Gaming NSW and the relevant Minister and advocate for local governments to have a greater say in the placement of poker machines.

(Note: This motion covers the following motion set out in small font)

Decision:

Procedural motion: That the Motion be put. Carried

Motion Lost

Byron Shire Council

Gambling Harm Prevention policies

That Local Government NSW provides research and resources to support councils in NSW developing and implementing Gambling Harm Prevention policies

63 Carrathool Shire Council

Resources for rural crime officers That Local Government NSW lobbies the NSW Government to allocate more resources for increased police numbers particularly rural crime officers in Western NSW Southern Region (Murrumbidgee Police District) to address concerns over community safety, rural thefts, vandalism problems with unacceptable response times on many occasions.

(Note: This motion covers the following motions set out in small font)

Decision:

Carried

Narrandera Shire Council

Police staffing levels That Local Government NSW lobbies the NSW Government to cease the practice of not replacing police that are on leave especially extended leave and implement a system where the authorised numbers of positions in stations are maintained.

Narrandera Shire Council

Police recruitment That Local Government NSW lobbies the NSW Government to implement an incentive scheme to assist in attracting and recruiting police to rural and regional areas

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Problem gambling

64 Lane Cove Council

Review of arts and cultural policy regions

That Local Government NSW calls on the NSW Government to review the impacts of the current model of grouping of local government areas into only three distinct regions in the State Government's arts and cultural policy framework and the resulting impact on associated funding priorities. The review to consider and identity:

- any recommendations as to how NSW Government arts and cultural funding can be allocated to (i) better meet and reflect the needs of local communities;
- (ii) should gaps be identified, funding levels to be increased rather than redistributed; and
- (iii) recommendations on how arts and cultural life be incorporated into liveability indicators in placemaking and local strategic planning with appropriate Government funding to better support local and district based arts and cultural infrastructure and initiatives. Also how to enhance seeding grants to energise the creative sector at the local level to deliver social and economic benefits.

Decision: Carried

65 Lane Cove Council

Housing for seniors or people with a disability SEPP

That Local Government NSW calls on the NSW Government to review the Housing for Seniors or People with a Disability SEPP which is now 14 years old, in particular to remove inconsistencies with other planning instruments, definitions and requirements as follows:

- Zoning and site compatibility requirements for locating the developments.
- The definition of what is included in the calculation of Gross Floor Area, which is inconsistent with the standard instrument Local Environmental Plan.
- The need for design and amenity standards consistent with the Apartment Design Guide.
- · The operation and ownership of the Affordable Housing Bonus component.

Decision:

Carried

66 Wagga Wagga City Council

Adult lift and change facilities

Health in rural areas

That Local Government NSW lobbies the NSW Government to consider providing lift and change facilities at roadside rest stops at regular intervals along the major highways (under Roads and Maritme Services responsibility).

Decision: Carried

67 Hay Shire Council

That Local Government NSW calls for the NSW Minister for Health to:

- 1. Urgently form a joint task force representing local, State and Federal spheres of government, to formulate model financial packages for the engagement of doctors in rural towns, and contribute to those financial packages.
- 2. Advocate to the Federal Health Minister to ensure that safeguards are in place to prevent GP practices from appropriating patients' medical records and making a profit out of transferring them to incoming practitioners, and to advise councils on best practice legal agreements to secure the services needed and secure the patients' records. A similar motion was passed by a large majority by the National General Assembly calling on the Federal Health Minister. (Note: This motion covers the following motion set out in small font)

Decision: Carried

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Gunnedah Shire Council

Funding support for regional and remote NSW health services

That Local Government NSW lobbies the NSW Government seeking a more equitable distribution of its health infrastructure funding to support current health services in regional and remote NSW.

68 Willoughby City Council

Support the Uluru Statement

Uluru Statement from the Heart

That Local Government NSW:

- Acknowledges the significance of the Statement of the Heart as an important piece of political writing and gathering of our First Nations' Peoples. The elements of the Statement included a First Nations Voice to speak to Parliament, the establishment of a Makarrata Commission which would oversee truth telling and lay the foundation for a Treaty between Federal and State Governments and First Nation people.
- Reviews its Aboriginal Affairs policy positions in consultation with its members upon release of the Parliament Joint Select Committee on Constitutional Recognition relating to Aboriginal and Torres Strait Islander Peoples final report due 29 November 2018.

(Note: This motion covers the following motion set out in small font)

Decision: Carried

City of Ryde

That the Local Government NSW Conference: Support the Uluru Statement from the Heart.

- (a) Recognise that the Uluru Statement is a clear expression of Aboriginal and Torres Strait Islander Peoples' vision toward Makarrata and reconciliation.
- (b) Acknowledge the challenges in the Uluru Statement and calls on our national parliament to rise to these challenges and to establish a First Nations voice to Parliament.
- (c) Endorse that a statement supporting the Uluru Statement be submitted to the Joint Select Committee on Constitutional Recognition Relating to Aboriginal and Torres Strait Islander Peoples on behalf of LGNSW.

69 City of Ryde

Employment opportunities for persons of ATSI backgrounds

That this Conference advocates to the Premier of NSW, the Hon. Gladys Berejiklian MP and the Minister for Aboriginal Affairs, the Hon. Sarah Mitchell MLC to amend Section 345 of the *Local Government Act 1993*, relating to the 'Preparation and Implementation of EEO Management Plans', to include an additional subclause as follows:

An Equal Employment Opportunity Management Plan is to include provisions for targeted programs to increase the employment opportunities for persons of Aboriginal or Torres Strait Islander backgrounds.

Decision: Carried

70 Mosman Council Permanently flying the Indigenous Flag on Sydney Harbour Bridge That Local Government NSW calls on the NSW Government to support the implementation of a

protocol for the permanent flying of the Indigenous Flag, alongside the Australian Flag and the NSW State Flag, from Sydney Harbour Bridge.

Decision: Carried

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71 Wagga Wagga City Council

Native title claim

Housing affordability

That the NSW Government review its decision to pass on responsibility for payment of damages in addition to compensation where a native title claim is determined in favour of a native title interest.

Decision:

Amendment:

That the NSW Government review its decision to pass on responsibility for payment of damages in addition to compensation where a native title claim is determined in favour of a native title interest. That the NSW State Government fund the adequate funding of training for council staff in the Native Title Act 1993.

Amendment becomes the motion

Carried

72 City of Sydney

That Local Government NSW notes:

- there is a crisis of housing affordability in NSW, creating unique challenges for both regional and urban areas; and
- b. local government has a key role to play in the easing of this crisis, and in supporting the creation of affordable housing.

That Local Government NSW resolves:

- c. to support the development of affordable housing targets of 25% on government owned land, and the establishment within 12 months of an effective mechanism of inclusionary zoning for privately developed land that responds to local need and context;
- to lobby the NSW Government on the issue of affordable housing, expressing the above view; and
- to develop strategies to support local councils in NSW in increasing affordable housing in their local government areas.

(Note: This motion covers the following motion set out in small font)

Decision:

Amendment:

That Local Government NSW notes:

- there is a crisis of housing affordability in NSW, creating unique challenges for both regional and urban areas; and
- b. local government has a key role to play in the easing of this crisis, and in supporting the creation of affordable housing.

That Local Government NSW resolves:

- c. to support the development of affordable housing targets of 25% on government owned land, and the establishment within 12 months of an effective mechanism of inclusionary zoning for privately developed land that responds to local need and context;
- to lobby NSW Government that suitable Crown Land handed to Local government be purposed operational for affordable housing
- to lobby the NSW Government on the issue of affordable housing, expressing the above view; and
- f. to develop strategies to support local councils in NSW in increasing affordable housing in their local government areas.

Amendment Lost

Motion carried

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North Sydney Council

North Sydney Council	Affordable housing
That Local Government NSW requests the NSW Government to fas committing to build 8,000 - 12,000 affordable homes per year, by ha 15% inclusion of affordable housing in major new developments on land, ensuring that the housing is given by developers/State. in perp	ving Statewide targets, and especially citywide target of private lands; and 30% affordable housing on public
, , , , , , , , , , , , , , , , , , , ,	
73 Griffith City Council	Affordable housing and homelessness
That Local Government NSW endorses the 'Everybody' and provide affordable housing for all Australians.	
(Note: This motion covers the following motions se	t out in small font)
Decision: Carried	
Tweed Shire Council	Homelessness – additional social housing
That Local Government NSW lobbies the NSW Government to addr strategic targeted response across the continuum of crisis, short terr	
Shoalhaven City Council	Homelessness support programs
That the NSW Government provide greater funding and implement s communities across the State.	support programs to address homelessness in
74 Bega Valley Shire Council	Youth crisis accommodation
That Local Government NSW lobbies the Departments	of Health and Housing to establish a fund for
youth crisis accommodation, prioritising local governme facilities to alleviate this crisis.	
Decision: Carried	
75 Bega Valley Shire Council	Stronger Country Communities Fund
That Local Government NSW requests the Premier and	Deputy Premier to commit to the
continuation of the very successful Stronger Country Co program with an equitable per capita funding calculation	ommunities Fund as an ongoing funding
Decision	

Decision: Carried

5. INDUSTRIAL RELATIONS AND EMPLOYMENT POLICY

76 City of Canterbury Bankstown

Full-time Councillors That this Conference calls upon the NSW Government for provisions to be made for full-time councillors in NSW.

Decision:

Amendment That this Conference calls upon the NSW Government to investigate options for full-time councillors in NSW.

Amendment becomes the motion

Carried

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77 Byron Shire Council

Councillor remuneration and superannuation

That Local Government NSW:

- Continues to make submissions to the Local Government Remuneration Tribunal (NSW) during the Tribunal's annual review of the fees payable to councillors and mayors seeking the maximum permissible remuneration increases whilst the NSW Public Sector Wages Policy applies to such increases.
- Lobbies the NSW Government to repeal Section 242A of the Local Government Act 1993 (NSW) so that the Local Government Remuneration Tribunal is able to determine fair and reasonable fees for councillors, deputy mayors and mayors, unfettered by the Public Sector Wages Policy.
- Lobbies the NSW Government to amend Section 241 of the Local Government Act 1993 (NSW) to remove reference to "maximum and minimum" amounts of fees payable to councillors and mayors, so that the Local Government Remuneration Tribunal determines the actual annual remuneration to be paid to councillors and mayors.
- 4. Lobbies the NSW Government to amend Section 240(1) of the Local Government Act 1993 (NSW) to include councils' "financial position and/or performance" as an additional criteria that the Local Government Remuneration Tribunal (NSW) is required to have regard to when determining categories for councils and mayoral offices.
- Lobbies the NSW Government to amend the Local Government Act 1993 (NSW) to include provisions similar to those in Section 226 of the Local Government Act 2009 (QLD) requiring compulsory superannuation for councillors and mayors at the rate equivalent to the rate set out in the Superannuation Guarantee (Administration) Act 1992 (Cth).

(Note: This motion covers the following motions set out in small font)

Decision: Carried

Bega Valley Shire Council

Councillor and mayoral remuneration

- Amend Sections 241 and 242A of the *Local Government Act 1993* to:

 (a) Require the Local Government Remuneration Tribunal (LGRT), by not later than 1 May in each year, to determine, in each of the categories determined under Section 239, the amounts of fees to be paid during the following year to councillors (other than mayors), deputy mayors and mayors; and
 - (b) Remove the requirement for the LGRT to determine "maximum and minimum" amounts of fees, so that councils are no longer required to determine the annual remuneration to be paid to councillors (other than mayors) and mayors; and
 - (c) Also include a category under Section 240 (1) of the need to take into account each council's financials and performance.
- Dependence of the Local Government Act 1993, so that the LGRT is able to determine fair and reasonable fees for councillors, deputy mayors and mayors, unfettered by the Public Sector Wages Policy.

Bellingen Shire Council

Role and remuneration for mayors and councillors

That Local Government NSW be requested to develop a position paper regarding the role of mayors and councillors and associated remuneration for consideration by the Board of Local Government NSW including broad engagement with the local government sector.

Maitland City Council

Review of categories - Local Government Remuneration Tribunal

That Local Government NSW writes to the Minister for Local Government, the Hon. Gabrielle Upton MP requesting the support of the Minister for a review of the categories of councils in NSW under the Local Government Remuneration Tribunal (LGRT), including the inconsistencies and vast differences between non-metropolitan categories.

Murray River Council

Increase to mayoral and councillor allowance

That Local Government NSW advocates to the NSW Government for a review of councillor and mayoral allowances to bring them into line with interstate standards. Specifically Local Government NSW should advocate, that:

- The government acknowledges a very large discrepancy that exists for the allowances paid to Councillors in NSW
 compared to other states of Australia.
- The government acknowledges the significant additional workload imposed on councillors of merged councils due to the significant increases in council area size, population and, in many cases, operational centres.
- The government acknowledges that the additional time required to discharge their duties imposes significant additional social and economic cost to councillors, particularly those actively involved in business and other employment.
 The government acknowledges the disincentive represented by these additional costs to the attraction of younger
- The government acknowledges the disincentive represented by these additional costs to the attraction of younger engaged members of the community to stand for election to council.
- The government undertakes a step wise increase in councillor and mayoral allowances over a suitable period to align them more closely to Victorian rates.

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6. The government undertakes to reflect within these rates the additional workload imposed by the size of many council areas particularly those recently merged.

Tweed Shire Council

Superannuation for councillors

That Local Government NSW requests the NSW Government to consider introducing superannuation contributions in addition to councillor fees as the remuneration levels of councillors in NSW is considered inadequate given the increasing complexity of various legislative frameworks and assessments; diversity of functions and the time commitments involved

78 Bourke Shire Council

Employment initiatives

That the Association lobbies the NSW Government to develop a range of incentives that will encourage experienced and qualified staff from all departments and from all disciplines to seek employment opportunities in Western NSW.

Decision: Carried

79 Tweed Shire Council

Psychological injury claims

That Local Government NSW lobbies the NSW Government to:

Amend Section 9A of the Workers Compensation Act 1987 (NSW) to provide that:

"A worker's employment is not to be regarded as a substantial contributing factor to a worker's injury if:

(a) the injury is a mental health injury; and

(b) a factor or factors other than the employee's employment was a substantial contributing factor to the injury."; and

Amend subsection 11A(1) of the Workers Compensation Act 1987 (NSW) by adding the words "workplace change" and "restructure" to the subsection (after the word "discipline" and before the word "retrenchment"), so that the amended subsection reads as follows:

"No compensation is payable under this Act in respect of an injury that is a psychological injury if the injury was wholly or predominantly caused by reasonable action taken or proposed to be taken by or on behalf of the employer with respect to transfer, demotion, promotion, performance appraisal, discipline, workplace change, restructure, retrenchment or dismissal of

workers or provision of employment benefits to workers.

Decision:

Lost

80 Bega Valley Shire Council

Extension of WHS protections to councillors That Local Government NSW lobbies the Minister for Local Government and Office of Local Government (OLG) to:

- a) Fund the development and implementation of training for all councillors on their obligations under the work, health and safety legislation;
- Amend the Code of Conduct to expressly provide that a failure by a council official to b) comply with the work, health and safety legislation may constitute a breach of the Model Code of Conduct
- 2 That Local Government NSW lobby the Treasurer and Minister for Industrial Relations to amend Section 230 of the Work. Health and Safety Act 2011 to provide that an industrial organisation of employers and/or an employer may commence proceedings for breaches of the Work, Health and Safety Act 2011.

Decision: Carried

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6. GOVERNANCE/CIVIC LEADERSHIP POLICY

81 Carrathool Shire Council

Council meeting webcasting

That Local Government NSW lobbies the NSW Government to not introduce compulsory webcasting of council meetings as the resources required to implement in rural NSW is exorbitant and internet facilities are negligible for the nil benefit gained.

Decision: Lost

82 Uralla Shire Council

Funding for webcasting infrastructure

That Local Government NSW lobbies the NSW Government to provide financial assistance to rural/regional NSW councils to fund the implementation of webcast infrastructure and technology for council meetings if this remains a mandatory provision in the new Model Code of Meeting Practice.

Decision:

Amendment

That Local Government NSW lobbies the NSW Government to provide financial assistance to rural/regional NSW councils to fund the implementation of webcast infrastructure and technology for council meetings if this remains a mandatory provision in the new Model Code of Meeting Practice, should it remain mandatory for all councils. **Amendment becomes the motion**

Amendment

That Local Government NSW lobbies the NSW Government to provide assistance to NSW councils to assist with the implementation of webcast infrastructure and technology for council meetings if this remains a mandatory provision for all councils in the new Model Code of Meeting Practice. **Amendment becomes the motion**

Carried

83 City of Parramatta

Webcasting of Local Planning Panel meetings

That Local Government NSW advocates that the NSW Government make the webcasting of Local Planning Panels (LPPs) mandatory for all councils in Greater Sydney and Wollongong at the cost of the NSW Government, in line with the Office of Local Government's draft Model Code of Meeting Practice requiring the webcasting of all meetings of the council and committees of the council.

Decision: Carried

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84 Gunnedah Shire Council

Duration of pre-polling

That Local Government NSW petitions the NSW Government to change the *Local Government* (*General*) Regulation 2005 to allow a council by resolution to shorten the pre-poll voting period to the period including the Monday to Friday of the week before Election Day.

Decision:

Amendment:

That Local Government NSW petitions the NSW Government to change the *Local Government* (*General*) Regulation 2005 to shorten the pre-poll voting period to the period including the Monday to Friday of the week before Election Day. **Amendment becomes the motion**

Amendment:

That Local Government NSW petitions the NSW Government to change the *Local Government* (*General*) Regulation 2005 to shorten the pre-poll voting period to the period including the Saturday to Friday of the week before Election Day. Amendment becomes the motion

Carried

85 Port Stephens Council Local government elections exclusively by postal voting

That Local Government NSW makes representations on behalf of all NSW councils for the Minister for Local Government to consider drafting a regulation to allow NSW councils to conduct their local government elections exclusively by postal voting and iVote, if available.

Decision:

Lost

86 Dubbo Regional Council

Review of ward requirements

That Local Government NSW makes representations to the Minister of Local Government to consider the feasibility and appropriateness of an amendment to the *Local Government Act* 1993 (NSW) to allow a process for:

- 1. the creation of electoral wards with variations in the number of electors of more than 10% in each ward in the area; and
- different numbers of councillors to be elected for each ward provided that the councillor:elector ratio of each ward is such as to maintain the principle of democratic representation across the area.

Decision:

Amendment

That LGNSW lobbies NSW Government to work with forcibly merged rural and regional councils to develop a model that would allow:

- a) Newly merged councils with ward systems to move away from their forced election system of wards and return to their previous election system of a single council area; and
- b) All merged councils, regardless of their electoral model, to ensure democratic representation from the smaller merged council partner based on their population as part of the new council area.

The model should allow a democratic representation from the smaller merged council partner based on their population as part of the new council area.

That the model developed be returned to the next LGNSW Conference for debate and adoption. Amendment becomes the motion

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Amendment:

That LGNSW lobbies NSW Government to work with forcibly merged rural and regional councils to develop a model that would allow:

a) Newly merged councils with ward systems to move away from their forced election system of wards and return to their previous election system of a single council area.

The model should allow a democratic representation from the smaller merged council partner based on their population as part of the new council area.

That the model developed be returned to the next LGNSW Conference for debate and adoption. Amendment lost

Carried

87 Mosman Council Use of word 'independent' in local government elections

The *Local Government Act 1993* be amended to ensure that councillors and candidates who are members of a major political party, or have been a member of a major political party during any part of the 12 months prior to seeking council election/re-election, be prohibited from using the word 'Independent' beside their name on the ballot paper and on all election advertising materials.

Decision:

Amendment:

The *Local Government Act* 1993 be amended to ensure that councillors and candidates who are members of a registered political party, or have been a member of a registered political party during any part of the 12 months prior to seeking council election/re-election, be prohibited from using the word 'Independent' beside their name on the ballot paper and on all election advertising materials. **Amendment becomes the motion**

Amendment:

The *Local Government Act 1993* be amended to ensure that councillors and candidates who are members of a registered political party, or have been a member of a major political party during any part of the 24 months prior to seeking council election/re-election, be prohibited from using the word 'Independent' beside their name on the ballot paper and on all election advertising materials. **Amendment lapsed (no seconder)**

Procedural motion That the motion be put. Carried

Motion carried

88 Riverina Water County Council

Term of the chair for county councils

That Local Government NSW makes representations to the NSW Government to amend Section 391(2) of the *Local Government Act 1993* so as to read "the chairperson holds office for two years subject to this Act".

Decision:

Amendment:

That Local Government NSW makes representations to the NSW Government to amend Section 391(2) of the *Local Government Act 1993* so as to read "the chairperson may hold office for two years subject to this Act".

Amendment becomes the motion

Carried

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89 Central Coast Council

Parliamentary privilege

That Local Government NSW advocates that councillors be given the equivalent of Parliamentary privilege for comments and statements made inside the council chambers. (Note: This motion covers the following motion set out in small font)

Decision:

Amendment:

That Local Government NSW advocates that the Code of Meeting Practice be amended so that councillors be given the equivalent of Parliamentary privilege for comments and statements made inside the council chambers. **Amendment becomes the motion**

Procedural motion

That the motion be put. Carried

Motion Lost

Tweed Shire Council

Privilege (Parliamentary) within council meetings

That Local Government NSW requests the NSW Government to consider affording Parliamentary privilege at Council meetings for Councillors.

90 City of Parramatta

Public notice requirements for councils

That Local Government NSW advocates that the NSW Government review the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2005* (the Regulation) in regards to the requirements for NSW councils to publicly advertise in local newspapers, to enhance efficiency and flexibility for councils by:

- · Removing the requirement for certain notices to be published in newspapers;
- Allowing councils to determine the method of publication they will use to best bring a notice to the public's attention, in recognition of the changing communications landscape and the rise of alternate digital and social media channels;
- The introduction of a state-wide notification website to ensure all information required to be advertised by councils, local and state planning panels can be found in a centralised location.
 (Note: This motion covers the following motions set out in small font)

Decision:

Amendment:

That Local Government NSW advocates that the NSW Government review the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2005* (the Regulation) in regards to the requirements for NSW councils to advertise in local newspapers, to enhance efficiency and flexibility for councils by:

- Allowing councils to determine the method of publication they will use to best bring a notice to the public's attention, in recognition of the changing communications landscape and the rise of alternate digital and social media channels;
- The introduction of a state-wide notification website to ensure all information required to be advertised by councils, local and state planning panels can be found in a centralised location.

Amendment lost

Lost

 Wagga Wagga City Council
 Legislative requirements - public notice

 That the NSW Government remove all legislative requirements to provide public notice through local newspapers.

City of Newcastle	Additional changes to the publication of local government notices
That Local Government NSW:	

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93 City of Canterbury Bankstown Flexible procurement

That this Conference calls upon the NSW Government to undertake a review of the Local Government Act, Regulation and procurement guidelines to provide councils with a flexible framework for unsolicited proposals and to remove barriers to embracing innovation in procuring goods and services

Decision: Carried

Decision: Carried

Decision: Carried

94 Orange City Council

That Local Government NSW requests the NSW Government to investigate all available options to make it easier and less expensive for local councils to take enforcement action and apply sanctions to landowners and developers responsible for intentional, serious and/or continued breaches of planning law.

Decision: Carried

95 Randwick City Council

That Local Government NSW calls on the NSW Government to conduct an immediate review into the Just Terms Compensation legislation, with public hearings to allow for full and effective contributions from interested parties, in accordance with Recommendation 20 of the Review of the NSW Land Acquisition Framework by David Russell SC, known as The Russell Review.

Decision: Carried

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Record of Decisions

Redrafting Part 7 s438(I) of the LG Act

92 Blue Mountains City Council That this Conference calls on the NSW Government to re draft Part 7 s438(I) of the Local Government Act 1993 to limit the power of the Minister for Local Government to suspend or dismiss democratically elected councils in all but the most extraordinary circumstances.

91 Bega Valley Shire Council OLG and Crown Lands resourcing levels That Local Government NSW urgently requests the Minister for Local Government, Minister for Planning and the Minister for Lands to increase staffing levels to support councils deliver required services.

the attention of their local community; 3. Acknowledges the powerful role of social media and online communication tools as a method of communication between local councils and the community (a recent Newcastle City Council survey found that 85% of people find out about council activities via social media and council's website); and Writes to the Minister for Local Government and the Attorney General to call on the NSW Government to amend this

legislation to allow for local councils to determine the most appropriate method of publication of all notices and removes

1. Notes recent changes to the Local Government Act 1993 (the Act), following the passing of the Statute Law (Miscellaneous Provision) Bill 2018, which removes the requirement for certain notices to be published in newspapers and allows councils to determine the method of publication they will use to best bring a notice to the public's attention; Recognises that local councils have a great understanding of their residents and know the best way to bring a notice to 2

the requirement to publish local government notices in newspapers.

Council Meeting

Council enforcement action

96 Carrathool Shire Council

That Local Government NSW lobbies the NSW Government to allocate ongoing funds to ensure the financial viability of Joint Organisations (JOs) and support JOs being effective tools for regional areas.

(Note: This motion covers the following motions set out in small font)

Decision:

Carried

Lake Macquarie City Council Regional transport planning role for Joint Organisations That Joint Organisations be granted powers and resources to develop and implement regional transport plans.

Tamworth Regional Council

Joint Organisation funding

Joint Organisations - ongoing funding

That Local Government NSW requests the NSW Government to appropriately fund Joint Organisations as a local government body in addition to existing Financial Assistance Grants.

98 Board That:

Superannuation

- Local Government NSW expresses concern to LGSS Pty Ltd, trading as Local Government Super ("LGS") at the ongoing funding request for additional employer superannuation contributions from employers in relation to employees belonging to the Retirement Scheme (Schedule 2 of the LGSS Trust Deed) and Defined Benefit Scheme (Schedule 4 of the LGSS Trust Deed);
- Local Government NSW requests that LGSS Pty Ltd, trading as Local Government Super ("LGS"), undertake an independent review of the investment strategy for LGS' Retirement Scheme (Schedule 2 of the LGS Trust Deed) and Defined Benefit Scheme (Schedule 4 of the LGS Trust Deed) to give confidence to stakeholders that the returns on superannuation funds are reasonable;
- 3. Local Government NSW requests that LGSS Pty Ltd, trading as Local Government Super ("LGS"), cease requiring additional employer superannuation contributions from employers in relation to employees belonging to the Retirement Scheme (Schedule 2 of the LGSS Trust Deed) and Defined Benefit Scheme (Schedule 4 of the LGSS Trust Deed) as soon as the liabilities and asset of those schemes are deemed to be fully vested and comply with the minimum acceptable risk level requirements set by the Australian Prudential Regulation Authority (APRA); and
- Recommendations by Local Government NSW to LGSS Pty Ltd concerning the appointment of Directors onto the Board of LGSS be based on merit, whereby the person(s) selected have the greatest merit determined according to:
 - a. The nature of the duties of the position; and
 - b. The abilities, qualifications, and experience of those persons.

(Note: This motion covers the following motion set out in small font)

Decision:

Procedural motion:

Only consider Board motion, not the covered Goulburn Mulwaree motion.

Amendment:

That:

- Local Government NSW expresses concern to LGSS Pty Ltd, trading as Local Government Super ("LGS") at the ongoing funding request for additional employer superannuation contributions from employers in relation to employees belonging to the Retirement Scheme (Schedule 2 of the LGSS Trust Deed) and Defined Benefit Scheme (Schedule 4 of the LGSS Trust Deed);
- Local Government NSW requests that LGSS Pty Ltd, trading as Local Government Super ("LGS"), undertake an independent review of the investment strategy for LGS' Retirement

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Scheme (Schedule 2 of the LGS Trust Deed) and Defined Benefit Scheme (Schedule 4 of the LGS Trust Deed) to give confidence to stakeholders that the returns on superannuation funds are reasonable;

- 3. Local Government NSW requests that LGSS Pty Ltd, trading as Local Government Super ("LGS"), cease requiring additional employer superannuation contributions from employers in relation to employees belonging to the Retirement Scheme (Schedule 2 of the LGSS Trust Deed) and Defined Benefit Scheme (Schedule 4 of the LGSS Trust Deed) as soon as the liabilities and asset of those schemes are deemed to be fully vested and comply with the minimum acceptable risk level requirements set by the Australian Prudential Regulation Authority (APRA); and
- Recommendations by Local Government NSW to LGSS Pty Ltd concerning the appointment of Directors onto the Board of LGSS be based on merit, whereby the person(s) selected have the greatest merit determined according to:
 - a. The nature of the duties of the position; and
 - b. The abilities, qualifications, and experience of those persons.
- 5. That LGNSW take all necessary actions to allow local government employees to have super choice and not be bound by the industry fund.

Amendment Lost

Motion Carried

99 Lane Cove Council

LGNSW Annual Report - additional details

That Local Government NSW includes in its annual report the following additional information:

Controlled Entities

Entities that are controlled to have a copy of their respective Profit and Loss and Balance Sheet either included into the notes or added as an attachment;

- Local Government Procurement Partnership
- Local Government Procurement Pty Ltd
- LGP (LGA NSW) Pty Ltd
- LGP (SA NSW) Pty Ltd
- LGP (LGA NSW) Trust
- LGP (SA NSW) Trust
- Other related entities

Remuneration

Total Remuneration of all board members including their appointment to external Boards Related Party Disclosure. Notwithstanding the elimination entries on consolidation, a table detailing transactions between related entities that include, loans, distributions, management fees, and other material transactions over \$15,000.

Appointments to External Boards

Table indicating the names of Councillors appointed to external Boards (LGSS Pty Ltd and StateCover Mutual Limited), their term and remuneration.

Decision: Carried

100 Albury City Council

Solar bulk buy

That Local Government NSW seeks an amendment to the *Local Government Act 1993* (NSW) that will enable local councils to apply a voluntary Special Charge Scheme (opt in system) to council rates to fund environmental programs such as solar photovoltaic (PV) bulk buy programs.

Decision: Carried

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LATE MOTIONS

L1 Castlereagh-Macquarie County Council

New Weed Incursions

That Local Government NSW approaches the NSW Minister for Primary Industries, Land and Water in an endeavour to source funding over and above that available under the 2015/20 Weeds Action Plan for all Local Control Authorities to allow timely identification, control and monitoring of new weed incursions likely to occur following a break in drought conditions across NSW. It is anticipated there will be many outbreaks of weed infestations from other States not familiar to NSW land holders.

Decision: Deferred to Board.

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Council Meeting

Item No	8.21
Subject	General Manager's Performance Review Panel - Appointment
Report by	Kristina Forsberg, Manager People and Organisational Culture
File	F18/803

Summary

In conjunction with our response to the ICAC recommendations, a policy has been developed that outlines Council's principles and process for the General Manager's performance agreement and its review.

Subject to the Risk and Audit Committee minutes being adopted which includes the recommendation to adopt the attached General Manager Performance Agreement Policy. This Reports seeks the appointment of a councillor representative to the General Manager's Performance Agreement Review Panel.

Officer Recommendation

- 1 That a Councillor representative in addition to the Mayor and the Deputy Mayor be appointed to the Performance Agreement Review Panel, noting that the General Manager will nominate the fourth Councillor member to the Panel.
- 2 That the date of the performance review meeting be agreed (Suggestion the evening of Monday the 10th or the evening of Tuesday the 11th of December 2018).

Background

In conjunction with our response to the ICAC recommendations, a policy has been developed by Council's People and Organisational Culture (POC) that outlines Council's principles and process for the General Manager's performance agreement and its review.

This policy has been reviewed and agreed by Council's Independent Risk and Audit Committee.

Summary of the General Manager's Performance Agreement Policy

This policy outlines Council's process for the development of the General Manager's performance agreement, and its review.

With regard to the review, it provides the framework for who will conduct the review, when the review is conducted and recommending the General Manager's remuneration in accordance with the General Manager's Contract and the NSW Local Government Act 1993. It incorporates good practice requirements recommended by the Office of Local Government and the Independent Commission Against Corruption (ICAC).



14/11/2018

It ensures there is a performance monitoring process in place so that the General Manager has appropriate guidance and feedback from Council on performance expectations.

As part of establishing the review panel the policy sets out that the General Manager's performance agreement review is undertaken by a review panel that is comprised by the Mayor, the Deputy Mayor, a councillor appointed by the Council, a councillor selected by the General Manager and the Manager, People and Organisational Culture as facilitator.

The Performance Agreement will include clearly defined and measurable performance indicators against which the General Manager's performance will be measured.

The Performance Agreement will include key indicators that measure how well the General Manager has met the Council's expectations with respect to:

- The five Key Performance Areas (KPAs) of Leadership, Collaboration, Advocacy, Compliance and Delivery.
- The Specific Strategic and Operational Objectives to be achieved during the review period.

Following the performance agreement review meeting the Performance Agreement will be presented to Council in a closed meeting together with the outcomes of the previous Performance Review Period.

Performance Agreement Review Process

Steps	Time Line	Activity	Responsibility
1	14 November	21 Days prior to the performance review the General Manager will:	General Manager
		 Notify Council that the Annual Performance Review is due. (This years notification from the General Manager is satisfied by this Report) 	
2	16 November	The General Manager submit a self-assessment to the Manager, People and Organisational Culture (POC).	General Manager
3	16 November	The Manager, POC distribute the General Manager's self-assessment to the Review Panel.	Manager, POC
4	29 November	10 days prior to the performance review meeting the Panel Members send their individual assessment to the Manager POC. Panel Members, individually and independently, rate	Panel Members
		the performance of the General Manager against the scale outlined in the Performance Agreement.	
5	Week	Any extreme scores such as 0 (unsatisfactory) are	Panel Member

The following sets out the performance agreement review process:

Steps	Time Line Commencing 3 December	Activity discussed with the Panel Member and the Manager POC before the performance review meeting	Responsibility and Manager, POC
6	6 December	the Manager, POC summarises the collated individual performance agreement reviews from the Panel Members into one document and distributes the document to all Panel Members.	Panel Members
7	10 or 11 December prior to the Review Meeting	Panel members and the Manager POC meet to review a summary of the responses and agree on any development actions for the General Manager.	Manager, POC and Panel Members
8	10 or 11 December	Performance review meeting is held to discuss the Panel's rating and opportunities for future development for the General Manager. Next years objectives are discussed and agreed.	Panel Members, General Manager and Manager, POC

Financial Implications

Not applicable	\boxtimes
Included in existing approved budget	
Additional funds required	

Community Engagement

Not Applicable.

Attachments

General Managers Performance Agreement Policy J



General Manager's Performance Agreement Policy

Date 17 September 2018



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File: F18/803 Document: 18/104795 Policy Register: F16/951 Policy No.: Class of document: Council Policy

Enquiries: Manager People & Organisational Culture

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1 Introduction

1.1 Background

This policy outlines Council's adopted process for the development of the General Manager's performance agreement, and its review.

With regard to the review, it provides the framework for who will conduct the review, when the review is conducted and recommending the General Manager's remuneration increase in accordance with the General Manager's Contract and the NSW Local Government Act 1993. It incorporates good practice requirements recommended by the Office of Local Government and the Independent Commission Against Corruption (ICAC).

It ensures there is a performance monitoring process in place so that the General Manager has appropriate guidance and feedback from Council on performance expectations.

1.2 Definitions and Abbreviations

Office of Local Government (OLG) means the NSW Office of Local Government, Department of Premier and Cabinet and its successors.

the Act - the Local Government Act 1993 (NSW).

the Regulation - the Local Government (General) Regulation 2005 (NSW).

TRP - Total Remuneration Package (TRP).

Standard Contract – as referred in the Office of Local Government's (OLG) Guidelines for the Appointment and Oversight of General Managers (July 2011).

SOORT - Statutory and Other Officers Remuneration Tribunal (SOORT).

1.3 Policy statement

The purpose of this policy is to articulate the framework, delegation and responsibilities for the review of the General Manager's performance by the Council appointed Review Panel.

1.4 Scope of policy

The policy applies to the General Manager, Mayor, nominated Councillors and Manager People & Organisational Culture.

2 Performance Management Framework – (Part A)

2.1 Delegation to the Performance Review Panel

By adopting this policy, Bayside Council delegates to the Review Panel the authority to undertake performance assessments of the General Manager in accordance with this policy.

This delegation is to be exercised in accordance with the requirements of:

- The Local Government Act 1993
- The Local Government (General) Regulation 2005
- Any other relevant act, law or regulation
- Any relevant resolution or policy of Council.

This delegation is effective from the date of the Council resolution adopting this policy.

2.2 Review Panel Members

The Review Panel comprises the following Council officials:

- The Mayor
- The Deputy Mayor
- A councillor appointed by the Council
- A councillor selected by the General Manager

To ensure that the appointed councillor by the Council is not the same as the selected councillor by the General Manager, the General Manager nominates the councillor after The Council has appointed a councillor to the panel.

2.3 Training

Review Panel members may receive training to conduct a performance review of the General Manager prior to being required to conduct a Performance Review.

2.4 Appointment of Facilitator and Mediator

Manager People & Organisational Culture will facilitate the development of the agreement and of its review.

On agreement of the Review Panel and General Manager, the Manager People & Organisational Development may appoint an independent mediator to resolve any matters arising from the Performance Review that cannot be resolved by the Panel and the General Manager.

2.5 Timelines

The timeframes mentioned in this policy are consistent with the timeframes reflected in the standard contract.

3 Performance Agreement – (Part B)

3.1 Development of the Performance Agreement

The Performance Agreement is developed at the commencement of the Annual Performance Review Period in consultation with the Review Panel and the General Manager.

The Performance Agreement include clearly defined and measurable performance indicators, against which the General Manager's performance will be measured.

The Performance Agreement includes key indicators that measure how well the General Manager has met the Council's expectations with respect to:

- The five Key Performance Areas (KPAs) of Leadership, Collaboration, Advocacy, Compliance and Delivery.
- The Specific Strategic and Operational Objectives to be achieved during the review period.

The Performance Agreement is considered by Council in a closed meeting together with the outcomes of the previous Performance Review Period. It may be varied from time to time during the term of the Performance Agreement by agreement between the General Manager and the Review Panel, with such agreement not being to being unreasonably withheld.

Any Performance Agreement in place prior to the commencement of this Policy will continue to operate.

3.2 Link to Director's Performance Agreements

The General Manager will ensure that the Performance and Development Plans of the Directors:

- Align with the Performance Agreement;
- Support the achievement of the Council's expectations of the General Manager; and
- Include the relevant General Manager's Key Performance Areas and specific strategic and operational objectives expectations of the Directors are clearly articulated and reviewed.

3.3 Annual Performance Review

a Notification by General Manager.

At least 21 days prior to the Annual Performance Review due date, the General Manager will:

- Submit a self-assessment to the Facilitator; and
- Notify the elected Council that the Annual Performance Review is due.

b Assessment by elected Council

- The General Manager's self-assessment and a questionnaire relating to performance against the Performance Agreement is distributed to the Panel members by the Facilitator.
- Panel members, individually and independently, rate the performance of the General Manager against the Performance Agreement using the assessment scale outlined in it.
- Any extreme scores are discussed with the relevant Panel member and the Facilitator prior to inclusion in the Performance Review meeting.
- The Facilitator receives and collate the assessments of the Panel members in preparation for the formal Performance Review meeting.

c Review Panel will meet to:

• Review a summary of the responses received from the Panel; and

- Agree on development actions for the General Manager.
- d Review Panel meeting with General Manager
- Council provides the General Manager at least 10 days' notice that a Performance Review meeting is to be conducted.
- A meeting between the General Manager and the Review Panel will be held to discuss the Panel's rating and opportunities for future development of the General Manager. The meeting will:
 - Facilitate constructive dialogue about the General Manager's performance against all sections of the agreed performance agreement;
 - Identify any areas of concern and agreed actions to address those concerns; and
 - Ensure fairness, natural justice and the laws and principles of antidiscrimination are complied with.

3.4 Reporting

To General Manager

Within six weeks from the conclusion of the Performance Review, the Mayor prepares and sends to the General Manager a written statement that sets out:

- Council's conclusions about the General Manager's performance during the performance review period;
- Any proposal by Council to vary the performance criteria as a consequence of a performance review, and
- Any directions or recommendations made by Council to the General Manager in relation to the General Manager's future performance of the duties of the position.

To Council

The Review Panel reports the findings and recommendations of the Performance Review to a closed meeting of the elected Council as soon as practicable following the Performance Review. The submission of this report is not an opportunity to debate the results or re-enact the review.

4 Reward and Remuneration – (Part C)

4.1 Statutory and Other Officers Remuneration Tribunal Increases

An annual increase in the Total Remuneration Package (TRP) equivalent to the latest percentage increases in remuneration for senior executive officer holders as determined by the Statutory and Other Officers Remuneration Tribunal (SOORT) is available to the General Manager on each anniversary of the employment contract.

4.2 Discretionary Remuneration Increases

The Review Panel determines by consensus any changes to the General Manager's employment conditions, including remuneration adjustments (exclusive of SOORT increases).

The discretionary increases are detailed in the Rating Scale. The following three points, which supplement the criteria, provide a description of what performance would be demonstrated if it were being achieved:

- Five percentage increase. The General Manager 'exceeds performance expectations'. He / she exhibit high overall performance, substantially surpass all of his / hers key performance expectations and goals and will have exceeded expectations on the Key Performance Areas.
- Three percentage increase. Performance expectations of the General Manager 'exceeds requirements at times', consistently high quality of work and outcomes.
- One percentage increase: The General Manager 'meets performance expectations'.

Discretionary increases to the General Manager's TRP are:

- Conditional on performance being assessed by the Review Panel as being of better than satisfactory standard;
- Modest and in line with community expectations;
- Endorsed by resolution of the elected Council together with the reasons for the increase. The increase should be reported in percentage terms to a confidential meeting of Council; and
- In line with the Standard Contract.

5 Timeline for Review – (Part D)

The timeframes below are intended to be consistent with the timeframes reflected in the standard contract]

Month	Activity	Responsible
July	Notification to Council by General Manager.	General Manager
July	General Manager submits self-assessment to Facilitator.	General Manager
August	GM Self-Assessment and Performance Questionnaire is sent to Councillors and Mayor for independent rating.	Facilitator
August	Extreme scores discussed with individual Councillors.	Facilitator
August	Collate reviews.	Facilitator
August	Review Panel Meeting.	Facilitator / Panel
August	Schedule Performance Review with the GM and provide notice.	Facilitator
August	Conduct formal Performance Review Meeting with General Manager.	Facilitator / Panel

October	Report back to Council.	Mayor
October	Provide written report to GM.	Mayor

6 Roles and Responsibilities – (Part E)

6.1 Review Panel

The Review Panel is responsible for:

- Developing a Performance Agreement in consultation with the General Manager.
- Undertaking a performance assessment of the General Manager each year.
- The Manager People & Organisational Culture, be tasked with appointing a suitably qualified Facilitator in consultation with the General Manager.
- Determining the following in relation to the Performance Agreement:
 - o A final list of projects to be included in the Performance Agreement; and
 - Any managerial or behavioural actions that they would like the General Manager to address during the review year.
- Recommending any discretionary increase to the General Manager's total remuneration package.

6.2 General Manager

The General Manager is responsible for:

- submitting a list of projects to the Review Panel (maximum of six) that she / he considers are of sufficient importance to warrant her / his personal attention in that year.
- preparing a Self-Assessment of her / his performance and providing it to the Facilitator at least 21 days prior to the annual Review Panel meetings.

6.3 Mayor

The Mayor is responsible for:

- Being a member of the Review Panel.
- Preparing and presenting a Report on progress of the Performance Agreement to Council following the annual review.
- Formally advising the General Manager, Facilitator and Review Panel of any decisions of Council

The Mayor may be assisted by the Manager People & Organisational Culture in administrative tasks.

