

## **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 13 March 2019** at **7:00 pm**.

## **AGENDA**

**1 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS**

**2 OPENING PRAYER**

**3 APOLOGIES**

**4 DISCLOSURES OF INTEREST**

**5 MINUTES OF PREVIOUS MEETINGS**

5.1 Minutes of the Council Meeting - 13 February 2019.....3

**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**

8.1 Classification of the Arncliffe Youth Centre and Adjoining Open Space  
being Lot 2 & 3 in DP1214364 ..... 19

8.2 Kyeemagh Public School - State Significant Development (SSD 9391) .....22

8.3 Wentworth Avenue Intersections Upgrade.....42

8.4 Tender - Kingsgrove Town Centre Upgrade .....45

8.5 Tender - Hillsdale Child Care Centre Outdoor Space.....51

8.6	Tender - Banksmeadow Town Centre Upgrade .....	56
8.7	Tender - SSROC Gross Pollutant Trap Cleaning Contract.....	61
8.8	Statutory Financial Report for January 2019.....	64
8.9	Presentation of the Bayside Council Audited Financial Reports for 2016/17 .....	70
<b>9</b>	<b>MINUTES OF COMMITTEES</b>	
9.1	Minutes of the Bayside Floodplain Risk Management Committee Meeting - 20 February 2019.....	72
9.2	Minutes of the Sport & Recreation Committee Meeting - 25 February 2019 .....	75
9.3	Minutes of the Risk & Audit Committee Meeting - 28 February 2019 .....	80
9.4	Minutes of the Bayside Traffic Committee Meeting - 6 March 2019 .....	85
<b>10</b>	<b>NOTICES OF MOTION</b>	
10.1	Notice of Motion - Anti-Social Behaviour in Kyeemagh Boat Ramp Area .....	92
<b>11</b>	<b>QUESTIONS WITH NOTICE</b>	
<b>12</b>	<b>CALL FOR RESCISSION MOTIONS</b>	

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**

**13/03/2019**

Item No	5.1
Subject	<b>Minutes of the Council Meeting - 13 February 2019</b>
Report by	Fausto Sut, Manager Governance & Risk
File	SF18/3013

---

## **Officer Recommendation**

The Minutes of the Council meeting held on 13 February 2019 be confirmed as a true record of proceedings.

---

## **Present**

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

## **Also Present**

Meredith Wallace, General Manager  
Michael Mamo, Director City Performance  
Debra Dawson, Director City Life  
Michael McCabe, Director City Futures  
Colin Clissold, Director City Presentation  
Fausto Sut, Manager Governance & Risk  
Matthew Walker, Manager Finance  
Samantha Urquhart, Manager Property  
Karin Targa, Major Projects Unit Director  
Clare Harley, Manager Strategic Planning  
Christine Stamper, Acting Head of Communications & Events  
Bill Nikolovski, IT Support Officer  
Anne Suann, Governance Officer

---

The Mayor opened the meeting in the Council Chambers, Rockdale Town Hall, Level 1, 448 Princes Highway, Rockdale at 7.11 pm.

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**

Reverend Father Michael Delsorte (Prior) from Child Jesus and St Josephs Church (Priory) in Rockdale will now open the meeting in prayer.

## **3 Apologies**

There were no apologies received.

## **4 Disclosures of Interest**

Councillor Bezic declared a Significant Non-Pecuniary Interest in Item 8.2 on the basis that he knows the Director / Secretary of the company, and stated he would leave the Chamber for consideration and voting on the matter.

Councillor Ibrahim declared a Less than Significant Non-Pecuniary Interest in Item 8.7 on the basis that a family member had expressed an interest in the use of the cafe, but stated he would remain in the Chamber for consideration and voting on the matter.

Councillor Poulos declared a Less than Significant Non-Pecuniary Interest in Item 8.9 on the basis that she is of the same Orthodox faith, but stated she would remain in the Chamber for consideration and voting on the matter because she is not a member of the parish subject to the application.

Councillor Tsounis declared a Less than Significant Non-Pecuniary Interest in Item 8.9 on the basis that he is of the same Orthodox faith, but stated he would remain in the Chamber for consideration and voting on the matter because he is not a member of the parish subject to the application.

## **5 Minutes of Previous Meetings**

### **5.1 Minutes of the Council Meeting - 12 December 2018**

#### **RESOLUTION**

Minute 2019/001

Resolved on the motion of Councillors Nagi and Tsounis

The Minutes of the Council meeting held on 12 December 2018 be confirmed as a true record of proceedings.

## **Presentations**

### **A Certificates of Recognition – Rockdale City Suns Football Club**

The Mayor, Councillor Saravinovski, accompanied by the Member for Rockdale, Mr Stephen Kamper MP, and Councillors Macdonald and McDougall, presented the following Certificates of Recognition:

- Rockdale City Suns Football Club 2019 Maso Cup Winners
- Rockdale City Suns Football Club 2019 Maso Cup Under 20s Winners

for their outstanding performance at the Maso Cup Tournament in Queanbeyan over the Australia Day weekend.

### **B Certificate of Recognition – St George District Netball Association Under 14s Representative Team**

The Mayor, Councillor Saravinovski, accompanied by the Member for Rockdale, Mr Stephen Kamper MP, presented a Certificate of Recognition to the Under 14s Representative Team who won Division 2 of the Netball NSW State Age Champions in 2018 congratulating them on their outstanding achievement.

## **6 Mayoral Minutes**

### **6.1 Mayoral Minute - Mayor's 2018 Charity Christmas Dinner**

The Mayor, Councillor Saravinovski, accompanied by the Member for Rockdale, Mr Stephen Kamper MP, and Councillors Macdonald and Tsounis, presented a cheque in the amount of \$9,485 to Mr Garry Morris for the St George Children and Disabilities Fund Incorporated.

#### **RESOLUTION**

Minute 2019/002

Resolved on the motion of Councillors Tsounis and Nagi

That the Mayoral Minute be received and noted.

## 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.

### 8.1 Bayside Council Draft Financial Reports 2016/17 - Statement by Councillors and Management and associated information

Councillor Sedrak was absent for the voting on this item.

Jennifer Whitten, Chair of the Risk & Audit Committee, spoke for the Officer Recommendation.

#### RESOLUTION

Minute 2019/003

Resolved on the motion of Councillors Barlow and Awada

- 1 That the Mayor, Councillor Barlow, General Manager and Responsible Accounting Officer sign the Statement by Councillors and Management for the General Purpose Financial Reports.
- 2 That the Mayor, Councillor Barlow, General Manager and Responsible Accounting Officer sign the Statement by Councillors and Management for the Special Purpose Financial Reports.
- 3 That Council issues the draft financial statements, including the signed Statements by Councillors and Management on the General Purpose Financial Reports and the Special Purpose Financial Reports to Council's auditor, Audit Office of NSW.
- 4 That Council adopts the restricted Cash and Investment balances as identified in Note 6C to the draft Bayside 2016/17 financial reports.
- 5 That Council ceases to recognise the Airport Business Unit as a special purpose financial reporting category business as it is a discontinued business due to the termination of contract in September 2018. Council will recognise this in future year's financial reports in its general purpose financial reports.

### 8.11 International Campaign to Abolish Nuclear Weapons (ICAN) Cities Appeal

Mr Timothy Clifford, community advocate in support of Council signing the ICAN Treaty, spoke for the Officer Recommendation.

#### RESOLUTION

Minute 2019/004

Resolved on the motion of Councillors Rapisardi and Tsounis

- 1 That Council endorses the ICAN Cities Appeal noting that Bayside Council *“is deeply concerned about the grave threat that nuclear weapons pose to communities throughout the world. We firmly believe that our residents have the right to live in a world free from this threat. Any use of nuclear weapons, whether deliberate or accidental, would have catastrophic, far-reaching and long-lasting consequences for people and the environment. Therefore, we warmly welcome the adoption of the Treaty on the Prohibition of Nuclear Weapons by the United Nations in 2017, and we call on our national government to sign and ratify it without delay.”*
- 2 That Council writes to the Minister for Foreign Affairs to inform them that Council endorsed the ICAN Cities Appeal and now calls for the government to sign and ratify the Treaty on behalf of the Australian people.
- 3 That Council issues a media release announcing Council's endorsement of the ICAN Cities Appeal.

## 8 Reports

### 8.2 Voluntary Planning Agreement Post Exhibition 1-3 Harrow Road, Bexley

Councillor Bezic had previously declared a Significant Non-Pecuniary Interest, and left the chamber for consideration of, and voting on, this item.

#### RESOLUTION

Minute 2019/005

Resolved on the motion of Councillors Tsounis and Nagi

That Council notes the outcomes of the exhibition of the Voluntary Planning Agreement (VPA) for 1-3 Harrow Road, Bexley and executes the VPA in accordance with Council delegations.

Division called by Councillors Tsounis and Nagi

For: Councillors Tsounis, Saravinovski, Kalligas, Sedrak, Morrissey, Curry, Rapisardi, Nagi, Ibrahim, Poulos, McDougall, Macdonald, Barlow and Awada

The Motion was declared carried.

### 8.3 Voluntary Planning Agreement - oOh!media Fly Pty Ltd

#### RESOLUTION

Minute 2019/006

Resolved on the motion of Councillors Tsounis and Nagi

- 1 That the word 'annual' is deleted from clauses 10.1 (a) and 10.1 (b) from the Voluntary Planning Agreement (VPA) between Council and oOh!media Fly Pty Ltd.
- 2 That Council notes the outcomes of the public exhibition of a Voluntary Planning Agreement (VPA) between Council and oOh!media Fly Pty Ltd in relation to Development Applications for the conversion or replacement of existing outdoor advertising signage with digital signage and the VPA be executed in accordance with Council Delegations.

Division called by Councillors Tsounis and Nagi

For: Councillors Tsounis, Saravinovski, Kalligas, Sedrak, Morrissey, Curry, Rapisardi, Nagi, Ibrahim, Poulos, McDougall, Macdonald, Bezic, Barlow and Awada

The Motion was declared carried.

#### **8.4 Planning Proposal - 119 Barton Street, Monterey: Rezoning Review**

##### **RESOLUTION**

Minute 2019/007

Resolved on the motion of Councillors Awada and Macdonald

That Council resolves to retain its role as the Planning Proposal Authority for the Planning Proposal at 119 Barton Street, Monterey.

Division called by Councillors Awada and Macdonald

For: Councillors Tsounis, Kalligas, Sedrak, Morrissey, Curry, Rapisardi, Nagi, Ibrahim, McDougall, Macdonald, Bezic, Barlow and Awada

Against: Councillor Saravinovski

Abstained: Councillor Poulos

The Motion was declared carried.

#### **8.5 Planning Proposal - 8 Princess Street, Brighton-Le-Sands**

##### **RESOLUTION**

Minute 2019/008

Resolved on the motion of Councillors Macdonald and Nagi

That Council resolves to retain its role as the Planning Proposal Authority for the Draft Planning Proposal at 8 Princess Street, Brighton-Le-Sands.



Division called by Councillors Macdonald and Nagi

For: Councillors Morrissey, Curry, Rapisardi, Nagi, Ibrahim, Macdonald, Bezic and Awada

Against: Councillors Tsounis, Saravinovski, Kalligas, Sedrak, McDougall and Barlow

Abstained: Councillor Poulos

The Motion was declared carried.

## **8.6 Extension of Moratorium for Low Rise Medium Density Housing Code**

### **RESOLUTION**

Minute 2019/009

Resolved on the motion of Councillors Morrissey and McDougall

That Bayside Council seeks to extend the moratorium on the commencement of the State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Low Rise Medium Density Housing) until the Bayside Local Environmental Plan and Bayside Development Control Plan are approved by the NSW Department Planning of Environment, expected by the end of 2020.

## **8.7 Cahill Park Amenities & Cafe Options**

Councillor Ibrahim had previously declared a Less than Significant Non-Pecuniary Interest.

### **RESOLUTION**

Minute 2019/010

Resolved on the motion of Councillors Nagi and Bezic

- 1 That Council resolves to proceed to detailed design and Development Application (DA) submission of Option 2, a cafe with the potential for an indoor/outdoor seating area being explored during the detailed design stage.
- 2 That the detailed design be presented to a GM briefing session prior to the DA being submitted.

### **8.8 Tender - Demolition of 925 Botany Road & Scout Hall, Lever Street Reserve**

#### **RESOLUTION**

Minute 2019/011

Resolved on the motion of Councillors Nagi and Awada

- 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)(a) of the Local Government (General) Regulations 2005, Council accepts the tender from Beasy Pty Ltd for Contract F18/768 being for the demolition of 925 Botany Road and the scout hall located in Lever Street Reserve for the amount of \$ 169,442.00 exclusive of GST.

### **8.9 Request for Financial Support - St Catherine Greek Orthodox Church - Easter Service and Procession**

Councillors Poulos and Tsounis had previously declared a Less than Significant Non-Pecuniary Interest.

#### **RESOLUTION**

Minute 2019/012

Resolved on the motion of Councillors McDougall and Tsounis

That Council provides \$6000 in resources and labour to support the Saint Catherine Greek Orthodox Church Easter Services and Procession, under Council's Financial Assistance Policy.

### **8.10 ANZAC Day - Liquor Approval**

#### **RESOLUTION**

Minute 2019/013

Resolved on the motion of Councillors Morrissey and Curry

That Council suspends the alcohol-free zone in Booralee Park, Botany between 6am and 12pm on Tuesday 25 April 2019 and permits the provision of alcohol by a licensed

caterer subject to the Department of Industry, Liquor and Gaming guidelines and within the designated area.

### **8.12 Local Government NSW - Save Our Recycling Campaign**

#### RESOLUTION

Minute 2019/014

Resolved on the motion of Councillors Barlow and McDougall

- 1 That Bayside Council endorses and supports the Save Our Recycling Campaign.
- 2 That Council sign up to Local Government NSW's campaign, 'Save Our Recycling' - <https://saveourrecycling.com.au/>, to advocate that 100% of the Waste Levy collected by the NSW Government be reinvested in waste avoidance, recycling and resource recovery.
- 3 That Council makes representation to the local State Member(s), in support of this campaign.
- 4 That Council writes to the Premier, the Hon Gladys Berejiklian MP, the Opposition Leader, the Hon Michael Daley MP, the Minister for Local Government and the Minister for the Environment, the Hon Gabrielle Upton MP, and the Shadow Minister for the Environment and Heritage, Penny Sharpe MLC, seeking bipartisan support for 100% reinvestment of the waste levy collected each year into waste avoidance, recycling and resource recovery.
- 5 That Council takes a lead role in activating the Local Government NSW *Save Our Recycling* campaign locally.
- 6 That Council endorses the distribution and display of the Local Government NSW *Save Our Recycling* information on Council premises, as well as involvement in any actions arising from the initiative.
- 7 That Council formally advises Local Government NSW that Council has endorsed the *Save Our Recycling* advocacy initiative.

### **8.13 Nominations to attend Waste Conference 2019**

#### RESOLUTION

Minute 2019/015

Resolved on the motion of Councillors Nagi and Macdonald

- 1 That Councillors Macdonald, Nagi, Rapisardi, Tsounis, Poulos, Bezic and Morrissey be registered to attend the annual Waste Conference in Coffs Harbour from Tuesday 14th May to Thursday 16th May 2019.

- 2 That Councillors registered to attend have their attendance recorded against their Professional Development Plans for 2019 and be required to complete an Attendance Report to Council, as soon as possible after the conference.

#### **8.14 Quarterly Budget Review Statement - 31 December 2018**

This report was read in conjunction with Item 8.23.

##### **RESOLUTION**

Minute 2019/016

Resolved on the motion of Councillors Tsounis and Nagi

- 1 That the Quarterly Budget Review Statement by the Manager Finance for the quarter ended 31 December 2018 be received and noted.
- 2 That in accordance with *Clauses 203 and 211 of the Local Government (General) Regulations 2005*, the proposed revotes and 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.

#### **8.23 Report for December 2018 Quarter Budget Review**

This report was read in conjunction with Item 8.14.

##### **RESOLUTION**

Minute 2019/017

Resolved on the motion of Councillors Tsounis and Nagi

That this supplementary report be received and noted.

#### **8.15 Statutory Financial Report for November 2018**

##### **RESOLUTION**

Minute 2019/018

Resolved on the motion of Councillors Awada and Nagi

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

**8.16 Statutory Financial Report for December 2018**

## RESOLUTION

Minute 2019/019

Resolved on the motion of Councillors Tsounis and Awada

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

**8.17 Renaming of Bayside Wards - Post Public Exhibition**

## RESOLUTION

Minute 2019/020

Resolved on the motion of Councillors Tsounis and Nagi

- 1 That the report on the public exhibition of the proposal to rename Council Wards to numbers be received and noted.
- 2 That Council renames the Council Wards in numerical order as exhibited.

**8.18 Code of Meeting Practice - Review**

## RESOLUTION

Minute 2019/021

Resolved on the motion of Councillors Nagi and Barlow

- 1 That the report on the review of the Code of Meeting Practice be received and noted.
- 2 That the attached draft Code of Meeting Practice be placed on public exhibition in accordance with s361 of the Local Government Act.
- 3 That a further report be presented to Council at the conclusion of the public exhibition and submissions period.
- 4 That the Sport & Recreation Committee meet as scheduled and that the current practice of including representatives from local sporting clubs and associations relevant to priority items on the Committee agenda continue.
- 5 That the General Manager arrange a Councillor/staff workshop to review the existing Advisory Committee structure.

**8.19 Local Government Elections - September 2020**

## RESOLUTION

Minute 2019/022

Resolved on the motion of Councillors Tsounis and McDougall

- 1 That Council, pursuant to s. 296(2) and (3) of the Local Government Act 1993 (NSW) ("LGA"), enter into an election arrangement by contract for the NSW Electoral Commissioner to administer all elections of the Council.
- 2 That Council, pursuant to s. 296(2) and (3) of the LGA, as applied and modified by s. 18, enter into a council poll arrangement by contract for the NSW Electoral Commissioner to administer all council polls of the Council.
- 3 That Council, pursuant to s. 296(2) and (3) of the LGA, as applied and modified by s. 18, enter into a constitutional referendum arrangement by contract for the NSW Electoral Commissioner to administer all constitutional referenda of the Council.

**8.20 Delivery Program & Operational Plan 2018/19 - Six-Monthly Progress Report**

Councillor Kalligas was absent for this item.

## RESOLUTION

Minute 2019/023

Resolved on the motion of Councillors Nagi and Tsounis

That Council receives and notes the six monthly progress report on Council's Delivery Program 2018/21 and Operational Plan 2018/19.

**8.21 Disclosure of Interest Return**

Councillor Kalligas was absent for this item.

## RESOLUTION

Minute 2019/024

Resolved on the motion of Councillors Barlow and Macdonald

That the information be received and noted.

## **8.22 Botany Historical Trust - Committee Membership**

Councillor Kalligas was absent for this item.

### **RESOLUTION**

Minute 2019/025

Resolved on the motion of Councillors Barlow and Tsounis'

- 1 That Council notes the General Manager's appointments of community representatives / independent experts and Council staff to the Executive of the Botany Historical Trust as outlined in this report.
- 2 That Council appoints Councillors Morrissey and Rapisardi to represent the Area to the Executive of the Botany Historical Trust.

## **9 Minutes of Committees**

### **9.1 Minutes of the Botany Historical Trust Meeting - 4 February 2019**

Councillor Kalligas was absent for this item.

### **RESOLUTION**

Minute 2019/026

Resolved on the motion of Councillors Morrissey and Curry

The Minutes of the Botany Historical Trust meeting held on 4 February 2019 be received and the recommendations therein be adopted.

### **9.2 Minutes of the Extraordinary Risk & Audit Committee Meeting - 31 January 2019**

### **RESOLUTION**

Minute 2019/027

Resolved on the motion of Councillors Morrissey and Tsounis

The Minutes of the Extraordinary Risk & Audit Committee meeting held on 31 January 2019 be received and the recommendations therein be adopted.

### **9.3 Minutes of the Bayside Traffic Committee Meeting - 6 February 2019**

#### **RESOLUTION**

Minute 2019/028

Resolved on the motion of Councillors Nagi and McDougall

The Minutes of the Bayside Traffic Committee meeting held on 6 February 2019 be received and the recommendations therein be adopted.

## **10 Notices of Motion**

### **10.1 Notice of Motion - Lady Robinsons Beach Environment**

#### **RESOLUTION**

Minute 2019/029

Resolved on the motion of Councillors McDougall and Nagi

- 1 That Council investigates options to issue penalty notices for littering, including hiring off-duty police officers similar to the scheme in place in Kings Cross.
- 2 That Council considers implementing further bins along the foreshore and on the beach.
- 3 That a report on these matters be prepared for Council such that these and any other options might be considered and implemented in time for 2019-2020 summer period.

### **10.2 Notice of Motion - Bourke Street Crossing, Mascot**

Councillor Sedrak left the meeting during this item at 9.18 pm and did not return to the Chamber.

#### **RESOLUTION**

Minute 2019/030

Resolved on the motion of Councillors Rapisardi and Nagi

- 1 That Council investigates costings for the provision of traffic controllers at the Bourke Street crossing at Mascot Railway Station during the peak periods identified by the preliminary counts.
- 2 That Council writes to the Roads and Maritime Services and Transport for NSW seeking financial support for any proposed interim measures, including traffic controllers.



- 3 That Council writes to the local State Member seeking his active support in obtaining funding for interim safety measures.

## **11 Questions With Notice**

### **11.1 Question With Notice - Traffic Congestion in the Banksmeadow, Pagewood and Eastgardens Areas**

Councillor Sedrak was absent for this item.

Councillor Morrissey asked the following question:

With traffic congestion in the Banksmeadow, Pagewood and Eastgardens areas increasing rapidly, would officers please provide a progress and timeline update on the upgrades to the intersections at Wentworth Avenue and Baker / Page Streets to Councillors on or before the next General Meeting?

### **11.2 Question With Notice - Angelo Anestis Aquatic Centre**

Councillor Sedrak was absent for this item.

Councillor Tsounis asked the following question:

- 1 Given the confusion and constant vehicle conflict at the entrance to the Angelo Anestis Aquatic Centre (AAAC), can the General Manager commission a report that investigates the reconfiguration of the entry to and exit from the carpark to the aquatic centre, making one an entry only and one an exit only? This will involve the relocation of the bus layover.
- 2 If single entry/exit point is not possible then the current entry at AAAC needs to be expanded to accommodate two dedicated lanes, one for entry and one for exit with the possible loss of a small number of vehicle spaces. Can a report including costs be commissioned by the General Manager to investigate this second option?
- 3 Can the General Manager bring both reports as requested above, including costing, to a GM briefing in April 2019 for consideration of the Traffic Committee if necessary, then implementation by June 2019?
- 4 Can the General Manager commission a report with a scope of formalising the parking arrangements on Preddys Lane to accommodate the potential loss resulting from Items 1 and 2 and to provide additional parking to alleviate, albeit partially, the shortfall of parking at the centre?
- 5 Can the Council, in conjunction with the operator, revisit the plan for emergency vehicle access, as it was noted on recent site visits by councillors that access to the fire hydrant within the carpark was blocked by parked vehicles, and provide any future strategy to a GM briefing in April 2019?

- 6 Can the General Manager provide a report to Council identifying the state of repair of the car park, particularly the surrounding low height walls and capping, and a long-term strategy for any repairs by the April 2019 GM briefing.

## **12 Call For Rescission Motions**

There were no Rescission Motions lodged at the meeting.

The Mayor closed the meeting at 9:24 pm.

Councillor Bill Saravinovski  
**Mayor**

Meredith Wallace  
**General Manager**

## **Council Meeting**

**13/03/2019**

Item No	8.1
Subject	<b>Classification of the Arncliffe Youth Centre and Adjoining Open Space being Lot 2 &amp; 3 in DP1214364</b>
Report by	Benjamin Heraud, Coordinator Property
File	SF11/412

---

## **Summary**

This report seeks endorsement to undertake public notification, in accordance with Section 34 of the Local Government Act 1993, of Council's intention to classify Lot 2 and 3 in DP 1214365 as Operational, in accordance with Section 32 (2) of the same Act.

Lots 2 & 3 relate to land that has recently transferred to Council pursuant to the development agreement between Council and Ralan Arncliffe Pty Ltd, pertaining to the Arncliffe Youth Centre and adjacent open space.

A further report is to be submitted post the completion of the public notification period.

---

## **Officer Recommendation**

- 1 That in accordance with Section 34 of the Local Government Act 1993, Council undertakes public notification of its intention to classify Lot 2 and 3 in DP 1214365 as Operational in accordance with Section 32 (2) of the same Act.
  - 2 That a further report is submitted to Council post the completion of the public notification period.
- 

## **Background**

Council was the owner of 4 Wardell Street, Arncliffe which adjoined a larger landholding known as 213 Princes Highway, Arncliffe (hereafter the Sites).

On 9 April 2014, Council and the adjoining owner entered into a development agreement pertaining to the development of the two lots. The principle deliverables (to Council) arising from the development agreement are:

- Increased landholding;
- The delivery of the Arncliffe Youth Centre; and
- Delivery of the adjoining open space.

On 12 June 2015 the Sites achieved (deferred) development consent, whereby on 8 March 2016, the deferred commencement consent conditions were satisfied and the development consent became operative.

The development is currently under construction and the development agreement required the transfer to Council of the land comprising the Arncliffe Youth Centre and adjoining open space. This, in part, forms security for Council.

Aside from the operational nature currently occurring on the land during construction of the overall development, the ongoing operation of the Youth Centre aligns with holding a classification of Operational (Local Government Act 1993). This report seeks to commence the public notification required pursuant to Section 34 of the Local Government Act 1993 of Council's intention to classify Lots 2 & 3 as Operational.

### Relevant Legislation

The following sections of the Local Government Act 1993 are relevant:

- (a) *section 25 requires all public land to be classified as either community or operational;*
- (b) *section 31(2) permits Council to resolve to classify land prior to or within three months after its acquisition of the land;*
- (c) *section 34 requires public notice to be given of classification or reclassification by Council resolution; including:*
  - *Terms of proposed resolution and description of the land concerned; and*
  - *A period of not less than 28 days during which submissions can be made to Council.*

---

### Financial Implications

Not applicable	<input type="checkbox"/>	
Included in existing approved budget	<input type="checkbox"/>	<<Enter comment if required or delete>>
Additional funds required	<input type="checkbox"/>	<<Enter comment if required or delete>>

---

### Community Engagement

To be undertaken post resolution of Council in accordance with the provisions of the Local Government Act 1993.

---

### Attachments

Site Plan - Arncliffe Youth Centre - Open Space [↓](#)



## Council Meeting

13/03/2019

---

Item No	8.2
Subject	<b>Kyeemagh Public School - State Significant Development (SSD 9391)</b>
Report by	Howard Taylor, Project Officer - Planning Proposals
File	F18/679

---

## Summary

On the 11<sup>th</sup> February 2019, the Department of Planning and Environment notified Council of the exhibition of a Development Application submitted by the Department of Education for the development of Kyeemagh Public School, located at 30A Jacobson Avenue, Kyeemagh.

Council staff have prepared a draft submission on the proposed Development Application, for Council's consideration and endorsement (refer **Attachment 1**).