6.4 The Elected Council

The elected Council is responsible for:

 Holding an election at the beginning of each term to elect one Councillor to participate in the Review Panel. If there is more than two nominees, Council elects the position from the nominees by open voting (show of hands) in accordance with clause 251 of the Local Government (General) Regulation 2005.

6.5 Manager People & Organisational Culture

As Facilitator, the Manager People & Organisational Culture is responsible for:

- Ensuring that the public interest is best served throughout the Performance Review Process, including ensuring reviews are conducted fairly and in accordance with principles of natural justice.
- Preparing and distributing a questionnaire relating to performance against the Performance Agreement for all Councillors and the General Manager four weeks prior to the Performance Review Due Date.
- Receiving the confidential completed questionnaires and compiling a summary report including the average rating for each performance area for the annual Review Panel meeting.
- Coordinating the annual Review Panel meeting.
- Updating the Performance Agreement to reflect any changes agreed at the annual review meeting including obtaining required signatures, assisting in drafting the report and formally providing any feedback to the General Manager.
- Coordinating the Performance Review Process including scheduling of all required meetings, sourcing appropriate options for appointment of a Facilitator, formal recording of all documentation and implementation of any changes required to the General Manager's Total Remuneration Package.
- Ensuring the Review Panel members receive appropriate Performance
 Management training including:
 - The provision of written information regarding performance management;
 - An outline of the Performance Review Process; and
 - Guidelines for both Review Panel members and the General Manager on how to manage the Performance Review Process from their perspectives.
 - Assisting the Mayor and/or Panel prepare any reports and other documentation.

7 Assessment Scale – (Part F)

7.1 The Rating Scale

The following rating scale will be used to assess the General Manager's performance:

Score	Rating
5	Exceeds Expectations – Performance exceeds requirements at times, consistently high quality of work and outcomes. Significant Strength An outstanding display that brings credit to the General Manager and the organisation. Best practice – a model for others. Significantly exceeds expectations.
4	Area of Strength - Has a reputation for achieving in that area. Displays a consistent approach to performance. Recognised as an expert in that area.
3	Meets Expectations – Performance meets expected requirements. Area of Ability - Standards are constantly met and at times exceeded throughout the year. A valued, commendable achievement. Delivers what is expected of the General Manager on a consistent basis.
2	Some Improvement Required – Major requirements have been met, but expectations are not consistently delivered
1	Unsatisfactory – Important requirements have not been met, major shortcomings

For the purpose of calculation and increase in TRP (exclusive of SOORT) the General Manager's Performance Assessment from the Review Panel must be 3 and or greater than 3 on the rating scale as follows:

- Average rating of 3 1% increase in TRP
 - Average rating of 4 3% increase in TRP
- Average rating of 5 5% increase in TRP.

8 **Policy implementation**

8.1 Policy responsibilities

The Manager People & Organisational Culture is responsible for this policy. The functions the Manager People & Organisational Culture will perform in relation to this policy are:

- Provide a point of contact about the meaning and application of the policy
- Update the policy when necessary to ensure it is current
- Implement communications, education and monitoring strategies
- Ensure policy is included on Council's policy register and record management system; and
- Investigate breaches and enforcing compliance.

The Manager People & Organisational Culture is responsible for the implementation, application and review of the policy across the organisation.

9 Document control

9.1 Review

This policy will be reviewed within 12 months of the new term of Council or more frequently in the event of any material changes in circumstances and/or legislation including regulations or the standard contract.

The Manager People & Organisational Culture may approve non-significant and/or minor editorial amendments that do not change the policy substance.

The Manager People & Organisational Culture will monitor the application of this policy in accordance with Council's four year delivery program and annual operational plans.

9.2 Approval

This policy is approved by Council.

9.3 Relevant Legislation and Guidelines

Local Government Act 1993 (NSW).

Local Government (General) Regulation 2005 (NSW).

Office of Local Government Guidelines for the Appointment and Oversight of General Managers.

9.4 Other Related documents

Nil.

9.5 Record Keeping, Confidentiality and Privacy

All documents created in relation to this policy will be kept in accordance with NSW State Records Act, Bayside Council's record management practice, Corporate Records Policy and NSW State Records Act 1998.

Members of the public can access Council's documents in accordance with Government Information Public Access (GIPA) Act 2009 (effective from 1 July 2010) and Privacy and Personal Information Protection Act (PPIPA) 1998.

9.6 Version history

Include the details of the original adoption / approval and subsequent changes. Version 1.0 is the initial adopted/approved version.

Version	Release Date	Author	Reason for Change
1.0	September	Coordinator	Original - New document
	2018	Governance	

Council Meeting

Item No	8.22
Subject	Annual Report 2017/18
Report by	Michael Mamo, Director City Performance
File	F18/713

Summary

This report provides Council's statutory annual reporting as well as the statutory six month progress reporting for 2017/18 financial year. This progress report will be the final reporting on the first Bayside Operational Plan. Future reports will relate to the adopted three year Delivery Program 2018-21, encompassing the annual Operational Plans.

Officer Recommendation

That the attached Bayside's Annual Report 2017/18, including the progress report on the Operational Plan 2017/18 be received.

Background

Section 428 of the Local Government Act 1993 requires that:

"Within 5 months after the end of each year, a council must prepare a [annual] report for that year reporting as to its achievements in implementing its delivery program and the effectiveness of the principal activities undertaken in achieving the objectives at which those principal activities are directed."

Bayside's Annual Report normally includes the following sections:

- Introductory material
- Progress report on the delivery program (in this case operational plan) Section 404(5)
- Other statutory information Section 428(4)(b)
- Financial Statements Section 428(4)(a).

The Annual Report includes the 30 June progress report in order to meet the abovementioned Section 404(5) requirement, rather than publishing a separate document. This year, the progress report addresses the status of the actions outlined in Bayside's first Operational Plan adopted on 29 June 2017, which covered the period to 30 June 2018. Council has since adopted the Delivery Program 2018-2021 and the Operational Plan 2018/19 being the first of three Operational Plans for the term of this Council.

As mentioned above, the Annual Report normally includes the Council's audited annual Financial Statements prepared in accordance with the *Local Government Code of Accounting Practice and Financial Reporting* published by the Office of Local Government Department. However, Council has received approval from the Office of Local Government for an extension of time to 28 February 2019 in order to complete the Financial Statements. Once the audited financial reports for 30 June 2018 are available they will be published on Council's website.



14/11/2018

Other than the non-inclusion of the Audited Financial reports for period ending 30 June 2018, the annual report is complete and will be available on Council's website, and a link to the Report will be forwarded to the Minister in accordance with the legislation.

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Financial Implications

Not applicable Included in existing approved budget Additional funds required

Community Engagement

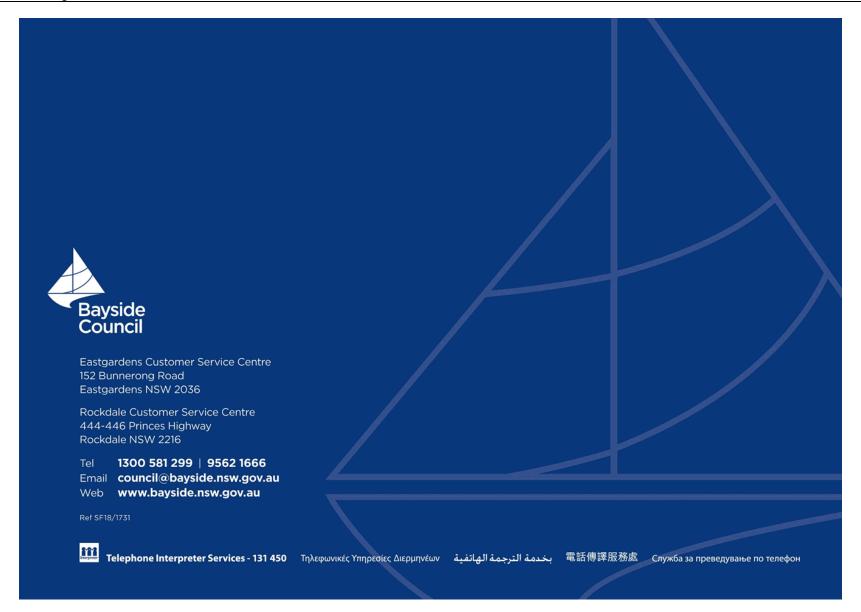
The Annual Report will be accessible on Council's website.

Attachments

Annual Report 2017-2018 J







INTRODUCTION

Mayor's Message

I am extremely proud to endorse Bayside Council's Annual Report 2017/18 highlighting our achievements over the past 12 months.

The report is more than just an excellent snapshot of our projects, achievements services and initiatives. It provides accountability on the strategic matters for which Council has responsibility as well as an opportunity to reflect on our challenges ahead.

Over the past 12 months I have had the opportunity to attend many events and meet with residents. I have been overwhelmed with the support and goodwill in the community.

Together with my fellow councillors we have been actively pursuing good governance and an open and transparent Council. Trust is not something we take for granted. We recognise, as public figures, your trust in us must be earned and this has been done by continuing to provide high quality services while delivering much needed facilities to the community.

Our plan to serve the community well into the future is encapsulated in Bayside 2030. I am confident this plan provides Council with solid direction as we work to achieve our vision for Bayside. This Annual Report is a testament to successful year of renewal at Bayside.

Major projects delivered during the year include the refurbished Eastgardens Library with the addition of a more accessible, fully staffed customer service centre, the new amenities blocks in key parks such as Jellicoe Park, Pagewood and Booralee Park, in Botany two new synthetic playing fields and other outstanding playground upgrades across the area.

Council also delivers an extensive calendar of community events. This is part of our strategy to provide accessible and affordable events for our diverse, multicultural community. Highlights of the year were our well-attended school holiday activities, the Bayside Arts Festival and an amazing New Year's Eve fireworks display on the historic shores of Botany Bay.

It has been an honour to serve as your Mayor. I would also like to take this opportunity to thank my fellow Councillors, our administrative staff and the community for their time and commitment over the past 12 months.

Councillor Bill Saravinovski Mayor

General Manager's Message

I am pleased to present the 2017/18 Annual Report for Bayside Council. We have had a busy year delivering services and facilities to our community.

The Annual Report sets out what we achieved, highlights issues which impact our community and details our financial position for the year ending 30 June 2018.

Council has delivered a number of key infrastructure projects, maintained and delivered quality services while keeping the budget in check and balanced.

The past 12 months have been a time of reflection and renewal. The return of elected representatives in September 2017 provided the opportunity to review Council's corporate goals and values – to ensure that its services were those the community required, and that they were being provided efficiently.

At Bayside we are 'working smarter' by investing in new equipment and new technology. New equipment, vehicles and technology have been purchased and the time and money saved is being reinvested in improvements to services and new opportunities.

Council has continued to deliver major projects across Bayside. Highlights included a refurbished library and new customer service centre at Eastgardens, a new synthetic playing field at Ador Avenue Reserve, new amenities buildings in key sporting grounds in Pagewood, Botany and Rockdale as well as town centre improvements and playground upgrades.

Bringing two communities together as one has presented its challenges but with the support and hard work of the elected representatives, my Executive Team and all Council staff, we are building a strong, viable and sustainable Bayside community.

Upon reading this report I am confident you will agree that a lot has been achieved, but there is always more to be done.

Bayside Council and its residents and ratepayers have an exciting future ahead.

Meredith Wallace General Manager

About Bayside

On 9 September 2016, the Minister for Local Government issued the Governor's Proclamation that created Bayside Council by amalgamating the former local government areas of the Rockdale City Council and the City of Botany Bay.

Snapshot

The Bayside local government area now comprises 29 suburbs covering a combined land area of 5,538 hectares (55 square kilometres). At 30 June 2017 the estimated resident population of Bayside local government area was 170,089. This is forecast to grow to 213,291 by the year 2036 - an increase of 25.7%.

Bayside has a high residential population with an approximate population density of 32.24 persons per hectare. 54% of Bayside's housing is comprised of medium and high density as compared to 40% in Greater Sydney. Whereas only 45.4% of housing is a separate dwelling as compared to 58.9% in Greater Sydney.

The Bayside local government area is a culturally diverse community with 38% of residents coming from a culturally and linguistically diverse background and 8.2% of residents do not speak English fluently compared to the Greater Sydney average of 5.8%.

The Bayside Council has significant NSW infrastructure within our boundaries and key transport corridors between Port Botany, Sydney Airport and greater Sydney, change is everywhere and so are the opportunities. More information on Bayside Council's Profile may be found on the website www.bayside.nsw.gov.au.

Infrastructure assets

8km	Lady Robinsons Beach
677km	Kerb and gutter
588km	Paved footpaths
365km	Sealed roads
4	Bridges
15km	Retaining walls and sea walls
14km	Creeks and channels
8075	Drainage pits
215km	Pipes, culverts and channels
80	Pollutant traps and quality devices
227	Parks and reserves
128	Playgrounds
23	Reserves with sport facilities
3	Depots
1	Administration building
3	Town Halls
2	Aquatic Centres
8	Library Buildings
8	Child Care and Kindergarten Buildings
4	Baby Health Centre Buildings
60	Public Amenity Buildings
80	Recreation and Community Buildings
5	Grandstands

About Council

Council's Role

The Local Government Act requires Council to:

- Properly manage appropriate services and facilities for the local community
- Exercise community leadership
- Exercise its functions taking into account the principles of multiculturalism and social justice
- Look after the environment, taking into account the long-term and cumulative effects of its decisions
- Effectively account for and manage local
 assets
- Plan for future and current communities
- Aid the involvement of Councillors, the public and Council staff for the benefit of local government
- Raise money for local purposes by such means as levying rates, charges and fees in a fair way
- Keep our community and the State Government informed about its activities
- Exercise its regulatory functions consistently and without bias.

Our Values

Visionary Leadership

We are all leaders - decisive, outward focused and forward thinking, setting the vision for Bayside Council today and into the future.

Meaningful Relationships We support and invest in each other - creating a strong collaborative culture.

Empowered People

We are courageous and innovative - committed to making a difference in our work.

Exceptional Service

We go above and beyond - delivering an outstanding customer experience every time.

At Bayside Council, we believe that to achieve sustainable success, we need to grow in a responsible way and meet the expectations of our customers, regulators, employees and the wider community. This belief is reflected in the values that are at the heart of our culture and guide us in our day-to-day operations.

We aim to be dependable, open and connected in everything we do. We want to ensure our employees feel able to stand up for what is right, highlight potential risks and act with integrity, even when faced with pressure to act otherwise. To make sure everybody at Council lives up to these values, they form part of everyone's annual performance review. The values include identifying statements and signature behaviours to demonstrate what working at Bayside means.

Reporting

This report is for the period 1 July 2017 to 30 June 2018. It includes the achievements of Council in implementing the first Bayside Operational Plan as well as the statutory information required by clause 217 of the Local Government (General Election) Regulation 2005, the reporting on the complaints statistics as required under the procedure for the administration of the Model Code of Conduct,. and other required information.

Bayside Local Planning Panel

Council has established an Independent Hearing and Assessment Panel, referred to as the 'Bayside Local Planning Panel'. It comprises appropriately qualified people independent of Council and community representatives.

The Panel is charged with determining a range of development applications on behalf of Council and reviewing and making recommendations to the Council about planning proposals. Panel determinations are made as independent assessments consistent with the Local Environment Plans and Development Control Plans, adopted by Council.

Councillors

Councillor

ALP

Joe Awada







IND



Councillor Liz Barlow IND



Councillor Ed McDougall ALP



Councillor

LIB

Michael Nagi

Councillor

ALP

Tarek Ibrahim

MASCOT

WARD



Councillor

ALP

Christina Curry

Councillor Scott Morrissey ALP



PORT BOTANY

WARD

Councillor **Bill Saravinovski** ALP



Councillor Andrew Tsounis IND



MAYOR Councillor Bill Saravinovski

September 2017 to September 2019

DEPUTY MAYOR

Councillor Joe Awada September 2017 to September 2019



Councillor Ron Bezic LIB



Vicki Poulos LIB



Councillor ALP



Councillor Dorothy Rapisardi Paul Sedrak LIB



ROCKDALE WARD

Councillor

LIB

Petros Kalligas

Executive



GENERAL MANAGER

- Executive Services
- Communications & Events
- Major Projects Delivery
- People & Organisational Culture



DIRECTOR CITY PERFORMANCE

- Finance
- Governance & Risk
- Information Technology
- Procurement





DIRECTOR CITY FUTURES

- Strategic Planning
- Development Services
- Certification
- City Infrastructure
- Property



DIRECTOR CITY LIFE

- Community Capacity Building
- ▶ Recreation & Community Services
- Compliance
- ▶ Libraries & Customer Service



DIRECTOR CITY PRESENTATION

- City Works
- Parks & Open Spaces
- Airport Business Unit
- Waste & Cleansing

PROGRESS REPORTING

Major Projects progress

Council is committed to progressing major community projects to provide quality and appropriate facilities that support Bayside community life.

The following projects were completed in the financial year:

- Cook Park Amenities opposite Emmaline Street
- Booralee Amenities
- Jellicoe Park Amenities
- Jellicoe Park Embellishments
- Bicentennial Park Synthetic Turf
- Eastgardens Library
- Exell Street Drainage
- Ador Avenue Synthetic Field
- Cahill Park Playground

The following projects are currently underway:

- Scarborough Park Amenities Production Ave (Under Construction)
- Tonbridge Reserve Amenities (Under Construction)
- Scott Park Amenities (Under Construction)
- Cahill Park & Pine Park Masterplan (Under Construction)
- Bexley Oval Amenities (Under Construction)
- Wentworth Avenue two intersections (at 80% Design)

- Depena Reserve Amenities (Under Construction)
- Kyeemagh Reserve Amenities (Under Construction)
- Mutch Park Skatepark (Design)
- Arncliffe Youth Centre (Under Construction)
- Rockdale Park Masterplan (Design)
- Rowland Park Amenities, Playground and Embellishment (Design)
- AS Tanner Reserve Amenities (Design)
- Banksmeadow Town Centre Masterplan (Design)
- Kingsgrove Town Centre Improvements (Design)
- Swinbourne Town Centre Masterplan (Design)
- Botany Town Hall Restoration (Design)
- Cahill Park Amenities & Café (Design)
- Arncliffe Coronation Hall Minor Refurbishment (Design)
- Hillsdale Child Care Centre Outdoor Area Refurbishment (Design)
- Mascot Child Care Centre Outdoor Refurbishment (Design)
- Wilsons Cottage Conservation (Tender)
- Mascot Admin Precinct Minor Refurbishment (Design)
- Ador Reserve Amenities (Design)

Cook Park Amenities opposite Emmaline Street, Ramsgate

Council is undertaking upgrades to the Cook Park Amenities opposite Emmaline Street to provide the community with high quality facilities that are accessible to everyone and to replace the existing facilities.

The building includes:

- A new accessible unisex toilet with baby change
- Four new unisex toilets
- Operational lunch room
- Storage area
- External hand wash and bubbler.



Cahill Park Playground, Wolli Creek

Council has constructed a new playground at Cahill Park, Wolli Creek. Construction started in April 2017 and the playground opened to the public in September 2017.



Stage I of the Cahill Park Masterplan implementation works is a new playground designed for different ages and capabilities adopting new play concepts that encourages imaginative play.

Booralee Amenities

Council approved the design and construction of an amenities building at Booralee Park.

Construction commenced in August 2017 and was completed in March 2018.



Jellicoe Park Amenities

Council has built a new sports facility and amenities at Jellicoe Park, Pagewood. The proposal was to demolish the three existing buildings and consolidate the facilities into one building. The building includes:

- 5 unisex toilets
- 1 ambulant unisex toilet
- 2 accessible toilets with shower and baby change
- 4 change rooms
- 1 referee change room
- Canteen, operational lunch room and storage
- Meeting room
- External hand wash.

Construction commenced October 2017 and was completed in June 2018.



Bicentennial Park Synthetic Sporting Fields

Council approved the design and construction of a Football synthetic playing surface, drainage and pavement at Ilinden Sports Centre, Bicentennial Park, Rockdale for use by local schools and clubs, as well as recreational use by the community for training and competitions.

The purpose of the synthetic playing surface is to allow for current usage as well as expectations for future growth in the area.

The project consists of the replacement of the existing turf playing field with a state of the art FIFA 1 Star accredited synthetic field and which meets the requirements of Football NSW.

Construction commenced in August 2017 and was completed in January 2018.





Bexley Oval Amenities

Council is building new public amenities at Bexley Oval. The project aims to provide safe facilities for the community and will include:

- 4 new unisex toilets
- 1 accessible toilet with baby change
- 1 x ambulant toilet
- Canteen and storage area
- External hand wash and bubblers.

Construction commenced in Spring 2017 and is due to be completed in early November 2018.

Scarborough Park Amenities (Production Ave) and Tonbridge Reserve Amenities

Council has undertaken upgrades to the amenities buildings in Scarborough Park and Tonbridge Reserve. The works include the demolishment of the existing amenities and construction of two new high quality facilities that provide accessible facilities for park users and the community. The new buildings provide:

- Six new unisex toilets
- One unisex accessible toilet with baby change facilities
- Canteen facilities
- Storage
- Showers and change rooms
- Meeting room
- External hand wash and bubbler
- Covered areas.

Construction commenced in Spring 2017 and completed October 2018.



Scarborough Park



Tonbridge Reserve Amenities

Eastgardens Library and Customer Service Centre

Council has refurbished the existing Eastgardens Library which now includes a new Customer Service Centre.

Construction started in June 2017 and was opened to the public in October 2017. The works included refurbishment of the existing Council Library foot print and an increase to the Customer Service area to offer a variety of services.

The open plan adopts new technologies and offers a welcoming spacious multipurpose centre for the community.

This project subsequently was awarded 2018 'Winner' in the Excellence in Construction category by the Master Builders Association of NSW.





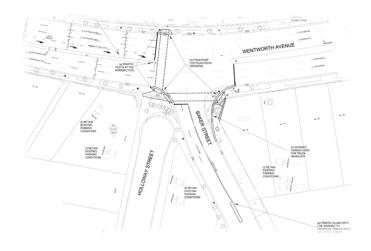


Wentworth Avenue – Two intersections

Due to increasing traffic congestions in the vicinity of Pagewood Public School during morning and afternoon peak times Council initiated traffic studies in mid-2015 to help control the problem by carrying out measures to increase the capacity of the roads, in this case, especially Page Street. After undertaking traffic studies and performing traffic modelling, design plans have been prepared to undertake the necessary construction works for traffic improvements.

Council is improving traffic safety at the Wentworth Avenue and Baker Street intersection, Pagewood. Council proposes to have traffic lights installed at the intersection. Design Plans have been prepared showing the extent of works as follows:

- Traffic light posts at the intersection.
- Widening the south-eastern corner kerb to allow trucks turning.
- Extend existing eastbound right turn lane turning into Baker Street from Wentworth Avenue.
- Construction of pram ramps providing pedestrian crossing at two points across Baker Street and Wentworth Avenue.
- Traffic islands at the Baker Street and Holloway Street intersection to prioritise the Holloway Street Traffic.
- Retain existing parking arrangements at the intersection.



At this stage, Council is undertaking the construction and services designs. It is proposed to have these designs and subsequent approvals from Roads & Maritime Services within the next 5-6 months. Constructions works are envisaged to begin around January 2019.

Depena Reserve Amenities

Council is refurbishing and extending the existing public amenities at Depena Reserve. The project aims to provide safe facilities for the community and will include:

- 14 female toilets and 1 ambulant
- 7 male toilets, 1 ambulant and 6 urinals
- 1 accessible toilet with baby change
- Store room; external hand wash.

Construction commenced in February 2018 and is due to be completed in early November 2018.



Kyeemagh Boat Ramp Reserve Amenities

Council is building a new public amenities at Kyeemagh Boat Ramp Reserve. The project aims to provide safe facilities for the community:

- 2 unisex; 1 ambulant unisex; 1 accessible toilet with baby change.
- Store Room; operational lunch room, external hand wash.

Construction commenced in February 2018 and is due for completion early November 2018.

Scott Park Amenities

Council has refurbished the existing amenities at Scott Park. The project provides new fixtures and fittings to the existing building as well as improved security screens, ventilation and lighting. The refurbishment included:

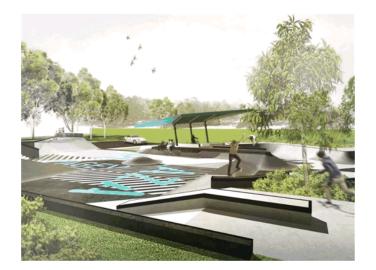
- 2 female toilets
- 2 male toilets and urinal
- New basins
- 1 accessible toilet with baby change
- New doors to the existing facility
- Painting of the existing building internally and externally
- New tiles to the floors and walls
- New lighting to the existing building.

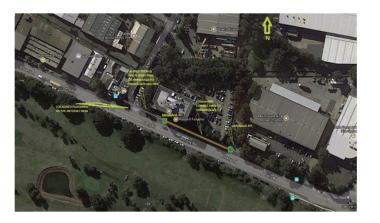
Construction commenced in February 2018 and was completed in August 2018.



Mutch Park Skatepark – underway

Council is constructing a new skate park at Mutch Park, the works include new park furniture, shade/shelter, lighting and landscaping. Construction will commence early 2019.





Exell Street Drainage

The intersection of Exell Street and Botany Road floods during most storm events. Localised flooding occurs due to the topography of the intersection being a low point for water to pond in. Council has prepared design plans and is working with the Roads & Maritime Services to have these plans approved in order to tender for construction.

The design involves having new stormwater pits and pipe along Botany Road to direct water away from the intersection into the Springvale drain. The intersection itself requires reconstruction and a grated trench drain to be installed to carry water away from the intersection into the stormwater pipeline.

Rowland Park Amenities, playground and landscape embellishments

The project consists of:

- Demolish existing change room building and build new amenities building and change rooms.
- Upgrade existing canteen building.
- Demolish and renew the playground facilities at the Southern end of Rowland Park.
- Table Tennis facility and Basketball facility.

Construction is due to commence in January 2019.



Arncliffe Youth Centre – under construction

The Arncliffe Youth Centre will be a state-of-the-art facility able to accommodate a wide range of services focused on young people and recreational activities. The Centre will provide young people with opportunities for learning, study, homework space, musical and artistic pursuits as well as a safe haven to receive ongoing support and counselling.

The two indoor multi-purpose courts, one with grandstand seating for up to 280 spectators, will provide for a variety of recreational activities including basketball, volleyball, futsal and badminton to the current and future needs of the growing population of young people in the Arncliffe and wider Bayside area.

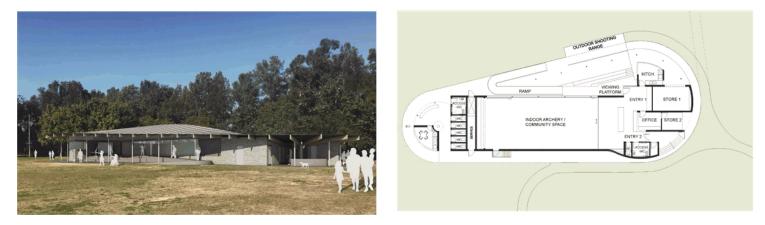
The Youth Centre will be constructed in Arncliffe in conjunction with the housing development proposed for the same site. Construction has recently started.

AS Tanner Reserve Sporting Amenities

Council is building a new Sports and Public Amenities building to replace the existing buildings at AS Tanner Reserve. The project aims to provide safe facilities for the community and will include:

- Four public toilets
- One accessible toilet with baby change table
- One ambulant toilet
- Indoor Archery/Community Space
- External hand wash and bubbler
- Covered Area
- Operational Lunch Room.

Construction is anticipated to commence in April 2019.



Banksmeadow Town Centre Upgrade

Council has a vision to create a lively community space to connect the shopping precinct with the surrounding residential area and our local parks.

Council proposes to undertake public domain improvements at Banksmeadow Town Centre, an area bounded by Wilson, Pemberton, Fremlin and Waratah Streets at Botany.

Stage 1 of the improvements include:

- New high quality decorative footpath paving on Botany Road.
- Feature landscaping throughout the town centre at ground level and in planter boxes.
- Street trees to increase green canopy coverage and reduce the urban heat island.
- New street furniture such as seating, bins and bike stands.

Stage 2 Works at Banksmeadow Town Centre include:

- A paved and landscaped link/laneway from Botany Road to Rancom Street with lighting and potentially street art.
- A pedestrian crossing over Botany Road near Waratah Street and relocated bus stop from Tupia Street closer to Waratah Street.
- A shared path with an off-road cycle way along Fremlin Street.





Swinbourne Street Neighbourhood Centre Public Domain Masterplan

Council has developed a Public Domain Masterplan that will bring improvements to Swinbourne Street Neighbourhood Centre, an area bounded by Victoria, Albert, Wilson and Trevelyan Streets at Botany.

Stage 1 of the proposed masterplan includes the following:

- New high quality decorative footpath paving on Swinbourne Street
- Planter boxes under shop awnings.
- Feature landscaping at ground level including raingardens where suitable.
- Street trees to increase green canopy coverage and reduce the urban heat island effect.
- New street furniture such as seating, bins and bike stands.

Stage 2 works include:

• A pedestrian crossing over Swinbourne Street.





Operational Plan progress

LG Act Section 428 (1)

The Operational Plan for Bayside Council incorporates Operational Plan actions for the former City of Botany Bay and Rockdale City Councils.

This progress report provides the status of each action and project as at 30 June 2018. The performance against each action and project is colour coded as follows:



Completed - Target 100% met

On Track - Nearing completion



Delayed - Behind schedule

On Hold – Not being undertaken at this time

The abbreviations in this section of the Annual Report are as follows:

Full Title	Abbreviation
Manager Airport Business Unit	MBU
Manager Certification	MCE
Manager City Infrastructure	MCI
Manager City Works	MCW
Manager Community Capacity Building & Engagement	MBE
Head Communications & Events	HCE
Manager Compliance	MCO
Manager Development Services	MDS
Manager Executive Services	MES
Manager Finance	MFE
Manager Governance & Risk	MGR
Manager Information Technology	MIT
Manager Library & Customer Services	MLC
Manager Parks & Open Space	MPS
Manager People & Organisational Culture	MPC
Manager Procurement	MPT
Major Projects Delivery Director	MPD
Manager Property	MPR
Manager Recreation & Community Services	MRC
Manager Strategic Planning	MSP
Manager Waste & Cleansing	MWC

Theme One Diverse, Active, Healthy and Inclusive Communities

Snapshot on Performance:

Bayside Council understands the complexities and benefits of a diverse and active community and works to initiate and support opportunities that enhance their health and wellbeing. We celebrate with pride our heritage and the uniqueness of our residents.

Some of the achievements for Bayside Council during the July 2017 to June 2018 period included:

- o 820 new Australian Citizens sworn at 8 Citizenship Ceremonies, including a special Australia Day ceremony.
- 22 other major events held including Garden Awards, A Taste of Mascot, Carols in the Park, Christmas Markets, Carols by the Sea, New Year's Eve, Lunar New Year, Multicultural Fair, Anzac Day, Garden Party.
- Property and Buildings Special Rate Variation Program substantially completed, including 6 building projects at a value of \$6.5 million.
- Partnered with other agencies to deliver local health early intervention programs including Healthy Brain, Chair Yoga, Meditation and Salsa.
- Innovative community development approach was utilised in 20 projects through the \$150,000 Doing it Differently grant program.
- 372 home shopping drop off services conducted to eligible community members who were referred to Council through My Aged Care.
- Long Day Centres continued to receive positive feedback and achieved 90% satisfaction level in the annual survey with regards to the service delivery.
- All food premises inspected and 6 food handling workshops held at Bexley, Hillsdale and Rockdale.
- Approximately 60 sports field renovations undertaken including aerating, top dressing, covering and uncovering synthetic pitches.
- 6 pop up libraries held in areas where a library does not currently operate.

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
711.1	Develop Bayside Council Reconciliation Action Plan to provide a framework of practical actions to build respectful relationships and create opportunities with our Aboriginal community.	Working Party established to determine scope and develop Reconciliation Action Plan.	Reconciliation Action Plan.	MBE	Scoping and community engagement commenced.	Draft Plan has been deferred to 2018/19, when specialist resouce will progress.	
711.2	Review and develop Bayside Placed Based Social Plan (including Aging, Disability, Youth, CALD, Families and Children plans).	Community engagement and demographic analysis conducted, and plans drafted.	Social Plan adopted and implementation commenced.	MBE	First draft of Social Plan complete.	Social Plan (including Children and Family, Ageing Strategy and Community Safety) is developed.implementation commenced in 2017/18.	
711.3	Implement the Disability Inclusion Action Plan.	Disability Inclusion Action Plan Adopted Plan adopted strategies for implementation identified.	Disability Inclusion Action Plan implemented.	MBE	Disability Inclusion Action Plan adopted and strategies for implementation identified.	Disability Inclusion Action Plan adopted by Council and priority actions implemented.	
711.4	Maintain Strategic Reference Groups to enable community input into Council decision making and replace previous Council Advisory Committees.	Strategic Reference Groups promoted, established and supported.	Strategic Reference Groups maintained and supported in accordance with Terms of Reference.	MBE	Strategic Reference Groups were suspended in favour of Advisory Committees.	Strategic Reference Groups suspended in favour of Advisory Committees, which have continued to be supported in accordance with the Terms of Reference.	
711.5	Organise and promote Sister City events and activities as directed by Council.	Sister City events identified.	Sister City Events held as required.	MES	No Sister City events were held during this time, however, in the past six months there have been a number of Cultural Events such as flag raising ceremonies to recognise and honour various national days.	No Sister City events were held during the period however the Mayor hosted or attended 7 cultural, flag raising events including celebrations of Serbian, Macedonian, Greek, Montenegro and Lebanese cultures (IFTAR).	

An Inclusive Community that Celebrates Diversity

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
711.6	Citizenship Ceremonies conducted and presided over by the Mayor – to recognise our diversity and acknowledge our newest citizens.	Conduct 6 ceremonies, each with 100 to 120 candidates attending, totalling 700 new citizens.	12 ceremonies per year each with 100 – 120 candidates attending - totalling 1400 new citizens.	HCE	Council has completed the number of Ceremonies requested by the Department of Immigration.	820 new Australian Citizens sworn at 8 Citizenship Ceremonies, including a special Australia Day ceremony.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
712.1	Co-deliver the Georges River and Bayside (GRAB) Arts and Cultural Forum – promoting and supporting our local arts community.	1 GRAB Forum delivered, providing opportunities for local artists to partner with their council to develop creative initiatives.	2 GRAB Forums delivered, providing opportunities for local artists to partner with their council to develop creative initiatives.	MBE	GRAB Forum delivered on the topic of 'How to have an online presence as an artist.'	2 GRAB forums were delivered with local artists with a second on Aboriginal Art.	
712.2	Deliver Bayside Arts Festival and partner with community organisations to deliver a wide range of community events including Seniors Month and Youth Week activities.	Partner with community organisations and NSW and federal agencies to deliver Community Events which promote a sense of belonging and build capacity within our communities.	Deliver Bayside Arts Festival and Partner with community organisations and NSW and federal agencies to deliver Community Events which promote a sense of belonging and build capacity within our communities.	MBE	Planning of the Arts Festival, Seniors Festival and Youth Festival has commenced.	Arts Festival including Senior and Youth programs delivered with 30 activities. Major sculpture prize of \$50,000 attracted local and national artists.	
712.3	Deliver an inclusive Bayside Council Events Program which adds value to our community and City, activates public spaces and invigorates town centres.	15 major events scheduled from June to December 2017; including a Multicultural Fair, A Taste of Mascot, Carols by the Sea and New Year's Fireworks Display.	Complete and deliver all major events as directed by Council.	HCE	All events successfully implemented including a Multicultural Fair, A Taste of Mascot, Carols by the Sea and New Year's Fireworks Display.	22 major events held across the Bayside. Some of the highlights included: Garden Awards, Spring Fair, A Taste of Mascot, Carols in the Park, Christmas Markets, Carols by the Sea, New Year, Multicultural Fair, Anzac Day, Garden Party. Council's events program provides council with the opportunity to engage with the community and gather its information and feedback.	

Cultural and Community Events that Promote a Sense of Belonging

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
712.4	Funding opportunities for events identified and pursued.	Bayside Garden Competition and Carols by the Sea.	2 events attract annual sponsorship	HCE	Funding secured for both events.	Successfully sort and obtained sponsorship to offset the costs of three key events: Annual Bayside Garden, Competition, Carols by the Sea, Lunar New Year	
712.5	Develop and publish Council's events calendar – providing quarterly updates to the community.	Publish 2 calendar updates for distribution to the community.	Publish 4 calendar updates per year and for distribution within the community.	HCE	2017 calendar updates published.	4 events quarterly calendars were published highlighting major events and key programs delivered. Calendar is distributed through the Customer Service Centres and Libraries.	
713.1	Develop a business case for condition inspections and monitoring using mobility in the enterprise asset management system.	Review practices and technology.	Complete business case.	MCI	Current practices reviewed.	Moved beyond business case. Beta version developed for mobile condition inspection and tested in the field. Demonstration project successful. Development areas identified for further development. Increases efficiency and usability of data.	
713.2	Undertake inspections of Council buildings and facilities from Asset Management Strategy.	Develop inspection program for the whole Bayside LGA.	Programmed inspections complete.	MCI	Program developed and inspections commenced.	Attention focussed on developing knowledge of the building stock in eastern part of City with 62 buildings inspected, with an additional 16 in the rest of the City.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
713.3	Rehabilitation program and minor modifications in Council buildings including painting, pointing, roofing, and electrical.	Program scope reviewed.	Program completed.	MCI	Program scope reviewed.	Refurbishment project at Scarborough Park amenities at Barton Street; Scarborough Park East amenities complete. Completion of access ramp and minor improvements at Jack & Jill Preschool; Completion of Old St David's Church upgrade and associated landscape works; Demolition of Depena South toilets. Gap analysis complete.	
713.4	Harmonise processes for asset condition monitoring.	Review practices and asset information.	Undertake a gap analysis and prepare project plan.	MCI	Condition information research underway.	Condition monitoring harmonisation achieved for buildings, footpaths and open space. Road pavement condition monitoring well advanced through a current assessment project. 2018/19 Program prepared. 100% Program complete.	
713.5	Complete the Property and Buildings 2017/18 Special Rate Variation Program (SRV).	Progress the Property and Buildings 2017/18 Special Rate Variation Program.	Complete the Property and Buildings 2017/18 Special Rate Variation Program.	MPD	Property and Buildings 2017/18 Special Rate Variation program progressed and well underway.	Property and Buildings 2017/18 SRV program substantially completed, including 6 building projects at a value of \$6.5 million.	
713.6	Review utilisation and promote community facilities to encourage increased use and align with Council strategies.	Collate existing usage data and identify strategies to promote increased use.	Develop an implementation plan for approved strategies.	MPR	Working groups established to investigate the best use of Council's community facilities. Examining options of aligning the fees and charges to neighbouring Councils to encourage increased utilisation.	Draft implementation plan being developed, including: Marketing strategies; the website; upgrading systems; customer experience strategies. Implementation Quarter 1, 2019/20.	

Action	Action	6 Month Milestone –	Annual Target	Responsibility	Progress	Status as at	
Code		December 2017		105	31 December 2017	30 June 2018	
713.7	Work with Department of Education (DoE) to explore opportunities for shared used facilities	Continue to collaborate with DoE on the Shared Use Facilities working party	Shared Use Facilities working party attended and policy drafted.	MBE	No meetings of the shared use working party were held in the first half of the year, due to program being under review.	The program was under review by Department of Education and meetings of the working party were held during the year.	

Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
Develop a business case for condition inspections and monitoring using mobility in the enterprise asset management system.	Review practices and technology.	Complete business case.	MCI	Current practices reviewed.	Moved beyond business case. Beta version developed for mobile condition inspection and tested in the field. Demonstration project successful. Development areas identified for further development. Increases efficiency and usability of data.	
Undertake inspections of Council buildings and facilities from Asset Management Strategy.	Develop inspection program for the whole Bayside LGA.	Programmed inspections complete.	MCI	Program developed and inspections commenced.	Attention focussed on developing knowledge of the building stock in eastern part of City with 62 buildings inspected, with an additional 16 in the rest of the City.	
Rehabilitation program and minor modifications in Council buildings including painting, pointing, roofing, and electrical.	Program scope reviewed.	Program completed.	MCI	Program scope reviewed.	Refurbishment project at Scarborough Park amenities at Barton Street; Scarborough Park East amenities complete. Completion of access ramp and minor improvements at Jack & Jill Preschool; Completion of Old St David's Church upgrade and associated	
	Develop a business case for condition inspections and monitoring using mobility in the enterprise asset management system. Undertake inspections of Council buildings and facilities from Asset Management Strategy. Rehabilitation program and minor modifications in Council buildings including painting, pointing, roofing, and	December 2017 Develop a business case for condition inspections and monitoring using mobility in the enterprise asset management system. Review practices and technology. Undertake inspections of Council buildings and facilities from Asset Management Strategy. Develop inspection program for the whole Bayside LGA. Rehabilitation program and minor modifications in Council buildings, pointing, roofing, and Program scope reviewed.	December 2017Develop a business case for condition inspections and monitoring using mobility in the enterprise asset management system.Review practices and technology.Complete business case.Undertake inspections of Council buildings and facilities from Asset Management Strategy.Develop inspection program for the whole Bayside LGA.Programmed inspections complete.Rehabilitation program and minor modifications in Council buildings including painting, pointing, roofing, andProgram scope reviewed.Program completed.	December 2017Develop a business case for condition inspections and monitoring using mobility in the enterprise asset management system.Review practices and technology.Complete business case.MCIUndertake inspections of Council buildings and facilities from Asset Management Strategy.Develop inspection program for the whole Bayside LGA.Programmed inspections complete.MCIRehabilitation program and minor modifications in Council buildings, pointing, roofing, andProgram scope reviewed.Program completed.MCI	December 2017Image: Complete business case for condition inspections and monitoring using mobility in the enterprise asset management system.Review practices and technology.Complete business case. Image: Complete business case.MCICurrent practices reviewed.Undertake inspections of Council buildings and facilities from Asset Management Strategy.Develop inspection program for the whole Bayside LGA.Program complete.MCIProgram developed and inspections complete.Rehabilitation program and minor modifications in Council buildings including painting, pointing, roofing, andProgram scope reviewed.Program completed.MCIProgram scope reviewed.	December 201730 June 2018Develop a business case for condition inspections and monitoring using mobility in the enterprise asset management system.Review practices and technology.Complete business case. complete business case.MCICurrent practices reviewed.Moved beyond business case. Beta version developed for mobile condition inspection and tested in the field. Development areas identified for further development. Increases efficiency and usability of data.Undertake inspections of Council buildings and facilities from Asset Management Strategy.Develop inspection program for the whole Bayside LGA.Program completed.MCIProgram developed and inspections complete.Attention focussed on developing knowledge of the building stock in eastern part of City with 62 buildings inspected, with an additional 16 in the rest of the City.Rehabilitation program in Council buildings in Council buildings in Council buildings and hard num modifications in Council buildings and nuor modifications in Coofing, and electrical.Program completed.MCIProgram scope reviewed.Refurbishment project at Scarborough Park ast Barton Street; Scarborough Park east amenties at Barton Street; Scarborough Park east and minor improvements at Jack & Juli Preschool;

Accessible and Afordable Community Facilities

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
713.4	Harmonise processes for asset condition monitoring.	Review practices and asset information.	Undertake a gap analysis and prepare project plan.	MCI	Condition information research underway.	Condition monitoring harmonisation achieved for buildings, footpaths and open space. Road pavement condition monitoring well advanced through a current assessment project. 2018/19 Program prepared. 100% Program complete.	
713.5	Complete the Property and Buildings 2017/18 Special Rate Variation Program (SRV).	Progress the Property and Buildings 2017/18 Special Rate Variation Program.	Complete the Property and Buildings 2017/18 Special Rate Variation Program.	MPD	Property and Buildings 2017/18 Special Rate Variation program progressed and well underway.	Property and Buildings 2017/18 SRV program substantially completed, including 6 building projects at a value of \$6.5 million.	
713.6	Review utilisation and promote community facilities to encourage increased use and align with Council strategies.	Collate existing usage data and identify strategies to promote increased use.	Develop an implementation plan for approved strategies.	MPR	Working groups established to investigate the best use of Council's community facilities. Examining options of aligning the fees and charges to neighbouring Councils to encourage increased utilisation.	Draft implementation plan being developed, including: marketing strategies, website, upgrading systems, customer experience strategies. Implementation Quarter 1, 2019/20.	
713.7	Work with Department of Education (DoE) to explore opportunities for shared used facilities	Continue to collaborate with DoE on the Shared Use Facilities working party	Shared Use Facilities working party attended and policy drafted.	MBE	No meetings of the shared use working party were held in the first half of the year, due to program being under review.	The program was under review by Department of Education and meetings of the working party were held during the year.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
714.1	Work with key stakeholders including Family and Community Services (FACS), South East Sydney Local Health District (SESLHD), community partners and NGOs to map existing services and identify gaps.	2 Planning workshops held with key partners.	Service map developed and targets set in partnership with key stakeholders.	MBE	1 Planning workshop held. Targeted initiatives identified for inclusion in Community Strategic Plan.	Service mapping developed with Government partners and stakeholders.	•
714.2	Collaborate with local service providers to deliver enhanced service delivery models in-line with FACS' Early Intervention Reform Program.	Actively participate on and facilitate community forums and Interagencies.	Actively participate on forums and Interagencies to advocate for enhanced service delivery.	MBE	Actively participated in over 15 local and interagency forums.	Council participated in 15 interagencies to advocate better outcomes for residents.	
714.3	Partner with local and NSW stakeholders to advocate on behalf of the community and deliver local health initiatives.	3 local health initiatives developed and delivered.	6 local health initiatives developed and delivered.	MBE	Local health initiatives delivered including CARDRE (group of people working together) training, a Community Wellness project (in partnership with South East Sydney Community Connect) and, the 'Love your Mind', HSC Rescue mental health event (in partnership with St George Mental Health Interagency).	6 local health initiatives delivered for older residents. Additional sessions include Healthy Brain, Chair Yoga, Meditation and Salsa.	

Developing Strong, Healthy and Supportive Communities

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
714.4	Develop and implement a Community Capacity Building program with partners to support and celebrate our culturally diverse community through local and place based initiatives.	4 local, place based initiatives supported.	8 local, place based initiatives supported.	MBE	4 local place based initiatives were supported including: Love Your Mind, Mental Health & Wellbeing event in Rockdale Library; Focus on Ability Film Festival held to celebrate International Day of Disability in Eastlakes Community Centre and Rockdale Library; Migrant Information Day held in Rockdale Town Hall with over 400 community members participating.	Supported 8 local place based initiatives, Including a pop up at Southpoint Shopping Centre, a Wolli Creek Safety Forum and Seniors Month and Arts Festival activities.	
714.5	Co-deliver Connecting Communities program in partnership with South Eastern Sydney Local Health District (SESLHD) through Council's Memorandum of Understanding with SESSLHD, and using the Asset Based Community Development (ABCD) approach.	2 ABCD projects identified.	4 ABCD projects identified and delivered.	MBE	'Doing it Differently', Asset Based Community Development (ABCD) grants program commenced.	20 projects using an innovative community development approach were identified and delivered through the \$150,000 Doing it Differently, grant program.	
714.6	Administer Bayside Council's community grants and Financial Assistance programs.	Community grants program delivered and Financial Assistance programs administered as per Council's Financial Assistance Policy.	Community grants program delivered and Financial Assistance programs administered per Council's Financial Assistance Policy.	MBE	Community Grants program delivered and Financial Assistance program administered.	Community Grants and Financial Assistance programs administered in accordance with the policy.	
714.7	Develop a Bayside Council Volunteer Strategy which supports Council and partners in the recruitment, training and support of volunteers.	Volunteer survey conducted and strategy drafted.	Volunteer Strategy adopted and implemented.	MBE	Volunteer survey completed.	Volunteer Policy developed and is being implemented	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
714.8	Continuously monitor effectiveness of Council's direct services to ensure provision of best practice community outcomes.	Monitor direct service provision effectiveness	Monitor direct service provision effectiveness.	MRC	Continued provision of service to the community, in accordance with regulatory, legislative and funding requirements in children, aged and sports and recreation services across Bayside. Service reviews are currently being conducted across all Council's direct services.	Direct Services monitored and delivered in accordance with funding, legislative and regulatory requirements. Services reviews undertaken within the legislated National Frameworks and service improvements implemented to improve direct service provision effectiveness.	
714.9	Implement the Community Recognition Strategy.	Scope of Strategy identified and strategy developed.	Strategy adopted and implemented.	MBE	Scope of Strategy identified.	Strategy to be finalised in 2018/19.	
714.10	Support Bayside Youth through opportunities for representation on Bayside Council Strategic Reference Groups and through youth development activities delivered by Council and our partners.	Support Bayside Youth Strategic Reference Group.	On-going support of Bayside Youth Strategic Reference Group.	MBE	Council partners with local youth and youth organisations to support appropriate services and resources. Council facilitates youth development activities through partnerships with Police & Community Youth Clubs (PCYC).	Target is achieved through direct consultation with young people in drop in centres and partnerships with other local youth services.	
714.11	Support local youth through provision of and support for youth drop-in activities and school holiday activities, providing a soft-entry point for Youth Service providers.	Weekly Youth drop-in sessions and School Holiday activities held and well attended.	Drop-in sessions and Holiday activities held and well attended.	MBE	62 young people attended the July Holiday Program. 49 young people attended the October Holiday Program. 3 weekly youth drop in sessions delivered in the communities of Eastlakes and Hillsdale.	Drop in offered 3 times per week (girls only on Fridays). Numbers trending up to 60 young people. Up to 73 young people in holiday programs per week in 2018.	
714.12	Support Seniors Groups and Associations to deliver relevant and popular services.	Deliver organisational training for Senior's groups.	Seniors group planning day held.	MBE	Organisational training commenced with 3 Seniors' groups.	Organisational training commenced with 3 seniors groups to be finalised in 2018/19.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	1
714.13	Manage and deliver a centre based program for the aged and people with a disability.	Deliver 2 programs twice weekly.	100% of programs delivered and well attended.	MRC	Centre based programs delivered to eligible community members – mixed group and men's group.	100% of Centre Based programs delivered, although some decline in community attendance due to participant illness, frail age and lack of referral from My Aged Care. My Aged Care is the National entry point to access services in the aged care system in Australia. My Aged Care supports older people, their families, and carers to access information on ageing and aged care, have their needs assessed and be supported to find and access services aligned with their needs	
714.14	Deliver home shopping service for the housebound.	150 grocery shops conducted.	300 grocery shops conducted.	MRC	208 grocery shops were conducted to eligible community members.	372 home shopping drop off services were conducted to eligible community members who were referred to our service through My Aged Care.	
714.15	Manage and operate Meals on Wheels program.	25 week service provision.	50 week service provision provided.	MRC	Service continues to operate and meet funding output - delivered meals 25 week service provision.	Meals on Wheels provided services for 50 weeks supporting eligible community members who were referred to Council service through My Aged Care.	
714.16	Manage and operate Long Day Care Centres.	85% utilisation rate.	85% satisfaction as per Annual Survey.	MRC	Bayside Children's Service is currently operating at 93% overall utilisation rate, with vacancies taking place as a result of new enrolments and transitional placements across the service.	Long Day Centres continued to receive positive feedback and achieved 90% satisfaction level in the annual survey with regards to the Service delivery.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
714.17	Increase family engagement in Long Day Care Centres.	Quarterly updates showing increased participation.	Annual measure of engagement met.	MRC	Long day Care Centres held a number of family events with an increased family participation throughout the year. The end of year celebrations had the highest participation.	Long Day Centres continued to hold a number of service and community events to support family participation and engagement in the service. Family feedback received has been positive and demonstrated a high level of satisfaction with the service delivery.	
714.18	Manage and operate Family Day Care service.	108 Education & Care visits to FDC Educator.	216 Education & Care Visits to FDC Educator.	MRC	111 Education & Care service visits with an additional 12 contacts (above target).	223 Education and Care Service visits were conducted at educators' homes to maintain, monitor and ensure our home based educators are compliant with the National Quality Framework.	
714.19	Manage and operate School Aged Care (Before and After School Care/Vacation care).	80% Utilisation Rating.	80% utilisation of service.	MRC	90% Utilisation Rating met across Council's School Aged care program (above target).	Before and After School and Vacation care (Botany and Pagewood Public Schools) achieved 95% utilisation rate.	

Fostering a Safe Environment

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
715.1	Develop Bayside Council Community Safety Plan, with a focus on external partnerships, addressing perceptions of safety and streamlining community reporting systems.	Bayside Council Community Safety Plan adopted.	Bayside Council Community Safety Plan implemented and progress reported to the community.	MBE	Draft Community Safety Plan completed.	Draft Community Safety Plan completed and priority actions (graffiti removal, CCTV and education) implemented.	
715.2	Develop and maintain key partnerships to reduce crime and improve community safety.	Partner with Police through Local Area Commands, and attend Family and Domestic Violence Interagencies.	Partner with local LACs, and attend Family and Domestic Violence Interagencies.	MBE	Active role continues in the Local Area Commands and the Family and Domestic Violence Interagencies.	Council actively partners with 2 Police Local Area Commands and 2 Domestic Violence Committees.	
715.3	Deploy mobile CCTV cameras in accordance with Council's CCTV Camera Management Protocol, in response to identified illegal dumping hot-spots, reports of anti- social behaviours and requests from Police.	Mobile CCTV Cameras deployed within 5 working days in response to identified illegal dumping hot-spots, and as per the protocol in other cases.	Mobile CCTV Cameras deployed within 5 working days in response to identified illegal dumping hot-spots, and as per the protocol in other cases.	MBE	Mobile CCTV cameras deployed. Safer Streets funding secured for additional CCTV cameras for Wolli Creek and Brighton Le Sands.	Extra CCTV cameras deployed as per protocol responding to illegal dumping, anti social behaviour and requests from police.	
715.4	Undertake Safety Audit of all Council facilities once every three years or as required.	Identify and develop scope of audit program.	Undertake Safety Audits as per Safety Audit program.	MBE	Safety audits have commenced.	Safety audit program developed. Audit of two Council premises undertaken.	
715.5	Administer Council's Graffiti Removal Program in accordance with Council's policy.	Remove graffiti from Council and public facing property within 7 days, and remove offensive graffiti with 24 hours of reporting.	Remove graffiti from Council and public facing property within 7 days, and remove offensive graffiti with 24 hours of reporting.	MBE	Graffiti removed within the set timescales.	Graffiti removed from 2626 different sites in accordance with nominated timeframes.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
715.6	Act in response to complaints that fall within the Acts & Regulations where Council has been appointed as the primary Regulatory Authority.	90% of complaints actioned within 72hrs of receipt.	90% of complaints actioned within 72hrs of receipt.	МСО	90% target achieved.	5552 of the 5614 customer requests received were actioned within Council's guarantee of service.	
715.7	Conduct food shop inspections and Scores on Doors program across all Bayside suburbs.	50% of food shop inspections conducted.	100% of food shop inspections conducted.	МСО	65% of the food shop inspection program completed (above target).	100% of all regulated premises undertaken and annual report lodged with the NSW Food Authority.	
715.8	Conduct minimum of 4 Food Handling Workshops with food businesses across our Local Government Area.	2 workshops held.	4 workshops held.	МСО	4 workshops planned for April and June 2018.	6 Food Handling Workshops were held at 3 locations: Bexley, Hillsdale and Rockdale.	
715.9	Regulate the use of the Footway Trading Policy.	Respond to requests for investigation of breaches of licence conditions within 72 hours.	Respond to requests for enforcement action within 72 hours.	MCE	Council received 6 complaints and all were responded to within 72 hours.	Council received 2 complaints, actioned within 72 hours.	
715.10	Implement the Road Safety Program 2017/18 with annual matching funding from Roads and Maritime Services.	Deliver Road Safety programs including Child Restraint Fitting Days etc.	Prepare program for following year, and finalise current year's program.	MCI	Programs continuing.	Successful year of child restraint check days; Look Out Before You Step Out campaign; You're In Our Sights speed campaign; parent workshops for learner driver training; facilitating school crossings flags; advocating for maintenance of school zone speed patches and pedestrian crossing line marking maintenance complete.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
715.11	Implement Summer Program in Cook Park (increased regulatory presence on weekends and parking patrols and distribution of educational material promoting water safety and anti-littering).	Seasonal program commences December.	Seasonal program concludes February.	МСО	Seasonal Program commenced and 4 December weekend patrols undertaken.	Visual presence of Council officers to educate park users in correct litter disposal practice, provide advice and enforce regulatory requirements was undertaken, with 401 penalty infringement notices issued over the summer period.	
715.12	Enforce NSW Road Rules School Parking Patrol Program (376 parking patrols PA).	188 patrols.	376 patrols.	МСО	324 patrols completed with 301 fines issued for parking offences.	717 school patrols undertaken exceeding annual target.	
715.13	Establish Bayside Local Emergency Management Committee and provide assistance to Emergency Agencies.	Bayside LEMC established.	Ongoing support provided.	MCW	Continued management and provision of ongoing support to Local Emergency agencies as required.	Ongoing support provided, in particular: Traffic Control to Emergency Agencies. Negotiations with Randwick Council, Police & Fire and Rescue to set up Emergency Management Centre at Westpac Helicopter Base, La Perouse.	
715.14	Maintain the property database for Annual Fire Safety Statements.	Database maintained and updated.	Database maintained and updated.	MCE	Database maintained and in excess of 1240 properties have been updated.	Database maintained with in excess of 1511 properties updated.	
715.15	Implement Fire Safety Program.	Draft prepared.	Completed.	MCE	Processes implemented and inspection program commenced; preparation of the draft policy commenced.	Processes implemented and inspection program commenced. Draft policy developed in readiness for 2018/19.	
715.16	Monitor the Swimming Pool Safety Inspection Program.	Inspections conducted and completed on demand and in accordance with legislation.	Inspections conducted and completed on demand and in accordance with legislation.	MCE	30 inspections conducted and completed in accordance with legislation, which includes ensuring that that pools have safe barriers and non-climbable areas.	120 inspections conducted and completed in accordance with legislation, including ensuring that pools have safe barriers and non-climbable areas.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
715.17	Provide 12 children's immunisation clinics.	6 clinic days provided.	12 clinic days provided.	МСО	Immunisation program ceased due to lack of attendance.	Council no longer offers the service as there was little to no demand for the service.	
715.18	Undertake inspections of open space infrastructure and playgrounds from Asset Management Strategy.	Develop inspection program for the whole Bayside LGA.	Complete programmed inspections.	MCI	Program developed and inspections commenced.	32 inspections and reports completed. All public tennis courts inspected. Program complete.	
715.19	Implement Playground & Park Rehabilitation Program, including 2017/18 Special Rate Variation programmed playground upgrades.	Program scope reviewed.	Program completed.	MCI	Program scope reviewed.	Completion of playgrounds design at Seaforth Park. Designs ready for construction for Kingsgrove Avenue Reserve, Charles Daly Reserve, Scott Park, Shaw Street and Yamba Woora Reserve. Construction of upgrade at Gardiner Park. Planning and commencement of Standfield Park shade and fencing and Chapel Reserve.	
715.20	Enforce the Companion Animal Act.	100% Dog attacks entered onto Council's reporting system within 72 hours.	100% Dog attacks entered onto Council's reporting system within 72 hours.	МСО	All dog attacks entered.	Total of 58 reported attacks, all entered onto Companion Animal Register (CAR) within 72 hours. 49 have been finalised, with 6 being handled by external agencies and 3 still under investigation by Council.	
715.21	Promote and hold Community 'microchip days' to promote responsible pet ownership.	1 microchip day provided.	2 microchip days provided.	МСО	Microchip days deferred due to absence of community demand.	1 Microchip day was held with a second deferred due to lack of community demand. Program to be reassessed for 2018/19.	

Encouraging Active Recreation and Leisure

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	1
716.1	Undertake key site assessments for the Botany Leisure Centre, Botany Golf Couse and Mutch Park Squash Centre and Amenities.	Scope of works determined.	Needs analysis completed.	MSP	Botany Aquatic Centre commenced.	Not completed, however, condition assessment of Botany Town Hall and Botany Aquatic Centre to be completed by end Quarter 1, 2018/19.	
716.2	Review and consolidate Playground and Sports Field Infrastructure Strategies.		Strategies reviewed.	MSP	On hold pending appointment of staff resources.	Project to be integrated into Bayside Open Space & Recreation Strategy for commission Quarter 2, 2018/19.	
716.3	Develop Recreation policy and plans to identify, promote and support active recreation, leisure and sporting activities and initiatives delivered in our City.	Identify plans for promotion and implementation.	Plans implemented.	MSP	On hold pending appointment of staff resources.	Bayside Open Space & Recreation and Community Facilities Study to be commissioned Quarter 2 2018/19.	
716.4	Implement the Parks Improvement Program for active recreation.	Program scope reviewed.	Program completed.	MCI	Milestone achieved. Fry's Reserve project scope revised.	Design of standard cricket nets finalised. Construction completed of Scarborough Park cricket nets. Community engagement completed for nets at Frys Reserve. Business case completed in previous reporting period.	
716.5	Implement Recreation policy and plans.	Policy and plans scoped.	Draft Policy and Plans developed.	MRC	Drafting of Policy commenced.	Draft Policy complete. Community Facilities and Sport & Recreation Policy to be submitted to Sport & Recreation Committee in 2018/19, Quarter 2 and finalised for endorsement by Quarter 3 2018/19.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	1
716.6	Improve participation of all community groups in a range of active recreation, leisure and sporting opportunities.	Audit membership and participation rates in active recreation, leisure and sporting opportunity.	Develop and implement achievable targets for participation.	MBE	Audit process developed and underway.	Audit process developed. Implementation deferred until development of the Recreation Plan in 2018/19.	
716.7	Review and monitor existing lease and licences over community and sporting facilities.	Reconcile existing lease and licence agreements over community and sporting facilities into one consolidated register.	Review existing lease and licence agreements and identify lease/licence principles that can improve future agreements issued.	MPR	Work commenced on standardising leases for community and sporting facilities, with the application of financial models for some of Council's sporting facilities.	Review complete with following underway: Existing policies and procedures to be reviewed, and implemented; standardised documentation to reflect these policies and procedures; and further refinement to be implemented by June 2019.	
716.8	Manage and deliver Parks and Open Space bookings.	Ongoing management of requests for bookings delivered.	Bookings managed efficiently.	MRC	All requests relating to parks and open space bookings managed.	All requests relating to parks and open space bookings have been efficiently and effectively conducted, supporting the wider community access to our parks and open spaces for sports and recreational purposes.	
716.9	Carry out scheduled works of Council's parks and reserves to ensure they are fit for purpose to meet the community's needs.	All parks and open space programs are delivered in line with parks schedule.	Completion of all annual Parks and Open Space works programs.	MPS	All scheduled works completed year to date.	Maintenance programs delivered to approximately 400 parks and reserves on weekly, fortnightly and monthly programs providing fit for purpose parks and open space for the community. In general, all service delivery programs have been improved.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	1
716.10	Undertake annual Sportsground renovations.	All annual renovation programs are to be delivered in line with annual schedules.	All works carried out as per annual schedule.	MPS	Turf renovations completed on active parks - aeration, fertiliser application and topdressing.	Sports field renovations and seasonal change overs to approximately 60+ fields actioned accordingly throughout the year including aerated, fertilised, top- dressed, covering and uncovering of synthetic pitches, removing and storing goal posts. Major turf replacements and seeding works completed.	
716.11	Maintain Parks and Open Space lighting.	Parks and open space lighting maintained and fit for purpose.	Parks and open space lighting maintained and fit for purpose.	MPS	All scheduled works completed year to date.	Maintained all lighting within active parks to accommodate winter sports. Timers set in line with bookings, audits conducted quarterly to identify necessary repairs, including extensive lamp replacements at Jellicoe Park.	
716.12	Install synthetic field at Bicentennial Park (South).	Construction commenced.	Complete construction.	MPD	Construction completed.	Construction of synthetic field completed.	
716.13	Manage and maintain Botany Golf Course.	On-going management and maintenance as required.	Report on recommendations for future use of Botany Golf Course.	MRC	Botany Golf Shop and the Golf Course continued to be managed, maintained and supported to meet community needs.	Draft report has been prepared for presentation to Council with recommendations for future use of Botany Golf Course in 2018/19, Quarter 3.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
717.1	Deliver ongoing programs and events across all libraries to enhance life- long learning opportunities for the range of demographic groups within the community.	20 programs delivered including: Story time; Toddler time; Baby rhyme time; Book Week; Author talks; Chinese book groups; Local history talks; iPads for seniors training.	40 programs delivered.	MLC	724 sessions held with 18,954 participants. Programs included Early Literacy, Code Club, Book Clubs, Tech Help Training, Health and Wellbeing talks and author talks.	Over 70 programs delivered.	
717.2	Purchase books and media for libraries and develop a range of online services	Items for purchase identified.	Items purchased as planned.	MLC	Items purchased within budget.	17,372 new items purchased as planned.	
717.3	Provide an integrated library system across Bayside.	Refurbish Eastgardens Library with enhanced service model.	Refurbished Library & Customer Service Centre opened.	MLC	Refurbished Eastgardens Library and Customer Service Centre opened 21 October 2017.	Refurbished Eastgardens Library and Customer Service Centre opened 21 October 2017.	
717.4	Implement Digital Technology Strategy.	Strategy identified.	Recommendations implemented.	MLC	Customer Experience priorities identified, to be implemented in 2018.	The library digital strategy to be incorporated in the overall Council digital strategy. Due to be finalised in Quarter 1 2018/19.	
717.5	Implement initiatives to enhance access to information through wireless technologies.	Infrastructure to support business mobility in place.	Public Wi-Fi delivered efficiently.	MIT	Established a data centre service to enable improved mobility and ubiquitous access from any desired location.	Public Wi-Fi established at all Libraries and King Street Mall Rockdale.	
717.6	Implement an online booking system.	Online booking system implemented.	Online booking system fully utilised.	MLC	Booking system harmonised across the Council area. New system still to be purchased.	Purchase of a new print management and PC reservation system is in the final stages. Expected implementation in quarter 3, 2018/19.	

Valuing Lifelong Learning Opportunities

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
717.7	Hold pop up libraries in target areas where a library does not currently operate.	2 pop up libraries held.	4 pop up libraries held.	MLC	Pop Up Libraries held at the following: Rockdale Library 1st Birthday Celebrations and Christmas Carols.	6 pop up libraries held.	
717.8	Develop Bayside Home Library Service.	Home Library Service promoted within the community.	Increased participation in HLS.	MLC	Home Library Service harmonised with deliveries across the Council area.	Overall nursing home participcation in the home library service has incressed from 7 to 10.	
717.9	Develop Business Enterprise Hub.	Partner with Bayside Enterprise Centre to design a Business Enterprise Hub.	Seek funding for Business Enterprise Hub.	MLC	Alternate delivery method agreed. Developed partnership with Botany Enterprise Centre to deliver programs in the libraries supporting local business. 3 sessions were held with 41 participants.	Bayside Enterprise Centre (formerly Botany Enterprise Centre) successful in securing federal grant funding. The Library will work with the Bayside Enterprise Centre to run workshops in Quarters 1 and 2 2018/19.	

Theme Two Liveable, Accessible and Vibrant Neighbourhoods

Snapshot of Performance:

Bayside Council advocates and plans for a liveable and vibrant community where the past and future coexist, and residents are able to access quality housing, affordable transport and exciting opportunities for employment, recreation and education.

Some of Bayside Councils achievements during the period July 2017 to June 2018 were:

- Finalising Bayside Arts Festival delivered during April with a major sculpture prize of \$50,000.
- Domestic Waste program successfully delivered to approximately 62,000 households and 170,000 residents. Improvements included 40% increase in clean up collection times to half the Bayside area and the introduction of a new Waste Services App.
- Illegally dumped articles removed in conjunction with Regional Illegal Dumping Squad (RID) with all requests investigated and collected by Council or those responsible for the offence.
- Collaborated with Department of Planning and held public consultation to advocate for open space and other improvements in Priority Precincts of Arncliffe, Banksia and Cook Cove.
- 83% reduction in the number of outstanding housing development applications compared to previous year.
- Traffic and road safety program implemented including: line marking, signage and pedestrian refuges,
- Implementation of a range of alternative transport strategies across Bayside that improve opportunities for safe, accessible and effective pedestrian and cyclist travel. These include cycleway diversions, improved pedestrian lighting, footpath upgrades and the installation of pram ramps at street thoroughfares
- Building Better Business Workshops held for local business operators in conjunction with Botany Enterprise Centre.
- o Identified items of heritage/cultural significance to inform the Local Environment Plan.

A Place to be Proud of

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
721.1	Promote Bayside Council as a premier cultural hub.	Scope for Bayside Arts Festival identified and program developed.	Bayside Arts Festival delivered.	MBE	Bayside Arts Festival identified and program developed.	Bayside Arts Festival delivered during April with a major sculpture prize of \$50,000.	
721.2	Facilitate the implementation of the Public Art Policy across Council.	Work with Council's planning department to facilitate the implementation of Council's Public Art Policy in the DA process.	Public Art policy is implemented.	MBE	Public Arts Policy in development.	To be finalised in 2018/19.	
721.3	Deliver maintenance to Council's civil networks and infrastructure, including footpaths and car parks.	All scheduled maintenance programs are to be completed as per proactive schedules, or as reactive maintenance.	Maintenance program delivered.	MCW	Civil asset maintenance delivered to road, kerb and gutter as per proactive schedule and reactive maintenance.	All scheduled maintenance programs completed. Reactive Maintenance processes improved to reduce safety hazards.	
721.4	Continuation of Street Tree planting program.	All trees planted in accordance with the Street Tree Masterplan.	All trees planted in accordance with the Street Tree Masterplan.	MPS	All scheduled works completed.	Continuation of street tree planting program, approximately 500+ trees planted as identified by customer requests and Council projects.	
721.5	Implement weed control program.	Ensure Council's weed control program is implemented.	Annual weed control program completed.	MPS	All scheduled works completed.	All scheduled weed control programs effectively carried out within Bayside area, that is. Broadleaf weed control within active and high profile parks and non-selective herbicide within all roads and pathways.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018
722.1	Undertake Waste Management Services.	Deliver an efficient Domestic Waste Service in line with Statutory requirements.	Program delivered.	MWC	Domestic Waste Services conducted in line with statutory requirements. Services and tonnages for the first 6 months of 2017/18 include; Garbage & Organics bin: 21,159 tonnes; Recycling: 5,754 tonnes; Clean Up & Illegals: 3,748 tonnes; Clean Up & Illegals: 3,748 tonnes; Street Litter: 1,145 tonnes; Public Place Litter Bins: 773 tonnes; Residential and Council Green-waste: 674 tonnes; Mattresses: 4,103; and Metals: 55 tonnes.	Program successfully delivered to approximately 62,000 households and 170,000 residents. Improvements included a 40% increase in clean up collection times to half the Bayside area.
722.2	Inform residents about Council's Domestic Waste and Clean Up Programs.	Develop and update information as required to inform the community of Councils Domestic Waste Services.	Clean up guides delivered and website maintained.	MWC	Over 60,000 Recycling Calendars and Waste Services Guides designed, printed and delivered. Information provided on Council's website. Delivered Waste Services App for residents to access all information and lodge online requests in real time.	Program delivered with implementation of Council's new Waste Services App, as well as a Waste Guide, calendars, magnets and up to date website content.
722.3	Undertake litter management campaigns and enforcement.	Undertake proactive and reactive litter enforcement.	100% enforcement.	MWC	Litter management and enforcement undertaken: relabelled all public place bins with Council logos and new regulatory signage; upgrading all public place bins on Botany Road and Gardeners Road with larger 240L bin enclosures as opposed to 120L. The salvageable 120L enclosures re-painted and re-used in small reserves or parks that require smaller bins. Undertook various initiatives under the summer beachfront program.	Program delivered, with an increase of 2,400L of permanent public place litter bin capacity in priority precincts. An additional 26,000L of mobile bin capacity was introduced to the beachfront area in the warmer months.

A Clean City

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
722.4	Deliver street sweeping program across the Bayside Council area.	100% of 6-month schedule complete (weather permitting).	100% 12-month schedule complete.	MCW	Mechanical and manual sweeping two times per month program.	Street sweeping program for 2017/18 for each street within Bayside area completed.	
722.5	Undertake public Domain cleaning.	100% of 6 monthly scheduled works completed.	Program delivered.	MWC	Public Domain cleaning program improved overall with increased resources.	Program delivered, with a substantial increase of town centre cleaning frequency. New footpath sweeping and cleaning equipment improved productivity.	
722.6	Ascertain hotspots through mapping and analysing reported incidents of illegal dumping.	Ensure surveillance is strategically placed to maintain a clean City.	Analysis report completed.	MWC	'Hotspot' registry updated and an additional 18 solar powered cameras introduced. The Clean City Project: Illegal Dumping in Community Open Spaces received a Highly Commended Award in 2017 by Keep NSW Beautiful, demonstrating a significant reduction in dumping and financial cost.	Program delivered with introduction of new heat-map analysis of troublesome areas generated from customer requests for illegal dumping.	
722.7	Investigate incidents of illegal dumping and enforce compliance.	100% reported incidents investigated.	100% of reported incidents investigated.	MWC	100% reported incidents investigated.	100% reported incidents investigated.	
722.8	Remove and dispose of illegally dumped materials throughout the City.	Remove and dispose of illegally dumped materials within 14 days after investigation proceedings.	Illegally dumped materials removed within timeframe.	MWC	All targets met and program conducted in partnership with the Sydney Regional Illegal Dumping (RID) squad.	Program delivered in alliance with Regional Illegal Dumping Squad (RID) with all requests investigated and collected by Council or those responsible for the offence.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018
723.1	Identify and manage proposals for major development/urban renewal areas to ensure growth is appropriately scaled and located and delivers community benefits.	Develop status reports as required.	Status reports completed as required.	MSP	Comprehensive list of Planning Proposals and timeframes prepared.	Ongoing assessment, reporting and decision making in relation to Planning Proposals as required.
723.2	Revise and consolidate the Bayside Council Plan of Management to encompass all land under the ownership, management or care and control by Council.	Identify scope of project.	Plans of Management Revised.	MSP	On hold pending appointment of staff resources.	Review of Parks Plans of Management commended, with adoption by June 2021.
723.3	Revise and consolidate the Bayside Council Development Contributions framework, including development of a Bayside Council VPA Policy.	No milestone scheduled.	No milestone scheduled.	MSP	Scope of Voluntary Planning Agreement (VPA) Policy prepared. Botany Bay Development Contributions Plan Review commenced.	Botany Bay 2016 Development Contributions Plan amended and adopted. Review of Contributions Framework commenced
723.4	Contribute to the delivery of the NSW Government's Bayside West Priority Precincts incorporating Arncliffe, Banksia and Cooks Cove.	No milestone scheduled.	Collaborate with the Department of Planning & Environment to deliver best community outcomes.	MSP	Ongoing liaison with the Department of Planning & Environment.	Collaboration resulted in: Public meeting regarding land zoned B6 enterprise corridor along Princes Highway; SEPP amendment; liaison with state government about State Infrastructure Contributions and advocated for increased open space in precinct.

Developing for Now and the Future

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
723.5	Finalise and implement the Brighton Le Sands Masterplan.	Concept scope completed.	Project completed.	MSP	Briefing paper and project plan prepared.	Scope of Masterplan process confirmed.	
723.6	Develop a strategy for delivering the Wolli Creek Town Park.	Concept scope completed.	Masterplan completed.	MSP	Council resolved not to acquire 2 and 4 Guess Avenue. Planning proposal to remove Land Acquisition Reservation has commenced. Open space review has commenced.	Draft amendment to planning controls being prepared for public exhibition in Quarter 3, 2018/19; options for more open space being developed for Council to review in Quarter 3, 2018/19.	
723.7	Finalise a Qualitative Risk Assessment of Botany Industrial areas.	Commence discussions with the Department of Planning & Environment on the drafting of DCP and LEP controls based on the recommendations of the Denison Street Land Use Safety Study Review of Planning Controls.	Draft DCP and LEP controls based on the recommendations of the Denison Street Land Use Safety Study Review of Planning Controls.	MSP	Review of available information being undertaken. Progress changes to planning controls in 2018.	Met with community representatives (HERAG); draft amendments to planning controls to be reported to Council Quarter 3, 2018/19.	
723.8	Comply with Council's obligations under the Development Agreement to progress the construction of the Arncliffe Youth Centre.	Monitor compliance of Council's obligations under the Development Agreement to progress the construction of the Arncliffe Youth Centre.	Compliance of Council's obligations under the Development Agreement.	MPD	Council's obligations under the development deed monitored and Project Control Group meetings commenced.	Council complied with obligations of development deed monitored and Project Control Group meetings commenced.	
723.9	Conduct research on affordable housing policies, strategies and initiatives of other councils.	Continued participation on relevant committee's and working parties.	Participation on relevant committees and working parties.	MBE	Continued partnership with the St George Housing Interagency to conduct research on affordable housing policies, strategies and initiatives.	Continued participation with St George Housing Interagency to conduct research on affordable housing.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018
723.10	Advocate for the strengthening of NSW Government policy to facilitate affordable housing across NSW.	No milestone scheduled.	Actively participate on SSROC and relevant committees.	MSP	Representations made to Sydney Alliance and the Minister for Planning in support of affordable housing.	Representations made to Department of Planning & Environment in relation to affordable housing.
723.11	Investigate public mapping of Council infrastructure projects.	Review existing system capabilities for public mapping.	Business case completed.	MCI	Business case completed and supported. Listed for future update release of the website.	Limited mapping functions available, with capability to increase function in future releases of the website.
723.12	Investigate and implement opportunities to improve assessment processing times for development applications.	Demonstrated improvement in assessment processing times.	90% of Housing DAs determined within 40 days.	MDS	Improvement of DA turnaround times pending recruitment of staff.	DA turnaround times have steadily improved over the last 12 months. As of July 2017 43 Housing DAs were outstanding and as of June 2018 only 7 remain undetermined.
723.13	Assess and determine Development Applications (DAs) whilst monitoring customer satisfaction.	Undertake DA Customer Satisfaction Survey and compare to previous surveys.	Improvement in Customer satisfaction.	MDS	Consultant engaged to undertake DA customer satisfaction survey. Survey due to be carried out in April 2018.	Inaugural Bayside customer satisfaction survey was conducted to establish a baseline. Its findings will be shared with its participants in 2018.
723.14	Deliver effective and competitive Complying Development Certification services to support the target of 90% of housing applications to be determined within 40 days for the City.	Number and percentage of certificates determined by Council within 40 days.	Number and percentage of certificates determined by Council within 40 days.	MCE	10 out of 11 (90.9%) of applications determined within 40 days.	All CDCs were determined within 40 days.
723.15	Deliver effective and competitive Construction Certificate Certification services to increase market share.	Council to have determined 15% of the market share of CCs.	Council to have determined 15% of the market share of CCs.	MCE	Marketing material received; Council increased market share to 12%.	Council market share has increased to 18%.

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
723.16	Harmonise processes for engineering permit applications.	Review application assessment process.	Implement improved and consistent approach.	MCI	Process assessment complete. Improvements made for consistency.	Processes harmonised for engineering public domain applications, one set of fees and charges prepared for the whole local government area for the 2018/19 financial year. All applications being processed and administered in the one system.	
723.17	Respond to complaints relating to unauthorised development, uses or unsafe structures.	90% of complaints actioned within 72hrs of receipt.	90% of complaints actioned within 72hrs of receipt.	МСО	90% target achieved.	99% customer request for unapproved building works were addressed within 72 hours of receipt in accordance with the guarantee of service.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
724.1	Advocate for an integrated, accessible and affordable transport system.	No milestone scheduled.	Active representation and advocacy provided.	MSP	Ongoing.	Liaison with Sydney Water and RMS to implement an active transport route in the Muddy Creek precinct; submission to NSW government about proposed F6 extension. Inputs to the South East Sydney Transport Strategy to continue in 2018/19.	
724.2	Plan for and advocate to minimise the impact of the proposed F6 / WestConnex.	No milestone scheduled.	No milestone scheduled.	MSP	Liaison with RMS and key stakeholders.	Advocacy for minimised impact and maximised public benefits through membership of Technical Working Groups with Roads & Maritime Services (open space and recreation, traffic and transport, property and environmental issues).	
724.3	Develop the transport infrastructure rehabilitation and renewal program.	Program scope reviewed.	Program completed.	MCI	Program scope reviewed.	In excess of \$80,000 committed to cycleway diversion projects designed for Cook Park, opposite Florence Street and Cook Park, opposite Scarborough Street. Construction commenced at Cook Park, opposite Florence Street. Pedestrian and Mobility Program implemented as well as lighting designs for pedestrian crossing commenced.	
724.4	Implement the Road Pavement and Transport Infrastructure Program.	Program scope reviewed.	Program completed.	MCI	Program scope reviewed.	Road re-sheeting program contracted. Completion expected in first quarter of 2018/19, to the value of \$2.51 million.	

Integrated Transport Options

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
724.5	Rehabilitation of regulatory and advisory traffic signage, line marking and traffic facilities, includes on road cycle ways.	Identify and rehabilitate line marking.	Identify and rehabilitate line marking.	MCI	Programs continuing.	Regular proactive and reactive maintenance undertaken on regulatory lines and signs. Replacement of vandalised signs included.	
724.6	Develop Traffic & Road Safety Program for Transport Infrastructure.	Program scope reviewed.	Program completed.	MCI	Program scope reviewed.	 Following projects completed: Fontainebleau Street, Sans Souci line marking, signage and pedestrian refuge. 2 roundabouts at Moate Avenue on the corners of Sellwood and Henson Streets. Somerville Street Arncliffe traffic island constructed. Wolli Creek Road refuge islands construction, line marking, signage and rubber cushion pads. Alexandra Parade, Rockdale rubber cushion pads installation. Margate Street Ramsgate line marking. Riverside Drive, Sans Souci pedestrian refuge, line marking and signage. Traffic facilities designs completed Baxter Road, Mascot, Wollongong and Hamilton Roads, Arncliffe. 	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
724.7	Develop the Bayside Cycling Strategy.	Expand on current Rockdale Strategy.	Bayside Cycling Strategy developed.	MSP	On hold pending appointment of staff resources.	Not complete though Bayside Integrated Transport Strategy to incorporate active transport strategies including cycling.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
725.1	Implement Bayside Economic Strategy.	Work with BEC and local businesses to implement Bayside Council Economic Strategy.	Work with BEC and local businesses to implement Bayside Council Economic Strategy.	MBE	Working with Bayside Business Enterprise Centre has commenced.	Continued to work with the BEC and businesses to implement strategy through Annual Business Awards, Building Better Business workshops and bridging programs for students to business.	
725.2	Administer Local Area Funds.	Status reports developed.	Status reports completed as required.	MSP	Status reports developed.	Reports not prepared. Process improvement underway.	
725.3	Partner with Botany Enterprise Centre to deliver Building Better Business Workshop Programs for local business operators.	Deliver 2 Building Better Business Workshops.	Deliver 4 Building Better Business Workshops.	MBE	One Building Better Business Workshop delivered in partnership with Advance Diversity Services. Others planned for 2018.	Delivered 3 Building Better Business Workshops for local business operators and groups as per demand.	
725.4	Facilitate bridging programs for students between BEC, TAFE and business	Run 2 workshops for refugees and migrants studying English who wish to start their own business.	5 new businesses started within 12 months of receiving training.	MBE	One Workshop delivered.	Four businesses set to commence as a result of the successful community workshop program.	
725.5	Implement the Rockdale Town Centre Masterplan.	Activities associated with key sites within the Rockdale Town Centre to be reported on.	Activities associated with key sites within the Rockdale Town Centre to be reported on.	MSP	Urban design advice and design competition principles were incorporated into development assessment.	George Street, Rockdale carpark included in Capital Works Program 2018/19. Review of Rockdale Town Centre Masterplan to be included in community engagement for LEP and DCP in Quarter 1, 2019/20.	
725.6	Finalise concept design, scope and funding strategy for Arncliffe Thriving Town Centre.	Consultants engaged.	Draft concept design and scope confirmed.	MSP	Urban design principles incorporated into DCP and priority precinct DA awaiting DPE finalisation.	Public domain design and scope confirmed with funding from State Government.	

Vibrant and Economically Viable Shopping Precincts

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
725.7	Promote the use of footway trading in accordance with Council's policy.	Increase in the number of footway trading agreements.	Increase in the number of footway trading agreements.	MCE	Draft policy prepared to extend footway trading to Bayside east. Council received an additional 15 footway trading agreements in this period.	Additional 31 Footway agreements established. Policy is scheduled to be rolled out in the 2018/19 financial year.	
725.8	Assess the feasibility of public car park projects for Mascot and Rockdale.	Compile feasibility study.	Feasibility Study completed.	MSP	Parking feasibility study completed for Rockdale area. Brief for Mascot area study commenced.	Parking feasibility study completed for Rockdale area. Brief for Mascot area study commenced.	
725.9	Enforce timed parking in shopping centres and business districts throughout the Bayside Council area.	Conduct regular parking patrols of shopping centres and business centres.	Enforce timed parking in shopping centres and business districts as required.	МСО	1284 patrols completed with a target of 820 patrols.	A total of 2520 parking patrols undertaken with 14,786 penalty infringement notices issued.	

Heritage t	hat is '	Valued	and Re	spected
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Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
726.1	Deliver ongoing Local History and Museum Services.	Local History and Museum programs and services identified.	Programs and services delivered.	MLC	Programs and services delivered, including Ron Rathborne Local History Prize, 2 talks at Mascot Library and George Hanna Memorial Museum.	Programs and services delivered. Highlights include anniversary exhibition and launch for the Rockdale Opera Company and visits to local schools.	
726.2	Identify opportunities to improve the management of heritage.	Opportunities identified.	Opportunities identified and actioned.	MSP	Advice provided on DAs and community enquiries. Rockdale interpretation plan and Botany Heritage study underway.	Completed review of information to identify cultural significance and inform LEP preparation in 2018/19.	

Theme Three Sustainable and Value Natural Environment

Snapshot of Performance

We value the importance of our natural environment and strive to ensure the health and sustainability of our natural assets, waterways, wetlands and beaches for now and future generations

Some of the achievements for Bayside Council during the July 2017 to June 2018 period included:

- Dune works completed at Kyeemagh and Sans Souci.
- Exell Street drainage upgrade contract underway; Arncliffe Park drainage under review.
- Georges River Coastal Zone Management Plan actions implemented including: Dunal works along sections of Lady Robinsons Beach, Environmental restoration works at Scarborough/Bicentennial Ponds and Hawthorne Street natural area, 833 Bushcare hours supported.
- Natural areas restored including: Lady Robinsons Beach (Kyeemagh and Brighton Le Sands), Sir Joseph Banks Park, Landing Lights and Marsh Street wetland and Bicentennial and Scarborough Ponds.
- Introduced the Waste Avoidance and Resource Recovery (WARR) Strategy 2030 that sets the vision for improvement waste avoidance, resource recovery and recycling solutions.
- o Floodplain Risk Management Committee established and first meeting held.
- Waste Less, Recycle More projects introduced as well as recycling workshops held with schools, businesses and the community.