## Officer Recommendation

1. That Council note that this State Significant Development contributes towards Bayside's target to accommodate 22% of the increase in school-aged children within the Eastern City District.
  2. That Council endorses the attached submission in relation to the State Significant Development of Kyeemagh Public School for consideration by the NSW Department of Planning and Environment.
- 

## Background

The Eastern City District Plan 'Planning Priority E3 – Providing services and social infrastructure to meet people's changing needs' notes that an extra 42,850 students will need to be accommodated in government and non-government schools in the District by 2036. The District Plan notes that Bayside local government area will need to accommodate 22% of the increase in school aged children within the Eastern City District. The provision of additional places for primary school aged children in a purpose built facility will help to meet infrastructure demands as the demographics of the Bayside community change.

The draft Bayside Council submission has focused on providing feedback to the Department of Planning and Environment and the Department of Education in relation to the proposed design.

On the 11<sup>th</sup> February 2019, the Department of Planning and Environment notified Council of the exhibition of a State Significant Development Application submitted by the Department of Education for the development of Kyeemagh Public School, located at 30A Jacobson Avenue, Kyeemagh. The proposal seeks to increase student numbers from 42 to 500 students, increasing the capacity of the school from K-2 to K-6.

Council understands that the proposed development is development for the purposes of a new school (regardless of capital investment value) and therefore meets the criteria for the development to be declared State Significant Development in accordance with Schedule 1,



Clause 15 (1) of *State Environmental Planning Policy (State and Regional Development) 2011*. The development is proposed to include:

- Demolition of all existing structures.
- Construction of two new school buildings including 22 teaching spaces.
- A school hall.
- Covered Outdoor Learning Area (COLA).
- Canteen, library, administration centre, staff and student facilities; and landscaping and associated works.

The exhibition period is from Thursday 14<sup>th</sup> February 2019 to Wednesday 13<sup>th</sup> March 2019. Full documentation of the project can be found at:

<http://majorprojects.planning.nsw.gov.au/page/on-exhibition/>

A draft Submission to the Department of Planning and Environment is included as Attachment 1. The draft submission addresses matters associated with the proposed development including:

- Built Form: Massing, Siting and Interface
- Design quality
- Access and Movement
- Public Domain and Streetscape (Works in kind)
- Transport Planning

## Conclusion

The attached Draft Submission identifies issues which may require the proponent of the proposed intensification of school activities at the Kyeemagh Public School to undertake additional design refinement.

---

## Financial Implications

Not applicable	<input checked="" type="checkbox"/>
Included in existing approved budget	<input type="checkbox"/>
Additional funds required	<input type="checkbox"/>

---

## Community Engagement

The Exhibition period began Thursday 14<sup>th</sup> February, and concluded Wednesday 13<sup>th</sup> March 2019. However, the DPE granted Council an extension to 14 March 2019 to provide a submission, in order to allow Council to consider the submission prepared by Council officers.

## Attachments

- 1 Draft Submission Kyeemagh Public School State Significant Development [↓](#)
- 2 Letter 1 from the Government Architect NSW [↓](#)
- 3 Letter 2 from the Government Architect of NSW [↓](#)



## **DRAFT BAYSIDE COUNCIL SUBMISSION STATE SIGNIFICANT DEVELOPMENT KYEEMAGH PUBLIC SCHOOL (SSD 9391)**

### **Introduction**

Bayside Council acknowledges that the Eastern City District Plan 'Planning Priority E3 – Providing services and social infrastructure to meet people's changing needs' notes that an extra 42,850 students will need to be accommodated in government and non-government schools in the District by 2036. The District Plan notes that Bayside local government area will need to accommodate 22% of the increase in school aged children within the Eastern City District. The provision of additional places for primary school aged children in a purpose built facility will help to meet infrastructure demands as the demographics of the Bayside community change.

This draft submission provides feedback on the detail of the proposed development and management of key issues including parking, landscaping traffic and wayfinding.

On the 11th February 2019, the Department of Planning and Environment notified Council of the exhibition of a State Significant Development Application submitted by the Department of Education for the development of Kyeemagh Public School, located at 30A Jacobson Avenue, Kyeemagh. The proposal seeks to increase student numbers from 42 to 500 students, increasing the capacity of the school from K-2 to K-6.

Council understands that the proposed development is development for the purposes of a new school (regardless of capital investment value) and therefore meets the criteria for the development to be declared State Significant Development in accordance with Schedule 1, Clause 15 (1) of *State Environmental Planning Policy (State and Regional Development) 2011*. The development is proposed to include:

- Demolition of all existing structures;
- Construction of two new school buildings including 22 teaching spaces;
- A school hall;
- Covered Outdoor Learning Area (COLA);
- Canteen, library, administration centre, staff and student facilities; and landscaping and associated works.

The exhibition period is from Thursday 14<sup>th</sup> February 2019 to Wednesday 13<sup>th</sup> March 2019. Full documentation of the project can be found at:

<http://majorprojects.planning.nsw.gov.au/page/on-exhibition/>

### **Background**

#### **State Design Review Panel – 17<sup>th</sup> May 2018**

Council understands that on the 17<sup>th</sup> May 2018 the project was reviewed by the State Design Review Panel (SDRP) and that the SDRP raised the following critical issues:

- the orientation and arrangement of buildings on the site
- the presentation of the buildings to the street
- internal and external circulation strategies
- availability of natural light and ventilation of spaces
- acoustic performance
- provision for future expansion.

The critical issues summarised above are included in detail in a letter from the Government Architect of NSW to the NSW Department of Education dated 28<sup>th</sup> May 2018.

### **Draft Secretary's Environmental Assessment Requirements**

On 7<sup>th</sup> June 2018, the Department of Planning and Environment requested that Council officers review the draft Secretary's Environmental Assessment Requirements (draft SEARs). Council officers subsequently requested that the following be included in the SEARs:

#### *Traffic*

- The scope of the transport and accessibility impact assessment is to include the area extending to (and including) Bestic Street as a minimum. The traffic in Bestic Street will have a significant effect on the accessibility of the precinct for vehicles and pedestrians.
- The applicant should be aware of the existing morning peak restrictions in Beehag Street, and permanent No Entry restrictions from Tancred Avenue and O'Dea Avenue to General Holmes Drive. The restrictions were implemented to prevent morning 'rat-runs' through the Kyeemagh residential precinct where motorists were avoiding the Bestic Street and General Holmes Drive intersection. The restrictions will need to remain in place.
- The precinct north of Bestic Street is designated as a No Truck area and as such the applicant will need to carefully identify the construction route to minimise the impact on the local area.
- consideration of car parking required in other similar approved developments

#### *Built Form and Urban Design*

- need to integrate at the interface with surrounding development
- opportunity for public domain upgrades

#### *Environmental Amenity*

- assessment of potential noise impacts from airport operations and outline measures to minimise and mitigate potential impacts

*Social Impacts*

- need to provide details on accessibility and inclusiveness of proposal for people of differing needs and capabilities
- identification and description of joint use of school facilities with the broader community

*Plans and Documents*

- need to provide urban context plans that demonstrate built form character, open space network, active transport, landscape plan/ strategy which include typical sections demonstrating public domain interface and streetscape upgrades

**State Design Review Panel – 12th December 2018**

On the 12<sup>th</sup> December 2018, the project was reviewed for a second time by the State Design SDRP. Advice for improving the project provided by SDRP is detailed in a letter from the Government Architect of NSW to the NSW Department of Education dated 21<sup>st</sup> January 2019.

**Public Exhibition**

Council staff have undertaken a review of the exhibited documents and provide the following comments for the Department of Planning and Environment's consideration:

***Urban Design****Built Form: Massing, Siting and Interface*

- Height – the proposed built form would result in a minimal breach in height to accommodate plant room by a maximum of 1 metre.

*Design Quality*

- Shared use – corner address of built form to be used by community requires further resolution in regard to how this building addresses the corner of the street and how signage can improve the identification of the intended shared use of this building by both the school and community.
- Materiality – provides a sense of cohesion across the site, with colouring and variation of materiality allowing for variation in the differing blocks. The creative approach to design and materiality responds to the overarching concept for the school.
- Signage and wayfinding approach - there has been no provision for an overall strategy for the site and it is unclear if any of the other frontages will incorporate signage fronting to the street. If so it should be of a similar approach to what is being placed at the main entry.
- Interface - Whilst the interface to Beehag Reserve has been modulated to improve the frontage to the street, the relationship to the streetscape requires further investigation to improve wayfinding and the community/student experience along Beehag Street.

- Solar access and overshadowing – it is not clear if light penetration to the COLA space will be achieved.

It is noted that the light wells are overshadowed during the winter solstice and it is unclear if this will impact upon solar access to the classrooms below. This needs to be addressed in future submissions.

The approach to elements of passive design within the built form is supported – however it is noted that any future expansion should not impact upon this aspect of the design.

#### *Access and Movement*

- Entry along Tancred Avenue - this portion of land is subject to a Land Reservation Acquisition for road widening. However it is unclear how this entry will function in its current context. The plans do not identify any upgrade works to improve entry or facilitate a clear point of access and egress for students.

#### *Public Domain and Streetscape (Works in kind)*

- Streetscape and public domain upgrades have not been explored as a part of the proposed development. Given the increase in students it is recommended that path widening is explored to cater for the increase in pedestrian movement on the site.
- Further consideration to the treatment of the access point on Tancred Avenue is required.

### **Transport Planning**

#### *Tancred Ave*

- The Requests for SEARs states that Tancred Ave has been tagged for future widening. It is noted that the road bridge over Muddy Creek, as described in the documentation, is dependent on approval of a Planning Proposal for Cooks Cove.

#### *Active Transport*

- Footpaths within 300m of the school and on main corridors leading to the school should be upgraded to minimum 2.0m (preferred 2.5m on main routes) to accommodate and promote safe, active travel for student and caregivers.
- If catchment for the school is to the west of Muddy Creek, then a pedestrian and cycleway bridge should be considered over this waterway to allow direct access to the school from this western precinct. A bridge of this nature has been outlined as part of a recent (2018) Cooks Cove Planning Proposal however there is no certainty that the project will proceed.

#### *Street Design*

- Consideration should be given to 'safe-streets grid' concept (20kmh zones 24/7) in the precinct north of Bestic Street, surrounding the school and on roads leading to the local's area open space assets such as the Cooks River and Botany Bay beaches.

- Road design in this 'safe-streets grid' should include local area traffic calming measures such as raised thresholds upon entry to precinct, built-out kerbs and prominent pedestrian crossings in the blocks leading to the school and outside school entrances. This would prioritise the movement, safety, visibility and amenity of children and caregivers who walk, ride or scoot to school or otherwise.
- Street tree planting and future development to consider awareness of school children and their visibility in and around the school precinct.

#### *Public Transport*

- Bus zones should be provided with shelters set away from residential frontages

#### *Parking*

- Pick-up/ Drop-off zone to allow a 'kiss n ride' area at the school main entrance(s)
- A parking audit should be conducted to guide the parking requirements to enable sufficient parking and vehicle storage areas surrounding the school.
- Parking for caregivers should be within a short walking distance to allow parents to leave vehicles to collect children, and not encroach on residential parking amenity
- Mix of both 45 degree and kerbside parking preferred within short walking distance to school gate

#### *Future Access to Open Spaces*

- Consideration could be given to upgrading a direct and safe active transport link to the beach space to the east on Botany Bay.

### **Flooding**

- The Cooks River flood study is not suitable for this site as a new local catchment flood study is available. In this regard, this site is located within the Muddy Creek, Spring Street and Scarborough Ponds Catchment. BMT WBM completed a flood study for this catchment in 2017.
- This site is affected by the Probable Maximum flood. The applicant needs to lodge an application for flood advice to Council to establish the flood related development controls for this site.
- A flood risk management plan should be prepared for the development to address the flooding issues on and surrounding the site. A suitably qualified and experienced civil engineer shall assess the flood impacts and safety issues up to the Probable Maximum Flood (PMF).

### **Environmental Science**

- Assessment of contamination is to be reflective of the proposed development of the public school (including excavation for slab on ground construction) in accordance with the NSW Environmental Protection Authority adopted guidelines under the *Contaminated Land Management Act 1997*; and including the *National Environment Protection*

*(Assessment of Site Contamination) Amendment Measure 2013 (No. 1)* using the general land use scenarios of Health Investigation Level A – Residential scenario with garden/accessible soil (home-grown produce <10% fruit and vegetable intake and no poultry; includes childcare centres, preschools, primary schools.

### **Traffic and Road Safety**

- A raised pedestrian crossing should be provided in Beehag St in front of and near the school gate.
- An accessible car parking space should be provided near the school main gate in Beehag Street. The accessible car park space will need to be indented in the footpath with a pedestrian pram ramp.
- A 'No Parking with school peak times' zone with supplemented signs KISS AND RIDE should be provided in Beehag Street for six (6) parking spaces.
- The marked footcrossing, the 'Disabled Parking' and 'No Parking with times' will be subject to Bayside Traffic Committee for consideration and recommendations to Council for adoption. The costs of these facilities is to be borne by the Proponent.
- There will be many children, with or without parents, crossing Bestic Street between Jacobson Avenue and Mutch Avenue to go to school and home. We prefer to have the intersection of Bestic Street and Mutch Avenue signalised to assist pedestrians to cross Bestic Street safely. Mutch Avenue is also a bus route and it is being used by vehicles with boat trailers to Cooks River Mutch Avenue Boat Ramp Car Park.
- The intersection of Jacobson Avenue and Bestic Street is situated too close to the main traffic lights at the intersection of Bestic Street/ General Holmes Drive. It should not be signalised.

### **Preliminary Planning Assessment**

The following comments are made with respect to a preliminary planning assessment:

- The proposed development is a permissible use with consent, being located in the R2 – Low Density Residential Zone under Rockdale Local Environmental Plan 2011.
- The proposed development provides a high level of architectural merit, with an articulated, modular form with various roof planes and materials. The proposal is considered to provide a generally meritorious addition to the built environment.
- Based on the submitted plans and statistics, the proposal complies with the applicable FSR controls.
- A height of up to 9.5m is noted, which does not comply with the 8.5m limit applicable to the site. However, given the merits of the proposal and the location of the offending portion, no objection is raised on planning grounds.
- Airports - The proposed height, whilst compliant with cl.4.3 of the LEP, is subject to a maximum height limit of 7.61m, requiring referral to Sydney Airports Corporation Ltd (SACL). The site is also located within the 25-30 ANEF contours.
- No issues are raised with respect to overshadowing.