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
731.1	Implement Beach and Waterways Program.	Program scope reviewed.	Program completed.	MCI	Program scope reviewed.	Dune works completed at Kyeemagh and Sans Souci.	
731.2	Implement the Stormwater Drainage Program.	Program scope reviewed.	Program completed.	MCI	Program scope reviewed.	Exell Street drainage upgrade contract underway. Arncliffe Park Draingage under review.	
731.3	Implement key priorities in Council's adopted Biodiversity Strategy to protect and enhance natural areas.	Concept scope completed.	Project completed.	MSP	Priority actions of restoration, assessment of impacts and community engagement underway.	Implemented community education and volunteer programs, including Bushcare workdays (5 days per month), and citizen science monitoring programs, including Birds in Backyards, worked with Sydney Water to implement programs to improve water quality and completed environmental planning mapping to protect sensitive areas in Botany Bay area.	•
731.4	Coordinate the implementation of the Georges River Coastal Zone Management Plan.	Scope of works confirmed and underway.	Works completed.	MSP	Ongoing implementation of Management Plan actions.	Action implemented Plan included: Dunal works in sections of Lady Robinsons Beach; Environmental restoration works at Scarborough / Bicentennial Ponds and Hawthorne Street Natural Area; Support and continue Bushcare / Landcare groups (including National Tree Day and Corporate Planting day) - 833 Bushcare hours.	

Clean Waterways and Natural Environments

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
731.5	Implement the Georges River and Cooks River Catchments River Health Monitoring Program.	Seasonal monitoring.	Seasonal monitoring.	MSP	Monitoring underway.	Published the Georges River Health Card for 2016/17; Provided input into Georges Riverkeeper Rapid Site Assessment program.	
731.6	Water quality improvements to enhance. Riparian zones and waterway assets.	Concept scope completed.	Project completed.	MSP	Aquatic weed removal commenced. Liaison with State Government, Orica and Sydney Water to identify opportunities.	Removal of sediment build up; on-going maintenance of gross pollutant traps; removal of aquatic weeds; on ground regeneration works within riparian zones and street sweeping.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
732.1	Implement Priority Species Management Plan.	Concept scope completed.	Project completed.	MSP	Works undertaken to protect grey headed flying fox habitat.	Completed including: Implemented Grey-headed Flying-fox management plan; undertook community education programs in relation to migratory birds; provided input in development impact on the green and golden bell frog; and undertook bushland restoration projects to protect threatened plant species	
732.2	Implement key priorities for inclusion in a Natural Areas Restoration Plan for Bayside Council.	Scope of work identified.	Natural Areas Restoration Plan developed and implementation commenced.	MSP	Contractor engaged and works commenced.	Completed including: Bushland and wetlands restoration works at 12 locations, including: Lady Robinsons Beach (Kyeemagh and Brighton Le Sands); Sir Joseph Banks Park; Landing Lights and Marsh Street wetland; and Bicentennial and Scarborough Ponds.	•
732.3	Implement Riparian Buffer Revegetation.	Concept scope completed.	Project completed.	MSP	Weed control and planting along priority waterways commenced.	Weed control and natural restoration works at 12 sites covering 25.2 hectares.	

Thriving Natural Habitats

Environmental Management Progress 31 December 2017 Action Action 6 Month Milestone -Responsibility Status as at Annual Target December 2017 30 June 2018 First stage of the Water Develop an integrated Concept scope completed. MSP Water Strategy Management Project completed. Committee established. water management needs Management Study completed. 733.1 analysis for Bayside Council. MCW All scheduled inspection and Protect and restore the Deliver Council's Program implemented. Environmental schedules in place health of waterways and scheduled inspection and for waterways, wetlands and cleaning programs for 30 GPT's wetlands through planned cleaning programs for GPTs. Program implemented. and 33 waterways completed. 733.2 Gross Pollutant Traps GPT's and waterways. (GPTs) inspection and cleaning program. Plan for the effects of MSP Concept scope completed. Project completed. Terms of Reference prepared for Floodplain Risk Management climate change on the Council adoption. Committee established. floodplain with the 733.3 Floodplain Management Committee. Implement Council's Implement strategy and Strategy completed. MWC Council's Draft WARR 2030 Program delivered with the Waste Avoidance associated action plans. Strategy is nearing completion. introduction of the Waste Resource Recovery It will align with both the Avoidance and Resource Regional Strategy and Council's Recovery (WARR) Strategy Strategy (WARRS) 733.4 2017/18. Community objectives. The 2030 that sets the vision for Strategy is scheduled to be improved waste avoidance, presented to Council by May resource recovery and recycling 2018. solutions. MSP Maintain the No milestone scheduled. Recording system Ongoing. Review of mapping database contaminated land maintained and actioned commenced Quarter 4, 2017/18. management and as required. 733.5 recording system through the development process.

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
734.1	Seek funding through the NSW Environment Protection Authority's 'Waste Less, Recycle More' Waste and Resource Recovery Initiative to develop a multi-functional waste campaigns.	Opportunities for funding sought and currently funded projects delivered.	Implement Campaign	MWC	Council received \$178,000 funding for 2018/19. Council also managing \$235,000 approved funds from previous periods to complete projects that are in progress. All projects tracking well.	Program delivered, with funding assigned to strategic projects approved by NSW EPA.	
734.2	Program and offer interactive recycling education programs to 35 schools and at 6 community events p.a.	6 monthly program delivered.	Program delivered and completed.	MWC	49 school workshops were provided to in the first 6 months of 2017/18. Additionally, Council has provided 6 community workshops or conducted educational events.	Program delivered, exceeding the set targets, educating schools, businesses and community.	
734.3	Implement community sustainability program of events and workshops.	7 events/workshops held.	15 events and workshops held.	MSP	11 workshops held.	15 workshops held.	
734.4	Develop user-friendly community resources to inform and educate the community on key local environmental issues.	Resources developed and distributed.	Resources developed and distributed.	MSP	Information provided on Council website. Educational brochures developed and distributed.	Completed with 6 issues of Bayside Environmental Newsletter emailed.	
734.5	Installation of water and energy efficiency and renewable energy initiatives. Refer CPP.	Concept Scope completed.	Project completed.	MSP	Briefs developed for energy and water projects. Procurement completed for solar installation.	Ongoing. Initiatives have been implemented.	
734.6	Monitor Council's energy and water usage for all of its sites.	Outcomes reported.	Outcomes reported.	MSP	All sites monitored.	Complete with all sites monitored and reported quarterly	

Sustainable and Energy Efficient Practices

Theme Four Trusted, Effective and Informed Leadership

Snapshot of Performance:

We value and model strong and ethical governance that is professional, transparent and accountable and are committed to meaningful community engagement which is reflected in our planning and decision making processes.

Some of the achievements for Bayside Council during the 2016/2017 financial year included:

- Community Strategic Plan 2018/30 adopted with the Delivery Plan 2018/21 and Operational Plan 2018/19.
- Community engagement included: Community newsletters to over 60,000 households, 12 e-newsletters to 40,000 subscribers, 50 Mayoral Columns in the Southern Courier, weekly Media Releases to local newspapers.
- Additional online services have been enabled including the DA Tracker, Waste App, Report an Issue.
- Councillor inductions delivered by December 2017 and ongoing professional development provided including attendance at key conferences.
- Stronger Community Grants Funding program distributed \$514K to 11 community organisations.
- Submissions made in relation to the F6 motorway and Arncliffe and Banksia Priority Precincts.
- 4 meetings held of the Risk & Audit Committee.
- Procurement framework improved through training of suppliers and staff.
- Organisational Culture, Climate and Employee Engagement plan implemented including: Corporate Values established, Reward and Recognition program, Work plans and Performance Reviews.
- Harmonised Council Agreement established resulting in Bayside employees operating under the same terms and conditions.

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
741.1	Undertake responsive and accountable Integrated Planning and Reporting to deliver the community vision and needs.	Community Strategic Plan drafted following consultation with the community.	Community Strategic Plan adopted, Delivery and Operational plans drafted.	MBE	Extensive community engagement conducted to support the development of the draft Community Strategic Plan.	Community Strategic Plan 2018/30 adopted with the Delivery Plan 2018/21 and Operational Plan 2018/19.	
741.2	Inform the community and stakeholders about Council business, news and activities via multimedia channels and maintain Council's image through positive media relations.	Community informed through multiple media channels including, but not limited to, producing 2 community newsletters; weekly media releases for local media; updating Council's social media and website with information and key messages.	4 community newsletters produced and community informed. Positive Council image promoted and enhanced to the community.	HCE	Continuing to meet expected deadlines for publications including the bimonthly Newsletter.	Council continues to actively engage with its residents and community. Council's key engagement strategy includes: Distributed several community newsletters to over 60,000 households, sent 12 e-newsletters to 40,000 subscribers, 50 Mayoral Columns in the Southern Courier, weekly Media Releases to local newspapers. Council also has a strong social media presence with information posted daily and reaching over 32,000 viewers per month.	
741.3	Prepare and produce key documents in alternative formats and community languages.	Manage, edit and produce Council document as required.	Council document edited and produced for public exhibition in accordance with the determined time frames.	HCE	Continuing to meet demand for multicultural editorial requests.	All major Council documents include information on how to ask for help if English is not your first language or are hard of hearing.	
741.4	Hold 6 monthly Community Forums to inform the community of Council's progress.	1 Community Forum held.	2 Community Forums held.	MBE	No formal Community Forums have been held, however, Councillors have attended various community events listening to residents' concerns.	1 formal Community Forum has been held with 80-100 residents attending.	

Engaged and Informed Community

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
741.5	Implement a range of methods to engage the community including surveys, online and face to face methods as outlined in Council's adopted Communication & Community Engagement Strategy.	Surveys and community engagement activities conducted as required and reported to community.	Surveys and community engagement activities conducted as required and reported to community.	MBE	One Pop Up engagement commenced in Southpoint Shopping Centre.	Engagement activities have been held on site and through Have Your Say website, including for the Strategic Plan and projects in the public domain.	
741.6	Develop and maintain the 'Talking Bayside' Community Panel.	Minimum 250 participants recruited.	Minimum 500 participants recruited.	MBE	Recruitment for the 'Talking Bayside' panel will commence in 2018.	Talking Bayside Panel deferred till 2018/19. Minimum 500 participants were consulted re Disability Inclusion Action Plan, and Community Strategic Plan.	

High Customer Service Standards

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
742.1	Provide excellence in customer service across Bayside Council community touchpoints.	Bayside Customer Service strategy adopted.	Bayside Customer Service strategy implemented.	MLC	Bayside Customer Service strategy yet to finalised, however, harmonisation of services completed with opening of new Eastgardens Library & Customer Service Centre.	Customer service enhancement program designed and currently being implemented. Due for completion in quarter 2, 2018/19.	
742.2	Analyse customer requests and complaints recorded in the Customer Request Management System.	2 reports to Executive Committee.	4 reports to Executive Committee.	MLC	Two reports to Executive Committee.	Two reports delivered. Reporting framework is being reviewed. 12 month summary of 2017/18 requests and complaints to be presented to Executive in Q1 2018/19.	
742.3	Participate in the National Local Government Customer Service Network Benchmarking Program and report performance.	Continued participation in Program.	Program undertaken 3rd quarter, data evaluated and reported by end June 2018.	MLC	Participation in Program continued.	Currently reviewing options for service benchmarking.	
742.4	Enhance the use of technology to provide increased service delivery and information services to the community.	New website launched with harmonised online services for the community including paying rates and invoices online, reporting graffiti and applying for 149, 603 and 121 ZP certificates.	Online services for the community increased to enable more transactions with and information from Council via its website.	MIT	New Bayside website launched which provides centralised online services for the community, including paying of rates and invoices, applying for certificates and reporting graffiti.	Additional online services have been enabled including the DA Tracker, Waste app, Report an Issue. Implementation of Bayside Digital Strategy will further enhance ability to deliver online services.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
743.1	Support September 2017 Local Government Elections.	Support to NSWEC provided.	Not applicable for 2017/18.	MGR	Successfully supported NSW Electoral Commission.	Council responsibilities in Local Government elections finalised.	
743.2	Conduct Councillor's induction following September 2017 elections.	Key elements delivered.	Complete program delivered.	MGR	Councillor development program established and delivered in accordance with Office of Local Government guidelines.	Councillor inductions delivered by December 2017 and ongoing professional development provided.	
743.3	Deliver an ongoing professional development program for individual Councillors.	3 professional development opportunities attended by Councillors.	6 professional development opportunities attended by Councillors.	MES	Councillor attendance at professional development and networking opportunities including 8 induction sessions; 1 LGNSW Workshop; 1 LGNSW Annual Conference.	Councillor attendance continued at professional development and networking opportunities, including 8 induction sessions; State Government briefings by the Roads & Maritime Services, NSW Police and Department of Environment & Planning. Attendance and participation at conferences, including Australian Mayoral Aviation Conference; Waste Conference; National General Assembly of Local Government (NLGA). Such attendance provided opportunities to put motions on beach restoration and illegal dumping.	
743.4	Implement new business paper system for Council and administration meetings.	New business paper system in place – Council meetings supported.	Business paper system supporting all relevant committees.	MGR	New system implemented, staff training ongoing. System expanded to other committees and meetings to enable consistency.	All Council and Committee meetings are using the corporate business paper system.	

Supporting Local Democracy

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
743.5	Harmonise sub- delegations to staff across the organisation.	Completed set of harmonised sub- delegations.	Not applicable for 2017/18.	MGR	Sub-delegations have been determined and are being rolled out to all applicable staff.	16 out of 21 business units have harmonised sub-delegations. Balance have interim arrangements with all expected completion by December 2018.	
743.6	Actively participate at the regional level on boards and forums such as the Mayoral Aviation Council and the SSROC to secure positive outcomes for the Bayside community.	Participation and attendance at meetings.	100% representation at meetings.	MES	Providing high level administrative and secretarial office support to the AMAC. Total hours of support averaging 13 hours per month.	Australian Mayoral Aviation Conference (AMAC) attended by nominated Councillors continued to provide focus for aviation activities impacting Bayside. For over 15 years, administrative support has been provided at no cost to the AMAC. Councillor participation at meetings of the Southern Sydney Regional Organisations of Councils (SSROC) remains ongoing.	
743.7	Participate in, and contribute to the NSW LGSA in communication and lobbying to the NSW Government on NSW wide industry issues.	Number of issues lobbied relevant to Bayside community.	100% representation of issues.	MES	Councillors attended November Southern Sydney Regional Organisation of Councils Annual General Meeting and the Stronger Communities Community Grant Funding Assessment Panel meeting.	Facilitation and assessment of the Stronger Community Grants Funding program (Round 2) distributed \$514K to 11 community organisations. Submissions made in relation to the F6 motorway and Arncliffe and Banksia Priority Precincts. Such submissions were informed by residents' views.	
743.8	Harmonise access to Information policy, publication guide and procedures.	Publication guide completed.	Documents and processes harmonised.	MGR	Policy developed for adoption February 2018. Publication guide and procedures drafted for staff engagement.	Policy and procedures adopted. Publication Guide reviewed.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
743.9	Investigate and implement avenues to promote active participation of residents in local democracy.	1 Civics Workshops held with new citizens, information promoting local democracy distributed at events and community engagement activities.	2 Civics Workshops held with new citizens, information promoting local democracy distributed at events and community engagement activities.	MBE	Council working with migrant resource centres to develop a number of workshops and materials to be distributed.	At a number of workshops and engagement activities held with new citizens a range of information was distributed on local democracy.	
743.10	Educate local primary school students on the role of local government.	Civics training conducted with 6 primary schools.	Civics training conducted with 12 primary schools.	MBE	Civics training conducted with 6 primary schools.	All schools contacted to offer Civics training. Further 2 primary schools involved.	
743.11	Improved response times to enquiries received from Councillors.	75% of enquiries responded to within timeframes. 25% of outstanding enquiries provided with reasons for delay in finalising.	100% of enquiries responded.	MES	Councillor request report for the 2nd quarter, due January 2018.	Reporting on Councillor activity for the first year of term noted representation at 60 meetings and 986 representations requesting services or information on behalf of Bayside residents.	
743.12	Civic events attended by the Mayor and/or Councillor representative.	Number of Civic Events attended by the Mayor (or Councillor representative).	Number of Civic Events attended by the Mayor (or Councillor representative).	MES	Mayor or delegated representative hosted or attended 22 community; cultural and civic events.	Mayor or delegated Councillor representative hosted or attended 89 community, cultural and civic events.	

Ethical Governance Action 6 Month Milestone -Action Annual Target Responsibility Progress Status as at Code December 2017 **31 December 2017** 30 June 2018 Implement a single Records classification Consolidated EDRMS Consolidated EDRMS to be MGR Planning commenced for rollout Electronic Document system implemented. established. of consolidated EDRMS; state operational by December 2018. Records Management based records classification 744.1 System (EDRMS) using a system in place at both former best practice Records Councils and continues to be Classification system. used. Consolidate hardcopy Project finalised. MGR Identified all hard copy records Hardcopy records moved to safe Project commenced. records to off-site storage across the 2 former council's repository, with scanning 744.2 and scan priority digitation and archiving program undertaken as required. documents. commenced. Harmonise Council Key governance, financial All existing policies of MGR Key governance, financial and All key policies have been policies across the and procurement policies former councils reviewed. procurement policies completed. reviewed and adopted. A revised organisation program for the harmonisation of complete. 744.3 policies is being implemented throughout 2018/19. Harmonise Enterprise MGR Enterprise Risk Management Harmonised Policy and Strategy Policy and strategies Training program Risk Management Policy, adopted; procedures delivered; quarterly Policies and strategies adopted adopted. Crisis Management 744.4 strategies, procedures and reporting established with risk registers harmonised training delivered and quarterly developed. action plans. across Council. reporting framework established Undertake risk analysis MGR Draft Operational Risk Register Risk analysis program Completed for key Risk analysis program adopted for all key business for all strategic and operational (including key services) adopted. business services. services and implement risks. Strategic risks identified. prepared. Draft register to be 744.5 approved and implemented relevant action plans. 2018/19. MGR BCP administration precinct at Harmonise Business BCP Review action plan BCP complete. BCP action plan developed and Continuity Plans. developed and reported. reported with timelines and Rockdale adopted to be tested during 2018/19. BCP's will be milestones. 744.6 developed and implemented for all other sites during 2018/19.

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
744.7	Support local government regional organisations and other bodies with common interests.	Meetings attended.	Council involvement and support of organisations maintained.	MGR	Meetings of Southern Sydney Regional Organisation of Councils attended as scheduled.	Meetings of Southern Sydney Regional Organisation of Councils attended as scheduled.	

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Strong	Financial	Manag	gement

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018
745.1	Develop Bayside Council Long Term Financial Plan (LTFP).	LTFP framework developed.	LTFP adopted.	MFE	Framework developed and implementation time line established.	Draft Long Term Financial Plan prepared for adoption Quarter 1 2018/19.
745.2	Coordinate the implementation of Council's Productivity and Savings Program.	Early milestones achieved and future milestones planned.	Program complete and implemented.	MFE	Ongoing productivity and service improvements achieving savings through better service delivery.	Delayed – program and reporting to be further developed during 2018/19.
745.3	Prepare 2018/2019 and monitor the 2017/2018 Operational Budgets.	Budget performance monitored and reported quarterly.	Budget adopted.	MFE	1st quarter budget performance monitored and reported to Council in November.	Quarterly budget reviews completed in accordance with statutory requirements. 2018/19 budget adopted June 2018.
745.4	Review and implement Debt Recovery Policy.	Debt Recovery Policy implemented.	Debt Recovery Policy reviewed.	MFE	Review deferred to 3rd quarter.	Deferred to 2018/19.
745.5	Maintain and review Council's Rating Structure.	No milestone scheduled.	Rating Structure reviewed and maintained.	MFE	As a merged Council, Bayside's Rating Structure cannot be altered until 2020. Rating Policy to be reviewed in the 3rd quarter.	Revenue policy adopted as part of the 2018/19 operational plan.
745.6	Ensure accurate processing of creditor payments.	Creditor payments processed through a single system.	Best practice payments process implemented.	MFE	All creditor payments for Bayside Council processed through one system from July 2017 in accordance with a reviewed and improved creditor process.	All payments processed accurately through the corporate financial system.
745.7	Prepare Financial Statement in line with relevant legislation and policy.	Statement finalised, audited. A report to Council for adoption.	Draft Statement prepared.	MFE	Preparation of Bayside Financial Statements delayed to 3rd quarter due to delay in finalisation of the former City of Botany Bay 2015/16 Financial Statements.	Draft 2016/17 statements prepared and referred for audit.

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
745.8	Migrate designated accounting functions from both former Councils to one system.	Number of functions transitioned for the start of 2017/18.	Planning in place for remaining functions to migrate.	MFE	Accounts payable, general ledger, budgeting, sundry debtors and treasury have been transitioned to a single system. Transition of remaining functions continue as programmed.	Rating functions consolidated into Council's land information system in April 2018. Migration plan for remaining functions developed to be implemented during 2018/19.	
745.9	Establish an interim internal audit program.	Program approved and 'health checks commenced.'	4 completed 'health checks' reported.	MGR	Program approved by Risk & Audit Committee and health check program commenced.	3 of the 4 health checks are substantially completed, finalised in 2018/19. Scope and timeline of the remaining health check have been revised for completion in 2019.	
745.10	Hold 4 ordinary Audit Committee meetings.	2 meetings held.	4 meetings held.	MGR	Two meetings held, August and November 2017.	4 meetings held,	
745.11	Monitor and report implementation status of internal audit outcomes to Audit Committee.	2 quarterly reports completed.	4 quarterly reports completed.	MGR	Reports completed and reported to August and November.	4 reports completed and reported to the Risk & Audit Committee.	
745.12	Develop an Internal Controls Framework.	Draft completed and adopted.	Framework reviewed and amended.	MGR	Project Plan developed and work commenced on internal control and processes.	Framework agreed and implementation is underway.	
745.13	Review Council's property portfolio and investigate opportunities to improve financial sustainability and service delivery.	Investigate opportunities for property portfolio and report these to the Investment Strategy Working Group.	Investigate opportunities for property portfolio and report these to the Investment Strategy Working Group.	MPR	Profiling of property portfolio underway to improve its performance through upgrades; auditing of systems and processes underway.	Review completed. Implementation commenced with improvements to the existing portfolio underway, including: development of Disposal and Acquisition strategy; development of leasing strategy, including new performance standards and implementation of a new property management system.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
746.1	Supplier and staff education programs on procurement governance framework delivered.	50% supplier and staff education programs implemented.	 a Supplier education program delivered at least once per annum. b Staff education programs delivered twice per annum. 	MPT	Education programs have been held for staff on: Code of Conduct; Supplier Relations; Procurement system use; Procurement policy and procedures. Mailing campaign to all suppliers regarding Council's Business Ethics, Procurement Policy and Terms of Supply.	 Education program delivered to all new suppliers along with an annual mail out to all suppliers regarding Statement of Business Ethics. Multiple education programs delivered to staff including: Relational Trading Training Corruption Prevention Procurement training is provided to all new staff. 	
746.2	Finalise asset specific management plans for critical assets (library, plant and equipment).	Draft plans prepared.	Plans adopted and reported.	MPR	Condition of Council's Property portfolio being ascertained to determine performance of Council's buildings and in turn the capital works and asset maintenance required.	Council's Property portfolio being ascertained to determine performance of Council's buildings and in turn the capital works and asset maintenance required.	•
746.3	Purchase of medium and heavy Plant.	Procurement completed in line with adopted program.	Procurement completed in line with adopted program.	MPT	Purchasing program developed, undertaken in accordance with program.	Purchase of medium and heavy plant achieved within approved program and budget.	
746.4	Purchase of light vehicle fleet.	Procurement completed in line with adopted program.	Procurement completed in line with adopted program.	MPT	Purchasing program developed, undertaken in accordance with program.	Purchase and replacement of light vehicle fleet completed within the replacement program and approved budget.	
746.5	Manage and maintain Council's fleet to ensure optimum performance.	Service and maintenance programs completed as scheduled.	Service and maintenance program delivered.	MCW	Fleet maintenance of Council heavy and light vehicles undertaken to the appropriate technical and environmental standards.	All service and maintenance programs completed as scheduled for Council Fleet and reported Maintenance incidents undertaken satisfactorily.	

Strong Asset Management

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
746.6	Prepare designs for future Asset Development Projects.	Designs developed as asset development projects come on line.	Designs developed as asset development projects come on line.	MCI	Programs continuing.	Program complete including park surveys, road surveys and Town Hall lighting design.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018
747.1	Implementation of Organisational Structure.	Organisational Structure approved. Consultation and implementation commenced.	100% of Organisational Structure implemented.	MPC	Organisational structure fully implemented.	Organisational structure fully implemented.
747.2	Develop Organisational Culture, Climate and Employee Engagement plan (OCCE).	Plan developed and 40% of OCCE plan implemented.	90% of OCCE plan implemented.	MPC	Plan developed, approved and 50% of the plan implemented. Corporate Values developed and implemented. Reward and Recognition program developed and implemented.	OCCE Plan, Corporate Values, Reward and Recognition program, Induction program and Work plans and Performance Reviews developed and implemented.
747.3	Maintain and develop appropriate Human Resources Management Policies to attract, develop and retain a skilled and motivated workforce.	Policies, strategies and activities developed.	80% of policies, strategies and activities implemented.	MPC	20% of policies developed and approved.	All key human resources policies developed and approved.
747.4	Develop Workforce Strategy and Plan to support the new local government entity.	Project Plan and Methodology Developed and approved.	Workforce Strategy and Plan developed and approved.	MPC	Workforce Strategy developed and approved.	Workforce Strategy developed and approved.
747.5	Implement Employee Engagement Strategy.	40% of the strategy implemented.	80% of the strategy implemented.	MPC	Strategy developed, approved and 50% implemented.	Plan developed and implemented. Corporate Values developed and implemented. Reward and Recognition program developed and implemented. Induction program developed and implemented. Work plans and Performance Reviews developed and implemented.

Professional Work Environment

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
747.6	Implement CIP (Core Infrastructure Project) to ensure that Bayside Council's IMT requirements are delivered in a cost effective, reliable, secure and timely manner.	Infrastructure migrated to data centre with new links in place.	Infrastructure operating to SLA levels	MIT	Data centre service established with expanded communication links to all Council work places. Service level agreements developed with a professional service provider resulting in improved cost effectiveness, reliability, security and response time.	Infrastructure built and available, service level agreements established, full migration of data to be completed by December 2018.	
747.7	Implement CAP (Core Applications Project) to ensure that Bayside Council has the systems and applications in place to support the delivery of services to the community in a timely and reliable manner.	Central applications completed including G/L, Payroll, ERDMS, Council Reporting system.	CRM and operations systems harmonised.	MIT	Consolidated General Ledger, new reporting system established. Consolidated payroll system and EDRMS projects commenced.	Consolidated Payroll Systems, Customer Request System Harmonised, Single Electronic Document Record Management System platform by November 2018. Remaining consolidations to be completed by June 2019.	
747.8	Purchase and maintain stock to ensure efficient supply and service delivery to Council.	Stock inventory audited for efficiency and capability.	Efficient and timely supply delivered.	MCW	Efficient and timely supply delivered.	Efficient and timely supply delivered year ending 2017/18.	
747.9	Harmonise Work Place Health and Safety system. SWMS review and implementation of online incident notification system.	Strategy, policies and processes harmonised and implemented.	Workplace Health & Safety system developed and implemented.	MPC	Work Health & Safety Policy developed.	40% of Work Health and Safety System Developed and implemented.	
747.10	Hold quarterly WH&S Committee Meetings to improve Workplace Safety	2 meetings held.	4 meetings held.	MPC	2 meetings held.	4 WH&S meetings held.	

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
747.11	WH&S inspections carried out in accordance with annual schedule.	45% of inspections carried out in accordance with annual schedule.	90% of inspections carried out in accordance with annual schedule.	MPC	45% of inspections carried out in accordance with annual schedule.	100% of inspections carried out in accordance with schedule. A number of additional inspections carried out over the last 6 months.	
747.12	Investigate and manage claims against the Council.	Investigations completed and quarterly reports to Audit Committee.	Investigations completed and quarterly reports to Audit Committee.	MGR	Investigations completed and reported to Council in August and November.	4 reports completed and reported to the Risk & Audit Committee.	
747.13	Identify and implement strategies to improve workers compensation management.	40% of long term worker's compensation claims closed.	60% of long term workers' compensation claims closed.	MPC	62.5% of long term worker's compensation claims closed.	70% of long term workers compensation claims closed.	
747.14	Implement staff and leadership training and development program.	Program developed and implemented.	90% of program delivered.	MPC	Staff and leadership training, and development program developed.	Learning and Development Program developed. Approved training programs implemented.	
747.15	Develop and implement a harmonised performance management system.	Performance management system developed and implemented.	Staff working with clearly outlined goals and objectives detailed in a work plan.	MPC	Performance management system implemented.	Performance Review process implemented.	
747.16	Develop and implement Project Harmony - review and harmonisation of employee's terms and conditions.	Terms and conditions reviewed and mapped.	A Council Agreement signed between the parties and implemented.	MPC	Terms and conditions reviewed and mapped.	Council Agreement has been signed resulting in Bayside employees operating under the same terms and conditions.	
747.17	Implement internal communication competency.	POC and Communication team's employees trained.	Intranet fully utilised as a tool for communication.	MPC	Training for POC staff is scheduled for June 2018.	Communication training held.	
747.18	Human Resources Management policy harmonisation.	50% of the policies harmonised.	100% of the policies harmonised.	MPC	20% of policies developed and implemented.	All key human resources policies function have been developed and implemented.	

Sydney Airport and Port Botany

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
748.1	Manage the Airport Business Unit.	Contractual service delivery maintained.	Financial viability of Sydney Airport contract No. 3192 assessed.	MBU	Council met its contractual services with evidence of receiving no penalty points for non-delivery of services.	Council met its contractual services with evidence of receiving no penalty points for non -delivery of services.	
748.2	Provide advocacy and representations on traffic issues and freight movements associated with the development and operations of Port Botany and Sydney Airport.	No milestone scheduled.	Active representation and advocacy provided.	MSP	Ongoing.	Attend Port Botany Consultative Committee meetings, Sydney Airport Planning Meetings and Community Forum. Liaise with Roads & Maritime Services/Transport for NSW and NSW Ports in relation to Sydney Gateway Project, Port Rail Line Duplication and Sydney Airport Masterplan	

Planning for a new Council

Action Code	Action	6 Month Milestone – December 2017	Annual Target	Responsibility	Progress 31 December 2017	Status as at 30 June 2018	
749.1	Review and refine operation of new corporate asset management, finance and procurement application system.	Review completed and systems harmonisation developed.	Systems harmonisation implementation commenced.	MGR	Program reviewed and harmonisation plan developed and commenced.	Project on hold subject to a review of relevant corporate business systems.	
749.2	Work in Partnership with staff to develop an accommodation strategy.	Consultation process developed and implemented.	Accommodation strategy implemented.	MPC	Co-location project 100% implemented.	Co-location project 100% implemented.	
749.3	Support and coordinate the implementation of the Service Review Framework for the new Council including the development of detailed service plans	Service review methodology developed in consultation with key internal stakeholders.	Service Review methodology implemented.	MES	Draft Service Review Framework to be prepared.	Framework established for Service Reviews. Progressing the review of priority services including Aged Care (Meals on Wheels.)	

STATUTORY REPORTING

Local Government Act, Section 428 (3) & (4)

In addition to the progress reporting, Council reports on the following matters in accordance with the Local Government Act 1993, the associated (General) Regulation and other legislation.

Additional Information

 Local Government Act 1993

 Sec 428 (3) & (4)(b)
 Conditio

 Sec 428 (4)(b) cl 217(1)(a1)
 Councill

 Sec 428 (4)(b) cl 217(1)(b) & (c)
 Senior Si

 Sec 428 (4)(b) cl 217(1)(a)
 Overseas

 Sec 428 (4)(b) cl 217(1)(a2)
 Contract

 Sec 428 (4)(b) cl 217(1)(a3)
 Legal Private V

 Sec 428 (4)(b) cl 217(1)(a5)
 Financia

 Sec 428 (4)(b) cl 217(1)(a6), (a7) & (a8)
 External

 Sec 428 (4)(b) cl 217(1)(a9)
 Equal Eri

 Sec 428 (4)(b) cl 217(1)(e1)
 Coastal I

 Sec 428 (4)(b) cl 217(1)(f)
 Compari

 Sec 428 (4)(b) cl 217(1)(f)
 Special I

Condition of Public Assets Councillor Fees Senior Staff Overseas Visits Contracts Awarded Private Works Legal Proceedings Financial Assistance External organisations Equal Employment Opportunity Stormwater Management Coastal Protection Companion Animals Act Special Rate Variations Access to Information Government Information (Public Access) Act 2009

Internal Reporting Public Interest Disclosures Act

Code of Conduct Complaints Code of Conduct Procedures

Disability Inclusion Plan Disability Inclusion Act 2014

Swimming Pools Swimming Pools Act 1992

Carers Carers (Recognition) Act 2010

Financial Statements

Local Government Act 1993

The audited financial statements have been delayed and the Office of Local Government has granted an extension to 28 February 2019. The audited financial statements are therefore not included in this report. They will be published separately at a later date.

Condition of Public Assets

Sections (3) & 4(b) - IP&R Planning & Reporting Manual

Assets deliver important services to communities. A key issue facing Bayside Council is the management of ageing assets in need of renewal and replacement.

Infrastructure assets such as roads, drains, bridges, recreation and public buildings present particular challenges. Their condition and longevity can be difficult to determine. Financing needs can be large, requiring planning for large peaks and troughs in expenditure for renewing and replacing such assets. The demand for new and improved services adds to the planning and financing complexity.

The creation of new assets also presents challenges in funding the ongoing operating and replacement costs necessary to provide the needed service over the assets' full life cycle.

The former councils of the city of Botany Bay and Rockdale City both prepared Asset Management Strategies to assist the councils in improving the way it delivers services from infrastructure.

These reference strategies are:

- Asset Management Policy, Strategy and Plan, City of Botany Bay, 2012.
- Asset Management Strategy, Rockdale City Council, 2013-2025.

Both reference strategies remain current until they are reviewed by Bayside Council under the Integrated Planning and Reporting cycle. Both strategies identify key assets under the control of the former councils, now Bayside, which include:

- Public Infrastructure assets:
- Transport, including road pavements, road edges, road islands, footpaths and paving, bridges.
- Buildings, including community buildings, administration buildings, operations buildings, library buildings, recreation buildings.
- Open Space, including active parks, passive parks, and furniture and land improvements.
- Stormwater, including pits, pipes, culverts, open drains, water quality management devices.
- Land.
- Service Delivery Infrastructure:
- · Fleet, including vehicles, plant and equipment.
- Office, including information technology and communications.
- Library Resources.

Detailed information on the network evaluation of public assets, including scale of public asset inventory and condition rating, is included in detail in the reference strategies.

Additional details of the financial analysis of public assets may be found in the reference strategies, and in Financial Statements, published separately.

Mayoral / Administrator and Councillor Fees

Section 428 (4)(b) cl 217(1)(a1)

Fees

Bayside Council completed the first quarter of 2017/18 under Administration. The period of Administration ended with the return of elected representation commencing 9 September 2017. The fees paid to the Administrator and Councillors are indicated below:

Classification			
\$58,845			

Classification		
Mayoral Allowance	\$49,647	

Classif	fication
Councillor Fees	\$291,532

Expenses and Facilities

During the financial year, the amounts expended on the provision of facilities and payment of expenses in accordance with the Expenses & Facilities Policy, are summarised in the following table.

Expense	Amount	
Telephone Calls	\$4,624	
Conference & Seminars	\$30,903	
Training & Skill Development	\$600	
Interstate Visits	\$0	
Overseas Visits	\$0	
Office Equipment	\$39,570	
Spouse / Partner	\$0	
Child / Family Care	\$0	
Other Expenses *	\$8,309	
Total:	\$84,006	

*Includes vehicle, travel and parking

Councillor	Telephone	Conferences	Training	Interstate	Overseas	Office	Spouse/Partner	Family/Child	Other
Awada						\$2,649			\$49
Barlow						\$2,649			\$85
Bezic		\$1,317 ^{**}				\$2,649			\$350
Curry	\$273	\$3,485				\$2,700			\$1,369
Ibrahim			\$600			\$2,649			
Kalligas	\$722					\$2,649			
Macdonald		\$5,496				\$2,649			\$350
McDougall		\$825				\$2,195			\$601
Morrissey	\$447					\$2,680			\$129
Nagi		\$7,963				\$2,195			\$734
Poulos	\$725					\$3,313			\$350
Rapisardi	\$90	\$3,373				\$2,649			\$658
Saravinovski	\$395	\$825				\$2,649			\$677
Sedrak	\$968	\$2,141				\$2,649			\$1,186
Tsounis	\$1,004	\$5,479				\$2,649			\$1,771

The itemised details for each Councillor are outlined in the following table, as required by Council's policy - amounts are rounded to the nearest dollar.

*There were no expenses incurred for overseas, interstate / spouse / partner, family / child items.

** Expenses incurred for conference non-attendance have been reimbursed in July 2018

Senior Staff Remuneration

Section 428 (4)(b) cl 217(1)(b) & (c)

Council provides the following information on the total remuneration packages for the financial year for the General Manager and the following senior staff positions: Director City Futures, Director City Life, Director City Performance, Director City Presentation and Major Projects Delivery Director.

		General Manager	Senior Staff
(i)	the total value of the salary component of the package	\$357,155	\$1,185,795
(ii)	the total amount of any bonus payments, performance payments or other payments made to the general manager or other senior staff that do not form part of the salary component	nil	nil
(iii)	the total amount payable by the council by way of the employer's contribution or salary sacrifice to any superannuation scheme to which the general manager or other senior staff may be a contributor	\$42,552	\$110,023

The following information is a summary of the non-cash benefits and associated fringe benefits tax for the general manager and other senior staff for the 2017/18 financial year:

1		General Manager	Senior Staff
(iv)	the total value of any non-cash benefits for which the general manager or other senior staff may elect under the package	\$8,360	\$65,018
(v)	the total amount payable by the council by way of fringe benefits tax for any such non-cash benefits	\$12,192	\$45,136

Overseas Visits

Section 428 (4)(b) cl 217(1)(a)

There were no overseas visits by the Administrator, Mayor, Councillors or other council representatives during the financial year that were funded by Council.

The General Manager, Ms Meredith Wallace, in her capacity as a member of the Resilient Sydney Steering Committee, attended the 100 Resilient Cities Network Exchange in Santiago de Chile on 4-8 December 2017, noting that all costs associated with this opportunity were funded personally or by the Rockefeller Foundation.

Contracts Awarded

Section 428 (4)(b) cl 217(1)(a2)

Council awarded the following major contracts during the financial year.

Contractor	Goods or Services	Contract
Glascott Landscape & Civil	Eastlakes Reserve embellishment	\$473,177
Turf One Pty Ltd.	Bicentennial Park synthetic turf.	\$1,556,520
2020 Projects	Scarborough Park amenities & kiosk – Production Ave NB: Scarborough and Tonbridge are one package.	\$2,686,053
Michael Camporeale	Bexley Oval amenities and kiosk	\$565,400
Opus International Consultants	Wentworth Ave / Baker St / Page St intersections - Design	\$4406,800
Mansfield Corporation Pty Ltd	Jellicoe Park amenities & kiosk, and park embellishment	\$1,491,165
McGregor Coxall	One package: Cahill Park Masterplan Implementation; Cahill Park Seawall	\$216,270
Spackman Mossop Michaels	Pine Park Masterplan Implementation	\$259,920
 Class Occasions Hire Pty Limited Events Festivals Weddings Pty Ltd Pattis Hire Services Pty Ltd Pillingers Hiring Service Pty Ltd Posh Events Pty Ltd The Trustee for Benson Family Trust T/A Walkers Party Hire Australian Concert and Entertainment Security Pty Ltd ECS International Security Pty Ltd Reddawn Australia Pty Ltd ISEC Australia Pty Ltd Event Sports Projects Australia Pty Ltd 	Events Infrastructure Panel Specialised Events Security Panel Specialised Events Traffic Management	\$4,000,000
AT & L	Tender for Consultancy Services for Arncliffe St, Willis St & Guess Ave Road and Drainage Design & One Way Circuit, Wolli Creek	\$345,193
Civil Construction Partners	Exell St Drainage – Design	\$530,882
Ally Property Services	Angle Parking Upgrade - Brighton Street	\$91,782
Mack Civil Pty Ltd	Alfred St Nth car park Ramsgate Beach	\$126,887

Legal Proceedings

Section 428 (4)(b) cl 217(1)(a3)

The following is a summary of legal proceedings and associated costs incurred during the financial year. The cost do date amounts shown are unaudited as the audit of the financial statements has not been completed at the time of this report.