- Privacy – both in terms of acoustic and visual overlooking – is a concern. The issue predominantly arises from the open form/perforated elements of the elevated balcony and stairs to the upper level of the Homebase on the north-western side. This has interface with the adjoining residential development (villas). It is recommended that this be further setback and/or attenuated.
- Setbacks are generally appropriate to all streets, and to the eastern side to the childcare centre. However, as mentioned above, concern is raised with respect to the setback of Homebase to the north-western boundary. The visual scale and form of the building, in addition to the privacy impacts, present a valid justification for and increased setback and/or scaling down of the building along this NW edge.
- For the 10 required pick up and drop off spaces, the proposal relies on provision within the road reserve. The development will require line marking and new signage for the pickup and drop off spaces on Jacobson Avenue which will require approval from the local traffic committee.'

#### *Relocation of Absorption Tank*

- Stormwater plans propose an absorption tank located within deep soil area. This structure should be relocated under parking areas, basketball area, or other similar structure to maximise the deep soil area.

#### *Existing Trees to be Removed.*

- Several large existing native trees are proposed to be removed. The natural ground level of some trees is above the proposed play ground level, making it difficult to retain. Nevertheless there are ways to keep tree protection zone of existing trees above proposed levels, like a raised planter bed, with a decking border for seating, or other treatments. If the existing trees have a long potential life and are healthy alternative measures need to be explored to keep the trees and integrate them into the proposed design. This approach can be an example for future students of a strategic environmental design.
- An integrated shade area in the natural environment can be provided to promote the outdoor learning spaces, and encourage the outdoor eating and recreation.

#### *Canopy Cover*

- Playground location between buildings is an excellent way to integrate nature and the buildings. The central area shall include large canopy trees to make this integration effective. The retention and inclusion of existing canopy trees to the design will provide this effect instantaneously, if this is feasible.

#### *Potential Educational POND*

- Proposed landscaping should promote environmental education. A small wetland, along a North-western border of the site can be an excellent element to incorporate, with native sedges and rushes, and the natural fauna associated to this ecosystem that will spontaneously will occur. This will be an outstanding environmental educational tool for primary school educators.

*Dry Creek*

- Dry creek bed area with natural elements for recreation and could be well linked with the small pond mentioned above. The hand pump can be an issue for older children, probably a better element for younger children, something to include in the preschool and childcare playground or in a public playground designed for pre-schoolers. .

*Bike Repair Station*

- Bike racks or other bike storage facilities could be linked to repair stations and storage, to encourage active travel to school. Storage will allow children to keep helmets, and other valuables related to bike users.

*Landscape Improvements in Public Domain - Street Trees*

- Further improvements to street tree provision. Location and species of street trees to be determined in consultation with Council. Pot sizes should be minimum 200 litres to provide super-advanced specimens for enhanced amenity. Public Domain Landscape improvements shall include the following street tree planting:

*Jacobson Avenue*

Non Electrical wires present	Angophora costata, To provide a green avenue
------------------------------	---

*Beehag Street*

Non Electrical wires present.	Eucalyptus botryoides, To be consistent with present street trees.
-------------------------------	---

*General*

- The proposal should include advanced size native trees, to compensate the canopy loss.
- The removal of existing canopy cover needs to be minimised.

**Arboriculture Considerations**

- There are 40 trees including a cluster of eight Banksia sp. that are affected by the proposal with trees listed as 1 to 33.
- The Arborist's report suggests that trees 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 22(x8), 23, & 28 are to be retained and protected.
- The other trees, Tree 6, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 29, 30, 31, 32, & 33 are to be removed and replaced with advanced specimens.
- All the trees on this site have had little Arboricultural care over their life at the school and it is hard to assess this proposal as the site plan detailing all the trees on site with the proposed buildings footprints not very clear.
- However all Tree Protections for the trees to be retained on site should be as per Section 9 of the Arborist's recommendations and section 14, Summary for the Tree Management Plan and Appendix F in regard to the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ).



- The Tree Management Plan also requires the appointment of a Project Arborist to supervise TPZ incursions and ensure compliance with all Tree Protections.

*Council Infrastructure:*

- Council systems indicate there is an existing 450mm wide council owned stormwater pipe which traverses the eastern portion of the site. The pipe shall be accurately located and the development shall be designed around the pipe in accordance with requirements laid out in Rockdale Technical Specification Stormwater Management section 8.

*Traffic, Parking & Access:*

- All changes to traffic management within the road reserve should be approved by the Local Traffic Committee.

*Stormwater:*

- The stormwater design should comply with Rockdale Technical Specification Stormwater Management. Consideration should be made for the provision of rainwater tanks for stormwater reuse within the development. The proposed car park should incorporate a device that's capable of removing oil. It's also encouraged to maximise the use of porous paving within the site.



28 May 2018

Chris Tudor  
Programme Manager

Via email –  
chris.tudor3@det.nsw.edu.au

PROJECT: KYEEMAGH PUBLIC SCHOOL  
RE: SDRP SESSION 01 - 17.05.18

Dear Chris,

Thank you for the opportunity to review the above project at this early stage in the design process. Please find below a summary of advice and recommendations arising from the design review session held on 17.05.18.

Please note that this letter and subsequent letters of advice relating to the SDRP will be distributed to the meeting attendees listed herein. Page references relate to *Kyeemagh Presentation (1).pdf* received on 22.05.18.

In general, the panel sees merit in the design objectives and conceptual framework presented. However, the scheme in its current form is not supported. While there are several strong and well-founded strategies, the panel have identified aspects of the current scheme which are likely to limit amenity, flexibility and the efficient use of the overall site.

In response to the recommendations of the panel the scheme must be developed to address the following critical issues which are detailed in this letter:

- the orientation and arrangement of buildings on the site
- the presentation of the buildings to the street
- internal and external circulation strategies
- availability of natural light and ventilation of spaces
- acoustic performance
- provision for future expansion.

We request that the next SDRP presentation (date and time to be confirmed by the GANSW design advisor) will respond to the following advice:

#### **Conceptual framework**

The basic layout diagram (pp.21) is supported as a starting point for an organising strategy. Courtyards, sliding partitions and folded roof planes are potentially desirable architectural features. The Project Aims (pp.4) offer a solid framework for developing a high-quality school and are commended however, the panel were of the opinion that the current scheme is yet to meet these aims.

#### **Siting**

The panel generally supports consolidating the new school homebases and library on the north-eastern side of the site to maximise landscape area and to enable logical staging. Siting the school hall on the corner of Jacobson Avenue and

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)

Page 1 of 5



Beehag Street has potential to make the hall attractive, readily identifiable and accessible for community use, so is supported.

The panel does not support the current orientation of the buildings which, apart from the northern home base block, are angled approximately 15 degrees off the street grid. The panel identify several issues with this orientation:

- Residual external and internal space is created without a clear strategy for its use. Such spaces include the portion of undercover space in the eastern corner of the homebase building and the external area adjacent to the boundary with the preschool.
- Significant overshadowing of landscape is likely to occur in winter.
- The games court is not oriented optimally for ball games.

Buildings should be oriented to most efficiently use the site, provide winter solar access to external areas and to optimise conditions for games courts.

#### **Folded roof form**

The panel support façade treatments that create sculpted and visually interesting awnings, sun shading and rain screens. While the origami concept has merit, the panel has concerns with the façade form of the current scheme:

- The envelope appears to restrict daylight penetration and may interfere with natural ventilation.
- Expanses of metal façade without windows or articulation is likely to create a harsh, incongruous and unwelcoming street presentation.
- The south-eastern external wall of the hall and the outer edge of the north western homebase stair may be climbable, therefore a safety and security risk.

The building façade should, as a primary consideration, respond to the needs of the building occupants it encloses. Access to daylight and views, glare and solar heat gain mitigation, provision of fresh air and acoustic attenuation should be clearly provided for by the façade. It should be demonstrated that the envelope strategy for the developed scheme contributes to high quality school spaces and a positive and activated streetscape. The panel recommends further development and significant modifications to the current roof and façade form, allowing for better amenity and adaptability. This could be achieved by:

- Reconsidering the scale, configuration and extent of folded elements
- Adding operable windows to blank metal facades
- Introducing a layer of perforated metal or translucent shading and screening elements where appropriate
- Creating an interface for seamless integration of future built form.

#### **Circulation**

The current circulation strategy within school buildings and around the site is unclear. Details on how the school would be used throughout the day, circulation and wayfinding strategies to make journeys positive and more intuitive should be provided to the panel at the next review.

The panel identified that the arrangement of home-base rooms does not provide for north-south circulation on the upper floor without moving through homebase rooms or returning to the ground floor. Access to homebases via other homebases is likely to restrict future flexibility of the school. The arrangement of circulation associated with homebase rooms requires further analysis and

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)

Page 2 of 5



development. A return to the principles described in the basic layout diagram for a three-hub cluster (pp.21) is encouraged.

There is no evidence of a clear strategy for the current arrangement of ground floor spaces. The following conditions should be reviewed:

- The orientation of the hall places the stage between the assembly area and the games court. Re-sequencing these spaces could achieve better connections and flexibility.
- The amenity of the southern ground floor homebases is likely to be compromised by their proximity to the school entry and reception area. The creation of an entry court with direct access to the hall and administration services but away from homebases should be investigated.
- Access to ground floor homebases between grid lines 1 and 4 is via two long breezeways which appear narrow. Strategies for improving the amenity and utility of these breezeways or alternative access to these homebases should be explored
- Access to ground floor homebases between grid lines 7 and 10 is via two very generously proportioned circulation areas. The use of these spaces other than for circulation should be explored in greater detail.

We anticipate further information which demonstrates strategies for circulation and ground level activation as a primary driver of the final scheme.

#### **Daylighting, heating, cooling, ventilation and acoustic attenuation**

The design team are commended for pursuing passive design strategies to lower energy consumption and improve comfort. The panel make the following recommendations:

- Daylight penetration should be modelled to ensure courtyards / lightwells and high-level partition glazing provide sufficient daylight to all learning spaces.
- The acoustic impact of noise transmission within shared courtyards / lightwells should be considered and mitigated.
- A comprehensive strategy for mitigating aircraft noise should be demonstrated.
- Passive heating, cooling and ventilation strategies must be modelled and verified.

The panel note that floor to ceiling glazing indicated in the current scheme may not be permitted under the Educational Facilities Standards and Guidelines. Alternatives should be considered.

#### **Landscape**

The panel anticipate that a future review presentation will include an integrated landscape strategy detailing retention of existing trees, landscaping to the street and how the secure line can be established with minimal fencing.

#### **Future expansion**

The current scheme does not readily offer opportunities to add additional facilities for future expansion. The options shown (pp.40) did not maintain the integrity of the existing buildings or enhance the amenity of the school. Strategies for future expansion and modification and should be provided.

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)

Page 3 of 5



**Car parking, vehicular access and drop off**

The panel identified that the proposed on-site carpark occupies potential landscape and play area. The panel recommend addressing this issue by reducing on-site parking where possible. Options for on-street parking for staff and visitors should be discussed with council. Provision for deliveries and waste collected as well as kiss and drop facilities should also be detailed.

**Building Height**

Section drawings should be provided that confirm the building is achievable within the 8.5m height limit. The panel recommend further investigation to determine whether a third level is permissible as a means of expanding the school in the future.

**Aboriginal cultural heritage**

The panel note the scheme does not yet demonstrate a response to Aboriginal culture and heritage through the design. The panel encourage the project team to engage and consult with the local aboriginal community to incorporate site specific histories and narratives into the design at this early stage in the project. GANSW is available to provide assistance for this.

**Project procurement**

The panel request further information relating to the proposed procurement process for the delivery of the building and how this will ensure that design excellence is achieved.

In addition to the information requested above, the next presentation should also include: empirical data including sun angles in the site analysis information; developed floor plans, circulation diagrams and landscape architecture drawings.

Sincerely,



Lee Hillam, Acting Director of Design Excellence - Government Architect NSW

on behalf of

Olivia Hyde  
Director of Design Excellence - Government Architect NSW  
Chair, Kyeemargh SDRP

CC  
NSW SDRP Panel members

DPE  
Council Officer:  
DWP

DET  
CPS  
T&TT

Peter Mold, Diane Jones, Matthew Bennett, Sam  
Crawford, Olivia Hyde (Chair – GANSW)  
Scott Hay  
Alison Phillips  
Dino Di Paolo  
David Clarke  
Chris Tudor  
Daniel Grovers  
Graham Smyth

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)

Page 4 of 5



Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)



21<sup>st</sup> January 2019

Chris Tudor  
Programme Manager

Via email –  
chris.tudor3@det.nsw.edu.au

PROJECT: Kyeemagh Public School  
RE: SDRP Session 22 – 12.12.2018. Second review

Dear Chris,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the second design review session.

Overall, the Panel commends the changes made to address the issues identified at the first SDRP session and supports the general design direction for the school. The Panel agrees that while the project has significantly improved, the buildings to the south-western corner of the site require further design resolution.

The commentary following provides advice for improving the project.

**Siting and built form**

Outstanding issues from SDRP 1, not fully addressed in SDRP 2

- The Panel supports the revised orientation of the buildings and commends the approach to using the buildings to form the site's secure line. However, the Panel considers that the buildings to the south-western corner of the site require further resolution to provide a more welcoming interface to the street frontages. This objective could be achieved by drawing on the language, material resolution and scale developed for the buildings to the east of the site.
- The Panel considers that the Beech Street elevation should establish a better relationship to the street. The Jacobson Street elevation should also be refined to better define the entry points to the school.