Name	Issues	Status	Result (if finalised)	Cost to date
Ronald Zerafa	Local Court – defended nuisance dog penalty notice (first offence) and nuisance dog penalty notice (second offence)	Finalised	Matters withdrawn by Council on legal advice	\$1,750
Panayiotis Theodossiou	District Court appeal against Local Court penalty imposed (parking Penalty Notice)	Finalised	Offence proved – Matter dismissed Section 10(1)(a) Crimes (sentencing procedures) Act 1999	\$2,552
Qun Gang Yang	District Court appeal against Local Court penalty imposed (parking Penalty Notice)	Finalised	Matter dismissed	\$2,962
Anthony Mawer	Local Court – 4 defended Parking penalty notices	Finalised	All 4 offences proved Professional costs of \$2,200 awarded	\$4,014
Kostos Pty Ltd	Local Court – defended EP&A Act penalty notice	Finalised	Matter withdrawn by Council on legal advice	\$4,372
Built Constructions Pty Ltd	Local Court – defended Pollute waters (Corporation) penalty notice	Finalised	Matter withdrawn by Council on legal advice	\$1,902
Andrea Korn	Class 1 appeal against a Council EP&A Act Order – Land and Environment Court	Finalised	Section 34(3)(a) Agreement – Land and Environment Court Act	\$24,632
Various Karimbula Properties	Court of Appeal against Land & Environment Court	Continuing		
Goodman and Others	Supreme Court of NSW. Proceedings regarding recovery of monies from misappropriating resulting from ICAC Operation Ricco	Continuing		\$560,231

Financial Assistance

Section 428 (4)(b), Cl 217(1)(a5)

Council provided financial assistance and made contributions and grants as follows:

Recipient	Amount
3Bridges Community Ltd	\$1,340
3Bridges Community Ltd	\$1,500
3Bridges Community Ltd	\$50,000
Al Zahra College	\$200
Ane Neilsen	\$250
Arncliffe Public School	\$200
Arncliffe Public School P&C Association	\$2,694
Arncliffe Public School's Parents and Community Assoc.	\$1,400
Arncliffe West Infants Public School	\$200
Athelstane Public School	\$200
Australia Day Botany Bay Regetta Committee	\$950
Banksmeadow Public School	\$200
Banksmeadow PublicSchool P&C Association	\$5,000
Bardwell Park Infants School	\$200
Bay City Care Inc	\$ 5,000
Bethany College Hurstville	\$200
Bexley Golf Club	\$450
Bexley North Public School	\$200
Bexley Public School	\$200
Birdie Productions	\$250
Birdie Productions	\$182
Bonnie Doon Golf Club Ltd	\$900
Botany Bay Business Enterprise Centre Ltd	\$5,000
Botany Bay Business Enterprise Centre Ltd	\$4,833

Recipient	Amount
Botany Family and Childrens Centre Incorporated	\$50,000
Botany Public School	\$200
Botany Public School	\$1,500
Botany Public school P &C	\$4,737
Brighton Le Sands Public School	\$200
Cairnsfoot Special School	\$200
Carlton Public School	\$200
Creativity Inc	\$5,000
Daceyville Public School	\$200
Dolls Point Soccer Club	\$48,400
Eastlakes Public School	\$200
Event & Sports Projects Australia Pty Ltd	\$2,989
Fighting Chance Australia LTD	\$5,000
James Cook Boys Technology H.S	\$200
JJ Cahill Memorial High School	\$200
Kingsford Smith Scout Group	\$1,500
Kingsgrove Community Aid Centre	\$19,880
Kingsgrove High School	\$200
Kingsgrove Public School	\$200
Kyeemagh Public School	\$200
LIttle Heroes Swim Academy	\$1,500
Macedonian Orthodox Community Church St Petka Inc	\$24,568
Mascot Senior Citizens	\$500
Matraville Public School	\$200
Moorefield Girls High School	\$200
Moving Forward DFV Case Management Services Inc.	\$24,829

Recipient	Amount
Moving Forward DFV Case Management Services Incorporated	\$10,068
NSW Athletic League Inc	\$5,000
Nurses On Wheels Australia Ltd	\$50,000
Our Lady of Fatima Primary School	\$200
Pagewood Public School	\$200
Pagewood Seniors	\$1,260
Pagewood Seniors	\$500
Paul Frederick Brown	\$2,000
Ramsgate Public School	\$ 200
Rockdale Public School	\$200
Rockdale RUF Club	\$50,000
Rotary Club of Maroubra	\$3,910
Rotary Club of Maroubra	\$150
Sans Souci Public School	\$200
Shopfront Arts Co Op Ltd	\$5,000
Shopfront Arts Co Op Ltd	\$1,500
Shopfront Theatre For Young People	\$50,000
South Eastern Community Connect	\$5,000
South Eastern Community Connect	\$1,500
South Eastern Community Connect	\$49,654
St Bernards Catholic Primary School	\$200
St Dominic Saviour School	\$200
St Francis Xavier Primary School	\$200

Recipient	Amount
St Gabriel's Primary School	\$200
St George Brass Band	\$500
St George Children with Disabilities Fund Inc.	\$25,000
St George School	\$200
St George Swim Club	\$450
St George Youth Services INC	\$50,000
St Joseph Italian Pensioner Group	\$500
St Joseph's Primary School	\$200
St Mary's & St Mina's Coptic Orthodox College	\$400
St Mary's Star of the Sea Primary School	\$200
St Michael's Catholic School	\$200
St Therese Catholic Primary School	\$200
St Thomas Moore School	\$200
St Ursula's College	\$200
Sydney Technical High School	\$200
The Bay Community Garden Incorporated	\$30,327
The Deli Women and Children's Centre	\$26,996
The Scout Association of Australia NSW Branch	\$1,500
The Shepherd Centre	\$5,000
Windgap Foundation Limited	\$5,000
Women's Community Shelters	\$1,000
Total	\$660,166

External Organisations

Section 428 (4)(b)

Council participated in various ways in the following external bodies, including corporations, partnerships, trusts, joint ventures, syndicates or other bodies.

External Bodies with Council Delegation

Section 428 (4)(b) cl 217(1)(a6)

There are no external bodies which carry out functions delegated by Council. On 14 December 2016, Council resolved to establish an Independent Hearing and Assessment Panel, referred to as the 'Bayside Planning Panel' from 1 March 2018 the Bayside Local Planning Panel was mandated by legislation. It comprises appropriately qualified people independent of Council as well as community representatives.

The Bayside Local Planning Panel is charged with determining a range of development applications on behalf of Council and reviewing and making recommendations to the Council about planning proposals. Panel determinations are made as independent assessments consistent with the Local Environment Plan and Development Control Plans, adopted by Council.

Controlling Interest by Council

Cl 217(1)(a7)

Council has no controlling interest in companies or other bodies.

Participation by Council

Cl 217(1)(a8)

Council participates in the following external forums in order to further its objectives. Such forums are often community bodies or groups of councils with a particular interest and these are listed below:

Australia Day Botany Bay Regatta Committee

Organises, conducts and promotes water-based activities for Australia Day.

Australian Mayoral Aviation Council Represents aviation interests of councils that have airports in their area.

Bayside Business Enterprise Centre

A non-profit organisation that promotes and supports small business.

Bayside Floodplain Risk Management Committee

This Committee has a number of community representatives including technical Council staff along with up to three (3) Councillor Representatives. Council chairs meetings of the Committee. Its main objective is to assist Council with the development and implementation of one or more floodplain risk management plans for its service area.

Botany Historical Trust

The Botany Historical Trust was established in 1994 with the then Council of the Municipality of Botany Bay nominated as Trustee. The primary role of the Trustee under the Trust Deed is to acquire, preserve and display historic artefacts and records from and of the Botany Bay area for the people of the then local government area. While the Trust Deed allows for successors of the Council of the City of Botany Bay namely now Bayside Council, it limits its activities to the Botany Bay area.

CALD Partnerships

Culturally and Linguistically Diverse (CALD) initiatives are delivered through a memorandum of understanding with Skills Council of Australia, and other partnering arrangements with Advanced Diversity Services, local and state government agencies, health organisations, educational institutions and other community organisations.

CivicRisk Insurance Group

Council is a member of three related organisations delivering insurances to Council (as described below).

(i) CivicRisk Mutual (previously named United Independent Pools)

CivicRisk Mutual is a Local Government discretionary mutual set up in 2005 to provide a variety of general insurances to its 16 member Councils. These include but are not limited to Property, Motor Vehicle, Councillor/Directors and Officers cover.

(ii) CivicRisk Metro

CivicRisk Metro (previously named Metro Pool) was established approximately 30 years ago when public liability and professional indemnity insurance was almost impossible to obtain for Local Councils. The member Councils joined together pooling their resources to create a self-insured fund with a higher level of insurance purchased collectively from the market. The insurance Pool has successfully delivered public liability protection for its member Councils and is regarded as the most successful example of Councils working together in partnership. The pool has protected the members from the cyclical nature of the insurance market with an objective to maintain excellent coverage for its members and stability in contributions. CivicRisk Metro also ensures that its members apply an enterprise risk management philosophy by providing training, support and professional development to meet the member's needs.

(iii) Mutual Management Services

Mutual Management Services Ltd (MMS) is a company limited by guarantee and was created to provide administration services to the 3 CivicRisk selfinsurance pools CivicRisk West (previously Westpool), CivicRisk Metro (previously Metro Pool) and CivicRisk Mutual (previously United Independent Pools). MMS operates as a mutual for the benefit of the members who are the 16 Councils which make up our combined CivicRisk membership being Bayside, Blacktown, Blue Mountains, Burwood, Camden, Cumberland, Fairfield, Hawkesbury, Hunters Hill, Kiama, Lane Cove, Liverpool, Parramatta, Penrith, Shellharbour and Wollongong.

MMS was created to move the administration staff and responsibilities from Westpool (now CivicRisk West) to a separate entity that provides the services to all 3 pools. The creation of the administration company was an internal structure change to assist with meeting commercial obligations rather than a change in the underlying operations. MMS holds an Australian Financial Services License (AFSL) number 493789 which ensures it meets the ASIC obligations for the management of the 3 CivicRisk insurance Pools.

Cooks River Alliance Board

An association of councils, implementing a strategic plan for the Cooks River Catchment.

Georges River Combined Councils Committee (GRCCC)

The GRCCC is a formal group of nine Councils, as well as community and agency representatives in the Georges River catchment, whose mission is to advocate for the protection, conservation and enhancement of the health of the Georges River, by developing programs and partnerships, and by lobbying government organisations and other stakeholders.

Lydham Hall Management Committee

Lydham Hall is one of the oldest homes in the St George area and dates back to the 1860s. The Committee comprises a group of volunteers and Councillors who meet on a regular basis to run and administer the historical Lydham Hall for functions including weddings and morning teas.

Metropolitan Mayors Association

An association of the Sydney councils focused on coordination, advocacy and action on matters of shared concern of all councils in the Sydney metropolitan area.

NSW Metropolitan Public Libraries Association

Represents the concerns of local government libraries in the Greater Sydney Region to the State and Federal Governments.

Rockdale Community Nursery, Management Committee

The purpose of this committee is to direct the operations of the nursery by providing guidance, professional advice, funding and community support to the Nursery Manager. The committee is made up of representatives from Council and the Intellectual Disability Foundation of St George.

Southern Sydney Regional Organisation of Councils (SSROC)

SSROC is an association of 11 municipal and city councils in the southern area of Sydney. SSROC provides a forum for the councils to deal with common issues, particularly those that cross boundaries. Key issues include planning, environment, transport, sustainability, procurement and waste management.

Sydney Coastal Councils Committee

The Sydney Coastal Councils Committee is a group of 15 councils established to promote coordination between member councils on environmental issues relating to the sustainable management of the urban coastal environment.

Equal Employment Opportunity

Section 428 (4)(b) cl 217(1)(a9) Implementation of EEO Plan

Council's Equal Employment Opportunity (EEO) Management Plan sets out four focus areas as follows:

- 1 Recruitment and selection of EEO Target Groups.
- 2 Retention and professional development of EEO Target Groups.
- 3 A workplace free from discrimination, harassment and bullying.
- 4 A workplace culture that displays fair practices and behaviours.

To achieve the aims of this EEO management plan, the EEO action plan makes specific reference to initiatives that specifically target each of Focus Areas. During the financial year a number of initiatives were implemented against Council's EEO focus Areas.

In regard to Focus Area 1:

- Council has updated its Recruitment and Selection Policy making particular reference to EEO Target Groups.
- Council is implementing an electronic recruitment software to allow for the easy application of vacancies for people within the EEO Target Group.
- · Council gathers demographic data to aid in the reporting of EEO statistics.
- Council had entered into a Partnership with Settlement Services International participating in the Friendly Nation initiative, four employees have been employed through this partnership.
- A graduate program continues to operate.
- The collection of data on our culturally diverse workforce will progress with the upgrade of the Human Resources Information Management System, from CHRIS 21 to iCHRIS.

In regard to Focus Areas 2, 3 and 4:

- A number of staff across Council were recognised and rewarded for high performance through Council's Staff Award's event.
- A substantial number of workshops has been delivered to educate staff in the prevention of workplace bullying and harassment.
- An induction program is in place to reinforce Bayside Council's expected standard of behaviors, including behaviours that drive a workplace culture that demonstrate Bayside Council's values, display fair practices and is free of bullying and harassment.
- A leadership program continues to be implemented. The program is tailored to each leader's development area and provides a blended learning of on-line learning, face to face learning, coaching and homework.
- Council has developed and implemented a comprehensive learning and development program to ensure career paths are available to employees.
- Council continues its Performance, Planning & Review System designed to provide feedback on performance and on the key workplace behaviours and focus competencies displayed by staff.

Stormwater Management

Section 428 (4)(b) cl 217(1)(e)

As a result of increased urbanisation, councils are faced with an increasing financial burden of managing the quantity and quality of stormwater runoff. Council levied an annual charge during the financial year for stormwater management services. The stormwater management service charge, which is levied against privately owned urban land, assists with funding the cost of providing new or additional stormwater management services for the community. The services will result in a stormwater system that provides a cleaner and safer environment for the local community.

The following projects were funded during the financial year:

- Stormwater headwall restoration at Cooks River near Marsh Street, Arncliffe.
- Open drain restoration at Lindsay Street, Rockdale City Council.
- Stormwater pipe repairs at Ramsgate Road, Ramsgate Beach.
- Water quality investigation commenced for Scarborough Ponds (Hawthorne Lagoon).
- Stormwater construction commenced at Excell Street and Botany Road.

Coastal Protection

Section 428 (4)(b) cl 217(1)(e1)

Council did not levy an annual charge for coastal protection services during the financial year.

Private Works

Section 428 (4) (b) cl 217 (1) (a4)

Council did not resolve to undertake Private Works in accordance with Section 67 of the Local Government Act 1993 during the financial year.

Companion Animals

Section 428 (4)(3), Reg 217(1)(f), Companion Animals Guidelines

In accordance with the 'Guideline on the Exercise of the Functions under the Companion Animals Act', a summary of the activities of Council during the 2017/18 financial year are provided.

Pound Data Collection Returns

Pound data collection returns were submitted to the Office of Local Government.

Data Relating to Dog Attacks

Council investigated 33 dog attack reports, ensuring all attacks were entered into the Companion Animals Register within 72 hours.

Companion Animal Management Expenditure

\$211,178 was the cost to Council on animal management, education, control and pound facilities.

Companion Animal Community Education Programs

An education program providing information to the community on the lawful reasons for the seizure of cats was continued by Council resulting in an ongoing reduction in the number of cats being transported to the Pound.

Strategies to Promote and Assist the Desexing of Dogs and Cats

Desexing of dogs and cats is promoted in the following ways: Information on desexing of Companion Animals on Council's website

- Promotion by Regulations Inspectors as they deal with pet owners while investigating complaints
- · Distribution of Cat Protection Society pamphlets by Regulations Inspectors
- Publicising discounted cat de-sexing programs run by the Cat Protection Society at Council's Customer Service Centre.

Strategies for Alternatives to Euthanasia For Unclaimed Animals

In relation to section 64 of the Companion Animals Act, all dogs and cats associated with Council are kept at the Sydney Dogs and Cats Home Inc (the Pound). A total of 456 cats and 293 dogs were received by the Pound for this reporting period and they continue their successful re-homing program for pets with 27 or 10% of dogs and 199 or 43% of cats re-homed during the year. Further, 256 or 87% of dogs and 10 or 2% of cats seized were reunited with their owners.

Off-Leash Areas

Eleven strategically located 'dogs off-leash' exercise areas continued to be maintained throughout Bayside Council. The locations are promoted on Council's website and Council's Regulations Inspectors also provide information to dog owners encouraging the use of the designated exercise areas.

Companion Animals Fund Details

\$125,485 was generated in animal registration and fines income which was put towards the \$336,662 for companion animal management and control, being \$85,202 for pound services, \$104,468 for contracted animal seizure / impounding, and \$147,992 for staff and other resources associated with Regulatory enforcement.

Special Rate Variations

Section 508 & 508(a), SRV Guidelines 7.1

Council has two levies arising from three approved Special Rate Variations. The additional income raised through these levies (and the movement in the associated reserves) is shown the Financial Statements which will be published separately.

Safer City Program

The Safer City Program contributes to Theme One of the Operational Plan 2017-2018 'Diverse, Active, Healthy and Inclusive Communities'. In particular the following actions are relevant:

- Deploy mobile CCTV cameras in accordance with Council's CCTV Camera Management Protocol, in response to identified illegal dumping hot-spots, reports of antisocial behavior and requests from Police.
- Administer Council's Graffiti Removal Program.

The Safer City Program is funded by the Community Safety Levy (Special Rate Variation), which came into effect on 1 July 2007 and continues in perpetuity. This delivered \$420,988 in the financial year. It has three key components:

- Graffiti assessment and removal
- CCTV maintenance and coordination of the cameras
- Community safety coordination and education.

A summary of the expenditure for the various financial years is shown in the table.

Safer City Program	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Graffiti	\$104,000	\$104,966	\$84,430	\$99,006	\$91,050	\$94,308	\$94,065
CCTV	\$59,000	\$4,949	\$44,076	\$33,546	\$145,400	\$59,135	\$50,255
Community safety coordination and education	\$161,000	\$136,480	\$128,826	\$152,400	\$150,550	\$133,763	\$119,237
Total	\$324,000	\$246,395	\$257,332	\$284,952	\$387,000	\$287,205	\$263,557

		Graffiti Removed		
Month	2014/15 Area (m²)	2015/16 Area (m²)	2016/17 Area (m²)	2017/2018 Area (m²)
July	476	407	554	605
August	466	550	335	467
September	350	507	418	591
October	580	652	401	344
November	444	531	392	465
December	527	613	505	778
January	473	711	360	423
February	673	807	534	428
March	542	431	452	492
April	562	430	595	536
May	724	373	633	355
June	508	575	620	551
Total	6325	6588	5799	6035

Graffiti was removed from 2626 different sites during the financial year. A total of 6035 m^2 was removed as shown in the table below, representing an increase of 236m^2 over the previous financial year.

Code of Conduct Complaints

Sections 440 and 440 AA

In accordance with Part 12 of the Code of Conduct Procedures, details of complaints made during the period 1 September to 31 August are in the table.

Bayside Council has adopted Code of Conduct Procedures based on the 'Model Code Procedures', which are prescribed for the purposes of the administration of the Model Code of Conduct for Local Councils in NSW, prescribed under sections 440 and 440AA respectively of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The Procedures support Council's Code of Conduct. They outline the administrative framework, including how complaints are made and managed, and reporting requirements.

Statistical Information on Code Complaints (1/9/17 – 30/6/2018)

Bayside Council's Commitment

Council is committed to setting, promoting and expecting ethical and behavioural standards that are higher than the abovementioned Model Code. In particular, Council's Code and Gifts & Benefits Policy require that: 'In normal circumstances, all gifts and / or benefits offered to a Council official of Bayside Council are to be declined. No gift or benefit will be personally retained by a Council official.'

Council has appointed a Complaints Coordinator and is committed to managing the complaints process with rigor, impartiality and in accordance with the Procedures. The statistical information on Code complaints (about the Mayor, Councillors [or Administrator] and General Manager) is to be reported to Council within 3 months of the end of September of each year.

Details	Number
The total number of Code of Conduct complaints made about the Councillors and the General Manager under the Code of Conduct in the year to September.	1
The number of Code of Conduct complaints referred to a conduct reviewer.	0
The number of Code of Conduct complaints finalised by a conduct reviewer at the preliminary assessment stage and the outcome of those complaints.	0
The number of Code of Conduct complaints investigated by a conduct reviewer.	0
The number of Code of Conduct complaints investigated by a conduct review committee.	0
Without identifying particular matters, the outcome of Code of Conduct complaints investigated by a conduct reviewer or conduct review committee under these procedures.	Nil
The number of matter reviewed by the Office and, without identifying particular matters, the outcome of the reviews.	0
The total cost of dealing with Code of Conduct complaints made about the Administrator and the General Manager in the year to September, including staff costs.	\$0

Internal Reporting

Public Interest Disclosure Act 1994

Council has adopted a Public Interest Disclosures Policy in accordance with the requirements of the Public Interest Disclosures Act 1994. The Policy provides a mechanism for Council officials to make protected disclosures about serious wrongdoing.

There was one (1) public interest disclosure received and finalised by Bayside Council during the financial year.

Access to Information

Government Information (Public Access) Act 2009 - S 12

Activity Report

The Government Information (Public Access) Act 2009 (GIPA Act) gives members of the public a means to access Government Information. Information is restricted only when there is an overriding public interest against disclosure. Allowing access to Council information and documents engenders a more open, accountable, fair and effective government.

Council received 1029 requests for information in this reporting period. Thirty eight formal access applications were received. All other requests were dealt with as open or informal requests.

Council is proud of these statistics as it indicates information is being provided informally, without requiring a formal access application and accompanying fee, and facilitating improved public access to Government Information in accordance with the intentions of the GIPA Act.

Obligations under the GIPA Act

Review of Proactive Release Program - Clause 7(A)

Under Section 7 of the GIPA Act, agencies must review their programs for the release of government information to identify the kinds of information that can be made publicly available. This review is undertaken at least once every 12 months.

Our Council's program for the proactive release of information involves identifying documents and information consistently applied for, and making these documents available online where possible.

Throughout this reporting period Council received an increased number of requests to view Complying Development documents submitted to Council by Private Certifiers.

As a result of this review Council is currently investigating options to make these documents more accessible to the public, which may include making the documents available online, subject to copyright restrictions.

Number of Access Applications Received - Clause 7(B)

During the reporting period, our Council received a total of 38 formal access applications (including withdrawn applications but not invalid applications). All thirty eight formal access applications were decided in this reporting period.

Number of Refused Applications for Schedule 1 Information – Clause 7(C)During the reporting period, our Council partly refused two requests because the applications were for the disclosure of information referred to in Schedule 1 of the GIPA Act.

	Table A: Number Of Applications By Type Of Applicant And Outcome*							
	Access granted in full	Access granted in part	Access refused in full	Information not held	Information already available	Refuse to deal with application	Refuse to confirm / deny whether information is held	Application withdrawn
Media	0	1	0	1	0	0	0	0
Members of Parliament	0	0	0	1	0	0	0	0
Private sector business	6	0	0	1	0	0	0	1
Not-for-profit organisations or community groups	0	0	0	0	0	0	0	0
Members of the public (application by legal representative)	16	0	0	1	0	1	0	1
Members of the public (other)	8	1	0	0	0	0	0	1

Statistical information about access applications - Clause 7(d) and Schedule 2

Table B: Number Of Applications By Type Of Application And Outcome								
	Access granted in full	Access granted in part	Access refused in full	Information not held	Information already available	Refuse to deal with application	Refuse to confirm / deny whether information is held	Application withdrawn
Personal information applications	0	0	0	0	0	0	0	0
Access applications (other than personal information applications)	30	2	0	3	0	1	0	2
Access applications that are partly personal information applications and partly other	0	0	0	0	0	0	0	0

Table C: Invalid applications					
Reason for invalidity	Number of applications				
Application does not comply with formal requirements (section 41 of the Act)	0				
Application is for excluded information of the agency (section 43 of the Act)	0				
Application contravenes restraint order (section 110 of the Act)	0				
Total number of invalid applications received	0				
Invalid applications that subsequently became valid applications	0				

Table D: Conclusive presumption of overriding public interest against disclosure: matters listed in Schedule 1 of the Act				
	Number of times consideration used*			
Overriding secrecy laws	0			
Cabinet information	0			
Executive Council information	0			
Contempt	0			
Legal professional privilege	0			
Excluded information	0			
Documents affecting law enforcement and public safety	0			
Transport safety	0			
Adoption	0			
Care and protection of children	0			
Ministerial code of conduct	0			
Aboriginal and environmental heritage	0			

Table E: Other Public Interest Considerations Against Disclosure: Matters Listed In Table To Section 14 Of The Act				
	Number of occasions when application not successful			
Responsible and effective government	0			
Law enforcement and security	0			
Individual rights, judicial processes and natural justice	0			
Business interests of agencies and other persons	2			
Environment, culture, economy and general matters	0			
Secrecy provisions	0			
Exempt documents under interstate Freedom of Information legislation	0			

14/11/2018	
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Table F: Timeliness				
	Number of applications			
Decided within the statutory timeframe (20 days plus any extensions)	38			
Decided after 35 days (by agreement with applicant)	0			
Not decided within time (deemed refusal)	0			
Total	38			

Table G: Number Of Applications Reviewed Under Part 5 Of The Act (By Type Of Review And Outcome)					
	Decision varied	Decision upheld	Total		
Internal review	1	0	1		
Review by Information Commissioner*	1	0	1		
Internal review following recommendation under Section 93 of Act	0	0	0		
Review by NSW Civil and Administrative Tribunal	0	0	0		
Total	2	0	2		

Table H: Applications For Review Under Part 5 Of The Act (By Type Of Applicant)			
	Number of applications for review		
Applications by access applicants	0		

Disability Inclusion Plan

Disability Inclusion Act 2014, S 13(1)

Bayside Council is committed to creating an inclusive community that celebrates diversity. Council adopted the Disability Access and Inclusion Plan in July 2017 and since then has worked to integrate disability into and across Council's planning and delivery of services.

A snapshot of Council's achievements under the four key areas of building positive attitudes, creating liveable communities, supporting access to meaningful employment and accessible systems, information or processes is listed below.

Building Positive Attitudes

Bayside approaches facilitating positive attitudes towards people with a disability through a variety of strategies from local to promotional. A core grass roots strategy is enabling organisations such as Ability Links to provide information to the community on a weekly basis. These types of strategies are key because they are regular and become embedded into the community's awareness/expectations. Ability links also runs information sessions for the community.

Like other Councils, Bayside fosters a variety of activities, awards and projects that recognise and or promote the ability and or contribution of all people within their communities. An example of a promotion based strategy which celebrates and elevates the contributions that people with a disability/ies make within the community is the film festival Wide Angle.

Specifically, Council partnered with a number of community agencies to host a well-received film festival featuring people with a disability as both talent and or film makers.

As part of a broader community cultural change program, Bayside is partnering with South East Sydney Local Health District to provide a training program for community and local workers to help raise awareness of mental health issues in the community. This Mental Health First Aid program is oversubscribed and well received.

In relation to community events and where reasonably practical, Bayside provides facilities like accessible toilets or drop off zones for example. To ensure Bayside's New Year's Eve fireworks event (second to the City of Sydney) is as accessible as possible, Council changes parking conditions on Little Grand Parade to 100% accessible parking and also offers a viewing area in Brighton specifically for people with mobility issues. Bayside has also created two additional drop off zones along the foreshore.

Asset management and development, transport infrastructure are all reviewed with a view to maximise access and equity, and liveability for all members of the community.

In addition, for those Bayside residents living with severe mobility restrictions, Council through the Commonwealth Home Support Program, provides a range of services including:

- · Meals on Wheels for older people and people with a disability.
- Social support and centre based programs are offered twice per week for older people with a disability.
- Home based library service that delivers to house bound residents including frail aged and elderly people.
- Shopping list program staff shop and deliver basic and essential items to our frail and older community members.

Early Childhood Education and Care services delivered by Local government demonstrate a commitment to equitable access to services in areas typically not supported by the private sector.

Bayside's children's services support low income, disadvantaged and

vulnerable families; infants; inclusion of children with disabilities and we are currently supporting a number of children with additional needs. Approximately 10% of children enrolled in Bayside's Early Childhood Services (child care services and Family day Care) have additional needs. In addition approximately 7% of children attending Council's before and after school care and vacation care programs have been diagnosed with additional needs. Staff also support a high number of children who do have additional needs but are not formally diagnosed.

Bayside council supports the inclusion of children diagnosed with a disability within services through a ranges of strategies including additional staff support, specialised training and development and the purchasing of specialist resources.

In 2018 Hillsdale Child Care Centre was accredited by KU children's Services as an inclusive service for children with additional needs. Hillsdale Child Care achieved the status by meeting the requirements for being an inclusive centre for children with additional needs. Services are assessed against criteria annually.

Supporting access to meaningful employment

Although Bayside does not have a formal employment program targeting people with a disability Council provides permanent employment to a minimum of five people with a disability across a number of departments. Training and development opportunities are offered to enable career progression. Bayside also provides annual work experience placements for people with disabilities.

Accessible systems, information or processes

Council actively seeks ways to ensure council systems, information and processes are accessible; another aspect of liveable communities. Part of this commitment is to ensure people with a disability are consulted in the development of the new Bayside LSPS, Local Environmental Plan, and Development Control Plan. Council is preparing to engage with the broadest cross section of the community possible to identify future needs and input into plans including asset development, to result in better planning and design. In addition, Bayside prepares and produces key documents in a variety of formats and community languages.

Currently council is redesigning the website, part of that work is considering website design to achieve our DIAP goal of compatibility with Web Accessibility National Transition Strategy Guidelines (WCAG 2.0) to an AA level.

Plans for the Future:

Bayside is planning work across the breadth of the organisation to ensure the liveability within Bayside is maximised for all residents. Examples of current plans include:

- Collaborating with state and local government partners to identify community transport needs to maximise access to facilities and services.
- Developing relationships with key staff in the South East Sydney Local Health District to identify opportunities to identify and implement land use and asset planning and design to maximise health and well-being.
- Incorporating affordable and universal housing design considerations into the Bayside Housing Strategy.
- Identifying opportunities to incorporate facilities such as hydrotherapy pools into council recreation facilities and finding ways to maximise access to existing facilities for people with limited mobility (accessible entry, parking).
- Promoting access and inclusion features into the urban environment and making information about levels of access readily available.
- Developing Concept Plans, Public Domain Plans and Technical Manuals that promote inclusion that is seek input from people with a disability when preparing or reviewing Masterplans to improve accessibility, connection to centres, transport and open space.
- Targeted annual or biennial consultation with Bayside staff and or residents with a disability on matters that impact quality of life in the local Government area.
- Regular awareness training for staff on the needs of and issues faced by people living with a range of disabilities.

Swimming Pools

Swimming Pools Act 1992, S 22F(2) Swimming Pool Regulation 2018, Cl 23

In accordance with the Swimming Pools Regulation 2018, the number of inspections of:

- · tourist or visitor accommodation or
- premises on which there more than 2 dwellings

are indicated in the table:

	Number
No. of certificates of compliance issued under Section 22D Swimming Pool Act 1992	35
No. of certificates of non-compliance under Clause 18BA Swimming Pool Regulation 2018	32

Carers

Carers (Recognition) Act 2010 – S 8(2)

The objectives of the NSW Carers (Recognition) Act 2010 are to enact a Carers Charter to recognise the role and contribution of carers to our community and to the people they care for, and to increase awareness of the valuable contribution that carers make to our community

Staff who are carers

Council provides new employees, through its induction process, information about available work practices that may assist them with carer responsibilities.

In addition to the assistance provided through the Local Government (State) Award, Council provides a range of flexible work patterns to enable staff with carer's responsibilities to better manage work and carers responsibilities, including full-time, part-time and casual work; flexible working hours; and rostered day off systems. Council also considers requests for flexibility to substantive working arrangements for carer's responsibilities on an individual basis taking into account operational requirements.

Council promotes R U OK Day every year, focusing on the mental health of staff by reminding them of the four action steps to start a conversation. Council also provides an Employee Assistance Program offering confidential counselling for work-related or personal problems.

Liaison and Educational Strategies

Council adopted the Disability Inclusion Action Plan (DIAP) in July 2017 after extensive community engagement with people with disability, carers and families as well as Council staff.

Council Meeting

Item No	8.23
Subject	Quarterly Budget Review Statement - 30 September 2018
Report by	Michael Mamo, Director City Performance
File	F09/744

Summary

The Quarterly Budget Review Statement (QBRS) provides information on how the Council is tracking against the original budget as adopted in Council's Operational Plan for 2018-19. It shows the revised estimated income and expenditure for the year against the original and previously revised budget estimates of annual income and expenditure and includes recommendations regarding changes to the adopted revised budget to give a projected year end result.

Should the proposed variations contained within this report be adopted, the September Quarter Review forecasts an unrestricted cash surplus of \$12,217 for the financial year ended 30 June 2019. The proposed variations reduce the original forecast cash budget position by \$65,000 to fund additional program of works resolved by Council during the quarter.

Officer Recommendation

- 1 That the Quarterly Budget Review Statement by the Manager Finance for the quarter ended 30 September 2018 be received and noted.
- 2 That in accordance with *Clauses 203 and 211 of the Local Government (General) Regulations 2005,* the proposed variations to the adopted revised budget detailed in the attachment to this report are adopted by Council and the changes to income and expenditure items be voted.

Background

In December 2010 the Office of Local Government (OLG) released 'Quarterly Budget Review Statement for NSW Local Government' guidelines, which set out the reporting format that NSW councils are required to use for their quarterly financial progress reports to their council. In compliance with the requirements of Clause 203(2) of the Regulations, the Responsible Accounting Officer must prepare and submit to Council a budget review statement and form an opinion as to whether the statements indicate that the financial position of the Council is satisfactory. The Manager Finance has been delegated as the Responsible Accounting Officer by the General Manager.

The Quarterly Budget Review Statement (QBRS) provides information on how the Council is tracking against its originally adopted budget in the Operational Plan 2018/19. It shows the revised estimated income and expenditure for the year against the original estimate of annual income and expenditure as shown in the Plan and includes recommendations regarding changes to budget to give a projected year end result.



14/11/2018

A presentation on the September Quarterly Budget Review was made to the Finance and Asset Committee meeting 29 October 2018.

Financial Implications

Not applicable		
Included in existing approved budget	\boxtimes	Budget transfers are included in the proposed variations.
Additional funds required	\boxtimes	Forecast cash surplus is reduced as included in the proposed variations.

Community Engagement

Not applicable

Attachments

Quarterly Budget Review Statement September 2018 $\underline{\mathbb{J}}$

Bayside Council Budget review for period ended 30 September 2018

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review Statement for Bayside Council for the quarter ended 30/09/2018 indicates that Council's projected financial position at 30/6/2019 will be satisfactory at year end having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: Matthew Walker

date:

4 November 2018

Matthew Walker Responsible Accounting Officer

•	018					
Projected cash budget at 30 June 2019						
	Recommend					
Adopted	Variations	Projected				
Budget	September	Year End				
2018/19	Quarter	Result				
208,992,403	1,526,875	210,519,278				
167,391,301	1,881,563	169,272,864				
41,601,102	(354,687)	41,246,415				
54,655,833	4,054,431	58,710,264				
1,079,150	0	1,079,150				
(1,236,450)	0	(1,236,450)				
1,236,450	0	1,236,450				
9,891,405	(4,344,118)	5,547,287				
65,626,388	(289,687)	65,336,701				
(24,025,286)	(65,000)	(24,090,286)				
24,102,503		24,102,503				
77,217	(65,000)	12,217				
	t 30 June 2019 Adopted Budget 2018/19 208,992,403 167,391,301 41,601,102 54,655,833 1,079,150 (1,236,450) 1,236,450 9,891,405 65,626,388 (24,025,286) 24,102,503	Recommend Adopted Variations Budget September 2018/19 Quarter 208,992,403 1,526,875 167,391,301 1,881,563 41,601,102 (354,687) 54,655,833 4,054,431 1,079,150 0 (1,236,450) 0 9,891,405 (4,344,118) 65,626,388 (289,687) (24,025,286) (65,000) 24,102,503				

Bayside Council

Bayside Council Budget review for the period ended 30 September 2018 Income and expenses

	Adopted Budget 2018/19	Recommend Variations September Quarter	Projected Year End Result	YTD Actual September 2018	Note
Income from continuing operations					
Rates & Annual Charges	114,469,999	0	114,469,999	115,270,113	
User Charges & Fees	12,074,558	0	12,074,559	3,570,796	
Interest & Investment Revenue	8,396,965	0	8,396,965	3,317,980	
Other Revenues	19,830,926	60,000	19,890,926	5,076,435	1
Operating Grants & Contributions	8,270,399	1,221,875	9,492,274	2,481,051	2
Capital Grants & Contributions	38,204,000	245,000	38,449,000	-651,785	3
Internal Income	7,745,556	0	7,745,556	1,480,817	
Net gain / (loss) from disposal of assets	0	0	0		
Total income from continuing operations	208,992,403	1,526,875	210,519,278	130,545,407	
Expenses from continuing operations					
Employee costs	76,333,767	(140,160)	76,193,607	17,571,595	4
Borrowing Costs	216,961	0	216,961	101,181	
Materials & Contracts	41,384,411	1,959,157	43,343,568	14,488,361	5
Depreciation & Impairment	22,866,053	0	22,866,053	5,765,548	
Other Expenses	18,843,104	62,566	18,905,669	6,863,370	6
Internal Expenses	7,747,005	0	7,747,005	1,483,977	
Total expenses from continuing operations	167,391,301	1,881,563	169,272,864	46,274,032	
Operating profit / (loss) from continuing operations	41,601,102	(354,687)	41,246,415	84,271,375	

Bayside Council Income and expense review by department Budget review for period ended 30 September 2018

	Adopted Budget	Recommended Variations September	Projected Year End Result	Nata
Department Description City Futures	виадет	September	Result	Note
Income				
Certification	1,137,750		1,137,750	
City Infrastructure		245,000		3.1
	1,807,300	245,000	2,052,300	3.1
Directorate City Futures	160,000		160,000	
Development Assessment	2,408,000		2,408,000	
Property Startagic Planning	2,688,176	1 221 075	2,688,176	2.1
Strategic Planning	5,926,000	1,221,875	7,147,875	2.1
Total revenue	14,127,226	1,466,875	15,594,101	
Expenses				
Certification	1,767,443		1,767,443	
				5.6, 5.7, 5.8,
City Infrastructure	4,257,296	60,000	4,317,296	5.11
Directorate City Futures	1,303,558		1,303,558	
Development Assessment	5,528,136		5,528,136	
Property	2,104,075	335,000	2,439,075	5.3, 5.5
				4.3, 5.1, 5.2,
				5.4, 5.9, 5.10,
Strategic Planning	3,337,069	1,524,657	4,861,726	5.12, 5.13
Total expenses	18,297,577	1,919,657	20,217,234	
Operating result surplus / (loss)	(4,170,351)	(452,782)	(4,623,133)	
Dependence I Depuisition	Adopted	Recommended Variations	Projected Year End	Note
Department Description Office of General Manager Income	Budget	September	Result	Note
Media Communicatons & Public Relations	26,550		26,550	
People & Organisational Culture	415,000		415,000	
Major Project Delivery	240,000		240,000	
Total revenue	681,550	0	681,550	
Expenses				
General Managers Office	2,022,303		2,022,303	
Media Communicatons & Public Relations	3,095,799	8,500	3,104,299	6.3
People & Organisational Culture	3,752,732	(250,000)	3,502,732	4.1
Major Project Delivery	357,233	()	357,233	
Total expenses	9,228,068	(241,500)	8,986,567	
Operating result surplus / (loss)	(8,546,518)	241,500	(8,305,017)	
operating result surplus / (1055)	(0,540,518)	241,500	(0,505,017)	

Bayside Council Income and expense review by department Budget review for period ended 30 September 2018