Items from SDRP 2 to consider

- The Panel supports the approach for the library as a light box but considers that the façade treatment and materiality should be more consistent with the surrounding buildings to create coherence. In reviewing this aspect, the Panel recommends considering the views towards the library from the ground level.
- The Panel commends the quality of the materials palette and recommends developing a clear strategy to ensure this standard is maintained through project construction.

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

governmentarchitect.nsw.gov.au

Page 1 of 3



**Folded roof form**Outstanding issues from SDRP 1, not fully addressed in SDRP 2

- While the Panel supports the revised design approach for the treatment of the roof, the Panel request that the proponent demonstrates that sufficient light penetration to the COLA space and the southern home-base building will be achieved (western façade).

Items from SDRP 2 to consider

- While the Panel supports maintaining existing trees along the street frontages, the Panel recommends studying the location of the trees or tree branches in relation to the roof edge to ensure regulatory safety requirements will be met.

**Circulation**Items from SDRP 2 to consider

- The Panel request that requirements from the Educational Facilities Standards and Guidelines (EFSG) for circulation spaces be integrated early in the design process to ensure the intended flow and quality of space can be maintained.
- The Panel recommends reviewing the width of the stair besides the library to allow increased light penetration and width to the adjacent home-base circulation space to the south.

**Daylighting, heating, cooling, ventilation and acoustic attenuation**Outstanding issues from SDRP 1, not fully addressed in SDRP 2

- The Panel acknowledges the light penetration studies undertaken and request the study be extended to demonstrate the Practical Activity Areas (PAA) at the ground floor will meet the required standard.
- The Panel request that cross-sections presented incorporate all the acoustic and structural requirements to demonstrate intended floor to ceiling heights will be achieved.

**Future expansion**Items from SDRP 2 to consider

- The Panel considers that the proposal to accommodate future home-base spaces in the current outdoor decks will diminish the amenity of adjacent spaces and the clarity of the circulation. Therefore, the Panel does not support this form of future extension and request alternative options be explored.

**Aboriginal cultural heritage**Outstanding issues from SDRP 1, not fully addressed in SDRP 2

- The Panel note the scheme does not yet demonstrate a response to Aboriginal culture and heritage through the design. The panel encourage the project team to engage and consult with the local aboriginal community to incorporate site specific histories and narratives into the design at this early stage in the project. GANSW is available to assist in this matter.

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)

Page 2 of 3





We recommend a further review to address the issues raised above and improve the design outcomes of the project.

If you have any queries regarding this advice, please contact GANSW Design Advisor, Melizza Morales-Hoyos at [melizza.morales-hoyos@planning.nsw.gov.au](mailto:melizza.morales-hoyos@planning.nsw.gov.au).

Sincerely,



Lee Hiram, Acting Director of Design Excellence - Government Architect NSW

on behalf of

Olivia Hyde  
Director of Design Excellence - Government Architect NSW  
Chair, Kyeemagh SDRP

CC  
NSW SDRP Panel members

Diane Jones, Matthew Bennett, Sam Crawford,  
Lee Hiram (Chair – GANSW)

DWP

Bassam Zeino  
Ryan Southwell

CPS  
T&TT

Brendon Clendenning  
Susan Pongia

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

[government.architect@planning.nsw.gov.au](mailto:government.architect@planning.nsw.gov.au)  
T +61 (02)9860 1464

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)

## **Council Meeting**

**13/03/2019**

Item No	8.3
Subject	<b>Wentworth Avenue Intersections Upgrade</b>
Report by	Louise Farrell, Senior Project Architect
File	F17/546

---

## **Summary**

The Wentworth Avenue and Page Street / Baker Street intersections upgrade works are listed in the Voluntary Planning Agreement between Bayside Council and Meriton Development (BATA Site) and the Section 94A Development Contribution Plan 2016. Funding has been allocated in the city projects program for the construction of the two intersections. There is also funding allocated for the Cycleway connection project on Wentworth Avenue and Page Street.

The design of the intersections upgrade has progressed to the 80% completion stage and is ready to be submitted to the RMS for this approval milestone however, the current cost estimate is \$17.75M for all three projects combined presenting an anticipated shortfall of \$6.5M.

This report provides information to Council on the background of the Wentworth Avenue intersections upgrade works and recommends Council to seek State Government funding to secure the shortfall and construct these projects.

---

## **Officer Recommendation**

- 1 That Council provide approval to submit the 80% detailed design to the RMS for review and approval and proceed with the design development;
  - 2 That Council seek State Government funding for a sum of \$6.5M to fund the shortfall required to construct the Wentworth Avenue & Page Street, Wentworth Avenue & Baker Street and Cycleway projects.
- 

## **Background**

There is a desire from the community and businesses to improve traffic safety at the Wentworth Avenue and Baker Street intersection and to improve the traffic congestions at the Wentworth Avenue and Page Street intersection. Wentworth Avenue is a Roads and Maritime Services (RMS) Road, it is unusual for a Council to undertake design, and construction works on a State Road.

The Wentworth Avenue and Page Street intersection is currently congested in peak traffic due to various contributing factors, from increased car ownership in the city to parents increasingly driving their children to Pagewood Public School. The Meriton BATA and 32 Page Street developments along with other major developments add further pressure on the intersection and will cause it to fail in the next few years. The proposed design for the Page Street intersection aims to improve traffic conditions and alleviate congestion during morning and afternoon peaks on Page Street and Wentworth Avenue near Pagewood Public School.

The proposed design involves extending and adding dedicated left and right turn lanes by converting part of the very wide nature strips on Page Street into extra lanes. This significantly increases the efficiency of the intersection.

Baker Street is located in a high activity industrial area specially used by heavy vehicles; it becomes difficult for these heavy vehicles in peak times to manoeuvre through the intersection. The proposed developments in the area will further increase the traffic using Baker Street to join Wentworth Avenue causing the intersection to fail. After undertaking traffic studies and performing traffic modelling, it is proposed to have traffic lights installed at the intersection to reduce congestion and with a view to encourage heavy vehicle to turn right into Wentworth Avenue from Baker Street accessing the Ports via Denison Street.

### **The Design Process**

The design process has been challenging as the requirements for the intersection designs and the process is being dictated by RMS as the owner of Wentworth Avenue. There also is a need for service relocations with the designs and requirements being prepared and controlled by the service providers. These processes have resulted in delays and cost increases.

The process of design started in 2013, in the case of Baker Street intersection. Reviews and approvals were sought from the RMS on Traffic Control Signals plans. It was put on hold until 2015 citing funding arrangements. In 2015, SMEC consulting undertook a traffic study on behalf of Botany Council and a report was produced which indicated that upgrade works were essential to be carried out at both the Page Street and Baker Street intersections in order for both of them to complement each other and work to acceptable standards. The design process reconvened for both intersections.

Council produced concept designs in-house along with the Traffic Control Signals (TCS) plans. For the Wentworth Avenue & Page Street intersection upgrade, contrary to the scope SMEC Consulting had suggested which included property acquisition, Council adopted a second option through the City Services Committee held on 18<sup>th</sup> November 2015, which accommodated additional lanes in Page Street without having to acquire properties due to the adequate road reserve width available.

The detailed concept designs and TCS plans for both the intersections upgrade works were submitted to the RMS for review in February 2016 and feedback was received in May 2016. Updated plans were then submitted to the RMS a month later, however, feedback and approval was not received until October 2017.

### **The Engagement of OPUS (Now WSP) Consulting**

At the directive of RMS, Council tendered the completion of the detailed design for construction along with service authority designs. OPUS Consulting was engaged in October 2017 to undertake this work.

In January 2017, Council submitted the 50% detailed designs produced by OPUS to the RMS for review. Post the 50% design stage, Council incorporated the design for the cycleway connection on Page Street and Wentworth Avenue into the intersections upgrade. A process of design had to be followed where concepts for the cycle ways were approved by the RMS before the detailed design could be combined with the intersections upgrade projects.

In November 2018, OPUS Consulting produced the 80% design documentation along with service authority preliminary designs. A cost estimate of over \$17M was also produced by an RMS accredited quantity surveyor. Council interrogated the cost estimates and service authority scopes and specifications were challenged with a view to reduce costing. After finalising the 80% detailed design in February, the cost estimate remained over \$17M (\$9.45M for Page Street, \$6.8M for Baker Street and \$1.5M for the cycle ways).

The 80% detailed design is being finalised for submission to RMS for approval which will be followed by the 100% detailed design and documentation to be approved by RMS.

---

### Financial Implications

Not applicable ☐

Included in existing approved budget ☐

Additional funds required ☒ Additional Funds Required \$6.5M. Funding request to State Government recommended.

---

### Community Engagement

Community consultation has been undertaken for the Concept Design - input was sought and has been incorporated into the detailed design where practical.

---

### Attachments

Nil

## **Council Meeting**

**13/03/2019**

Item No	8.4
Subject	<b>Tender - Kingsgrove Town Centre Upgrade</b>
Report by	Louise Farrell, Senior Project Architect
File	F18/1172

---

## **Summary**

The 2018/19 financial year City Projects Program includes for the Kingsgrove Town Centre detailed design and documentation as well as the construction of the public domain improvements.

The tender for Kingsgrove Town Centre works was advertised on 22 January 2019 and closed on 14 February 2019.

This report is to be read in conjunction with the attachment 'CONFIDENTIAL – Kingsgrove Town Centre Tender', which outlines the tender assessment.

---

## **Officer Recommendation**

- 1 That the attachment/s 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 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)(a) of the Local Government (General) Regulations 2005, Council accept the tender from Sam the Paving Man Pty Ltd for Contract F18/1172 being for the upgrade of the Kingsgrove Town Centre for the amount of \$ 467,707.90 exclusive of GST; and
  - 3 That Brocklehurst Lane is added to the construction scope.
- 

## **Background**

Kingsgrove Town Centre is located on Kingsgrove Road, Kingsgrove generally between Dowsett Road to the south and Kingsgrove Avenue to the north. This area of Kingsgrove is undergoing change with population increases resulting from new high-density residential development. The town centre is situated across LGA boundaries. The west side of Kingsgrove Road is located within Georges River Council and a public domain upgrade was recently undertaken on the Georges River side of Kingsgrove Road. The east side of Kingsgrove Road is located within Bayside Council and no upgrade works have been undertaken.

The town centre was included in the 2018/2019 City Projects Program for embellishment due to its importance as a growing neighbourhood centre and to match the upgrades on the other side of Kingsgrove Road.

The proposed improvements and public domain have been designed to match the treatments used on the western side of the town centre in the upgrades undertaken by Georges River Council.

### **The Tender Process**

Open Tenders were advertised on 22 January 2019 with tender submissions closing at 10:00 am on 14 February 2019.

### **Tenders Received**

Eight (8) tender submissions were received from the following companies, in alphabetical order:

- Civil Construction Partners Pty Ltd;
- EzyPave Pty Ltd;
- KJ Civil and Paving Pty Ltd;
- KK Consultants Pty Ltd T/AS KK Civil Engineering
- Mack Civil Pty Ltd;
- Mansour Paving (Aust) Pty Ltd;
- Pave-Link Pty Ltd; and
- Sam the Paving Man Pty Ltd.

### **Directors of the Companies that Provided Tender Submissions**

<b>Company</b>	<b>Company Directors</b>
Civil Construction Partners Pty Ltd	Von Jones
Ezypave Pty Ltd	Kassem Khalil
KJ Civil and Paving Pty Ltd	Khodor Jallad
KK Consultants Pty Ltd T/AS KK Civil Engineering	Koda Kassira
Mack Civil Pty Ltd	Karim Mahmoud
Mansour Paving (Aust) Pty Ltd	Mohammad Mansour
Pave-Link Pty Ltd	Haissam Hachouche & Abdulilah Hachouche
Sam the Paving Man	Sam & Annette Harb

No late tenders were received.

## Assessment Methodology

The tender submission assessment and scoring is outlined in the confidential supporting attachment to this report.

A comprehensive assessment of the tender submissions was undertaken by the Tender Evaluation Panel 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 request for tender documents.

Sam the Paving Man Pty Ltd has been identified as offering best value for money based on Evaluation Matrix Scoring under following criteria:

- Price offered (including exclusions and qualifications).
- Non-price capabilities, past experience, track record and proposed delivery program and work methodologies that demonstrate their understanding of the challenges and risks specific to the project.

## Proposed Program

The preliminary program submitted with Sam The Paving Man tender indicates that it will take 8 weeks to complete the project, weather permitting, and the project millstones are as following:

<b>Milestone</b>	<b>Week</b>
Contract award	
Procurement, Project Management Plan preparation and Mobilisation	Week 1
Construction Commencement on site	Week 2
Civil work	Week 2
Concrete work	Week 3
Works complete	Week 8
Projects complete	Week 8

The program doesn't include a wet weather allowance.

## Financial Assessment of Sam the Paving Man

Sam the Paving Man has a track record of successful outcomes in undertaking projects of a similar nature. They have successfully delivered a wide range of projects throughout Australia that meet the needs and demands of local community and users. Examples of these projects are Sydney Olympic Park, Sydney Opera House Public Domain, and Darling Harbour. 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 Sam the Paving Man and it was found that they are a reputable contractor that delivers high quality work. Sam the Paving Man has completed a number of local council projects on time, on budget, and without issue.

Sam the Paving Man has in place Public Liability and they have the statutory workers compensation policy in place. Sam the Paving Man has a Management System in compliance with ISO 9001, ISO 14001 and AS 4801 guidelines and has a good track record and name in the industry.

The tender submitted by Sam the Paving Man was comprehensive and included a detailed methodology and a detailed program taking into consideration the site limitations and constraints.

Sam the Paving Man was founded in 1985, has over thirty years' experience with a wide variety of projects from small domestic work to flagship projects.

As part of the tender assessment a detailed Financial and Performance Assessment was undertaken by Corporate Scorecard. Details on this check are in the confidential attachment to this report.

---

## Financial Implications

The financial implications are outlined in the confidential Kingsgrove Town Centre tender assessment attachment.

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| Not applicable                       | <input type="checkbox"/>            |
| Included in existing approved budget | <input checked="" type="checkbox"/> |
| Additional funds required            | <input type="checkbox"/>            |

---

## Community Engagement

Community engagement was completed at the design stage of the project; via letterbox drop on 5 December 2018 and face-to-face engagement with business owners on 10 December 2018.

## Attachments

- 1 Confidential supporting document Kingsgrove Town Centre tender (confidential)
- 2 Stitched Plan [↓](#)







## **Council Meeting**

**13/03/2019**

---

Item No	8.5
Subject	<b>Tender - Hillsdale Child Care Centre Outdoor Space</b>
Report by	Karin Targa, Major Projects Unit Director
File	F18/1171

---

## **Summary**

This report is to be read in conjunction with the report 'CONFIDENTIAL – Hillsdale Childcare Centre Tender', which outlines the tender assessment.

The rejuvenation and upgrade is included in the 2017/2018 City Projects Program. The outdoor play areas have been designed to provide improved play experiences for the children currently in care and to provide attractive and functional spaces for the centre going forward. The centre presently provides care for 58 children aged 0 to 5 years. There is currently a small fenced outdoor area for children under 2 years of age, with the remainder of the play areas being allocated to the 2-5 year olds. This project will improve both areas.

---

## **Officer Recommendation**

1. That the confidential 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)(a) of the Local Government (General) Regulations 2005, Council accept the tender from Undercover Pty Ltd for Contract F18/1171 being for the upgrade of the Hillsdale Childcare Centre for the amount of \$338,909.45 exclusive of GST.
  3. That the funding balance in the fundraising children's services reserve (\$107,654) be transferred to the Hillsdale Childcare Centre outdoor space project to augment the initial project budget of \$249,417.
  4. That if required any remaining shortfall for this project, to a maximum of \$56,000, be funded from the Botany S7.11 Plan from the balance for 'other community facilities'.
-



## Background

### The Tender Process

Council invited open tenders for Construction of the outdoor play space at Hillsdale Childcare centre on Tuesday 15 January 2019. A 4-week tender period was stipulated in the tender documents. The tender closed at 10.00 am on Wednesday 12 February 2019.

### Tenders Received

Three (3) tender submissions were received from the following companies, in alphabetical order:

- GJ's Landscapes Pty Ltd
- Growth Civil Landscapes Pty Ltd
- Undercover Landscapes Pty Ltd

### Directors of the Companies that Provided Tender Submissions

GJ's Landscapes Pty Ltd	Glen Jurd
Growth Civil Landscapes Pty Ltd	Glenn Simpson
Undercover Landscapes Pty Ltd	Paul Vale

### Assessment Methodology

The tender submission assessment and scoring is outlined in the confidential supporting attachment to this report.

A comprehensive assessment of the tender submissions was undertaken by the Tender Evaluation Panel 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 request for tender documents.

Undercover Landscapes Pty Ltd is identified as offering best value based on Evaluation Matrix Scoring under following criteria:

- Price offered (including exclusions and qualifications).
- Non-price capabilities, past experience, track record and proposed delivery program and work methodologies that demonstrate their understanding of the challenges and risks specific to the project.

The tender submitted by Undercover Landscapes Pty Ltd was comprehensive and included a detailed methodology and a detailed program taking into consideration the site limitations and constraints.

Undercover Landscapes Pty Ltd provided a selection of similar relevant projects and a list of personnel with relevant and similar project experience to the Hillsdale Childcare Centre project. Bayside Council checked the references with positive feedback provided.

### Proposed Program

The preliminary program submitted with Undercover Landscape's tender indicates that it will take 2.5 months to complete the project:

Milestone	Week
Contract award	End of March 2019
Construction Commencement on site	April 2019
Works complete	June 2019

The program doesn't include a wet weather allowance.

### Financial Assessment of Undercover Landscapes Pty Ltd

A Corporate Scorecard financial assessment was undertaken with an acceptable outcome. No issues have been identified as part of this process.

### Tender Recommendation

Undercover Landscapes Pty Ltd provided a selection of similar relevant projects and a list of personnel with relevant and similar project experience to the Hillsdale Childcare Centre project. Bayside Council checked the references with positive feedback provided.

Undercover Landscape Pty Ltd has in place Public Liability and they have the statutory workers compensation policy in place. Undercover Landscape has a Management System that conforms to the requirements of ISO9001:2008 and has a good track record and name in the industry.

As part of the tender assessment a detailed Financial and Performance Assessment was undertaken by Corporate Scorecard and the outcomes are outlined in the confidential attachment to this report.

---

### Financial Implications

- Not applicable ☐
- Included in existing approved budget ☐
- Additional funds required ☒
-

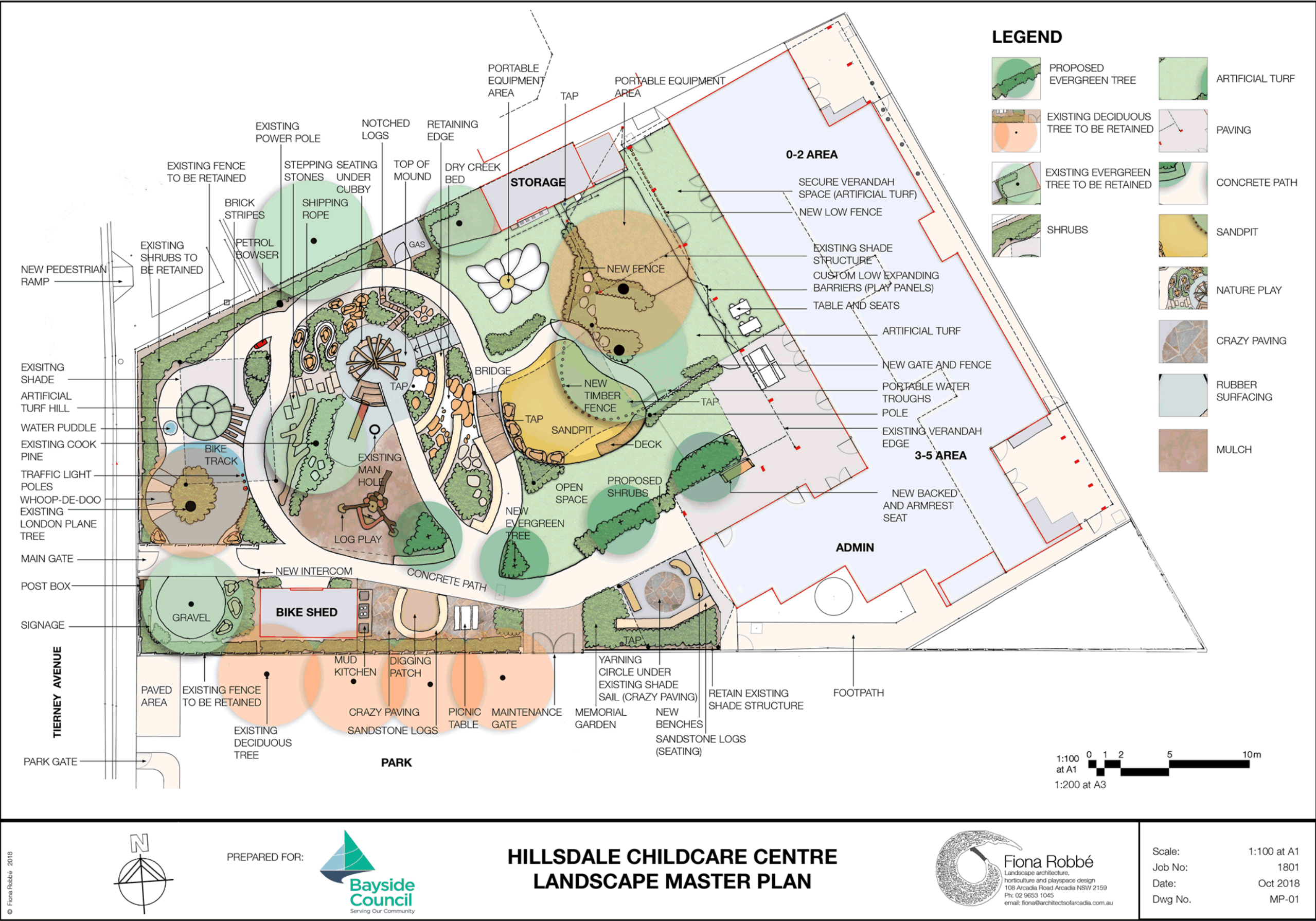
## **Community Engagement**

Not applicable to the tender.

---

## **Attachments**

- 1 Outdoor Space Tender (confidential)
- 2 Landscape Master Plan [↓](#)



---

## Council Meeting

13/03/2019

Item No	8.6
Subject	<b>Tender - Banksmeadow Town Centre Upgrade</b>
Report by	Karin Targa, Major Projects Unit Director
File	F18/47

---

## Summary

The 2017/18 financial year City Projects Program includes a Masterplan for the Banksmeadow Town Centre improvements. The detailed design and documentation for the public domain upgrade has been completed.

Council at the 14th November 2018 Council meeting adopted the Banksmeadow Public Domain Masterplan for the Town Centre. Council at this meeting also endorsed the construction scope for the works to commence construction in May 2019.

The tender for Banksmeadow Town Centre works was advertised on 15 January 2019 and closed on 12 February 2019.

---

## Officer Recommendation

- 1 That the confidential 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 accepts the tender from Sam The Paving Man for the Contract F18/47 being for the construction of Banksmeadow Town Centre Public Domain Development at Botany Road, at Banksmeadow for the amount of \$838,933.29 exclusive of GST.
- 

## Background

The scope of works for the Banksmeadow Town Centre upgrade, as endorsed by Council and included in the tender, is the construction of new 830 m<sup>2</sup> paved pedestrian area, the relocation of the bus stop and construction of a pedestrian crossing on Botany Road. Works include but are not limited to the following:

- Demolition of the existing paving.
- Construction a new 830 m<sup>2</sup> paved pedestrian area on a new concrete slab.
- Construction of a pedestrian crossing to RMS standards.



- Construction of a shared path.
- Relocation of the bus stop.
- Landscaping, furniture and lighting.
- Storm water drainage works where required.

The construction has a few challenges, such as noise, dust suppression and impact on access for local businesses/residents. Therefore, the Construction Methodology in each tender submission is the key to assessing the tenderers understanding of the project and the associated risks.

### **The Tender Process**

Council invited open tenders for Construction of a Banksmeadow Town Centre Public Domain in Botany Road, Banksmeadow on Tuesday 15 January 2019. A 4-week tender period was stipulated in the tender documents. The tender closed at 10.00 am on Wednesday 12 February 2019.

### **Tenders Received**

Eight tender submissions were received, as follows (in alphabetical order):

- Antoun Civil Engineering (Aus) Pty Ltd.
- Civil Construction Partners Pty Ltd.
- KJ Civil.
- KK Civil.
- Mack Civil.
- Sam the Paving Man.
- Stateline Asphalt.
- Sydney Civil.

### **Directors of the Companies that Provided Tender Submissions**

<b>Company</b>	<b>Company Directors</b>
Antoun Civil Engineering (Aus) Pty Ltd	Robert Antoun
Civil Construction Partners Pty Ltd	Von Jones
KJ Civil	Khodor Jallad
KK Civil	Koda Kassira
Mack Civil	Karim Mahmoud

<b>Company</b>	<b>Company Directors</b>
Sam the Paving Man	Sam & Annette Harb
Stateline Asphalt	Michal Harb
Sydney Civil	Adrian Murad

No late tenders were received.

### **Assessment Methodology**

The tender submission assessment and scoring is outlined in the confidential supporting attachment to this report.

A comprehensive assessment of the tender submissions was undertaken by the Tender Evaluation Panel 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 request for tender documents.

The tender submitted by Sam the Paving Man was comprehensive and included a detailed methodology and a detailed program taking into consideration the site limitations and constraints.

Sam the Paving Man was founded in 1985, has over thirty years' experience with a wide variety of projects from small domestic work to flagship projects.

### **Proposed Program**

The preliminary program submitted with Sam The Paving Man tender indicates that it will take 10 weeks to complete the project, weather permitting, and project milestones as follows:

<b>Milestone</b>	<b>Week</b>
Contract award	
Procurement, Project Management Plan preparation and Mobilisation	Week 1
Construction Commencement on site	Week 3
Civil work	Week 3
Concrete work	Week 4
Works complete	Week 10
Projects complete	Week 10

This program doesn't include a wet weather allowance.

---

### Financial Assessment of Sam the Paving Man

Sam the Paving Man has a track record of successful outcomes in undertaking projects of a similar nature. They have successfully delivered a wide range of projects throughout Australia that meet the needs and demands of local community and users. Examples of these projects are Sydney Olympic Park, Sydney Opera House Public Domain, and Darling Harbour. 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 Sam the Paving Man and it was found that they are a reputable contractor that delivers high quality work. Sam the Paving Man has completed a number of local council projects on time, on budget, and without issue.