City Life Income Second 96,000 96,000 Community Capcity 96,000 96,000 5,073,068 Community Services 3,869,355 3,869,355 3,869,355 Lubrary & Customer Service 475,732 475,732 475,732 Recreation & Community Services 1,572,771 60,000 1,632,771 1.1 Total revenue 11,086,926 60,000 11,146,926 Expenses Community Services 3,332,986 3,332,986 3,332,986 3,332,986 Directorate City Life 405,730 405,730 405,730 405,730 Ubrary & Customer Service 5,939,847 5,939,847 5,939,847 Recreation & Community Services 2,401,014 54,066 18,929,938 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Compone Recommended Projected Year End Departing result surplus / (loss) 1,200 1,200 0 Information Technology 0 0 0 Corporate Costs	Department Description	Adopted Budget	Recommended Variations September	Projected Year End Result	Note
Community Capcity 96,000 96,000 Compliance 5,073,067 5,073,068 Community Services 3,869,355 3,869,355 LUbrary & Customer Service 475,732 475,732 Recreation & Community Services 1,572,771 60,000 1,632,771 1.1 Total revenue 11,086,926 60,000 11,146,926 Expenses Community Capcity 2,006,121 2,006,121 2,006,121 Community Services 3,332,986 3,332,986 3,332,986 Directorate City Life 405,730 405,730 6,53 Library & Customer Service 5,339,847 5,339,847 5,339,847 Recreation & Community Services 2,401,014 54,066 18,929,938 Operating result surplus / (loss) (7,788,946) 5,934 (7,781,012) City Performance Recommended Yoer End Note Information Technology 0 0 0 0 Procurement 0 0 0 0 0 Corporate Costs	City Life				
Compliance 5,073,067 5,073,068 3,869,355 3,869,355 Community Services 3,869,355 3,869,355 3,869,355 3,869,355 Recreation & Community Services 1,572,771 60,000 1,632,771 1.1 Total revenue 11,086,926 60,000 11,146,926 Expenses Community Capitly 2,006,121 2,006,121 2,006,121 Community Services 3,332,986 3,332,986 3,332,986 Directorate City Life 4,057,30 405,730 405,730 Library & Customer Service 2,393,847 5,393,847 5,393,847 Recreation & Community Services 2,401,014 54,066 2,455,080 6.5 Total expenses 18,875,872 54,066 18,929,938 0 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Recommended for projected budget Veat End Sected Variations Note City Performance Income 135,003,447 135,003,447 135,003,447 Finance 958,367 958,367 958,367<	Income				
Community Services 3,869,355 3,869,355 475,732 475,732 Library & Customer Service 1,75,732 1.5 475,732 475,732 Recreation & Community Services 1,986,926 60,000 11,146,926 Community Capcity 2,006,121 2,006,121 2,006,121 Community Capcity 4,790,174 4,790,174 4,790,174 Community Services 3,332,986 3,332,986 3,332,986 Directorate City Life 405,730 405,730 Library & Customer Service 5,338,447 5,939,847 Recreation & Community Services 2,401,014 54,066 18,929,938 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Department Description Adopted Budget Year End Corporate Costs 135,003,447 135,003,447 135,003,447 Finance 958,367 958,367 958,367 Governance & Risk 1,200 1,200 1,200 Information Technology 0 0 0 <	Community Capcity	96,000		96,000	
Library & Customer Service 475,732 475,732 1.1 Recreation & Community Services 1,572,771 60,000 1,632,771 1.1 Total revenue 11,086,926 60,000 11,146,926 1.1 Expenses 2,006,121 2,006,121 2,006,121 0,000 1,322,986 Community Capicity 2,006,121 475,730 475,730 475,730 1.1 Community Services 3,332,986 3,332,986 3,322,986 3,32,986 5,939,847 5,593,847 5,563,013 1,200 1,200 1,200 1,200 1,200 1,200 1,200 0 0 0 0	Compliance	5,073,067		5,073,068	
Recreation & Community Services 1,572,771 60,000 1,632,771 1.1 Total revenue 11,086,926 60,000 11,146,926 Expenses Community Capcity 2,006,121 2,006,121 2,006,121 Community Services 3,332,986 3,332,986 3,332,986 3,332,986 3,332,986 6.5 Directorate City Life 405,730 405,730 405,730 405,730 6.5 Total expenses 2,401,014 54,066 18,929,938 6.5 Total expenses 1,8,875,872 54,066 18,929,938 7,783,012 Department Description City Performance Income (Ioss) (7,788,946) 5,934 (7,783,012) Department Description City Performance 135,003,447 135,003,447 135,003,447 135,003,447 Finance 958,367 958,367 958,367 958,367 958,367 Corporate Costs 135,063,014 0 135,963,014 0 135,963,014 Expenses 27,925,411 (100,660) 27,824,751 4.4 Directo	Community Services	3,869,355		3,869,355	
Total revenue 11,086,926 60,000 11,146,926 Expenses Community Capitly 2,006,121 2,006,121 2,006,121 Compulance 4,790,174 4,790,174 4,790,174 Community Services 3,332,986 3,332,986 3,332,986 Directorate City Life 405,730 405,730 405,730 Library & Customer Service 2,593,947 5,939,847 5,939,847 Recreation & Community Services 2,401,014 54,066 18,929,938 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Department Description Adopted Budget Projected Year End Governance & Risk 135,003,447 135,003,447 135,003,447 Finance 958,367 958,367 958,367 Governance & Risk 1,200 0 0 Information Technology 0 0 0 Procurement 0 0 1200 1,200 Information Technology 27,925,411 (100,660) 27,824,751	Library & Customer Service	475,732		475,732	
Expenses Community Capity Compliance 2,006,121 2,006,121 Community Services 3,332,986 3,332,986 Directorate City Life 405,730 405,730 Library & Customer Service 5,339,847 5,939,847 Recreation & Community Services 2,401,014 54,066 2,455,080 6.5 Total expenses 18,875,872 54,066 18,929,938 6.5 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Pepartment Description City Performance Recommended Budget Projected Variations Year End September Note Corporate Costs 135,003,447 135,003,447 125,003,447 125,003,447 Finance 5938,367 958,367 958,367 958,367 Focurement 0 0 0 0 Total revenue 135,963,014 0 135,963,014 1200 Information Technology 0 0 0 0 0 Total revenue 135,963,014 0 135,963,014 44,00,424 460,424 <td>Recreation & Community Services</td> <td>1,572,771</td> <td>60,000</td> <td>1,632,771</td> <td>1.1</td>	Recreation & Community Services	1,572,771	60,000	1,632,771	1.1
Community Capeity 2,006,121 2,006,121 Compliance 4,790,174 4,790,174 Community Services 3,332,986 3,332,986 Directorate City Life 40,57,30 40,57,30 Library & Customer Service 5,939,847 5,939,847 Recreation & Community Services 2,401,014 54,066 18,929,938 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Corporate Costs 135,003,447 135,003,447 Note Corporate Costs 135,003,447 135,003,447 Note Information Technology 0 0 0 0 Procurement 0 0 0 0 0 Corporate Costs 27,925,411 (100,660) 27,824,751 4.4 Expenses 27,925,411 0 135,963,014 44,00,424 Corporate Costs 27,925,411 (100,660) 27,824,751 4.4 Expenses 27,925,411 (100,660) 27,824,751 4.4 Corporate Costs	Total revenue	11,086,926	60,000	11,146,926	
Compliance 4,790,174 4,790,174 Community Services 3,332,986 3,332,986 Directorate City Life 405,730 405,730 Library & Customer Service 5,939,847 5,939,847 Recreation & Community Services 2,401,014 54,066 2,455,080 6.5 Total expenses 18,875,872 54,066 18,929,938 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Department Description Adopted Variations Year End Budget September Result Note City Performance 135,003,447 135,003,447 135,003,447 Finance 958,367 958,367 958,367 Governance & Risk 1,200 1,200 1,200 Information Technology 0 0 0 Procurement 0 0 0 Directorate City Performance 460,424 460,424 Information Technology 0 0 0 Directorate City Performance	Expenses				
Community Services 3,332,986 3,332,986 3,332,986 Directorate City Life 405,730 405,730 Library & Customer Service 5,939,847 5,939,847 Recreation & Community Services 2,401,014 54,066 2,455,080 6.5 Total expenses 18,875,872 54,066 18,929,938 6.5 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) 7400 Department Description City Performance Income Madopted Budget September Result Note Corporate Costs 135,003,447 135,003,447 135,003,447 135,003,447 Finance 958,367 958,367 958,367 958,367 Governance & Risk 1,200 1,200 1,200 Information Technology 0 0 0 Procurement 0 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 4,307,468 4,377,468 4,377,468 4,377,468 4,377,468 4,377,468 4,377,468 4,377,4	Community Capcity	2,006,121		2,006,121	
Directorate City Life 405,730 405,730 Library & Customer Service 5,339,847 5,339,847 Recreation & Community Services 2,401,014 54,066 2,455,080 6.5 Total expenses 18,875,872 54,066 18,929,938 6.5 Departing result surplus / (loss) (7,788,946) 5,934 (7,783,012) Department Description Recommended Projected Year End Duporation Budget September Result Note City Performance 135,003,447 135,003,447 135,003,447 Finance 135,963,014 0 135,963,014 0 135,963,014 Corporate Costs 135,963,014 0 135,963,014 0 135,963,014 Froance 4,377,468 4,377,468 4,377,468 4,377,468 4,477,468 Governance & Risk 5,235,317 5,235,317 5,235,317 5,235,317 5,235,317 5,235,317 4,4 Directorate City Performance 4,377,468 4,377,468 4,377,468 4,377,468	Compliance	4,790,174		4,790,174	
Library & Customer Service 5,939,847 5,939,847 5,939,847 5,939,847 5,939,847 6.5 Total expenses 18,875,872 54,066 18,929,938 6.5 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Department Description City Performance Income Adopted Budget Recommended Variations Projected Year End September Note Corporate Costs 135,003,447 135,003,447 135,003,447 100 Note Information Technology 0 0 0 0 0 0 Total revenue 135,963,014 0 135,963,014 0 135,963,014 4.4 Directorate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 460,424 460,424 <td< td=""><td>Community Services</td><td>3,332,986</td><td></td><td>3,332,986</td><td></td></td<>	Community Services	3,332,986		3,332,986	
Recreation & Community Services 2,401,014 54,066 2,455,080 6.5 Total expenses 18,875,872 54,066 18,929,938 6.5 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) 7783,012 Department Description City Performance Income Adopted Budget Recommended September Projected Year End September Note Corporate Costs 135,003,447 135,003,447 135,003,447 135,003,447 Finance 958,367 958,367 958,367 958,367 Governance & Risk 1,200 1,200 1,200 0 Information Technology 0 0 0 0 0 Procurement 135,963,014 0 135,963,014 4.4 460,424 Finance 27,925,411 (100,660) 27,824,751 4.4 Directorate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 460,424 460,424 460,424 5,235,317 <	Directorate City Life	405,730		405,730	
Total expenses 18,875,872 54,066 18,929,938 Operating result surplus / (loss) (7,788,946) 5,934 (7,783,012) Department Description City Performance Income Recommended Budget Projected Variations Year End September Note Corporate Costs 135,003,447 135,003,447 135,003,447 Note Information Technology 0 0 0 0 Procurement 0 0 0 0 Total revenue 135,963,014 0 135,963,014 4.4 Directorate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 4,377,468 4,377,468 4,377,468 4,377,468 3,356,725 5,356,725 5,356,725 5,356,725 5,356,725 5,356,725 5,356,725 5,356,725 5,356,725 5,356,725 5,356,725 5,356,725 5,356,	Library & Customer Service			5,939,847	
Operating result surplus / (loss)(7,788,946)5,934(7,783,012)Department Description City Performance IncomeAdopted BudgetVariations SeptemberProjected Year End ResultNoteCorporate Costs135,003,447135,003,447135,003,447Finance Governance & Risk1,2001,200Information Technology00Procurement00Total revenue135,963,0140Expenses Governance & Risk27,925,411(100,660)Corporate Costs27,925,411(100,660)Total revenue460,424460,424Finance Budget4,377,4684,377,468Corporate Costs Corporate Costs27,925,411(100,660)Total revenue135,963,0140Corporate Costs Directorate City Performance Finance Finance27,925,411(100,660)Corporate Costs Directorate City Performance Finance Finance3,37,4684,377,468Corporate Costs Directorate City Performance Finance5,235,3175,235,317Corporate Costs Corporate City Performance Finance5,356,7255,356,725Procurement730,138730,138Total expenses44,085,483(100,660)43,984,823	Recreation & Community Services	2,401,014	54,066	2,455,080	6.5
Department DescriptionRecommended BudgetProjected Year EndDepartment DescriptionBudgetSeptemberResultNoteCity Performance Income135,003,447135,003,447NoteCorporate Costs135,003,447135,003,447135,003,447Finance958,367958,367958,367Governance & Risk1,2001,200Information Technology00Procurement00Total revenue135,963,0140Expenses27,925,411(100,660)Corporate Costs27,925,411(100,660)Directorate City Performance4,377,4684,377,468Governance & Risk5,235,3175,235,317Information Technology5,356,7255,356,725Procurement730,138730,138Total expenses44,085,483(100,660)Adapted43,984,823	Total expenses	18,875,872	54,066	18,929,938	
Adopted BudgetVariations SeptemberYear End ResultNoteCity Performance Income135,003,447135,003,447NoteCorporate Costs135,003,447135,003,447135,003,447Finance958,367958,367958,367Governance & Risk1,2001,2001,200Information Technology000Procurement00135,963,014Corporate Costs27,925,411(100,660)27,824,751Corporate Costs27,925,411(100,660)27,824,751Corporate Costs27,925,411(100,660)27,824,751Directorate City Performance460,424460,424Finance4,377,4684,377,468Governance & Risk5,235,3175,235,317Information Technology5,356,7255,356,725Procurement730,138730,138Total expenses44,085,483(100,660)43,984,823	Operating result surplus / (loss)	(7,788,946)	5,934	(7,783,012)	
City Performance 1 Income 135,003,447 Corporate Costs 135,003,447 Finance 958,367 Governance & Risk 1,200 Information Technology 0 Procurement 0 Total revenue 135,963,014 Corporate Costs 27,925,411 Directorate City Performance 460,424 Finance 4,377,468 Governance & Risk 5,235,317 Directorate City Performance 460,424 Finance 4,377,468 Governance & Risk 5,235,317 Directorate City Performance 5,356,725 Procurement 730,138 Total expenses 730,138 Total expenses 44,085,483 Total expenses 44,085,483 Governance & Risk 5,235,317 Sologita Costs 5,356,725 Procurement 730,138					
Income 135,003,447 135,003,447 Corporate Costs 135,003,447 135,003,447 Finance 958,367 958,367 Governance & Risk 1,200 1,200 Information Technology 0 0 Procurement 0 0 Total revenue 135,963,014 0 135,963,014 Expenses Corporate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 460,424 Finance 4,377,468 4,377,468 4,377,468 4,377,468 4,377,468 5,235,317 5,235,317 5,235,317 5,235,317 5,356,725 5,356,725 5,356,725 Procurement 730,138 730,138 730,138 730,138 730,138 730,138 730,138 730,138 730,138 730,138 100,660) 43,984,823 100,660) 43,984,823 100,660) 43,984,823 100,660) 43,984,823 100,660) 43,984,823 100,660) 10,11111111111111111111111111111111111		Adopted		-	
Corporate Costs 135,003,447 135,003,447 Finance 958,367 958,367 Governance & Risk 1,200 1,200 Information Technology 0 0 Procurement 0 0 Total revenue 135,963,014 0 135,963,014 Expenses Corporate Costs 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 Finance 4,377,468 4,377,468 4,377,468 Governance & Risk 5,235,317 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 5,356,725 Procurement 730,138 730,138 730,138	Department Description		Variations	Year End	Note
Finance 958,367 958,367 Governance & Risk 1,200 1,200 Information Technology 0 0 Procurement 0 0 Total revenue 135,963,014 0 135,963,014 Expenses Corporate Costs 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 Finance 4,377,468 4,377,468 4,377,468 Governance & Risk 5,235,317 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 Procurement 730,138 730,138			Variations	Year End	Note
Governance & Risk 1,200 1,200 Information Technology 0 0 Procurement 0 0 Total revenue 135,963,014 0 135,963,014 Expenses Corporate Costs 27,824,751 4.4 Directorate City Performance 460,424 460,424 Finance 4,377,468 4,377,468 Governance & Risk 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 Procurement 730,138 730,138 Total expenses 44,085,483 (100,660) 43,984,823	City Performance		Variations	Year End	Note
Information Technology 0 0 0 Procurement 0 0 0 Total revenue 135,963,014 0 135,963,014 Expenses Corporate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 460,424 Finance 4,377,468 4,377,468 3,255,317 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 5,356,725 730,138 730,138 Total expenses 44,085,483 (100,660) 43,984,823 43,984,823	City Performance Income	Budget	Variations	Year End Result	Note
O O Total revenue 135,963,014 0 135,963,014 Expenses Corporate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 460,424 Finance 4,377,468 4,377,468 4,377,468 3,373,138 3,30,138 3,30,138 3,30,138 3,30,138 3,394,823 3,394,823 3,394,823 3,394,823 3,394,823 3,394,823 3,394,823 3,394,823 3,394,323 3,394,323 <td>City Performance Income Corporate Costs</td> <td>Budget 135,003,447</td> <td>Variations</td> <td>Year End Result 135,003,447</td> <td>Note</td>	City Performance Income Corporate Costs	Budget 135,003,447	Variations	Year End Result 135,003,447	Note
Total revenue 135,963,014 0 135,963,014 Expenses 27,925,411 (100,660) 27,824,751 4.4 Directorate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 Finance 4,377,468 4,377,468 60vernance & Risk 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 970,138 730,138 730,138 Total expenses 44,085,483 (100,660) 43,984,823 43,984,823	City Performance Income Corporate Costs Finance	Budget 135,003,447 958,367	Variations	Year End Result 135,003,447 958,367	Note
Expenses 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 Finance 4,377,468 4,377,468 4,377,468 Governance & Risk 5,235,317 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 730,138 Procurement 730,138 730,138 730,138	City Performance Income Corporate Costs Finance Governance & Risk	Budget 135,003,447 958,367 1,200 0	Variations	Year End Result 135,003,447 958,367 1,200 0	Note
Corporate Costs 27,925,411 (100,660) 27,824,751 4.4 Directorate City Performance 460,424 460,424 460,424 Finance 4,377,468 4,377,468 4,377,468 Governance & Risk 5,235,317 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 730,138 Procurement 730,138 730,138 730,138	City Performance Income Corporate Costs Finance Governance & Risk Information Technology	Budget 135,003,447 958,367 1,200 0	Variations	Year End Result 135,003,447 958,367 1,200 0	Note
Directorate City Performance 460,424 460,424 Finance 4,377,468 4,377,468 Governance & Risk 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 Procurement 730,138 730,138	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement	Budget 135,003,447 958,367 1,200 0 0	Variations September	Year End Result 135,003,447 958,367 1,200 0 0	Note
Finance 4,377,468 4,377,468 Governance & Risk 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 Procurement 730,138 730,138	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement Total revenue Expenses	Budget 135,003,447 958,367 1,200 0 0 135,963,014	Variations September 0	Year End Result 135,003,447 958,367 1,200 0 0 1 135,963,014	Note
Governance & Risk 5,235,317 5,235,317 Information Technology 5,356,725 5,356,725 Procurement 730,138 730,138	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement Total revenue Expenses	Budget 135,003,447 958,367 1,200 0 0 135,963,014	Variations September 0	Year End Result 135,003,447 958,367 1,200 0 0 1 135,963,014	
Information Technology 5,356,725 5,356,725 Procurement 730,138 730,138 Total expenses 44,085,483 (100,660) 43,984,823	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement Total revenue Expenses Corporate Costs Directorate City Performance	Budget 135,003,447 958,367 1,200 0 0 135,963,014 27,925,411 460,424	Variations September	Year End Result 135,003,447 958,367 1,200 0 0 0 135,963,014 27,824,751 460,424	
Procurement 730,138 730,138 Total expenses 44,085,483 (100,660) 43,984,823	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement Total revenue Expenses Corporate Costs Directorate City Performance Finance	Budget 135,003,447 958,367 1,200 0 0 135,963,014 27,925,411 460,424 4,377,468	Variations September	Year End Result 135,003,447 958,367 1,200 0 0 0 135,963,014 27,824,751 460,424 4,377,468	
Total expenses 44,085,483 (100,660) 43,984,823	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement Total revenue Expenses Corporate Costs Directorate City Performance Finance Governance & Risk	Budget 135,003,447 958,367 1,200 0 0 135,963,014 27,925,411 460,424 4,377,468 5,235,317	Variations September	Year End Result 135,003,447 958,367 1,200 0 0 135,963,014 27,824,751 460,424 4,377,468 5,235,317	
· · · · · · · · · · · · · · · · · · ·	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement Total revenue Expenses Corporate Costs Directorate City Performance Finance Governance & Risk Information Technology	Budget 135,003,447 958,367 1,200 0 0 135,963,014 27,925,411 460,424 4,377,468 5,235,317 5,356,725	Variations September	Year End Result 135,003,447 958,367 1,200 0 0 135,963,014 27,824,751 460,424 4,377,468 5,235,317 5,356,725	
Operating result surplus / (loss) 91,877,530 100,660 91,978,190	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement Total revenue Expenses Corporate Costs Directorate City Performance Finance Governance & Risk Information Technology	Budget 135,003,447 958,367 1,200 0 0 135,963,014 27,925,411 460,424 4,377,468 5,235,317 5,356,725	Variations September	Year End Result 135,003,447 958,367 1,200 0 0 135,963,014 27,824,751 460,424 4,377,468 5,235,317 5,356,725	
	City Performance Income Corporate Costs Finance Governance & Risk Information Technology Procurement Total revenue Expenses Corporate Costs Directorate City Performance Finance Governance & Risk Information Technology Procurement	Budget 135,003,447 958,367 1,200 0 0 135,963,014 27,925,411 460,424 4,377,468 5,235,317 5,356,725 730,138	Variations September 0 (100,660)	Year End Result 135,003,447 958,367 1,200 0 0 135,963,014 27,824,751 460,424 4,377,468 5,235,317 5,356,725 730,138	

Bayside Council Income and expense review by department Budget review for period ended 30 September 2018

Adopted Budget	Recommended Variations September	Projected Year End Result	Note
5,597,718		5,597,718	
0		0	
12,373,327		12,373,327	
68,000		68,000	
614,933		614,933	
29,716,160		29,716,160	
48,370,138	0	48,370,138	
6,831,149		6,831,149	
400,872		400,872	
23,190,649	250,000	23,440,649	4.2
236,890		236,890	
185,021		185,021	
15,697,883		15,697,883	
31,598,287		31,598,287	
78,140,751	250,000	78,390,751	
(29,770,614)	(250,000)	(30,020,614)	
41,601,102	(354,688)	41,246,415	
	Budget 5,597,718 0 12,373,327 68,000 614,933 29,716,160 48,370,138 6,831,149 400,872 23,190,649 236,890 185,021 15,697,883 31,598,287 78,140,751 (29,770,614)	Adopted Budget Variations September 5,597,718 0 0 12,373,327 68,000 614,933 29,716,160 48,370,138 0 6,831,149 400,872 23,190,649 250,000 236,890 185,021 15,697,883 31,598,287 78,140,751 250,000 (29,770,614) (250,000)	Adopted Budget Variations September Year End Result 5,597,718 5,597,718 0 0 12,373,327 12,373,327 68,000 68,000 614,933 614,933 29,716,160 29,716,160 48,370,138 0 48,370,138 6,831,149 6,831,149 400,872 400,872 23,190,649 250,000 23,440,649 236,890 236,890 236,890 185,021 185,021 185,021 15,697,883 15,697,883 15,697,883 31,598,287 31,598,287 31,598,287 78,140,751 250,000 (30,020,614)

Bayside Council Budget review for the period ended 30 September 2018 Income and Expenses Recommended Variations

Budget Variations being recommended include the following items:

Note	Function Details	Recommended Change Fav / (Unfav)	Total	Comment	Reserve Note
	1 Other Revenues		60,00		
	1.1 Ador Avenue Synthetic Field	60,000		Hire fees for 2018/19	21.1
	2 Operating Grants & Contributions		1,221,87	5	
	2.1 Development Controls LEP	1,221,875		Grant revenue for development of Bayside Council LEP. (Total grant is for \$2.5m)	
	3 Capital Grants & Contributions		245,00		
	3.1 Lady Robinson Beach Nourishment Works	245,000		Grant funding on a 50/50 funding bases.	16.11
	4 Employee costs		140,16		
	4.1 Workplace Relations	250,000		Transfer uniform budget to Stores	
	4.2 Stores	(250,000)		Transfer uniform budget from Workplace Relations	
	4.3 Strategic Planning	39,500		Transfer from Employee Costs to contacts and consultants - F6 Extension and Open Space and Recreation	
	4.4 Unallocated Corporate Costs	100,660		Recognition of salary savings for September Quarter	
	5 Materials & Contracts		(1,959,157		
	5.1 Natural Area Restoration – Sir Joseph Banks Park	(60,000)		Transfer from Bushland Sir Joseph Banks Park (Capital)	
	5.2 Kendall Reserve Environmental EPA order	(195,000)		Update report on Kendall Reserve	14.1
	5.3 EPA advice Cook Cove	(310,000)		Monitoring and reporting on Cooks Cove	14.2
	5.4 Development Controls LEP	(1,221,875)		Preparation and development of Bayside Council LEP funded by grant revenue	
	5.5 Building Audit PCYC	(25,000)		Condition assessment report	16.8
	5.6 Building Audit Kyeemagh RSL	(12,500)		Condition assessment report	16.9
	5.7 Building Audit Brighton Baths	(12,500)		Condition assessment report	19.1
	5.8 Building Audit Rockdale Admin	(20,000)		Condition assessment report	16.10
	5.9 Flood Planning Assessment 4 catchments	(34,782)		Review of flood planning	15.2
5	5.10 Floodplain Risk Manangement Study	(13,000)		Review of flood risk management	15.3
5	5.11 Access Ramp Lady Robinsons Beach	(15,000)		Work required to maintain access - notice of motion October 2018	
5	5.12 Review of F6 Extension	(8,000)		Review the F6 extension RMS report - offset with employee cost savings Strategic Planning	
5	5.13 Open Space and Recreation Planning	(31,500)		Bayside open space and recreation planning - offset with employee cost savings Strategic Planning	
	6 Other Expenses		(62,566		
	6.1 City Performance Conferences	23,333		Transfer employee development budget to Learning and Development	
	6.2 Learning and Development	(23,333)		Transfer employee development budget from City Performance Conferences	
	6.3 Council Events	(8,500)		Mayoral reception for Lebanese Ambassador and Consulate General Mayoral Minute October Council meeting	
	6.5 Ador Avenue Synthetic Field	(54,066)		Hire of temporary lights for 2018/19.	21.1

(354,688)

Budget review for the	expenditure bud	get Proposed September	Projected	
2018/19 Capital Works Program	Adopted Budget	Quarter Amendments	Year End Result	Note
Asset Planning and Systems	2,617,000		2,617,000	
Beaches and Waterways	2,500,000	490,000	2,990,000	7
Buildings and Property	6,125,000	3,462,271	9,587,271	8
Library Resources	819,000	5,402,271	819,000	0
1	17,772,570	(60,000)	17,712,570	9
Open Spaces			, ,	
Plant, Fleet and Equipment	4,384,550	85,000	4,469,550	10
Roads and Transport	12,272,781	50,000	12,322,781	11
Stormwater Drainage	1,405,000		1,405,000	
Town Centres	4,020,000		4,020,000	
New Council Implementation Fund	2,739,932		2,739,932	
Information Technology	0	27,160	27,160	12
	54,655,833	4,054,431	58,710,264	

Bayside Council Budget review for the period ended 30 September 2018 Capital Expenditure Recommended Variations

Budget Variations being recommended include the following items:

		Recommended			0
Note	Program Details	Change Fav / (Unfav)	Total	Comment	Reserve Note
Note	7 Beaches and Waterways	Fav / (Ollav)	(490,000)		Note
	7.1 Lady Robinson Beach Nourishment Works	(490,000)	(490,000)	Works to restore beach funded by 50/50 grant	16.11
	8 Buildings and Property	(450,000)	12 462 2741		10.11
	8.1 Cahill Park Amenities / Café Design and Construct	(00.000)	(3,462,271)	Emergency works to amenities block and also to address stormwater issues	15 1 16 1
		(80,000)			15.1,16.1
	8.2 General Building Rehabilitation 18/19	200,000		Program budget allocated.	16.2
	8.3 Brighton Memorial Amenities Renewal	150,000		Works deferred due to the F6 extension	18.1
	8.4 Rowland Park Amenities	(177,271)		Works to include next stage to take advantage of completing with current contractor.	13.1
	8.5 Acquisition Guinea St Kogarah	(1,125,000)		Purchase of property approved by Council	13.2
	8.6 Acquisition 27 Downey St Bexley	(1,500,000)		Purchase of property approved by Council	13.3
	8.7 Botany Town Hall Roof Replacement	(700,000)		Urgent works required to address water penetration issues	18.2, 20.1
	8.8 Rockdale Day Care HVAC rehab	(60,000)		Works allocated from General Building Rehabilitation program	16.3
	8.9 Kogarah Senior Citizens fit out rehab	(20,000)		Works allocated from General Building Rehabilitation program	16.4
8	.10 Ramsgate Senior Citizens Kitchen rehab	(20,000)		Works allocated from General Building Rehabilitation program	16.5
8	.11 Bexley Community Centre A/C replacement	(15,000)		Additional project for Building Rehabilitation program	16.6
8	.12 Lydham Hall fence replacement	(15,000)		Additional project for Building Rehabilitation program	16.7
8	.13 Botany Works Depot – structures rehab	(100,000)		Works allocated from General Building Rehabilitation program	
	9 Open Spaces		60,000)	
	9.1 Bushland - Sir Joseph Banks Park	60,000		Budget allocation transferred to Natural Area Restoration - Sir Joseph Banks Park (Operating)	
	10 Plant, Fleet and Equipment		(85,000)		
1	0.1 Replacement Event Equipment	(85,000)		Replacement of decorations	
	11 Roads and Transport		(50,000)		
1	0.2 New Footpath Construction 18-19	(50,000)		Additional project added Extraordinary Council meeting June 2018.	
	12 Information Technology		(27,160)		
1	2.1 WaterRide Flood Mapping Software	(9,000)		, Flood mapping software	15.4
	2.2 Botany Aquatic Ctr Leisure Mgmt Software	(11,000)		Leisure management software	17.1
1	2.3 Events Software Purchase	(7,160)		Events management software	

(4,054,431)

Bayside Council Budget review for the period ended 30 September 2018 Cash and Investments

Note the opening balances are subject to change based on external audit review.

	Opening Balance 2018/19 \$'000	2018/19 Trs to \$'000	2018/19 Trs From \$'000	Closing Balance 2018/19 \$'000	Proposed Quarter Adjustments Trs to / (Trs from) \$'000	Forecast Balance 2018/19 \$'000	Note
External Restrictions							
Developer contributions	256,853	33,600	13,273	277,180	(2,802)	274,378	13
Specific purpose unexpended grants	30,825		9,778	21,047		21,047	
Domestic waste management	11,264	28,341	29,518	10,087	(505)	9,582	14
Stormwater management	3,339	1,260	1,877	2,722	(77)	2,645	15
Local area funds	13,941	757	1,564	13,134		13,134	
Infrastructure levy reserve	10,498	11,176	8,970	12,704	(393)	12,311	16
Community safety levy	574	432	319	687		687	
Mascot main street	802	101		903		903	
Mascot parking rate	1,282	101		1,383		1,383	
Total External Restrictions	329,378	75,768	65,299	339,847	(3,777)	336,070	
Internal Restrictions							
Infrastructure replacement	100			100		100	
Employees leave entitlement	6,591			6,591		6,591	
				0,001		0,551	
Carry over works	4,771			4,771		4,771	
Carry over works Deposits, retentions and bonds	4,771 2,000			,		,	
,	,	1,231	1,740	4,771		4,771	
Deposits, retentions and bonds	2,000	1,231 370	1,740	4,771 2,000	(11)	4,771 2,000	17
Deposits, retentions and bonds Plant and equipment	2,000 6,313	,	1,740	4,771 2,000 5,804	(11)	4,771 2,000 5,804	17
Deposits, retentions and bonds Plant and equipment Office equipment and IT reserve	2,000 6,313 2,627	370	1,740	4,771 2,000 5,804 2,997	(11)	4,771 2,000 5,804 2,986	17
Deposits, retentions and bonds Plant and equipment Office equipment and IT reserve Open space and s94 obligations	2,000 6,313 2,627 1,723	370	1,740	4,771 2,000 5,804 2,997 1,823	(11)	4,771 2,000 5,804 2,986 1,823	17
Deposits, retentions and bonds Plant and equipment Office equipment and IT reserve Open space and s94 obligations Public liability claims	2,000 6,313 2,627 1,723 346	370	1,740	4,771 2,000 5,804 2,997 1,823 346	(11)	4,771 2,000 5,804 2,986 1,823 346	17
Deposits, retentions and bonds Plant and equipment Office equipment and IT reserve Open space and s94 obligations Public liability claims Workers compensation	2,000 6,313 2,627 1,723 346 116	370 100	1,740 3,920	4,771 2,000 5,804 2,997 1,823 346 116	(11) (350)	4,771 2,000 5,804 2,986 1,823 346 116	17
Deposits, retentions and bonds Plant and equipment Office equipment and IT reserve Open space and s94 obligations Public liability claims Workers compensation Council election	2,000 6,313 2,627 1,723 346 116 475	370 100 160		4,771 2,000 5,804 2,997 1,823 346 116 635		4,771 2,000 5,804 2,986 1,823 346 116 635	
Deposits, retentions and bonds Plant and equipment Office equipment and IT reserve Open space and s94 obligations Public liability claims Workers compensation Council election Strategic priorities	2,000 6,313 2,627 1,723 346 116 475 18,185	370 100 160		4,771 2,000 5,804 2,997 1,823 346 116 635 18,288		4,771 2,000 5,804 2,986 1,823 346 116 635 17,938	
Deposits, retentions and bonds Plant and equipment Office equipment and IT reserve Open space and s94 obligations Public liability claims Workers compensation Council election Strategic priorities Street lighting hardware	2,000 6,313 2,627 1,723 346 116 475 18,185 300	370 100 160 4,023	3,920	4,771 2,000 5,804 2,997 1,823 346 116 635 18,288 300	(350)	4,771 2,000 5,804 2,986 1,823 346 116 635 17,938 300	18

Bayside Council Budget review for the period ended 30 September 2018 Cash and Investments

Note the opening balances are subject to change based on external audit review.

Total restricted	387,307	82,102	72,009	397,400	(4,345)	393,055	
Total Internal Restrictions	57,929	6,334	6,710	57,553	(568)	56,985	
Synthetic Field Replacement Reserve	0			0	6	6	21
Childrens Services	108			108		108	
Public works	224			224		224	
O'Riordan St cables	210			210		210	
Mascot oval	80			80		80	
Domestic waste management	122			122		122	
Church Ave road widening	200			200		200	
Asset replacement	200			200	(200)	0	20
Contribution to Works	, 0			, 0		, 0	
Audit and Legal recoveries	4,800			4,800		4,800	
	Opening Balance 2018/19 \$'000	2018/19 Trs to \$'000	2018/19 Trs From \$'000	Closing Balance 2018/19 \$'000	Adjustments Trs to / (Trs from) \$'000	Forecast Balance 2018/19 \$'000	Note
					Proposed Quarter		

Bayside Council Budget review for the period ended 30 September 2018 Cash and Investments Recommended Variations

Budget Variations being recommended include the following items:

		Recommended			Operating /
		Change			Capital
Note	Function Details	Fav / (Unfav)	Total	Comment	Note
13	Developer contributions		2,802,271	L	
13.1	Rowland Park Amenities	177,271		Works to include next stage to take advantage of completing with current contractor.	8.4
13.2	Acquisition Guinea St Kogarah	1,125,000		Purchase of property approved by Council	8.5
13.3	Acquisition 27 Downey St Bexley	1,500,000		Purchase of property approved by Council	8.6
14	Domestic waste management		505,000)	
14.1	. Kendall Reserve Environmental EPA order	195,000		Update report on Kendall Reserve	5.2
14.2	EPA advice Cook Cove	310,000		Monitoring and reporting on Cooks Cove	5.3
15	Stormwater management		76,782	1	
15.1	. Cahill Park Amenities / Café Design and Construct	20,000		Works at Cahill Park to address stormwater issues	8.1
15.2	Plood Planning Assessment 4 catchments	34,782		Review of flood planning	5.9
15.3	Floodplain Risk Manangement Study	13,000		Review of flood risk management	5.10
15.4	WaterRIde Flood Mapping Software	9,000		Flood mapping software	12.1
16	Infrastructure levy reserve		392,500)	
16.1	. Cahill Park Amenities / Café Design and Construct	60,000		Emergency works to amenities block	8.1
16.2	General Building Rehabilitation 18/19	(100,000)		Program budget allocated.	8.2
16.3	Rockdale Day Care HVAC rehab	60,000		Works allocated from General Building Rehabilitation program	8.8
16.4	Kogarah Senior Citizens fit out rehab	20,000		Works allocated from General Building Rehabilitation program	8.9
16.5	Ramsgate Senior Citizens Kitchen rehab	20,000		Works allocated from General Building Rehabilitation program	8.10
16.6	Bexley Community Centre A/C replacement	15,000		Additional project for Building Rehabilitation program	8.11
16.7	' Lydham Hall fence replacement	15,000		Additional project for Building Rehabilitation program	8.12
16.8	Building Audit PCYC	25,000		Condition assessment report	5.5
16.9	Building Audit Kyeemagh RSL	12,500		Condition assessment report	5.6
16.10	Building Audit Rockdale Admin	20,000		Condition assessment report	5.8
16.11	. Lady Robinson Beach Nourishment Works	245,000		Works to restore beach funded by 50/50 grant	3.1,7.1
17	Office equipment and IT reserve		11,000)	
17.1	. Botany Aquatic Ctr Leisure Mgmt Software	11,000		Leisure management software	12.2
18	Strategic priorities		350,000)	
18.1	Brighton Memorial Amenities Renewal	(150,000)		Works deferred due to the F6 extension	8.3
18.2	Botany Town Hall Roof Replacement	500,000		Urgent works required to address water penetration issues	8.7
19	Brighton bath amenities building		12,500)	
19.1	. Building Audit Brighton Baths	12,500		Condition assessment report	5.7
20	Asset replacement		200,000)	
20.1	. Botany Town Hall Roof Replacement	200,000		Urgent works required to address water penetration issues	8.7
21	Synthetic Field Replacement Reserve		(5,934)		
21.1	Ador Avenue Synthetic Field	(5,934)		Transfer forecast surplus from revenue and expenses	1.1, 8.5

4,344,119

Bayside Council Budget review for the period ended 30 September 2018 Contracts and other expenses

Contracts

		Contract	Start	Duration	Budgeted
Contractor	Contract detail & purpose	Value	Date	of Contract	(Y/N)
Beasy Pty Ltd	Demolition of Water Slide	89,000	3/07/2018	Until completion	Y
Antoun Civil Engineering (Aust)	Foreshore upgrades at Pine Park, Ramsgate Beach and Cahill Park Wolli Creek	7,175,924	9/08/2018	Until completion	Y

Bayside Council Consultancy and Legal Expenses Budget review for period ending 30 September 2018

1: Consultancy

Business Unit / Project	Amount	Budgeted (Y/N)
100081 - Drainage Maintenance	2,114	Y
100103 - Road Safety Officer Projects	1,323	Y
100116 - Property Development	27,048	Y
100119 - Voluntary Planning Agreement	20,233	Y
100121 - Heritage Conservation	7,140	Y
100123 - Planning Proposals	137,454	Y
100124 - Environmental Strategy	7,648	Y
100141 - Financial Services (Transactional Operations)	1,642	Ŷ
100178 - Asset Development Design	350	Ŷ
100181 - Council Building Rehab	15,499	Ŷ
100197 - Pavement Rehab/Resheet	6,000	Ŷ
100198 - Street Furniture Rehab	26,254	Ŷ
100199 - Traffic Committee Instructions	5,357	Ŷ
100201 - New & Major Update of Drainage	6,600	Ŷ
100202 - Drainage Rehab Program	12,066	Ŷ
100204 - Foreshore Rehabilitation	5,265	Ŷ
100207 - Wilson's Cottage Heritage Item	2,900	Ŷ
100241 - Oneway Circuit WolliCreek	31,334	Ŷ
100247 - Tonbridge Park Sporting Amenities	1,350	Ŷ
100251 - Passive Parks Projects	15,584	Ŷ
100252 - Active Parks Projects	8,330	Ŷ
100262 - Yamba Woora Reserve Playground	380	Ŷ
100268 - Scott Park Playground	630	Ŷ
100273 - Kingsgrove Ave Reserve Playground	380	Ŷ
100373 - Cook Pk Cycleway Lena - Sanoni	5,704	Ŷ
100405 - Cooks Cove Precinct 2015/16	1,125	Ŷ
100412 - Building Modifications	34,220	Ŷ
100431 - Gardiner Park Sport Field Renovation	41,140	Ŷ
100441 - Ador Ave Reserve Sport Field Renovation	560	Ŷ
100520 - EPA Better Waste Funds	1,418	Ŷ
100557 - Core Applications Project	2,940	Ŷ
100560 - New Bayside Website	580	Ŷ
100570 - Wolli Creek-Road and Frontage Works	30,707	Ŷ
100574 - Housing Applications	17,640	Ŷ
100612 - IT Infrastructure	54,000	Ŷ
100627 - Pine Park Masterplan Implementation	94,017	Y
100628 - Mutch Park Skate Park	3,700	Y
100629 - Cahill Park Masterplan Implementation	5,270	Y
100689 - Process and Controls Project	61,087	Ŷ
100695 - Implement New Payroll System	20,669	Ŷ
100697 - Brighton Le Sands Parking Solution-EOI	1,000	Ŷ
100715 - Kendall Reserve Environmental EPA order	136,370	Ŷ
100731 - EPA advice Cook Cove	5,375	Ŷ
100739 - Development Controls LEP	43,259	Ŷ
100741 - Enterprise Budget Module	12,250	Ŷ
100742 - ETL Module Process	9,000	Ŷ
	2,000	

Bayside Council Consultancy and Legal Expenses Budget review for period ending 30 September 2018

1: Consultancy

		Budgeted
Business Unit / Project	Amount	(Y/N)
100743 - Core Reporting Suite	15,750	Y
100744 - LGSS Fees and Charges Management	3,000	Y
100750 - TechnologyOne Works and Assets (core app project)	30,438	Y
100752 - Civica Authority (core app project)	1,078	Y
100754 - Trim software(core app project)	17,098	Y
100755 - Unified Communications Project- Phase 1(core app project)	5,446	Y
100756 - Unified Communications Projects - Phase 2(core app project)	60,000	Y
100876 - AS Tanner Reserve Amenities renewal	35,035	Y
100933 - Synthetic - Arncliffe Prk drainage up	1,650	Y
Total consultancy expenses	1,094,404	

2: Legal

Business Unit / Project	Amount	Budgeted (Y/N)
100002 - Governance and Risk Management	46,994	Y
100108 - Development Assessment	52,391	Y
100109 - Development Administration Support	59,176	Y
100110 - Health & Environ Compliance	3,519	Y
100111 - Regulatory Supervision	2,645	Y
100116 - Property Development	2,971	Y
100117 - Property Services	38,408	Y
100119 - Voluntary Planning Agreement	30,348	Y
100181 - Council Building Rehab	465	Y
100337 - Operation Ricco	61,754	Y
100405 - Cooks Cove Precinct 2015/16	62,305	Y
100554 - Certifications	1,570	Y
100710 - Construction of a reserve park in Linear Park	1,520	Y
100731 - EPA advice Cook Cove	9,471	Y
Total legal expenses	373,537	

Council Meeting

1	4/1	1	/20	18

Serving Our Community

Bayside Council

Item No	8.24
Subject	Statutory Financial Report for September 2018
Report by	Michael Mamo, Director City Performance
File	F09/605

Summary

This report is provided in accordance with the Local Government (General) Regulations, 2005, Division 5, paragraph 212 and s625 of the Local Government Act, 1993.

The necessary certificate by the Responsible Accounting Officer is included in this report and the Statutory Financial Reports are presented as follows:

- **Investment Performance against Benchmark** •
- Statement of Bank Balances
- Schedule of Investments

As at 30 September 2018, Bayside Council had \$410.0m in cash and investments with an adjusted portfolio return on investments of 2.76%. Our income and expenditure cashflow movements for the period primarily comprised the following:

- Income from operating activities totalled \$13.7m from rates, interest, grants and development planning contributions.
- Expenses from operating activities totalled \$14.2m for payments for employee costs, utilities, waste, contract and infrastructure work.

The restricted cash and investments funding dissection will be included in a future report to Council.

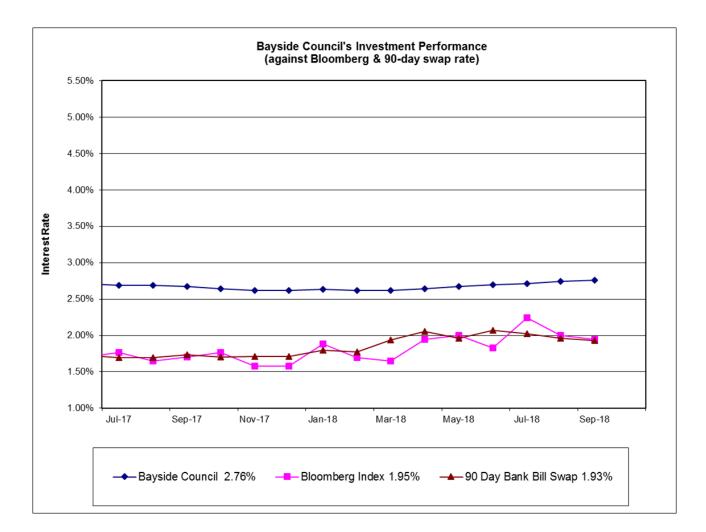
Officer Recommendation

That the Statutory Financial Report by the Responsible Accounting Officer be received and noted.

Background

The following table shows the performance of Council's investments since July 2017. The Bloomberg (former UBS) Index is used for comparison as this is a generally accepted industry benchmark used by Australian businesses. The 90-day Bank Bill Swap Rate is the worldwide rate that is reviewed by the financial markets every 90 days. This rate underpins the majority of investments which makes it a meaningful comparison for measuring investment performance.

For the current period, Council outperformed the market by 81 basis points. As demonstrated by the investment performance graph, investment returns are stable and consistently above the industry benchmark and 90-day Bank Bill Swap Rate.



Statement of Bank Balances

The table below shows details of movements in Council's cash at bank for September 2018.

Cook of	Pank (Quardraft) as par Pank Statement as at 24/02/0240	GENERAL FUND	¢7 047 044
Jash a	Bank (Overdraft) as per Bank Statement as at: 31/08/2018		\$7,247,94
Add:	Income from Operating Activities for the Period		
	- Rates and other receipts*	\$8,705,379	
	- Sundry Debtors	\$224,898	
	- DA Fees, FCDs & Application Fees	\$609,272	
	- Interest	\$1,189,492	
	- Parking and Other Infringements	\$412,791	
	- Rents, Leases, Booking Fees, Certificates & Licences	\$521,937	
	- Sydney Airport Contract Income	\$387,700	
	- Sale of Assets/Fleet	\$234,158	
	- Long Service Levy	\$20,777	
	- Grants	\$312,008	
	- Childcare, Pool & Library Income	\$17,419	
	- S.94 & Planning Contributions	\$1,084,584	
	Total Income from Operating Activities for the Period	\$13,720,415	
	rotal income from operating Activities for the Period	φ13,720,413	
ess:	Expenses from Operating Activities for the Period		
	Accounts Paid for Period (includes urgent cheques & refunds)	-\$9,367,139	
	Direct Payroll	-\$4,570,229	
	Presented Cheques	-\$206,277	
	Bank Charges (including Agency Fees)	-\$30,406	
	Total Expenses from Operating Activities for the Period	-\$14,174,051	
	Total Net Movement from Operating Activities:		-\$453,63
	Investment Activities for the Period		
	- Investments redeemed	\$17,380,213	
	- Transfer from Short-Term Money Market	\$24,900,000	
	- Transfer to Short-Term Money Market	-\$23,050,000	
	- New Investments	-\$24,000,000	
	Net Investment Flows for the Period	-\$4,769,787	
	Funding Activities for the Period		
	Loan Repayments	-\$105,837	
	Net Funding Flows for the Period	-\$105,837	
	Total Net Movement from Investment & Funding Activities:		-\$4,875,62
	Total Net movement non investment & Funding Activities.	—	-44,073,02
Cash at	Bank (Overdraft) as per Bank Statement as at: 30/09/2018		\$1,918,68
		<u></u>	
imit of	overdraft arranged at Bank for: Bayside West \$350,000 & Bayside East	\$540.000	

Schedule of Investments

Bayside Council currently holds \$410.0m in investments and cash at call. In accordance with current accounting standards, investments are recorded at Fair Value (market value).

SCHEDULE OF INVESTMENTS HEL				30/09/2018	_			
	Credit	Purchase	Purchase	Maturity	Term	Prop	Interest	Market
	Rating	Price	Date	Date	Days	%	Rate	Value
Term Deposits								
Bank of Western Australia	A1	\$1,196,307	12/01/2018	09/10/2018	270	0.32%	2.55%	\$1,196,30
Bank of Western Australia	A1	\$1,084,813	13/02/2018	13/11/2018	273	0.29%	2.50%	\$1,084,81
Bank of Western Australia	A1	\$1,303,640	15/02/2018	15/11/2018	273	0.34%	2.55%	\$1,303,64
Bank of Western Australia	A1	\$5,149,822	21/02/2018	20/11/2018	272	1.36%	2.55%	\$5,149,82
Bank of Western Australia	A1	\$2,081,679	13/03/2018	11/12/2018	273	0.55%	2.55%	\$2,081,67
Bank of Western Australia	A1	\$1,303,595	14/03/2018	12/12/2018	273	0.34%	2.55%	\$1,303,59
Bank of Western Australia	A1	\$1,109,909	10/04/2018	10/10/2018	183	0.29%	2.70%	\$1,109,90
Bank of Western Australia	A1	\$1,353,322	12/04/2018	03/10/2018	174	0.36%	2.70%	\$1,353,32
Bank of Western Australia	A1	\$2,036,247	08/05/2018	05/02/2019	273	0.54%	2.65%	\$2,036,24
Bank of Western Australia	A1	\$2,137,008	30/05/2018	29/11/2018	183	0.56%	2.65%	\$2,137,00
Bank of Western Australia	A1	\$1,208,837	13/06/2018	13/03/2019	273	0.32%	2.75%	\$1,208,83
Bank of Western Australia	A1	\$5,193,991	20/06/2018	20/03/2019	273	1.37%	2.80%	\$5,193,99
Bank of Western Australia	A1	\$1,142,737	27/06/2018	26/03/2019	272	0.30%	2.80%	\$1,142,73
Bank of Western Australia	A1	\$1,238,546	03/07/2018	26/03/2019	266	0.33%	2.80%	\$1,238,54
Bank of Western Australia	A1	\$2,500,000	10/07/2018	11/04/2019	275	0.66%	2.80%	\$2,500,00
Bank of Western Australia	A1	\$1,300,000	17/07/2018	10/04/2019	267	0.34%	2.80%	\$1,300,00
Bank of Western Australia	A1	\$2,000,000	18/07/2018	10/10/2018	84	0.53%	2.70%	\$2,000,00
Bank of Western Australia	A1	\$1,203,508	24/07/2018	03/10/2018	71	0.32%	2.59%	\$1,203,50
Bank of Western Australia	A1	\$5,000,000	31/07/2018	02/05/2019	275	1.32%	2.80%	\$5,000,00
Bank of Western Australia	A1	\$5,000,000	09/08/2018	09/05/2019	273	1.32%	2.80%	\$5,000,00
Bank of Western Australia	A1	\$10,000,000	16/08/2018	16/05/2019	273	2.63%	2.80%	\$10,000,00
Bank of Western Australia	A1	\$5,000,000	24/08/2018	23/05/2019	272	1.32%	2.80%	\$5,000,00
Bank of Western Australia	A1	\$5,000,000	30/08/2018	30/05/2019	273	1.32%	2.75%	\$5,000,00
Bank of Western Australia	A1	\$5,000,000	05/09/2018	05/06/2019	273	1.32%	2.75%	\$5,000,00
		\$0,000,000	00/00/2010	00,00,2010	2.0	18.32%		40,000,00
Illawarra Mutual Building Society	A2	\$1,410,974	5/04/2018	04/10/2018	182	0.37%	2.55%	\$1,410,97
Illawarra Mutual Building Society	A2	\$1,134,511	18/04/2018	18/10/2018	183	0.30%	2.60%	\$1,134,51
Illawarra Mutual Building Society	A2 A2	\$1,310,107	19/04/2018	18/10/2018	182	0.35%	2.60%	\$1,310,10
Illawarra Mutual Building Society	A2 A2			07/11/2018	197	0.35%	2.65%	\$1,310,10
Illawarra Mutual Building Society	A2 A2	\$1,198,273	24/04/2018		272			
• •		\$1,206,626	16/05/2018	12/02/2019		0.32%	2.70%	\$1,206,62
Illawarra Mutual Building Society	A2	\$3,077,104	30/05/2018	30/05/2019	365	0.81%	2.75%	\$3,077,10
Illawarra Mutual Building Society	A2	\$2,659,570	5/06/2018	05/06/2019	365	0.70%	2.75%	\$2,659,57
Illawarra Mutual Building Society	A2	\$5,000,000	6/06/2018	06/06/2019	365	1.32%	2.75%	\$5,000,00
Illawarra Mutual Building Society	A2	\$1,778,167	12/06/2018	12/03/2019	273	0.47%	2.68%	\$1,778,16
Illawarra Mutual Building Society	A2	\$1,500,000	16/07/2018	11/04/2019	269	0.40%	2.75%	\$1,500,00
Illawarra Mutual Building Society	A2	\$1,400,000	17/07/2018	11/04/2019	268	0.37%	2.75%	\$1,400,00
Illawarra Mutual Building Society	A2	\$5,000,000	30/08/2018	29/08/2019	364	1.32%	2.75%	\$5,000,00
Illawarra Mutual Building Society	A2	\$5,000,000	5/09/2018	03/04/2019	210	<u>1.32%</u> 8.35%	2.70%	\$5,000,00
Newcastle Permanent Build Society	A2	\$1,194,645	27/03/2018	23/10/2018	210	0.31%	2.40%	\$1,194,64
Newcastle Permanent Build Society	A2	\$1,133,269	29/03/2018	17/10/2018	202	0.30%	2.40%	\$1,133,26
Newcastle Permanent Build Society	A2 A2	\$1,299,356	10/05/2018	06/11/2018	180	0.34%	2.40%	\$1,299,35
Newcastle Permanent Build Society	A2 A2		17/05/2018	13/02/2019	272	0.35%	2.40%	\$1,299,33
Newcastle Permanent Build Society	A2 A2	\$1,321,984 \$1,272,595	19/07/2018	17/10/2018	90	0.34%	2.50%	\$1,321,90
Newcastle Permanent Build Society	AZ	\$1,272,395	19/07/2018	17/10/2018	90	1.64%	2.30%	\$1,272,39
ME Bank	A2	\$3,000,000	08/03/2018	06/12/2018	273	0.79%	2.50%	\$3,000,00
ME Bank	A2	\$1,000,000	08/05/2018	08/05/2019	365	0.26%	2.75%	\$1,000,00
ME Bank	A2	\$4,000,000	11/05/2018	10/05/2019	364	1.05%	2.75%	\$4,000,00
ME Bank	A2	\$2,000,000	22/05/2018	22/05/2019	365	0.53%	2.75%	\$2,000,00
ME Bank	A2	\$1,000,000	23/05/2018	22/05/2019	364	0.26%	2.75%	\$1,000,00
ME Bank ME Bank	A2	\$2,000,000	29/05/2018	26/02/2019	273	0.53%	2.72%	\$2,000,00
ME Bank	A2 A2	\$2,000,000	12/07/2018	11/07/2019	364	0.26%	2.80%	\$1,000,00
ME Bank	A2 A2	\$5,000,000	31/07/2018	01/08/2019	366	1.32%	2.80%	\$5,000,00
ME Bank	A2 A2				300 153	1.32%		
ME Bank	A2 A2	\$5,000,000 \$5,000,000	06/09/2018	06/02/2019 27/02/2019	153		2.65%	\$5,000,00 \$5,000,00
IVIE Dal'IK	AZ	\$5,000,000	26/09/2018	21/02/2019	104	1.32%	2.60%	\$5,000,00
						7.64%	_	

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Schedule of Investments cont'd								
Westpac	AA-	\$3,000,000	23/11/2017	23/11/2018	365	0.79%	2.55%	\$3,000,000
Westpac	AA-	\$2,000,000	18/12/2017	18/12/2018	365	0.53%	2.58%	\$2,000,000
Westpac	AA-	\$5,000,000	09/02/2018	11/02/2019	367	1.32%	2.61%	\$5,000,000
Westpac	AA-	\$5,000,000	09/02/2018	09/11/2018	273	1.32%	2.50%	\$5,000,000
Westpac	AA-	\$5,000,000	02/03/2018	03/12/2018	276	1.32%	2.52%	\$5,000,000
Westpac	AA-	\$5,000,000	02/03/2018	02/01/2019	306	1.32%	2.53%	\$5,000,000
Westpac	AA-	\$5,000,000	02/03/2018	04/03/2019	367	1.32%	2.62%	\$5,000,000
Westpac	AA-	\$5,000,000	23/03/2018	25/03/2019	367	1.32%	2.72%	\$5,000,000
Westpac	AA-	\$3,000,000	01/05/2018	01/05/2019	365	0.79%	2.76%	\$3,000,000
Westpac	AA-	\$5,000,000	06/06/2018	06/06/2019	365	1.32%	2.76%	\$5,000,000
Westpac	AA-	\$3,000,000	08/06/2018	11/06/2019	368	0.79%	2.76%	\$3,000,000
Westpac	AA-	\$10,000,000	31/07/2018	31/07/2019	365	2.63%	2.76%	\$10,000,000
Westpac	AA-	\$3,000,000	01/08/2018	01/08/2019	365	0.79%	2.76%	\$3,000,000
Westpac	AA-	\$5,000,000	09/08/2018	09/08/2019	365	1.32%	2.79%	\$5,000,000
Westpac	AA-	\$5,000,000	30/08/2018	29/08/2019	364	1.32%	2.74%	\$5,000,000
Westpac	AA-	\$5,000,000	10/09/2018	11/09/2019	366	1.32%	2.68%	\$5,000,000
Westpac- AMP FRN	А	\$750,000	11/12/2015	11/06/2019	1278	0.20%	3.03%	\$753,660
Westpac FRN	AA-	\$1,000,000	11/03/2016	10/05/2019	1155	0.26%	2.96%	\$1,008,210
Westpac- Bank of QLD FRN	BBB+	\$1,000,000	18/05/2016	18/05/2021	1826	0.26%	3.44%	\$1,017,460
		••••••				20.22%		•.,•,
AMP Bank	A1	\$2,000,000	15/05/2018	13/11/2018	182	0.53%	2.75%	\$2,000,000
AMP Bank	A1	\$3,000,000	12/06/2018	12/06/2019	365	0.79%	2.80%	\$3,000,000
AIVIF DAIIK		\$3,000,000	12/00/2018	12/00/2019	303	1.32%	2.00 %	\$3,000,000
National Association Develo		* 0.000.000	00/00/0040	00/44/0040	070		0.45%	* 0.000.000
National Australia Bank	A1	\$2,000,000	08/02/2018	08/11/2018	273	0.53%	2.45%	\$2,000,000
National Australia Bank	A1	\$1,000,000	12/02/2018	12/11/2018	273	0.26%	2.45%	\$1,000,000
National Australia Bank	A1	\$1,000,000	21/02/2018	21/11/2018	273	0.26%	2.45%	\$1,000,000
National Australia Bank	A1	\$2,000,000	22/02/2018	22/11/2018	273	0.53%	2.45%	\$2,000,000
National Australia Bank	A1	\$2,000,000	28/02/2018	28/11/2018	273	0.53%	2.45%	\$2,000,000
National Australia Bank	A1	\$1,000,000	15/05/2018	28/11/2018	197	0.26%	2.55%	\$1,000,000
National Australia Bank	A1	\$2,000,000	24/05/2018	21/11/2018	181	0.53%	2.58%	\$2,000,000
National Australia Bank	A1	\$3,000,000	29/05/2018	27/11/2018	182	0.79%	2.60%	\$3,000,000
National Australia Bank	A1	\$1,000,000	14/06/2018	14/06/2019	365	0.26%	2.75%	\$1,000,000
National Australia Bank	A1	\$5,000,000	19/06/2018	19/03/2019	273	1.32%	2.70%	\$5,000,000
National Australia Bank	A1	\$2,000,000	11/07/2018	11/07/2019	365	0.53%	2.75%	\$2,000,000
National Australia Bank	A1	\$5,000,000	04/09/2018	04/09/2019	365	1.32%	2.65%	\$5,000,000
National Australia Bank	A1	\$5,000,000	10/09/2018	09/01/2019	121	1.32%	2.60%	\$5,000,000
National Australia Bank	A1	\$5,000,000	20/09/2018	16/01/2019	118	1.32%	2.61%	\$5,000,000
National Australia Bank	A1	\$5,000,000	26/09/2018	09/01/2019	105	1.32%	2.60%	\$5,000,000
NAB- Bank of QLD FRN	BBB+	\$1,000,000	29/10/2015	29/04/2019	1278	0.26%	3.11%	\$1,008,091
NAB FRN	AA-	\$2,000,000	25/02/2016	25/02/2019	1096	0.53%	2.93%	\$2,010,185
NAB - Newcastle Perm Build Soc FRN	BBB	\$2,000,000	22/03/2016	22/03/2019	1095	0.53%	3.54%	\$2,007,608
NAB- Suncorp FRN	A+	\$2,000,000	12/04/2016	12/04/2021	1826	0.53%	3.32%	\$2,043,658
ING Direct	А	\$4,000,000	31/08/2017	04/09/2019	734	1.05%	2.75%	\$4,000,000
ING Direct	A	\$3,000,000	12/09/2017	12/09/2019	730	0.79%	2.75%	\$3,000,000
ING Direct	A	\$3,000,000	13/09/2017	18/09/2019	735	0.79%	2.75%	\$3,000,000
ING Direct	A	\$1,000,000	14/09/2017	18/12/2018	460	0.26%	2.70%	\$1,000,000
ING Direct	A	\$2,000,000	15/09/2017	25/09/2019	740	0.53%	2.75%	\$2,000,000
ING Direct	A	\$3,000,000	15/09/2017	18/12/2018	459	0.79%	2.70%	\$3,000,000
ING Direct	A	\$1,000,000	05/12/2017	05/12/2018	365	0.26%	2.52%	\$1,000,000
ING Direct	A	\$1,000,000	06/06/2018	06/12/2019	548	0.26%	2.80%	\$1,000,000
ING Direct	A	\$2,000,000	24/07/2018	04/09/2019	407	0.53%	2.53%	\$2,000,000
		Ψ_,000,000	2.00.72010	0.0002010	.57	5.27%	2.0070	<i>~</i> _,000,000
						5.21 /0		

Direct Investments (Floating Rate & Fi	ixed Rate Term	Deposits -TDs)						
CBA- Bank of QLD FRN	A-	\$2.000.000	26/02/2016	06/11/2019	1349	0.53%	3.04%	\$2,017,56
CBA- Bendigo & Adelaide FRN	A-	\$2,000,000	26/02/2016	18/08/2020	1635	0.53%	3.06%	\$2,018,40
CBA - Rabobank FRN	A+	\$2,000,000	04/03/2016	04/03/2021	1826	0.53%	3.45%	\$2,043,80
CBA- Credit Union Australia FRN	BBB+	\$2,000,000	01/04/2016	01/04/2019	1095	0.53%	3.70%	\$2,007,90
CBA- Greater Bank FRN	BBB-	\$3,000,000	07/06/2016	07/06/2019	1095	0.79%	3.55%	\$3,016,53
CBA FRN	AA-	\$2,000,000	12/07/2016	12/07/2021	1826	0.53%	3.23%	\$2,043,64
CBA- ME Bank FRN	BBB	\$3,000,000	09/08/2016	18/07/2019	1073	0.79%	3.45%	\$3,039,78
CBA- Bendigo & Adelaide FRN	A-	\$2,000,000	09/08/2016	19/09/2019	1136	0.53%	2.85%	\$2,007,74
CBA- Greater Bank FRN	BBB+	\$2,000,000	30/08/2016	30/08/2019	1095	0.53%	3.50%	\$2,013,72
CBA-Suncorp FRN	A+	\$2,000,000	12/10/2016	12/10/2018	730	0.53%	2.77%	\$2,012,98
CBA- Bendigo & Adelaide FRN	A-	\$2,000,000	21/11/2016	21/02/2020	1187	0.53%	3.06%	\$2,016,24
CBA FRN	AA-	\$3,000,000	17/01/2017	17/01/2022	1826	0.79%	3.12%	\$3,055,11
CBA- Greater Bank FRN	BBB-	\$4,000,000	24/02/2017	24/02/2020	1095	1.05%	3.40%	\$4,023,24
CBA- Rabobank FRN	A+	\$2,000,000	03/03/2017	03/03/2022	1826	0.53%	3.03%	\$2,024,46
CBA- Credit Union Australia FRN	BBB+	\$2,750,000	20/03/2017	20/03/2020	1096	0.72%	3.22%	\$2,764,85
CBA- Greater Bank FRN	BBB-	\$2,000,000	25/03/2017	29/05/2020	1161	0.53%	3.36%	\$2.009.74
CBA- ME Bank FRN	BBB+	\$3,000,000	06/04/2017	06/04/2020	1096	0.79%	3.31%	\$3,009,03
CBA- Greater Bank FRN	BBB-	\$1,000,000	04/08/2017	29/05/2020	1029	0.26%	3.36%	\$1,004,87
CBA- AMP FRN	A	\$2,000,000	06/10/2017	06/10/2020	1026	0.53%	2.81%	\$1,993,54
CBA - Heritage Bank FRN	BBB+	\$2,000,000	27/11/2017	04/05/2020	889	0.53%	3.27%	\$2,018,54
CBA - Newcastle Perm Build Soc FRN	BBB	\$2,000,000	29/11/2017	07/04/2020	860	0.53%	3.41%	\$2,008,06
ANZ - Heritage Bank FRN	BBB+	\$1,450,000	04/05/2017	04/05/2020	1096	0.38%	3.27%	\$1,457,42
ANZ Bank Fixed Rate TD	A1+	\$5,131,392	06/04/2018	06/10/2018	183	1.35%	2.25%	\$5,131,39
Commonwealth Bank Fixed Rate TD	A1+	\$5,000,000	08/02/2018	05/11/2018	270	1.32%	2.55%	\$5,000,00
Commonwealth Bank Fixed Rate TD	A1+	\$5,000,000	13/04/2018	13/12/2018	244	1.32%	2.62%	\$5,000,00
Commonwealth Bank Fixed Rate TD	A1+	\$2,000,000	18/04/2018	18/02/2019	306	0.53%	2.70%	\$2,000,00
Commonwealth Bank Fixed Rate TD	A1+	\$2,000,000	14/05/2018	14/11/2018	184	0.53%	2.43%	\$2,000,00
Commonwealth Bank Fixed Rate TD	A1+	\$2,000,000	18/06/2018	18/02/2019	245	0.53%	2.70%	\$2,000,00
Commonwealth Bank Fixed Rate TD	A1+	\$5,000,000	20/09/2018	17/04/2019	209	1.32%	2.58%	\$5,000,00
Bendigo Adelaide Bank Fixed Rate TD	A2	\$5,000,000	02/03/2018	30/11/2018	273	1.32%	2.50%	\$5,000,00
Bendigo Adelaide Bank Fixed Rate TD	A2	\$5,000,000	02/03/2018	01/03/2019	364	1.32%	2.55%	\$5,000,00
Bendigo Adelaide Bank Fixed Rate TD	A2	\$2,000,000	19/03/2018	19/12/2018	275	0.53%	2.50%	\$2,000,00
Bendigo Adelaide Bank Fixed Rate TD	A2	\$5,000,000	24/08/2018	23/05/2019	272	1.32%	2.68%	\$5,000,00
	72	40,000,000	24/00/2010	20/00/2010	212	24.33%	2.0070	40,000,00
FTD= Floating Rate Deposit								
FRN= Floating Rate Note								
Unlisted Community Bank Shares								
NRMA/IAG Shares	Unrated	\$7,552				0.01%		
Bendigo Bank	A2	\$5,000				0.01%		
Total Investments		\$379,535,086				100.00%		
Operating Accounts		\$1,918,685						
Cash Deposit Accounts		\$18,072,352						
AMP 31 Day Notice Account		\$10,451,068						
Total Investments and Cash		\$409,977,191						

Investment and Cash Flows for Bayside Council:

	Aug-18	Sep-18	Total Net Movement
Total Investments	\$374,915,299	\$379,535,086	\$4,619,787
Operating Accounts	\$7,247,945	\$1,918,685	-\$5,329,260
Cash/Short Term Money Market	\$17,798,689	\$18,072,352	\$273,663
AMP 31 Day Notice Account	\$10,430,692	\$10,451,068	\$20,376
TOTAL Investments and Cash:	\$410,392,625	\$409,977,191	-\$415,434

NOTE: In accordance with current accounting standards Council is required to obtain market values on its investments and hence the inclusion in the above table. It is important to note that Council does not hold any CDOs which have adversely affected many councils in NSW.

I hereby certify in accordance with Clause 212 of the Local Government (General) Regulation 2005 that the above investments have been made in accordance with Section 625 of the Local Government Act 1993, and Council's investment policies.

MATTHEW WALKER

RESPONSIBLE ACCOUNTING OFFICER

Investment Translation

The following investment information is provided as translation of what the types of investments are:

* A Term Deposit is a short term deposit held at a financial institution for a fixed term and attracts interest at the

- prevailing market rate. * A Bank Bill is a short term investment issued by a bank representing its promise to pay a specific sum to the bearer on

settlement. The amount payable to Council at maturity is the face value which represents the purchase price and interest earned. * A Floating Rate Note is a longer term investment issued by a financial institution with a variable interest rate. The adjustments to the

interest rate are usually made every three months are tied to a certain money-market index such as the Bank Bill Swap Rate (BBSW). * A CDO (Collateralised Debt Obligation) is an investment backed by a diversified pool of one or more classes of debt. These

investments are for longer terms and offer a higher rate of interest. Council does not invest in CDOs.

* A Capital Guaranteed Note is a longer term investment issued by a financial institution with a fixed coupon that is paid contingent on the performance of the underlying investments, being equities, property bonds etc. In addition, this form of investment also can attract capital growth. The issuer of the note has provided a guarantee that the capital is guaranteed at maturity.

* A Floating Term Deposit and Variable Rate Deposits are exactly the same as term deposits except they automatically roll over

(reinvest) at the end of the 90-day period for up to 2 years

* Money Market Call Account refers to funds held at a financial institution and can be recalled by Council either same day or overnight. * Unlisted Community Bank Shares refer to bank shares not listed on the Australian Stock Exchange. The local community owns and operates the Bendigo Bank branch which assists the bank in providing banking infrastructure and community support.

Credit Ratings

* AAA - Extremely strong capacity to meet financial commitments (highest rating).

* AA - Very strong capacity to meet financial commitments

* A - Strong capacity to meet financial commitments, but somewhat more susceptible to adverse economic conditions and changes in circumstances

* BBB - Adequate capacity to meet financial commitments with adverse economic conditions or changing circumstances more likely to lead to a weakened capacity of the obligor to meet its financial commitments.

* BB - Less vulnerable in the near term, but faces uncertainties and exposures to adverse business, financial and economic conditions. * B - More vulnerable to non-payment than obligations rated 'BB', but the obligor has the capacity to meet its financial commitment

on the obligation.

* CCC - Currently vulnerable, dependent upon favourable business, financial and economic conditions to meet its financial commitments. CC - Currently highly vulnerable

 \boxtimes

* C - Highly likely to default.

Financial Implications

Not applicable Included in existing approved budget Additional funds required

Comm	inity	Enga	gement
COMMIN	ATTILY	Linga	gement

Not required.

Attachments

Nil

14/11/2018

Council Meeting

Item No8.25SubjectResponse to Question - Pedestrian crossing - Botany Road at the
intersection with Wilson Street, BotanyReport byMichael McCabe, Director City FuturesFileSF17/2830

Question

The following Question With Notice was submitted at Council's Meeting of 12 September 2018 by Councillor Morrissey.

The pedestrian crossing on Botany Road, at the intersection with Wilson Street, Botany remains one of the most dangerous crossings in the area and it is only a matter of time before a pedestrian is killed. Many locals, including myself, know of others who have been seriously injured.

Can officers please update Council on what representations have been made to Roads and Maritime Services (RMS) in relation to the pedestrian crossing on Botany Road at the corner of Wilson Street, Botany?

What response has RMS provided to Council, and what actions, if any, have been or will be taken?

Can Council notify the Local Members of Parliament and ask them to make representations on behalf of Council?

Response

Between September 2012 and September 2017, the Roads and Maritime Services (RMS) crash statistics at the intersection report 3 events, being:

- 1 rigid truck crash
- 1 motorcycle crash
- 1 pedestrian crash

The rigid truck and motorcycle crashes are described as resulting in non-casualty and moderate injuries.

The pedestrian crash resulted in a seriously injured 48 year old which occurred in April 2014. The details of the injury are not described.

RMS and Council have no statistics on unreported events and near misses.

Botany Road is a RMS classified road. Due to the Botany Road crossing being within close proximately to the Wilson Street the RMS have advised that they do not support an improved pedestrian facility such as a signalised pedestrian crossing (flashing lights). However, the RMS are open to considering a signalised intersection subject to further studies. Council is

commissioning a study for the precinct which includes the Wilson Street intersection, however, that will not provide any short term solutions.

In the short term, Council has proposed an additional pedestrian crossing across Botany Road at Lenthell Lane which is approximately 40 metres west of Waratah Road and 170 metres west of Wilson Street. The RMS have given in-principle support to the proposed additional crossing, subject to further review of detailed design documentation. The further review is currently underway and once finalised Council could commission the works to create the new pedestrian crossing. Once created Council could consider retaining the Wilson Street pedestrian crossing or seeking concurrence from the RMS to delete it. However, pedestrians crossing the road at Wilson Street without any pedestrian facility at all would have to be considered.

Pedestrian and vehicle counts were undertaken in late June and early July 2018 across 3 separate dates. Pedestrian and vehicular traffic volumes on all occasions passed the requirements sought by the RMS warrants.

The study for the precinct is anticipated to be completed by March 2019. The study will include a range of recommendations for Council and the RMS to consider including limiting the travelling speed along the section of Botany Road to 40km/hour.

Attachments

Nil

Council Meeting

14/11/2018

Item No	9.1
Subject	Minutes of the Risk & Audit Committee Meeting - 27 September 2018
Report by	Michael Mamo, Director City Performance
File	SF17/2830

Officer Recommendation

That the Minutes of the Risk & Audit Committee meeting held on 27 September 2018 be received and the recommendations therein be adopted.

Summary

The minutes include the following substantial recommendations:

5.3 Draft Internal Audit Plan 2019 – 2022 – Progress Update

Adoption of an Internal Audit Program subject to some refinements and the commencement of the initial audits under the Program.

5.6 General Manager's Performance Agreement Policy

Adoption of the General Manager's Review Policy (attached) which sets out the process for annually reviewing the General Manager's performance.

Present

Jennifer Whitten, Independent External Member (Chair) Lewis Cook, Independent External Member (via teleconference) Catriona Barry, Independent External Member Barry Munns, Independent External Member Councillor Liz Barlow

Also present

Councillor Dorothy Rapisardi Meredith Wallace, General Manager Michael Mamo, Director City Performance Fausto Sut, Manager Governance & Risk Matthew Walker, Manager Finance Bobbi Mayne, Manager Procurement Natasha Balderston, Internal Auditor Stephen Walker, Performance Analyst - Office of Local Government David Nolan, Director Financial Audit Services - Audit Office of NSW Cate Trivers, Project Manager, Operation Ricochet Gina Nobrega, Governance Officer The Chairperson opened the meeting in the Pindari Room, Rockdale Town Hall at 6.37pm.

1 Acknowledgement of Traditional Owners

The Chairperson affirmed that Bayside Council respects the traditional custodians of the land, elders past and present and future leaders, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 Apologies

The following apologies were received:

Councillor Scott Morrissey Steve Kent, Acting Internal Auditor

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

4.1 Minutes of the Risk & Audit Committee Meeting - 23 August 2018

Committee Recommendation

- 1 That the Minutes of the Risk & Audit Committee meeting held on 23 August 2018 be confirmed as a true record of proceedings.
- 2 That outstanding Actions from previous meetings be updated.

ltem	Action	Responsible Officer
22/02/18 5.3	A summary email to Committee members regarding insurance risk from bike-share incidents.	Manager Governance & Risk
22/02/18 5.7	Future reports on the progress of Project Ricochet include an updated list of priorities, findings, actions and risks. To be considered at the September meeting.	Manager Governance & Risk
22/02/18 6.4	Committee members be invited to the Council meeting of which the Draft 2016/17 Financial Statements are presented.	Manager Governance & Risk
24/05/18 5.6	The Manager Procurement provides a copy of the Procurement Guide to all Committee members.	Manager Procurement
23/08/18 5.4	Provide a summary report of the Operational Risk Register for the November meeting.	Coordinator Risk

23/08/18 5.7	Consider simplifying the Liability Claims Performance Report and/or masking it 'confidential'.	Coordinator Risk
23/08/18 6.0	An annual report of the Risk & Audit Committee to be considered at the November meeting.	Committee Chair
27/09/18 5.1	Provide status update against original plan including priorities, end dates and risk assessments for each identified processes and controls being undertaken.	Project Manager Operation Ricochet
27/09/18 5.2	A final report of TechOne Post Implementation Review Project and roadmap be presented to the Committee at a future meeting.	Manager Finance
27/09/18 5.5	Circulate a copy of the Procurement Health Check List and example of Procurement documents to the Committee.	Manager Procurement

5 Reports

5.1 Project Ricochet Update

Committee Recommendation

- 1 That the progress on implementation of the ICAC recommendations be noted.
- 2 That the Council's progress update on management's agreed actions in response to the NSW Audit Office interim management letter (17 August) recommendations be noted.
- 3 That the progress on the Business Process and Controls Framework, business process and internal control mapping be noted.

5.2 TechnologyOne Post Implementation Review Project

Committee Recommendation

That the project progress update be received and noted.

5.3 Draft Internal Audit Plan 2019-2022 - Progress Update

Committee Recommendation

- 1 That the Acting Internal Auditor's review of the existing draft Internal Audit Plan be received.
- 2 That the Revised Draft Internal Audit Plan dated 16 September 2018 be approved subject to further report outlining the delivery, plan, priorities and timeframes for 2018/19 Internal Audit Plan and future years.

3 That the initial audits be convened as planned.

5.4 Draft 2016/17 Bayside Financial Statements

Committee Recommendation

That the update on the progress of the draft 2016/17 Financial Reports be received and noted.

5.5 Health Checks - Progress Report

Committee Recommendation

That the report be received and noted.

5.6 General Manager Performance Agreement Policy

Committee Recommendation

That the General Manager's Performance Agreement Policy, as attached, be endorsed.

6 General Business

There was no General Business.

7 Next Meeting

The next meeting will be held in the Pindari Room, Rockdale Town Hall, Level 1, 448 Princes Highway, Rockdale at 6:30 pm on Thursday, 22 November 2018.

The Chairperson closed the meeting at 9:09 pm.

Attachments

General Manager's Performance Agreement Policy (Draft) J



General Manager's Performance Agreement Policy

Date 17 September 2018



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File: F18/803 Document: 18/104795 Policy Register: F16/951 Policy No.: Class of document: Council Policy

Enquiries: Manager People & Organisational Culture

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1 Introduction

1.1 Background

This policy outlines Council's adopted process for the development of the General Manager's performance agreement, and its review.

With regard to the review, it provides the framework for who will conduct the review, when the review is conducted and recommending the General Manager's remuneration increase in accordance with the General Manager's Contract and the NSW Local Government Act 1993. It incorporates good practice requirements recommended by the Office of Local Government and the Independent Commission Against Corruption (ICAC).

It ensures there is a performance monitoring process in place so that the General Manager has appropriate guidance and feedback from Council on performance expectations.

1.2 Definitions and Abbreviations

Office of Local Government (OLG) means the NSW Office of Local Government, Department of Premier and Cabinet and its successors.

the Act - the Local Government Act 1993 (NSW).

the Regulation - the Local Government (General) Regulation 2005 (NSW).

TRP - Total Remuneration Package (TRP).

Standard Contract – as referred in the Office of Local Government's (OLG) Guidelines for the Appointment and Oversight of General Managers (July 2011).

SOORT - Statutory and Other Officers Remuneration Tribunal (SOORT).

1.3 Policy statement

The purpose of this policy is to articulate the framework, delegation and responsibilities for the review of the General Manager's performance by the Council appointed Review Panel.

1.4 Scope of policy

The policy applies to the General Manager, Mayor, nominated Councillors and Manager People & Organisational Culture.

2 Performance Management Framework – (Part A)

2.1 Delegation to the Performance Review Panel

By adopting this policy, Bayside Council delegates to the Review Panel the authority to undertake performance assessments of the General Manager in accordance with this policy.

This delegation is to be exercised in accordance with the requirements of:

- The Local Government Act 1993
- The Local Government (General) Regulation 2005
- Any other relevant act, law or regulation
- Any relevant resolution or policy of Council.

This delegation is effective from the date of the Council resolution adopting this policy.

2.2 Review Panel Members

The Review Panel comprises the following Council officials:

- The Mayor
- The Deputy Mayor
- A councillor appointed by the Council
- A councillor selected by the General Manager

To ensure that the appointed councillor by the Council is not the same as the selected councillor by the General Manager, the General Manager nominates the councillor after The Council has appointed a councillor to the panel.

2.3 Training

Review Panel members may receive training to conduct a performance review of the General Manager prior to being required to conduct a Performance Review.

2.4 Appointment of Facilitator and Mediator

Manager People & Organisational Culture will facilitate the development of the agreement and of its review.

On agreement of the Review Panel and General Manager, the Manager People & Organisational Development may appoint an independent mediator to resolve any matters arising from the Performance Review that cannot be resolved by the Panel and the General Manager.

2.5 Timelines

The timeframes mentioned in this policy are consistent with the timeframes reflected in the standard contract.

3 Performance Agreement – (Part B)

3.1 Development of the Performance Agreement

The Performance Agreement is developed at the commencement of the Annual Performance Review Period in consultation with the Review Panel and the General Manager.

The Performance Agreement include clearly defined and measurable performance indicators, against which the General Manager's performance will be measured.

The Performance Agreement includes key indicators that measure how well the General Manager has met the Council's expectations with respect to:

- The five Key Performance Areas (KPAs) of Leadership, Collaboration, Advocacy, Compliance and Delivery.
- The Specific Strategic and Operational Objectives to be achieved during the review period.

The Performance Agreement is considered by Council in a closed meeting together with the outcomes of the previous Performance Review Period. It may be varied from time to time during the term of the Performance Agreement by agreement between the General Manager and the Review Panel, with such agreement not being to being unreasonably withheld.

Any Performance Agreement in place prior to the commencement of this Policy will continue to operate.

3.2 Link to Director's Performance Agreements

The General Manager will ensure that the Performance and Development Plans of the Directors:

- Align with the Performance Agreement;
- Support the achievement of the Council's expectations of the General Manager; and
- Include the relevant General Manager's Key Performance Areas and specific strategic and operational objectives expectations of the Directors are clearly articulated and reviewed.

3.3 Annual Performance Review

a Notification by General Manager.

At least 21 days prior to the Annual Performance Review due date, the General Manager will:

- Submit a self-assessment to the Facilitator; and
- Notify the elected Council that the Annual Performance Review is due.

b Assessment by elected Council

- The General Manager's self-assessment and a questionnaire relating to performance against the Performance Agreement is distributed to the Panel members by the Facilitator.
- Panel members, individually and independently, rate the performance of the General Manager against the Performance Agreement using the assessment scale outlined in it.
- Any extreme scores are discussed with the relevant Panel member and the Facilitator prior to inclusion in the Performance Review meeting.
- The Facilitator receives and collate the assessments of the Panel members in preparation for the formal Performance Review meeting.

c Review Panel will meet to:

• Review a summary of the responses received from the Panel; and

- Agree on development actions for the General Manager.
- d Review Panel meeting with General Manager
- Council provides the General Manager at least 10 days' notice that a Performance Review meeting is to be conducted.
- A meeting between the General Manager and the Review Panel will be held to discuss the Panel's rating and opportunities for future development of the General Manager. The meeting will:
 - Facilitate constructive dialogue about the General Manager's performance against all sections of the agreed performance agreement;
 - Identify any areas of concern and agreed actions to address those concerns; and
 - Ensure fairness, natural justice and the laws and principles of antidiscrimination are complied with.

3.4 Reporting

To General Manager

Within six weeks from the conclusion of the Performance Review, the Mayor prepares and sends to the General Manager a written statement that sets out:

- Council's conclusions about the General Manager's performance during the performance review period;
- Any proposal by Council to vary the performance criteria as a consequence of a performance review, and
- Any directions or recommendations made by Council to the General Manager in relation to the General Manager's future performance of the duties of the position.

To Council

The Review Panel reports the findings and recommendations of the Performance Review to a closed meeting of the elected Council as soon as practicable following the Performance Review. The submission of this report is not an opportunity to debate the results or re-enact the review.

4 Reward and Remuneration – (Part C)

4.1 Statutory and Other Officers Remuneration Tribunal Increases

An annual increase in the Total Remuneration Package (TRP) equivalent to the latest percentage increases in remuneration for senior executive officer holders as determined by the Statutory and Other Officers Remuneration Tribunal (SOORT) is available to the General Manager on each anniversary of the employment contract.

4.2 Discretionary Remuneration Increases

The Review Panel determines by consensus any changes to the General Manager's employment conditions, including remuneration adjustments (exclusive of SOORT increases).

The discretionary increases are detailed in the Rating Scale. The following three points, which supplement the criteria, provide a description of what performance would be demonstrated if it were being achieved:

- Five percentage increase. The General Manager 'exceeds performance expectations'. He / she exhibit high overall performance, substantially surpass all of his / hers key performance expectations and goals and will have exceeded expectations on the Key Performance Areas.
- Three percentage increase. Performance expectations of the General Manager 'exceeds requirements at times', consistently high quality of work and outcomes.
- One percentage increase: The General Manager 'meets performance expectations'.

Discretionary increases to the General Manager's TRP are:

- Conditional on performance being assessed by the Review Panel as being of better than satisfactory standard;
- Modest and in line with community expectations;
- Endorsed by resolution of the elected Council together with the reasons for the increase. The increase should be reported in percentage terms to a confidential meeting of Council; and
- In line with the Standard Contract.

5 Timeline for Review – (Part D)

The timeframes below are intended to be consistent with the timeframes reflected in the standard contract]

Month	Activity	Responsible
July	Notification to Council by General Manager.	General Manager
July	General Manager submits self-assessment to Facilitator.	General Manager
August	GM Self-Assessment and Performance Questionnaire is sent to Councillors and Mayor for independent rating.	Facilitator
August	Extreme scores discussed with individual Councillors.	Facilitator
August	Collate reviews.	Facilitator
August	Review Panel Meeting.	Facilitator / Panel
August	Schedule Performance Review with the GM and provide notice.	Facilitator
August	Conduct formal Performance Review Meeting with General Manager.	Facilitator / Panel

October	Report back to Council.	Mayor
October	Provide written report to GM.	Mayor

6 Roles and Responsibilities – (Part E)

6.1 Review Panel

The Review Panel is responsible for:

- Developing a Performance Agreement in consultation with the General Manager.
- Undertaking a performance assessment of the General Manager each year.
- The Manager People & Organisational Culture, be tasked with appointing a suitably qualified Facilitator in consultation with the General Manager.
- Determining the following in relation to the Performance Agreement:
 - o A final list of projects to be included in the Performance Agreement; and
 - Any managerial or behavioural actions that they would like the General Manager to address during the review year.
- Recommending any discretionary increase to the General Manager's total remuneration package.

6.2 General Manager

The General Manager is responsible for:

- submitting a list of projects to the Review Panel (maximum of six) that she / he considers are of sufficient importance to warrant her / his personal attention in that year.
- preparing a Self-Assessment of her / his performance and providing it to the Facilitator at least 21 days prior to the annual Review Panel meetings.

6.3 Mayor

The Mayor is responsible for:

- Being a member of the Review Panel.
- Preparing and presenting a Report on progress of the Performance Agreement to Council following the annual review.
- Formally advising the General Manager, Facilitator and Review Panel of any decisions of Council

The Mayor may be assisted by the Manager People & Organisational Culture in administrative tasks.

6.4 The Elected Council

The elected Council is responsible for:

 Holding an election at the beginning of each term to elect one Councillor to participate in the Review Panel. If there is more than two nominees, Council elects the position from the nominees by open voting (show of hands) in accordance with clause 251 of the Local Government (General) Regulation 2005.

6.5 Manager People & Organisational Culture

As Facilitator, the Manager People & Organisational Culture is responsible for:

- Ensuring that the public interest is best served throughout the Performance Review Process, including ensuring reviews are conducted fairly and in accordance with principles of natural justice.
- Preparing and distributing a questionnaire relating to performance against the Performance Agreement for all Councillors and the General Manager four weeks prior to the Performance Review Due Date.
- Receiving the confidential completed questionnaires and compiling a summary report including the average rating for each performance area for the annual Review Panel meeting.
- Coordinating the annual Review Panel meeting.
- Updating the Performance Agreement to reflect any changes agreed at the annual review meeting including obtaining required signatures, assisting in drafting the report and formally providing any feedback to the General Manager.
- Coordinating the Performance Review Process including scheduling of all required meetings, sourcing appropriate options for appointment of a Facilitator, formal recording of all documentation and implementation of any changes required to the General Manager's Total Remuneration Package.
- Ensuring the Review Panel members receive appropriate Performance
 Management training including:
 - The provision of written information regarding performance management;
 - An outline of the Performance Review Process; and
 - Guidelines for both Review Panel members and the General Manager on how to manage the Performance Review Process from their perspectives.
 - Assisting the Mayor and/or Panel prepare any reports and other documentation.

7 Assessment Scale – (Part F)

7.1 The Rating Scale

The following rating scale will be used to assess the General Manager's performance:

Score	Rating
5	Exceeds Expectations – Performance exceeds requirements at times, consistently high quality of work and outcomes. Significant Strength An outstanding display that brings credit to the General Manager and the organisation. Best practice – a model for others. Significantly exceeds expectations.
4	Area of Strength - Has a reputation for achieving in that area. Displays a consistent approach to performance. Recognised as an expert in that area.
3	Meets Expectations – Performance meets expected requirements. Area of Ability - Standards are constantly met and at times exceeded throughout the year. A valued, commendable achievement. Delivers what is expected of the General Manager on a consistent basis.
2	Some Improvement Required – Major requirements have been met, but expectations are not consistently delivered
1	Unsatisfactory – Important requirements have not been met, major shortcomings

For the purpose of calculation and increase in TRP (exclusive of SOORT) the General Manager's Performance Assessment from the Review Panel must be 3 and or greater than 3 on the rating scale as follows:

- Average rating of 3 1% increase in TRP
 - Average rating of 4 3% increase in TRP
- Average rating of 5 5% increase in TRP.

8 **Policy implementation**

8.1 Policy responsibilities

The Manager People & Organisational Culture is responsible for this policy. The functions the Manager People & Organisational Culture will perform in relation to this policy are:

- Provide a point of contact about the meaning and application of the policy
- Update the policy when necessary to ensure it is current
- Implement communications, education and monitoring strategies
- Ensure policy is included on Council's policy register and record management system; and
- Investigate breaches and enforcing compliance.

The Manager People & Organisational Culture is responsible for the implementation, application and review of the policy across the organisation.

9 Document control

9.1 Review

This policy will be reviewed within 12 months of the new term of Council or more frequently in the event of any material changes in circumstances and/or legislation including regulations or the standard contract.

The Manager People & Organisational Culture may approve non-significant and/or minor editorial amendments that do not change the policy substance.

The Manager People & Organisational Culture will monitor the application of this policy in accordance with Council's four year delivery program and annual operational plans.

9.2 Approval

This policy is approved by Council.

9.3 Relevant Legislation and Guidelines

Local Government Act 1993 (NSW).

Local Government (General) Regulation 2005 (NSW).

Office of Local Government Guidelines for the Appointment and Oversight of General Managers.