Sam the Paving Man has in place Public Liability and they have the statutory workers compensation policy in place. Sam the Paving Man has a 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	<input type="checkbox"/>
Included in existing approved budget	<input checked="" type="checkbox"/>
Additional funds required	<input type="checkbox"/>

---

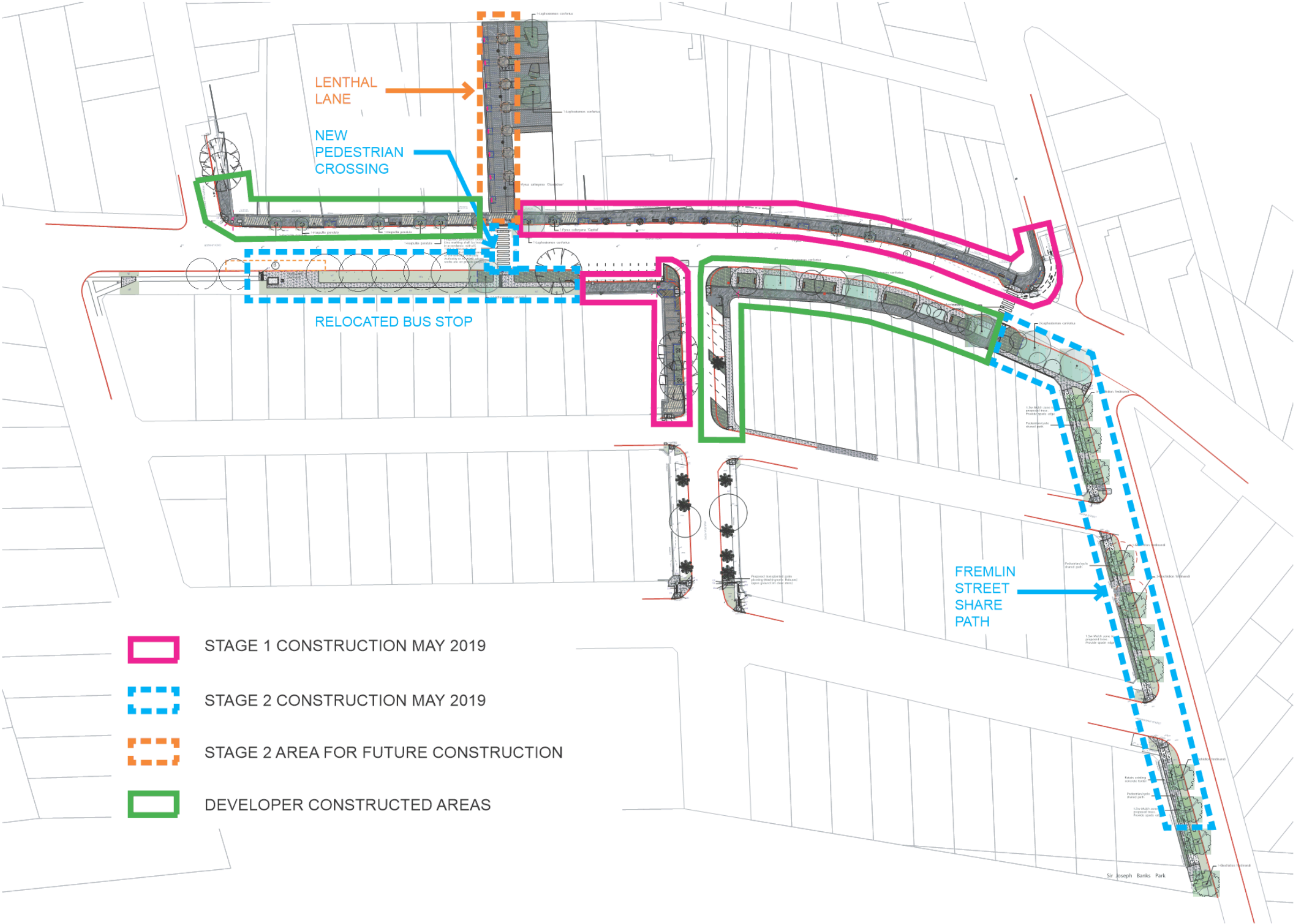
### Community Engagement

Not applicable for the tender process.

---

### Attachments

- 1 Tender for the Construction of Banksmeadow Town Centre Public Domain Improvements (confidential)
- 2 Staging Plan [↓](#)



## Council Meeting

13/03/2019

Item No	8.7
Subject	<b>Tender - SSROC Gross Pollutant Trap Cleaning Contract</b>
Report by	Frank Tambosis, Acting Manager Procurement
File	F16/25

---

## Summary

This report recommends Council opts in to the Southern Sydney Regional Organisation of Councils (SSROC) Preferred Supplier Master Agreement for the Cleaning and Inspection of Gross Pollutant Traps and Ancillary Services. Councillors were provided with an overview of this tender at the GM Briefing session held on 27 February 2019.

Council has previously participated in an SSROC tender for the establishment of a preferred supplier panel for the Cleaning and Inspection of Gross Pollutant Traps and Ancillary Services. 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/s 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 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 Council endorses the decision by the SSROC tender evaluation panel to create a panel of contractors, as detailed in the body of this report, for the provision of Cleaning and Inspection of Gross Pollutant Traps and Ancillary Services.
- 

## Background

Councils engage suppliers to inspect and clean Gross Pollutant Traps (GPTs) as the work is specialised and requires specialised plant, equipment, and disposal of material.

The current SSROC preferred supplier panel for these services expired and fresh tenders were invited to establish a new contract. In October 2018 the tender was advertised in accordance with the *Local Government Act 1993* and *Local Government (General) Regulation 2005* for a contract term of three years with two one year options to extend.

The following Councils are participating in this tender:

- Canada Bay
- Inner West Council
- Bayside Council
- City of Sydney Council
- Waverley
- Woollahra
- Burwood
- Sutherland Shire Council
- Georges River Council
- Randwick
- North Sydney in 2 years (not in SSROC)
- Hornsby in 2 years (not in SSROC)

## Tender Details

Tenders for the “Cleaning and Inspection of Gross Pollutant Traps and Ancillary Services” were publicly advertised in the Sydney Morning Herald, Daily Telegraph, SSROC website and the tendersonline.com.au/inner west website on Tuesday, 16 October 2018. Tenders were closed and opened by the Inner West Council (host council) at 2 PM AEST on Wednesday 7 November 2018.

The SSROC Tender Evaluation Report is attached as a confidential item.

There were 7 submissions received from the following organisations (in alphabetical order):

**Table 1: Tenderers**

Supplier name	Address	Company Directors
Alfords Point Drain Inspections	101 Carrington Street Revesby	Janine Coleman
Bell Environmental	6A Hume Road Smithfield	Brad Tresidder
Ecosol WasteWater Filtration Services	29/56-58 O’Riordan Street Alexandria	Andrew Macklin
Optimal Stormwater Pty Ltd	level 5, 79 Victoria Avenue Chatswood	Murray Powell
Pipe Management Australia	37 Liverpool Street Ingleburn	Justin Johansen
Total Drain Cleaning Services	6 Sleigh Place Wetherill Park	Peter Taylor
Tox Free Australia Pty Ltd	42 Charles Street St Marys	Steve Gostlow

The evaluation panel considered that not all tenderers could provide all the listed services, and that some tenderers had strengths in some and weaknesses in others. Overall, the evaluation panel created a “recommendation matrix” which highlighted which tenderers should be approached for which services. This matrix is in the attached SSROC report. As such, the evaluation panel proposes to engage all tenderers, while also proposing a recommendation matrix that guides Councils as to how to approach the panel providers.

**Financial Implications**

Not applicable ☐

Included in existing approved budget ☒

Additional funds required ☐

---

**Community Engagement**

Not Applicable

---

**Attachments**

SSROC GPT Cleaning Evaluation Report (confidential)

## Council Meeting

13/03/2019

Item No	8.8
Subject	<b>Statutory Financial Report for January 2019</b>
Report by	Violeta Stojkovski, Treasury Accountant
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 31 January 2019, Bayside Council had \$421.7m in cash and investments with an adjusted portfolio return on investments of 2.80%. Our income and expenditure cash-flow movements for the period primarily comprised the following:

- Income from operating activities totalled \$24.2m from rates, interest, grants and development planning contributions.
- Expenses from operating activities totalled \$23.9m 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.

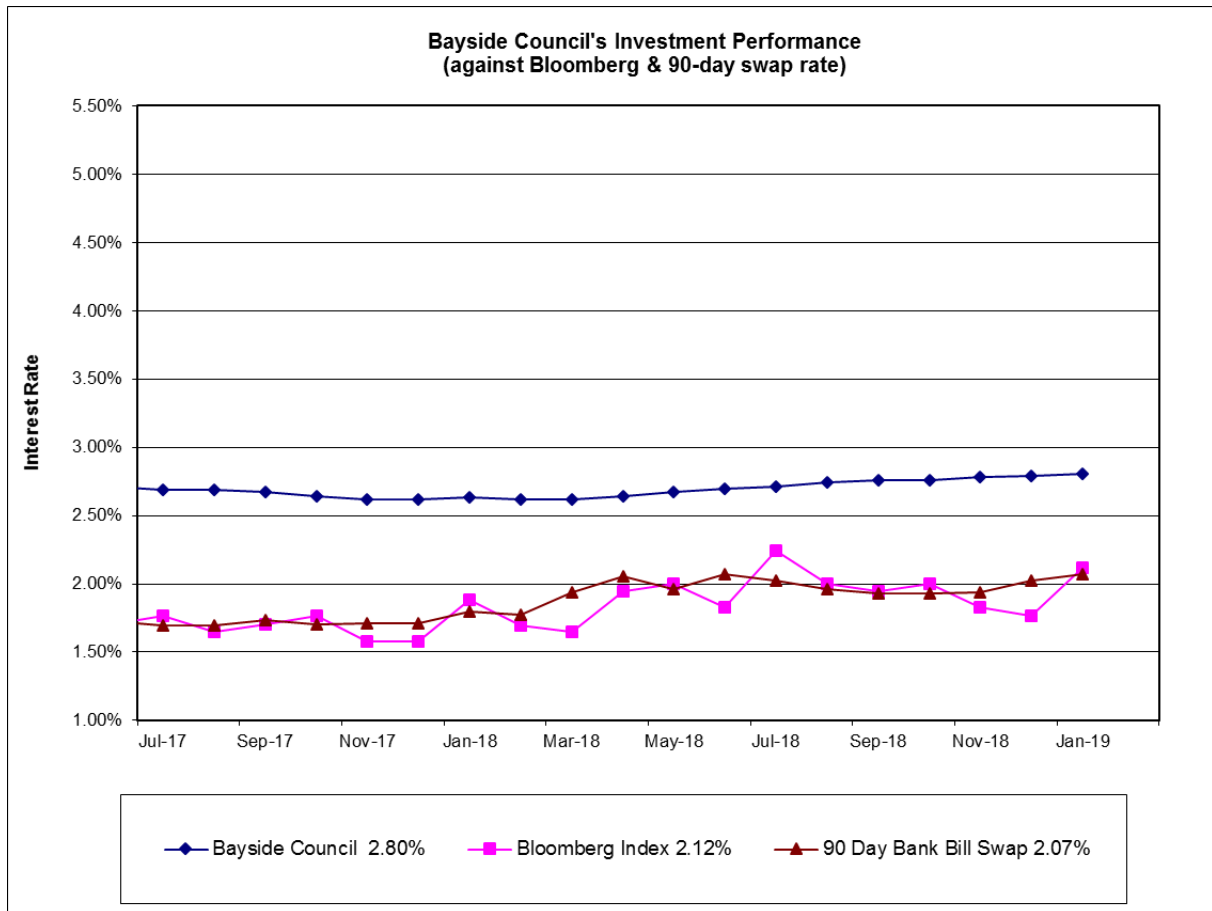
---

## 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 68 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 January 2019.

STATEMENT OF BANK BALANCES AS AT 31 January 2019		
	GENERAL FUND	
<b>Cash at Bank (Overdraft) as per Bank Statement as at: 31/12/2018</b>		<b>\$2,843,717</b>
<b>Add: Income from Operating Activities for the Period</b>		
- Rates and other receipts*	\$5,225,878	
- Sundry Debtor Deposits	\$502,836	
- DA Fees, FCDs & Application & Construction Fees	\$136,934	
- Interest	\$481,001	
- Parking and Other Infringements	\$476,407	
- Rents, Leases, Booking Fees, Certificates & Licences	\$255,145	
- Sydney Airport Rates	\$2,716,918	
- Long Service Levy	\$66,115	
- Grants	\$281,774	
- GST Recoverable	\$1,611,164	
- Pensioner Concession from OLG	\$1,191,848	
- Childcare, Pool, Golf & Library Income	\$397,781	
- S.94 & Planning Contributions	\$10,820,186	
<b>Total Income from Operating Activities for the Period</b>	<b>\$24,163,987</b>	
<b>Less: Expenses from Operating Activities for the Period</b>		
Accounts Paid for Period (includes urgent cheques & refunds)	-\$18,988,388	
Direct Payroll	-\$4,567,586	
Presented Cheques	-\$288,728	
Bank Charges (including Agency Fees)	-\$14,791	
<b>Total Expenses from Operating Activities for the Period</b>	<b>-\$23,859,493</b>	
<b>Total Net Movement from Operating Activities:</b>		<b>\$304,494</b>
<b>Investment Activities for the Period</b>		
- Surplus funds transfer from Botany	\$11,500,000	
- Transfer from Short-Term Money Market	\$15,500,000	
- Transfer to Short-Term Money Market	-\$29,390,000	
- New Investments	\$0	
<b>Net Investment Flows for the Period</b>	<b>-\$2,390,000</b>	
<b>Funding Activities for the Period</b>		
Loan Repayments	-\$33,901	
<b>Net Funding Flows for the Period</b>	<b>-\$33,901</b>	
<b>Total Net Movement from Investment &amp; Funding Activities:</b>		<b>-\$2,423,901</b>
<b>Cash at Bank (Overdraft) as per Bank Statement as at: 31/01/2019</b>		<b>\$724,310</b>
Limit of overdraft arranged at Bank for: Bayside West \$350,000 & Bayside East \$540,000		
* other receipts include Australia Post & Bank Tape		

## Schedule of Investments

Bayside Council currently holds \$421.7m in investments and cash at call. In accordance with current accounting standards, investments are recorded at Fair Value (market value).