9.4 Other Related documents

Nil.

9.5 Record Keeping, Confidentiality and Privacy

All documents created in relation to this policy will be kept in accordance with NSW State Records Act, Bayside Council's record management practice, Corporate Records Policy and NSW State Records Act 1998.

Members of the public can access Council's documents in accordance with Government Information Public Access (GIPA) Act 2009 (effective from 1 July 2010) and Privacy and Personal Information Protection Act (PPIPA) 1998.

9.6 Version history

Include the details of the original adoption / approval and subsequent changes. Version 1.0 is the initial adopted/approved version.

Version	Release Date	Author	Reason for Change
1.0	September	Coordinator	Original - New document
	2018	Governance	

Council Meeting

14/11/2018

Item No	9.2	
Subject	Minutes of the Sport & Recreation Committee Meeting - 15 October 2018	
Report by	Debra Dawson, Director City Life	
File	SF17/2830	

Officer Recommendation

That the Minutes of the Sport & Recreation Committee meeting held on 15 October 2018 be received and the recommendations therein be adopted.

Summary

The minutes include the following substantial recommendations:

5.3 Fry's Reserve - Cricket Practice Nets

1 That the Committee considers the options put forward for cricket practice nets and supports Option 4 to progress;

Option 4:

Deferred renewal and to continue maintenance on the cricket practise nets. The existing nets have very limited life and action will need to be taken within the next 4 years.

2 That the Committee supports the funds identified for renewing the cricket nets be considered for an alternative location within the Bayside area. Alternative locations to be presented by City Infrastructure at the next Sport & Recreation Committee meeting for consideration.

5.4 Update on Botany Aquatic Centre

That the Botany Aquatic Centre Request for Quote for Stage 1 and 2 will include a minimum of one General Manager Briefing.

Present

Councillor James Macdonald Councillor Christina Curry (left the meeting at 7:16pm) Councillor Scott Morrissey

Also Present

Councillor Andrew Tsounis Councillor Dorothy Rapisardi Councillor Michael Nagi Councillor Liz Barlow Meredith Wallace, General Manager Michael McCabe, Director City Futures Hayla Doris, Manager Recreation & Community Services Clare Harley, Manager Strategic Planning Sue Matthew, Coordinator Sports & Recreation Alexandra Vandine, Coordinator Policy & Strategy

The Chairperson opened the meeting in the Meeting Room, Botany Town Hall at 6.35pm.

1 Acknowledgement of Traditional Owners

The Chairperson affirmed that Bayside Council respects the traditional custodians of the land, elders past and present and future leaders, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 Apologies

The following apologies were received:

Debra Dawson, Director City Life Debbie Franson, Acting Coordinator Asset Strategy Jeremy Morgan, Manager City Infrastructure Craig Kiely, St George Football Association Ahmed Balaghe, Banksia Tigers Sam Hassan, Arncliffe Aurora

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

4.1 Minutes of the Sport & Recreation Committee Meeting - 17 September 2018

Committee Recommendation

That the Minutes of the Sport & Recreation Committee meeting held on 17 September 2018 be received and noted and that any matters arising be discussed.

5 Reports

5.4 Update on Botany Aquatic Centre

Committee Recommendation

- 1 That the Botany Aquatic Centre Request for Quote for Stage 1 and 2 will include a minimum of one General Manager Briefing.
- 2 That Botany Aquatic Centre upgrade will continue to be a standing agenda item at the Sport & Recreation Committee.
- 3 That the Committee supports the formation of Botany Aquatic Centre community reference group in consultation with the Manager of Community Capacity Building & Engagement to cover a broad cross-section of the community to assist Council's vision of the project.

5.1 Update on Design of Arncliffe and Gardiner Park Synthetic Playing Fields

Committee Recommendation

That a progress report continues to be provided to the Committee on the synthetic playing field projects including updated information on heritage issues identified and field orientation at Arncliffe and Gardiner Park.

5.2 F6 Update

Committee Recommendation

- 1 That the update be received and noted.
- 2 That Committee members be provided with further information on the time and location of the RMS stakeholder liaison sessions that will be held on 30 October and 1 November 2018.

5.3 Fry's Reserve - Cricket Practice Nets

Committee Recommendation

1 That the Committee considers the options put forward for cricket practice nets and supports Option 4 to progress;

Option 4:

Deferred renewal and to continue maintenance on the cricket practise nets. The existing nets have very limited life and action will need to be taken within the next 4 years.

2 That the Committee supports the funds identified for renewing the cricket nets be considered for an alternative location within the Bayside area. Alternative locations to be presented by City Infrastructure at the next Sport & Recreation Committee meeting for consideration.

6 General Business

6.1 Botany RSL Swimming Club

A request was received from Botany RSL seeking a reduction to the entry fees of \$6.50 charged to parents of children in the Botany RSL Swimming Club. Parents could pay a Spectator fee of \$3.00 in line with Council endorsed fees and charges spectator fees currently charged for carnivals and pool events.

Committee Recommendation

That the Committee supports Botany RSL Swimming Club request to charge parents a spectator fee in accordance with Council's Adopted Fees and Charges 2018- 2019.

6.2 Bexley Bowling Club - Update

Councillor Tsounis requested an update on Bexley Bowling Club. Michael McCabe advised that this matter is scheduled for inclusion in the December Council meeting. At present no Development Application (DA) has been lodged. Once the DA has reached a satisfactory level, this will be presented at a GM Briefing prior to the December Council meeting.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.3 Bexley Tennis Courts - Update

The Committee was provided with an update on the recent Bayside Planning Panel approval of the Development Assessment (DA) application of Bexley Tennis Courts. The DA approval is for a period of 5 years to develop Bexley Tennis Courts into multi use courts. Council is currently in negotiation with Golden Goal on the capital program for both Bexley and Scarborough Tennis Courts.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.4 Kingsgrove Avenue Reserve

Councillor MacDonald advised the Committee that Bexley North Sports Club is a large soccer club that currently has over 600 members. A site inspection was undertaken of the field and a recommendation of synthetic field surface was discussed as possible options to support the growing community needs

Committee Recommendation

That the Committee be provided with further investigation on the possibilities of a synthetic field surface at Kingsgrove Avenue Reserve and the possibilities of potential funding.

6.5 Angelo Anestis Aquatic Centre - Request for Memorial

Council received a request to place a memorial seat with a plaque to be located at Angelo Anestis Aquatic Centre in memory of the late June. The Committee advised that requests for memorials were not supported at this time.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.6 Botany Aquatic Centre - Inflatable

Council is seeking opportunities to increase community participation at the Botany Aquatic Centre by providing opportunities for the community to engage in recreational activities to improve health and wellbeing. Council officers will explore the purchase of an inflatable pool obstacle course to be used at the pool for school holiday activities, birthday and Australia Day events.

Committee Recommendation

That the proposed inflatable obstacle course activities and programs hosted by Council at the Botany Aquatic Centre be supported.

6.7 Botany Golf Course - Golf Lessons

Council is seeking opportunities to increase community participation at the Botany Golf Course and provide opportunities to engage in recreational activities to improve health and wellbeing within the allocated resources.

Committee Recommendation

That the Committee supports progressing Council running golf programs and lessons at Botany Golf Course.

6.8 Bexley Oval - Major Project Update

The Committee requested an update on Bexley Oval amenities upgrades and more specifically, to the awning at Bexley Oval. The General Manager, Meredith Wallace provided the Committee with an update and confirmed that the awning issue has been resolved allowing cover for a weatherproof area.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.9 Rockdale Park

Councillor Nagi requested Council consider a walking track around Rockdale Park be investigated in the design phase.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.10 Sport & Recreation Committee Meeting Dates

The Sports & Recreation Committee Chair requested the Sport & Recreation Committee meetings be held on the 4th Monday of the month, starting 2019 to facilitate Committee members' attendance.

Committee Recommendation

That the Sports & Recreation Committee meetings be held on the 4th Monday of the month and that dates for 2019 are proposed at the next Committee meeting.

6.11 Hensley Athletics Field

A request was received from Maccabi Hokoah Football club seeking a reduction on the current fees charged for the use of Hensley field. The Sport & Recreation Committee has requested an investigation into venues be presented at the next Committee meeting to benchmark other elite surrounding synthetic facilities. Maccabi Hokoah Football Club will continue to be charged the current endorsed Fees and Charges.

Committee Recommendation

That the Committee be provided with further information on local synthetic field hire costs.

7 Next Meeting

The next meeting is to be held in the Meeting Room, Botany Town Hall at 6.30pm on Monday, 19 November 2018.

The Chairperson closed the meeting at 8.15pm.

Attachments

Nil

Council Meeting

14/11/2018

Item No	9.3
Subject	Minutes of the Finance & Asset Management Committee Meeting - 29 October 2018
Report by	Michael Mamo, Director City Performance
File	SF17/2830

Officer Recommendation

That the Minutes of the Finance & Asset Management Committee meeting held on 29 October 2018 be received and the recommendations therein be adopted.

Summary

The Minutes of this Committee do not contain any recommendations that are controversial or that significantly impact on the budget.

Present

Councillor Scott Morrissey Councillor Michael Nagi Councillor Liz Barlow

Also Present

Councillor Christina Curry Councillor Dorothy Rapisardi Meredith Wallace, General Manager Michael Mamo, Director City Performance Fausto Sut, Manager Governance & Risk Matthew Walker, Manager Finance Jamie Milner, Coordinator Infrastructure Assets

The Chairperson opened the meeting in the Level 2 Conference Room, Bayside Administration Centre at 6.35pm.

1 Acknowledgement of Traditional Owners

The Chairperson affirmed that Bayside Council respects the traditional custodians of the land, elders past and present and future leaders, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 Apologies

There were no apologies received.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

4.1 Minutes of the Finance & Asset Management Committee Meeting -30 July 2018

Committee Recommendation

That the Minutes of the Finance & Asset Management Committee meeting held on 30 July 2018 be confirmed as a true record of proceedings.

5 Reports

5.4 Building Structure Repairs at Botany Works Depot

Committee Recommendation

That the report on building structure repairs at Botany Works Depot be recorded and noted.

5.1 Bayside Advisory Committees' Terms of Reference

Committee Recommendation

- 1 That the amendments to the Bayside Advisory Committees' Terms of Reference, as adopted at the Council Meeting of 10 October 2018, be noted.
- 2 That a report be prepared for a future Council Meeting on the difference between a Working Party and a Committee.

5.2 September Quarterly Review of 2018/19 Budget (Quarter 1)

Committee Recommendation

That the presentation on the quarterly budget review for the first quarter, ending 30 September 2018, as attached to these minutes, be noted.

5.3 Annual Budget 2019/20 Financial Parameters

Committee Recommendation

That the budget parameters used for preparing the 2019/20 operational budget and fees and charges, as attached to these minutes, be adopted.

6 General Business

There was no General Business.

7 Next Meeting

The next meeting will be held in the Meeting Room, Botany Town Hall at 6.30pm on Monday, 4 February 2019.

The Chairperson closed the meeting at 7.45pm.

Attachments

- 1 Presentation Quarterly Budget Review September 2018 <u>J</u>
- 2 Presentation Annual Budget 2019-2020 Financial Parameters J



Quarterly Budget Review – September 2018





Agenda

- 1. Proposed Variations
- 2. Cash Budget
- 3. Operating Statement
- 4. Capital Expenditure
- 5. Restricted Assets



Details	Amount	Fav / Unfav
Flood planning assessment - 4 catchments	34,782	Unfav
Floodplain Risk Management Study (Botany, Eastlakes, Mascot and Roseberry)	13,000	Unfav
WateRide Flood Mapping Software	9,000	Unfav
Transfer from Stormwater Levy Reserve to fund the above projects	(56,782)	Fav
Botany Aquatic Centre - Leisure Management Software	11,000	Unfav
Transfer from Information Technology Reserve	(11,000)	Fav



Details	Amount	Fav / Unfav
Bexley Community Centre - Air conditioning	15,000	Unfav
Lydham Hall - boundary fence	15,000	Unfav
Transfer from Infrastructure Levy Reserve (SRV) to fund additional works in 2018/19	(30,000)	Fav
Cahill Park Amenities - Emergency repairs	80,000	Unfav
Transfer from Stormwater Management Reserve – Cahill Park – Emergency repairs	(20,000)	Fav
Transfer from Infrastructure (SRV) Levy Reserve - Cahill Park Amenities – Emergency repairs	(60,000)	Fav



Details	Amount	Fav / Unfav
Rowland Park Amenities – additional works	177,721	Unfav
Transfer from S7.11 (S94) for Rowland Park Amenities Works	(177,721)	Fav
Brighton Memorial Park Amenities - deferred due to F6	(150,000)	Fav
Transfer Infrastructure Levy (SRV) funding back to reserve for Brighton Memorial Park Amenities	150,000	Unfav
Leased Building Investigations - 9 Ador (PCYC) and 110 General Holmes Drive Kyeemagh (Kyeemagh RSL)	37,500	Unfav
Transfer from the Infrastructure Levy - Leased buildings investigations	(37,500)	Fav



Details	Amount	Fav / Unfav
Leased Building Investigations - 1 Cook Park Brighton (Brighton Baths Amenities Buildings)	12,500	Unfav
Transfer from Brighton Baths Amenities Reserve	(12,500)	Fav
Acquisition Guinea St Kogarah	1,125,000	Unfav
S7.11 (S94) Funding for Acquisition Guinea St Kogarah	(1,125,000)	Fav
Acquisition 27 Downey St Bexley	1,500,000	Unfav
S7.11 (S94) Funding for Acquisition 27 Downey St Bexley	(1,500,000)	Fav



Details	Amount	Fav / Unfav
Cooks Cove - EPA notification and monitoring	310,000	Unfav
Transfer from Domestic Waste Reserve – Cooks Cove – EPA notification	(310,000)	Fav
Kendall St Reserve - EPA Update	195,000	Unfav
Transfer from Domestic Waste Reserve – Kendall St Reserve – EPA Update	(195,000)	Fav
Botany Town Hall – Roof Replacement	700,000	Unfav
Transfer from Asset Replacement	(200,000)	Fav
Transfer from Strategic Priorities Reserve	(500,000)	Unfav



Details	Amount	Fav / Unfav
Lady Robinson Beach Nourishment Works (50/50 Grant funding)	490,000	Unfav
Lady Robinson Beach Nourishment Works - Grant Revenue	(245,000)	Fav
Lady Robinson Beach Nourishment Works - Transfer from Infrastructure Levy (SRV)	(245,000)	Fav
Bayside Council Local Environment Plan Works	1,221,875	Unfav
Bayside Council Local Environment Plan – Grant Revenue (total grant \$2.5M)	(1,221,875)	Fav

Proposed variations – budget transfers



Details	Amount	Fav / Unfav
Transfer from Work Place Relations - Staff Uniforms	(250,000)	Fav
Transfer to Stores - Staff Uniforms	250,000	Unfav
City Performance - Transfer to learning and development	(23,333)	Fav
Learning and Development - Transfer from City Performance	23,333	Unfav
Transfer from Bushland - Sir Joseph Banks Park	(60,000)	Fav
Transfer to Natural Area Restoration – Sir Joseph Banks Park	60,000	Unfav

Proposed variations – budget transfers



Details	Amount	Fav / Unfav
Transfer from 2018/19 Building Rehabilitation Program	(200,000)	Fav
Botany Depot Works	100,000	Unfav
Rockdale Day Care Centre - Air conditioning	60,000	Unfav
Kogarah Seniors Citizens - Floors and Curtains	20,000	Unfav
Ramsgate Seniors Citizens - Air conditioning	20,000	Unfav

Proposed variations – budget transfers



Details	Amount	Fav / Unfav
Transfer from Employee Costs - Land Use Planning	(8,000)	Fav
Transfer from Employee Costs - Open Space and Recreation Planning	(31,500)	Fav
Review of F6 Extension Environmental Impact Statement and Open Space & Recreation	39,500	Unfav





Details	Amount	Fav / Unfav
Council meeting 27 June 2018- New Footpaths Program Added	50,000	Unfav
Ador Avenue Synthetic Field - Revenue estimate	(60,000)	Fav
Hire of temporary lights Ador Ave	54,066	Unfav
Transfer to Reserve – Synthetic Field	5,934	Unfav
Replacement of event equipment (Xmas trees, lights and decorations)	85,000	Unfav
Events software system	7,160	Unfav



Proposed variations

Details	Amount	Fav / Unfav
Mayoral Minute - Mayoral Reception for Lebanese Ambassador and Consulate General	8,500	Unfav
Notice of Motion - Access Ramp Lady Robinsons Beach near President Avenue	15,000	Unfav
Employee Costs Savings Adjustment – September Quarter	(100,660)	Fav



Projected cash budget result

Bayside Council

Budget review for period ended 30 September 2018 Brojected cash budget at 20 June 2010

Projected	cash I	budget	at 30	June 20	19

Consolidated Operating Result	Adopted Budget 2018/19	Recommend Variations September Quarter	Projected Year End Result
Total income from continuing operations	208,992,403	1,526,875	210,519,278
Total expense from continuing operations	167,391,301	1,861,563	169,252,864
Operating profit / (loss) from continuing operations	41,601,102	(334,688)	41,266,414
Capital and Reserve Movements			
Capital Expenditure	54,655,833	4,054,881	58,710,714
Loan Repayments	1,079,150		1,079,150
Proceeds from sale of assets	(1,236,450)		(1,236,450)
Book value of assets sold	1,236,450		1,236,450
Net transfers To / (From) reserves	9,891,405	(4,324,569)	5,566,836
Net capital and reserve movements	65,626,388	(269,688)	65,356,700
Net result (including depreciation)	(24,025,286)	(65,000)	(24,090,286)
Add back non cash items	24,102,503		24,102,503
Cash budget Surplus / (Deficit)	77,217	(65,000)	12,217



Projected income and expenses

Bayside Council Budget review for the period ended 30 September 2018 Income and expenses

	Adopted Budget 2018/19	Recommend Variations September Quarter	Projected Year End Result	YTD Actual September 2018
Income from continuing operations				
Rates & Annual Charges	114,469,999		114,469,999	115,270,113
User Charges & Fees	12,074,558	60,000	12,134,558	3,570,796
Interest & Investment Revenue	8,396,965		8,396,965	3,317,980
Other Revenues	19,830,926		19,830,926	5,076,435
Operating Grants & Contributions	8,270,399	1,221,875	9,492,274	2,481,051
Capital Grants & Contributions	38,204,000	245,000	38,449,000	(651,785)
Internal Income	7,745,556		7,745,556	1,480,817
Net gain / (loss) from disposal of assets				
Total income from continuing operations	208,992,403	1,526,875	210,519,278	130,545,407
Total income from continuing operations	208,992,403	1,526,875	210,519,278	130,545,407
Total income from continuing operations Expenses from continuing operations	208,992,403	1,526,875	210,519,278	130,545,407
	76,333,767	1,526,875 (140,160)	210,519,278 76,193,607	17,571,595
Expenses from continuing operations				
Expenses from continuing operations Employee costs	76,333,767		76,193,607	17,571,595
Expenses from continuing operations Employee costs Borrowing Costs	76,333,767 216,961	(140,160)	76,193,607 216,961	17,571,595 101,181
Expenses from continuing operations Employee costs Borrowing Costs Materials & Contracts	76,333,767 216,961 41,384,411	(140,160)	76,193,607 216,961 43,386,134	17,571,595 101,181 14,488,361
Expenses from continuing operations Employee costs Borrowing Costs Materials & Contracts Depreciation & Impairment	76,333,767 216,961 41,384,411 22,866,053	(140,160)	76,193,607 216,961 43,386,134 22,866,053	17,571,595 101,181 14,488,361 5,763,548
Expenses from continuing operations Employee costs Borrowing Costs Materials & Contracts Depreciation & Impairment Other Expenses	76,333,767 216,961 41,384,411 22,866,653 18,843,104	(140,160)	76,193,607 216,961 43,386,134 22,866,053 18,843,104	17,571,595 101,181 14,488,361 5,763,548 6,863,370
Expenses from continuing operations Employee costs Borrowing Costs Materials & Contracts Depreciation & Impairment Other Expenses	76,333,767 216,961 41,384,411 22,866,653 18,843,104	(140,160)	76,193,607 216,961 43,386,134 22,866,053 18,843,104	17,571,595 101,181 14,488,361 5,763,548 6,863,370
Expenses from continuing operations Employee costs Borrowing Costs Materials & Contracts Depreciation & Impairment Other Expenses Internal Expenses	76,333,767 216,561 41,384,411 22,866,053 18,843,104 7,747,005	(140,160) 2,001,723	76,193,607 216,961 43,386,134 22,866,053 18,843,104 7,747,005	17,571,595 101,181 14,488,361 5,763,548 6,863,370 1,483,977



Projected capital expenditure

Bayside Council Budget review for the period ended 30 September 2018 Capital expenditure budget

2018/19 Capital Works Program	Adopted Budget	Proposed September Quarter Amendments	Projected Year End Result
Asset Planning and Systems	2,617,000		2,617,000
Beaches and Waterways	2,500,000	490,000	2,990,000
Buildings and Property	6,125,000	3,462,721	9,587,721
Library Resources	819,000		819,000
Open Spaces	17,772,570	(60,000)	17,712,570
Plant, Fleet and Equipment	4,384,550	85,000	4,469,550
Roads and Transport	12,272,781	50,000	12,322,781
Stormwater Drainage	1,405,000		1,405,000
Town Centres	4,020,000		4,020,000
New Council Implementation Fund	2,739,932		2,739,932
Information Technology	0	27,160	27,160
	54,655,833	4,054,881	58,710,714



Reserve Balances – Estimated subject to completion of audit

External Restrictions	Opening Balance 2018/19 \$'000	2018/19 Trs to \$'000	2018/19 Trs From \$'000	Closing Balance 2018/19 \$'000	Proposed Quarter Adjustments Trs to / (Trs from) \$'000	Forecast Balance 2018/19 \$'000
External Restrictions						
Developer contributions – general	239,904	33,600	13,273	260,231	(2,803)	257,428
Specific purpose unexpended grants	10,353	0	9,778	575		575
Domestic waste management	6,014	28,341	29,518	4,837	(562)	4,275
Stormwater management	3,105	1,260	1,877	2,488	(20)	2,468
Local area funds	13,941	757	1,564	13,134		13,134
Infrastructure levy reserve	7,287	11,176	8,970	9,493	(223)	9,270
Community safety levy	574	432	319	687		687
Mascot main street	802	101		903		903
Mascot parking rate	1,282	101		1,383		1,383
Total external	283,262	75,768	65,299	293,731	(3,608)	290,123



Reserve Balances – Estimated subject to completion of audit

	Opening Balance 2018/19 \$'000	2018/19 Trs to \$'000	2018/19 Trs From \$'000	Closing Balance 2018/19 \$'000	Proposed Quarter Adjustments Trs to / (Trs from) \$'000	Forecast Balance 2018/19 \$'000
Internal Restrictions						
Infrastructure replacement	100			100		100
Employees leave entitlement	5,341	0	0	5,341		5,341
Carry over works	307			307		307
Deposits, retentions and bonds	2,000			2,000		2,000
Plant and equipment	2,713	1,231	1,740	2,204		2,204
Office equipment and it reserve	1,327	370	0	1,697	(11)	1,686
Open space and s94 obligations	1,723	100	0	1,823		1,823
Public liability claims	346			346		346
Workers compensation	116			116		116
Council election	25	160	0	185		185
Strategic priorities	16,521	4,023	3,920	16,624	(500)	16,124
Street lighting hardware	300			300		300
Brighton bath amenities building	3,195	450	700	2,945	(13)	2,932
Arncliffe youth centre	2,970		350	2,620		2,620



Reserve Balances – Estimated subject to completion of audit

	Opening Balance 2018/19 \$'000	2018/19 Trs to \$'000	2018/19 Trs From \$'000	Closing Balance 2018/19 \$'000	Proposed Quarter Adjustments Trs to / (Trs from) \$'000	Forecast Balance 2018/19 \$'000
Internal Restrictions						
Asset replacement	200			200	(200)	0
Church Ave road widening	200			200		200
Domestic waste management	122			122		122
Mascot oval	80			80		80
O'Riordan St cables	210			210		210
Public works	224			224		224
Childrens Services	108			108		108
Synthetic Field Replacement Reserve	0			0	6	6
Total internal	38,128	6,334	6,710	37,752	(718)	37,034
Total restrictions	321,390	82,102	72,009	331,483	(4,326)	327,157



Questions





Budget 2019-20 and Long Term Financial Plan Parameters





Proposed 2019-20 Budget Parameters

Item	Details	Parameter
Rates	IPART Rate Peg - September 2018	2.70%
Rates	Rates revenue volume growth rate	0.40%
Employee Costs	NSW Local Government Award Increase + 1% for staff performance movements	3.50%
Superannuation	Superannuation Guarantee Rate	9.50%
Superannuation	Defined Benefits and Retirement Schemes	
Statutory Set Fees and Charges	Increase by value approved by various legislation	
User Charges and discretionary fees	Local Government Cost Index (2.70% + 0.30%)	3.00%
Grant Revenue	As per approved funding	
Capital and Pavement Maintenance	Construction Costs Index	3.70%
Utility	Utility Charges (Electricity, Water, Gas)	3.20%
Other Materials and Contracts	Local Government Cost Index (2.70%)	2.70%
Investment Revenue - Surplus Funds	Interest Rate - Investments	2.50%
Investment Revenue - Rates and		
Charges	Interest Rate - Overdue Rates and Charges	7.50%
Other Expense Items	Local Government Cost Index (2.70% + 0.30%)	3.00%
NSW State Government Wages Cap	Mayor / Councillor Allowance	2.50%



Proposed Long Term Financial Plan Parameters

Item	Details	Parameter
Rates	IPART Rate Peg - September 2018	2.70%
Rates	Rates revenue volume growth rate	0.40%
Employee Costs	NSW Local Government Award Increase + 1% for staff performance movements for years 2 -4	3.50%
	Remaining years at mid point CPI RBA target range	2.50%
Superannuation	Superannuation Guarantee Rate is due to increase from 2021 by 0.5% till maximum 12%	9.50% to 12%
Statutory Set Fees and Charges	Increase by lower CPI of RBA target range	2.00%
User Charges and discretionary fees	Local Government Cost Index	3.00%
Grant Revenue	As per approved funding	
Capital and Pavement Maintenance	Construction Costs Index	3.70%
Utility	Utility Charges (Electricity, Water, Gas)	3.20%
Other Materials and Contracts	Materials and Contracts - Operating	2.70%
Investment Revenue - Surplus Funds	Interest Rate - Investments	2.50% to 2.75%
Investment Revenue - Rates and Charges	Interest Rate - Overdue Rates and Charges	7.50%
Other Expense Items	Other Expenses	3.00%
NSW State Government Wages Cap	Mayor / Councillor Allowance	2.50%



Questions



Bayside Council Serving Our Community

Council Meeting

14/11/2018

Item No	9.4
Subject	Minutes of the Brighton Le Sands Working Party Meeting - 31 October 2018
Report by	Michael McCabe, Director City Futures
File	SF17/2830

Officer Recommendation

That the Minutes of the Brighton Le Sands Working Party meeting held on 31 October 2018 be received and the recommendations therein be adopted.

Summary

The minutes include the following substantial item:

5.1 Implementation Plan

Present

Councillor Bill Saravinovski, Mayor Councillor Michael Nagi (Chair) Councillor Liz Barlow Councillor Vicki Poulos Councillor Joe Awada Councillor Paul Sedrak Councillor Dorothy Rapisardi Councillor James Macdonald

Also Present

Meredith Wallace, General Manager Michael McCabe, Director City Futures Clare Harley, Manager Strategic Planning Samantha Urquhart, Manager Property Jeremy Morgan, Manager City Infrastructure Irene Chan, Urban Designer Kathy Pasalich, Development Manager Gabrielle Morrish, Manager Director & Principal - GM Urban Design & Architecture Karla Castellanos, Director of Urban Projects - GM Urban Design & Architecture Netta Vandchali, Urban Designer - GM Urban Design & Architecture

The Chairperson opened the meeting in the Level 2 Conference Room at Bayside Administration Building at 6.35pm.

1 Acknowledgement of Traditional Owners

The Chairperson affirmed that Bayside Council respects the traditional custodians of the land, elders past and present and future leaders, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 Apologies

There were no apologies received:

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

4.1 Minutes of the Brighton Le Sands Working Party Meeting - 29 August 2018

Committee Recommendation

That the Working Party note that the minutes of the meeting held on 29 August 2018 were adopted by Council on 10 October 2018.

5 Reports

5.1 Implementation Plan

Committee Recommendation

- 1 That the Working Party note the project status of the approved parking restrictions at Princess Street and the Boulevarde as per Rockdale Traffic Committee item BTC18.169 Council resolution 10 October 2018.
- 2 That the Working Party recommend that the on-street parking space priorities be reported to the Bayside Traffic Committee meeting dated 7 November 2018.
- 3 That the Working Party note the outcome of the design completion for 64-68 The Grand Parade.
- 4 That the feedback from the Working Party inform the options for the Masterplanning study area.
- 5 That the feedback from the Working Party inform the Boulevarde Car Park Redevelopment Business Case.

6 General Business

There was no General Business.

7 Next Meeting

The next meeting will be held in the Level 2 Conference Room, Bayside Administration Building at 6.30pm on Wednesday, 30 January 2019.

The Chairperson closed the meeting at 8.56pm.

Attachments

Nil

Council Meeting

14/11/2018

Item No	9.5
Subject	Minutes of the Bayside Traffic Committee Meeting - 7 November 2018
Report by	Michael McCabe, Director City Futures
File	SF17/2830

Officer Recommendation

That the Minutes of the Bayside Traffic Committee meeting held on 7 November 2018 be received and the recommendations therein be adopted.

Present

Councillor Dorothy Rapisardi (Acting Convener) Senior Constable Andrew Chu, St George Local Area Command, Senior Constable Alexander Weissel, Botany Bay Police, James Suprain, representing Roads and Maritime Services, Les Crompton, representing State Member for Kogarah, George Perivolarellis, representing State Members for Rockdale and Heffron,

Also Present

Pintara Lay, Coordinator Traffic and Road Safety, Bayside Council, Lyn Moore, NSW Pedestrian Council, Peter Hannett, St George Bicycle User Group, Rabih Bekdache, Transit Systems, Malik Almuhanna, Traffic Engineer, Bayside Council, David Carroll, Senior Parking Patrol Officer, Bayside Council, Glen McKeachie, Coordinator Regulations, Bayside Council, Pat Hill, Traffic Committee Administration Officer, Bayside Council, Michael Hollingsworth, State Transit Authority – General Session – Bus Zone - Item BTD18.197(b) James Forsyth, State Transit Authority – General Session – Bus Zone – Item BTC18.197(b)

The Acting Convenor opened the meeting in the Rockdale Town Hall, Pindari Room, Level 1, 448 Princes Highway, Rockdale at 9.17am and affirmed that Bayside Council respects the traditional custodians of the land, elders past and present and future leaders, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

1 Apologies

The following apologies were received:

Councillor Ed McDougal Jeremy Morgan, Manager City Infrastructure, Bayside Council

2 Disclosures of Interest

There were no disclosures of interest.

3 Minutes of Previous Meetings

BTC18.177 Minutes of the Bayside Traffic Committee Meeting - 3 October 2018

Committee Recommendation

That the Minutes of the Bayside Traffic Committee meeting held on 3 October 2018 be confirmed as a true record of proceedings.

4 Reports

BTC18.178 Alfred Lane, Botany Lane, Frogmore Lane, Hardie Lane, Johnson Lane and King Lane - proposed 'Park in Parking Bays Only'

Committee Recommendation

- 1 That approval be given to the installation of 'No Parking' in:
 - a) Alfred Lane
 - b) Botany Lane
 - c) Hardie Lane
 - d) Johnson Lane
 - e) King Lane
- 2 That parking situations in Frogmore Lane at the rear of Sutherland Street be retained and be subject to further investigation of results of parking survey in Sutherland Street.
- 3 That the parking restriction in the above five lanes be reviewed in 1 year.

BTC18.179 Bonar Street near Monk Avenue, Arncliffe - Proposed centre line type S1 in Bonar Street and Double barrier lines in Monk Avenue

Committee Recommendation

- 1 That approval be given to the installation of 10m double barrier centre lines in Monk Avenue at its intersection with Bonar Street.
- 2 That approval be given to the installation of S1 type centre line in Bonar Street between Thompson Street and Wollongong Road whilst retaining existing double barrier line near the bend.

BTC18.180 1-3 Chapel Street at rear of 21 Bay Street, Rockdale -Proposed 50m Works Zone for 14 weeks

Committee Recommendation

- 1 That the approval be given to the installation of 50m of 'Works Zone, 7 am 6.30 pm, Mon Fri- and 8 am 3.30 pm Sat' restriction along the northern kerb line of Chapel Street rear of 21 Bay Street, Rockdale, for the duration of 14 weeks, subject to relevant conditions.
- 2 That approval be given for the 'No Parking at other times' restrictions outside of Works Zone times due to narrow width of Chapel Street.
- 3 That the construction vehicles movements be restricted to travel between the works zone site in Chapel Street, Lister Avenue and Princes Highway.
- 4 That the existing 10m statutory 'No Stopping' zones at the corner of Chapel Street be retained.
- 5 That the Islands opposite to 1-3 Chapel Street be removed and road resurfaced to allow for a 3.5m width to maintain access to the car park at north-western end of the site.

BTC18.181 Edgehill Avenue and Hayden Place intersection, Botany proposed signage to reinforce the 10m Statutory 'No Stopping' restriction

Committee Recommendation

- 1 That the approval be given to three (3) 'No Stopping' restrictions to reinforce the 10m statutory 'No Stopping' zones at the intersection of Edgehill Avenue with Hayden Place, Botany.
- 2 That the existing 2 x 20m unbroken barrier lines, type BB, be changed to broken centre line type S1 line, along Edgehill Avenue south of Botany Road to allow vehicles to cross the centre line, if it is safe to do so and provide parking spaces along the kerb line of Edgehill Avenue.

BTC18.182 Fraser Avenue west of Bunnerong Road, Eastgardens -Proposed Refuge Island

Committee Recommendation

That approval be given for the installation of a pedestrian refuge island in Fraser Avenue west of Bunnerong Road, Eastgardens, subject to availability of funding.

BTC18.183 Holloway Street and Page Street intersection - Proposed temporary 'No Right Turn' restrictions as part of Condition of consent of DA-14/80/03 of 32 Page Street Pagewood.

Committee Recommendation

- 1 That endorsement be given to the installation of the proposed temporary 'No Right Turn', 7 am 9 am and 4 pm 6 pm Mon-Fri) restriction, from Page Street eastern approach to Page Street northern approach be installed.
- 2 That the above endorsement for the temporary 'No Right Turn' restriction be referred to RMS for approval.
- 3 That the Pagewood Public School and local businesses be advised prior to the installation of the 'No Right Turn' restriction.

BTC18.184 James Bourke Place between Edward Street and Banksia Street, Botany - Proposed painting of ONE WAY arrow linemarking to reinforce the existing 'one way' restriction.

Committee Recommendation

That approval be given to the painting of two (2) of 'ONE WAY' arrow road markings in James Bourke Place, northbound, from Edward Street to Banksia Street, Botany.

BTC18.185 Jameson Lane between Sandringham Street and Bonanza Parada - proposed 'No Parking' and 'No Stopping' restriction

Committee Recommendation

- 1 That '10m 'No Stopping' restrictions be installed along eastern kerbline of Jameson Lane at both its intersections with Bonanza Lane and Sandringham Street
- 2 That 'No Parking' restrictions be installed along the eastern kerbline of Jameson Lane between the above 'No Stopping' restrictions.
- BTC18.186 King Street, Mascot, between Botany Road and Sutherland Street - Detailed Plan of traffic calming scheme funded by Commonwealth government under 2018/2019 Blackspot Program.

Committee Recommendation

1 That the detailed design drawings of the proposed traffic calming scheme 100% funded by Federal Government under 2018/2019 Blackspot Program, in King Street between Botany Street and Sutherland Street be endorsed.

2 That approval be given to the installation of 'No Stopping' signs to reinforce the 10m statutory 'No Stopping' restrictions of at the intersection of King Street with Alfred Street to increase the intersection sight distance.

BTC18.187 Preddys Road at driveway to Angelo Anestis Aquatic Centre Car Park - Proposed painting of a dividing line

Committee Recommendation

That a 9m dividing line (Type E1) with raised pavement markers be installed at the driveway of Angelo Anestis Aquatic Centre Car Park with Preddy's Road, Bexley.

BTC18.188 Ramsgate Road, Ramsgate, east of Chuter Avenue -Proposed extension of 'No Stopping' restriction by 13.5m

Committee Recommendation

That approval be given to relocation of the existing 'No Stopping' sign along the northern kerb line of Ramsgate Road east of Chuter Avenue, on the electric light pole to 13.5m eastwards past the two driveways on a new stem in front of 136B Chuter Avenue, as follows:

- From 0m to 39.5m retain 'No Stopping' restriction
- From 39.5m to 53m proposed 'No Stopping' restriction
- From 53m eastward retain existing parking and restrictions.

BTC18.189 Roach Street at Gore Street, Arncliffe - proposed concrete median island and Give Way Priority control

Committee Recommendation

- 1 That approval be given for the installation of a 3m long, 0.7m wide concrete median island in Roach Street, Arncliffe at its intersection with Gore Street when funds are made available.
- 2 That approval be given for the installation sign and line of 'Give Way' priority control in Roach Street approach to Gore Street.

BTC18.190 2 Sarah Street, Mascot - Proposed 50m Works Zone for 52 weeks

Committee Recommendation

1 That the approval be given to the installation of 50m of 'Works Zone, 7 am – 6.30 pm, Mon – Fri- and 8 am – 3.30 pm Sat' restriction along the southern side

fronting number 2 Sarah Street, for the duration of 52 weeks, subject to relevant conditions.

- 2 That the applicant to provide turning swept paths for the largest vehicle visiting the site for entering and exiting routes to the site including all intersections along the route.
- BTC18.191 Shaw Street, between Bexley Road and Kingsgrove Road -Detailed Design for proposed separate through and parking lanes, kerb extensions and changes to intersection priority control - funded by Commonwealth Government under 2018/2019 Blackspot Program

Committee Recommendation

That detailed plans showing the proposed traffic calming scheme in Shaw Street, between Bexley Road and Kingsgrove Road be endorsed.

BTC18.192 Slade Road and Paine Street - Bus Zones for Punchbowl Bus routes

Committee Recommendation

- 1 That 20m 'Bus Zone 6.30 am 9.30 pm Mon Fri 6.30 am 6.30 pm Sat Sun' restrictions be signposted along the eastern kerbline of Paine Street north of the existing 'No Stopping' restrictions at pedestrian crossing
- 2 That 20m 'Bus Zone 6.30 am 9.30 pm Mon Fri 6.30 am 6.30 pm Sat-Sun' restrictions be installed instead of 'No Stopping' restrictions between the driveways of 236 and 238 at the existing bus stop location

BTC18.193 Somerville Street, from Forest Road to Gore Street, Arncliffe - proposed Installation of Broken Barrier Lines

Committee Recommendation

- 1 That approval be given to the installation of 240m x broken barrier lines, type S1, in Somerville Street from Forest Road to Gore Street, Arncliffe.
- 2 That approval be given to the installation of 'No Stopping' yellow lines along the eastern kerb line of Somerville Street from Forest Road to Gore Street.

BTC18.194 Teralba Road, Kings Road and Hercules Road, Brighton Le Sands - Proposed Angled Parking

Committee Recommendation

- 1 That this matter be deferred until Council engineers investigate parking options in Teralba Road, Kings Road and Hercules Road, Brighton Le Sands in line with the Australian Standards.
- 2 Following the investigations Council to discuss the proposal with the RMS.

BTC18.195 Anti-Social Driving Behaviour

Committee Recommendation

No matters were raised for consideration.

BTC18.196 Matters referred to the Bayside Traffic Committee by the Chair

Committee Recommendation

No matters were raised by the Chair.

BTC18.197 General Business

BTC18.197(a) Subject: Innesdale Road and Marsh Street, traffic lights raised by the RMS representative.

Committee Recommendation

That approval be given to the installation of 20m 'No Stopping' on both sides of Innesdale Road, as part of the new set of traffic control signals installed by the RMS.

BTC18.197(b) Subject: Bus Zones raised by the State Transit Authority representative.

Item 1 - Denison Street, Banksmeadow New 22.9m Bus Zone on the western side of Denison Street replacing existing 'No Stopping' (make use of existing RTA stems. Head of bus zone 40m south of traffic signals at Bunnings Warehouse (TCS 4713)

Item 2 – Dennison Street, Hillsdale New 17.0m Bus Zone on eastern side of Denison Street replacing existing 'No Stopping'. Head of bus zone north of southern driveway to premises number 130 Denison Street. Rear of bus zone 25m south of traffic signals at Bunnings Warehouse (TCS 4713)

Item 3 - Beauchamp Road Hillsdale

New 23.0m Bus Zone on northern side Beauchamp Road between Denison Street and Grace Campbell Circuit replacing existing unrestricted parking. Rear of bus zone from wooden ELP MA01645, west of driveway to premises number 24. Head of bus zone on eastern side of driveway to premises number 26.

Item 4 - Smith Street, Hillsdale

New 34.0m Bus Zone on southern side of Smith Street between Rhodes Street and Denison Street replacing existing unrestricted parking. Opposite premises number 40. Rear of bus zone from wooden ELP MA06075.

Item 5 - Smith Street, Eastgardens

New 18.0m Bus Zone on northern side of Smith Street, east of Rhodes Street replacing existing unrestricted parking. Rear of bus zone from western side of driveway to premises number 30. Head of bus zone at wooden ELP MA 06080 where existing 'No Stopping' for lead into roundabout at Rhodes Street commences.

Committee Recommendation

- 1 That Consultation be carried out by the State Transit Authority with the affected residents and businesses prior to the installation of new bus zones..
- 2 That the result of the consultation be forwarded electronically to the voting members of the Bayside Traffic Committee for consideration.
- 3 That the STA advise the State Member for Maroubra and Council of their proposal.

5 General Business

The Convenor closed the meeting at 11.46am.

Attachments

Nil

Council Meeting

	-
Item No	10.1
Subject	Notice of Motion - Renaming E

Subject	Notice of Motion - Renaming Bayside Wards
Submitted by	Michael Mamo, Director City Performance
File	SC18/1341

Summary

This Motion is submitted by Councillor Nagi and Councillor Macdonald.

Motion

- 1 That Council renames the Bayside Local Government Wards using a simple numerical sequence 1, 2, 3, 4, and 5 to eliminate the confusion particularly between the Botany Bay and Port Botany Wards.
- 2 That Council complies with best practice guidelines and undertake community consultation on the proposed renaming of the Council Wards.
- 3 That Council reports back to Council in February 2019 on the results of the community consultation.

Background

Councillors are regularly contacted by residents about issues that relate to a different Ward. These residents are particularly frustrated by the confusion between the naming of the Port Botany and Botany Bay Wards.

A simple solution would be to rename the Wards using numbers which are easy for residents to understand and remember.

The Office of Local Government recommends undertaking consultation to assess community sentiment about a renaming proposal, especially when the existing names are long standing or have significant local meaning. In Bayside this is not the case as the names have only been in use for two years. However, to ensure best practice, it is recommended that we test the proposal with the wider community prior to making a final decision early in 2019.

Comment by General Manager:

This Notice of Motion is in order and can be dealt with. Section 210(4) of the Local Government Act allows for a renaming of wards but does not prescribe a process. It is best practice to consult with our community on the renaming of Council wards.

Attachments

Nil



14/11/2018