SCHEDULE OF INVESTMENTS HELD ON BEHALF OF BAYSIDE COUNCIL AS AT: 31/01/2019								
	Credit Rating	Purchase Price	Purchase Date	Maturity Date	Term Days	Prop %	Interest Rate	Market Value
<b>Term Deposits</b>								
Bank of Western Australia	A1	\$2,036,247	08/05/2018	05/02/2019	273	0.57%	2.65%	\$2,036,247
Bank of Western Australia	A1	\$1,208,837	13/06/2018	13/03/2019	273	0.33%	2.75%	\$1,208,837
Bank of Western Australia	A1	\$5,193,991	20/06/2018	20/03/2019	273	1.44%	2.80%	\$5,193,991
Bank of Western Australia	A1	\$1,142,737	27/06/2018	26/03/2019	272	0.32%	2.80%	\$1,142,737
Bank of Western Australia	A1	\$1,238,546	03/07/2018	26/03/2019	266	0.34%	2.80%	\$1,238,546
Bank of Western Australia	A1	\$2,500,000	10/07/2018	11/04/2019	275	0.69%	2.80%	\$2,500,000
Bank of Western Australia	A1	\$1,300,000	17/07/2018	10/04/2019	267	0.36%	2.80%	\$1,300,000
Bank of Western Australia	A1	\$5,000,000	31/07/2018	02/05/2019	275	1.39%	2.80%	\$5,000,000
Bank of Western Australia	A1	\$5,000,000	09/08/2018	09/05/2019	273	1.39%	2.80%	\$5,000,000
Bank of Western Australia	A1	\$10,000,000	16/08/2018	16/05/2019	273	2.78%	2.80%	\$10,000,000
Bank of Western Australia	A1	\$5,000,000	24/08/2018	23/05/2019	272	1.39%	2.80%	\$5,000,000
Bank of Western Australia	A1	\$5,000,000	30/08/2018	30/05/2019	273	1.39%	2.75%	\$5,000,000
Bank of Western Australia	A1	\$5,000,000	05/09/2018	05/06/2019	273	1.39%	2.75%	\$5,000,000
Bank of Western Australia	A1	\$10,000,000	10/10/2018	10/07/2019	273	2.78%	2.70%	\$10,000,000
Bank of Western Australia	A1	\$5,000,000	14/11/2018	24/04/2019	161	1.39%	2.65%	\$5,000,000
Bank of Western Australia	A1	\$5,000,000	21/11/2018	13/06/2019	204	1.39%	2.65%	\$5,000,000
Bank of Western Australia	A1	\$5,000,000	28/11/2018	27/03/2019	119	1.39%	2.65%	\$5,000,000
						<u>20.72%</u>		
Illawarra Mutual Building Society	A2	\$1,206,626	16/05/2018	12/02/2019	272	0.33%	2.70%	\$1,206,626
Illawarra Mutual Building Society	A2	\$3,077,104	30/05/2018	30/05/2019	365	0.85%	2.75%	\$3,077,104
Illawarra Mutual Building Society	A2	\$2,659,570	5/06/2018	05/06/2019	365	0.74%	2.75%	\$2,659,570
Illawarra Mutual Building Society	A2	\$5,000,000	6/06/2018	06/06/2019	365	1.39%	2.75%	\$5,000,000
Illawarra Mutual Building Society	A2	\$1,778,167	12/06/2018	12/03/2019	273	0.49%	2.68%	\$1,778,167
Illawarra Mutual Building Society	A2	\$1,500,000	16/07/2018	11/04/2019	269	0.42%	2.75%	\$1,500,000
Illawarra Mutual Building Society	A2	\$1,400,000	17/07/2018	11/04/2019	268	0.39%	2.75%	\$1,400,000
Illawarra Mutual Building Society	A2	\$5,000,000	30/08/2018	29/08/2019	364	1.39%	2.75%	\$5,000,000
Illawarra Mutual Building Society	A2	\$5,000,000	5/09/2018	03/04/2019	210	1.39%	2.70%	\$5,000,000
						<u>7.39%</u>		
Newcastle Permanent Build Society	A2	\$6,000,000	31/01/2019	30/10/2019	272	1.67%	2.50%	\$6,000,000
						<u>1.67%</u>		
ME Bank	A2	\$1,000,000	08/05/2018	08/05/2019	365	0.28%	2.75%	\$1,000,000
ME Bank	A2	\$4,000,000	11/05/2018	10/05/2019	364	1.11%	2.75%	\$4,000,000
ME Bank	A2	\$2,000,000	22/05/2018	22/05/2019	365	0.56%	2.75%	\$2,000,000
ME Bank	A2	\$1,000,000	23/05/2018	22/05/2019	364	0.28%	2.75%	\$1,000,000
ME Bank	A2	\$2,000,000	29/05/2018	26/02/2019	273	0.56%	2.72%	\$2,000,000
ME Bank	A2	\$1,000,000	12/07/2018	11/07/2019	364	0.28%	2.80%	\$1,000,000
ME Bank	A2	\$5,000,000	31/07/2018	01/08/2019	366	1.39%	2.80%	\$5,000,000
ME Bank	A2	\$5,000,000	06/09/2018	06/02/2019	153	1.39%	2.65%	\$5,000,000
ME Bank	A2	\$5,000,000	26/09/2018	27/02/2019	154	1.39%	2.60%	\$5,000,000
ME Bank	A2	\$5,000,000	06/12/2018	03/04/2019	118	1.39%	2.65%	\$5,000,000
						<u>8.61%</u>		
Westpac	AA-	\$5,000,000	06/06/2018	06/06/2019	365	1.39%	2.76%	\$5,000,000
Westpac	AA-	\$3,000,000	01/08/2018	01/08/2019	365	0.83%	2.76%	\$3,000,000
Westpac	AA-	\$3,000,000	01/05/2018	01/05/2019	365	0.83%	2.76%	\$3,000,000
Westpac	AA-	\$3,000,000	08/06/2018	11/06/2019	368	0.83%	2.76%	\$3,000,000
Westpac	AA-	\$5,000,000	28/11/2018	28/11/2019	365	1.39%	2.73%	\$5,000,000
Westpac	AA-	\$5,000,000	10/09/2018	11/09/2019	366	1.39%	2.68%	\$5,000,000
Westpac	AA-	\$5,000,000	09/02/2018	11/02/2019	367	1.39%	2.61%	\$5,000,000
Westpac	AA-	\$5,000,000	23/03/2018	25/03/2019	367	1.39%	2.72%	\$5,000,000
Westpac	AA-	\$5,000,000	09/11/2018	06/11/2019	362	1.39%	2.76%	\$5,000,000
Westpac	AA-	\$5,000,000	09/08/2018	09/08/2019	365	1.39%	2.79%	\$5,000,000
Westpac	AA-	\$5,000,000	03/12/2018	04/12/2019	366	1.39%	2.73%	\$5,000,000
Westpac	AA-	\$5,000,000	02/01/2019	08/01/2020	371	1.39%	2.70%	\$5,000,000
Westpac	AA-	\$5,000,000	02/03/2018	04/03/2019	367	1.39%	2.62%	\$5,000,000
Westpac	AA-	\$10,000,000	31/07/2018	31/07/2019	365	2.78%	2.76%	\$10,000,000
Westpac	AA-	\$5,000,000	30/08/2018	29/08/2019	364	1.39%	2.74%	\$5,000,000
						<u>20.54%</u>		
AMP Bank	A1	\$3,000,000	12/06/2018	12/06/2019	365	0.83%	2.80%	\$3,000,000
						<u>0.83%</u>		

<b>Schedule of Investments cont'd</b>								
National Australia Bank	A1	\$1,000,000	14/06/2018	14/06/2019	365	0.28%	2.75%	\$1,000,000
National Australia Bank	A1	\$5,000,000	19/06/2018	19/03/2019	273	1.39%	2.70%	\$5,000,000
National Australia Bank	A1	\$2,000,000	11/07/2018	11/07/2019	365	0.55%	2.75%	\$2,000,000
National Australia Bank	A1	\$5,000,000	04/09/2018	04/09/2019	365	1.39%	2.65%	\$5,000,000
National Australia Bank	A1	\$5,000,000	22/11/2018	24/04/2019	153	1.39%	2.65%	\$5,000,000
National Australia Bank	A1	\$6,000,000	28/11/2018	12/06/2019	196	1.67%	2.65%	\$6,000,000
National Australia Bank	A1	\$5,000,000	06/12/2018	19/06/2019	195	1.39%	2.68%	\$5,000,000
National Australia Bank	A1	\$5,000,000	09/01/2019	09/10/2019	273	1.39%	2.67%	\$5,000,000
National Australia Bank	A1	\$5,000,000	09/01/2019	08/05/2019	119	1.39%	2.65%	\$5,000,000
National Australia Bank	A1	\$5,000,000	16/01/2019	17/07/2019	182	1.39%	2.67%	\$5,000,000
NAB- Bank of QLD FRN	BBB+	\$1,000,000	29/10/2015	29/04/2019	1278	0.28%	3.22%	\$1,001,455
NAB FRN	AA-	\$2,000,000	25/02/2016	25/02/2019	1096	0.55%	2.92%	\$2,011,455
NAB - Newcastle Perm Build Soc FRN	BBB	\$2,000,000	22/03/2016	22/03/2019	1095	0.55%	3.68%	\$2,009,984
NAB- Suncorp FRN	A+	\$2,000,000	12/04/2016	12/04/2021	1826	0.55%	3.45%	\$2,026,776
						<u>14.16%</u>		
ING Direct	A	\$4,000,000	31/08/2017	04/09/2019	734	1.11%	2.75%	\$4,000,000
ING Direct	A	\$3,000,000	12/09/2017	12/09/2019	730	0.83%	2.75%	\$3,000,000
ING Direct	A	\$3,000,000	13/09/2017	18/09/2019	735	0.83%	2.75%	\$3,000,000
ING Direct	A	\$2,000,000	15/09/2017	25/09/2019	740	0.56%	2.75%	\$2,000,000
ING Direct	A	\$1,000,000	06/06/2018	06/12/2019	548	0.28%	2.80%	\$1,000,000
ING Direct	A	\$2,000,000	24/07/2018	04/09/2019	407	0.55%	2.53%	\$2,000,000
ING Direct	A	\$5,000,000	18/12/2018	24/06/2020	554	1.39%	2.70%	\$5,000,000
						<u>5.55%</u>		
<b>Direct Investments (Floating Rate &amp; Fixed Rate Term Deposits - TDs)</b>								
CBA- AMP FRN	A	\$750,000	11/12/2015	11/06/2019	1278	0.20%	3.09%	\$754,493
CBA- Bank of QLD FRN	A-	\$2,000,000	26/02/2016	06/11/2019	1349	0.56%	3.01%	\$2,004,940
CBA- Bendigo & Adelaide FRN	A-	\$2,000,000	26/02/2016	18/08/2020	1635	0.56%	3.04%	\$2,021,380
CBA - Rabobank FRN	A+	\$2,000,000	04/03/2016	04/03/2021	1826	0.56%	3.47%	\$2,041,080
CBA- Westpac FRN	AA-	\$1,000,000	11/03/2016	10/05/2019	1155	0.27%	2.94%	\$1,001,160
CBA- Credit Union Australia FRN	BBB+	\$2,000,000	01/04/2016	01/04/2019	1095	0.56%	3.68%	\$2,009,620
CBA- Bank of QLD FRN	BBB+	\$1,000,000	18/05/2016	18/05/2021	1826	0.27%	3.42%	\$1,018,540
CBA- Greater Bank FRN	BBB-	\$3,000,000	07/06/2016	07/06/2019	1095	0.83%	3.59%	\$3,021,375
CBA FRN	AA-	\$2,000,000	12/07/2016	12/07/2021	1826	0.56%	3.27%	\$2,024,000
CBA- ME Bank FRN	BBB	\$3,000,000	09/08/2016	18/07/2019	1073	0.83%	3.51%	\$3,014,970
CBA- Bendigo & Adelaide FRN	A-	\$2,000,000	09/08/2016	19/09/2019	1136	0.56%	2.95%	\$2,011,040
CBA- Greater Bank FRN	BBB+	\$2,000,000	30/08/2016	30/08/2019	1095	0.56%	3.50%	\$2,016,670
CBA- Bendigo & Adelaide FRN	A-	\$2,000,000	21/11/2016	21/02/2020	1187	0.56%	3.04%	\$2,019,800
CBA FRN	AA-	\$3,000,000	17/01/2017	17/01/2022	1826	0.83%	3.17%	\$3,027,600
CBA- Greater Bank FRN	BBB-	\$4,000,000	24/02/2017	24/02/2020	1095	1.10%	3.39%	\$4,030,280
CBA- Rabobank FRN	A+	\$2,000,000	03/03/2017	03/03/2022	1826	0.56%	3.04%	\$2,021,540
CBA- Credit Union Australia FRN	BBB+	\$2,750,000	20/03/2017	20/03/2020	1096	0.75%	3.36%	\$2,770,790
CBA- Greater Bank FRN	BBB-	\$2,000,000	25/03/2017	29/05/2020	1161	0.56%	3.35%	\$2,013,570
CBA- ME Bank FRN	BBB+	\$3,000,000	06/04/2017	06/04/2020	1096	0.83%	3.31%	\$3,014,550
ANZ - Heritage Bank FRN	BBB+	\$1,450,000	04/05/2017	04/05/2020	1096	0.39%	3.23%	\$1,453,286
CBA- Greater Bank FRN	BBB-	\$1,000,000	04/08/2017	29/05/2020	1029	0.27%	3.35%	\$1,006,785
CBA- AMP FRN	A	\$2,000,000	06/10/2017	06/10/2020	1096	0.56%	2.81%	\$1,996,220
CBA - Heritage Bank FRN	BBB+	\$2,000,000	27/11/2017	04/05/2020	889	0.56%	3.35%	\$2,006,840
CBA - Newcastle Perm Build Soc FRN	BBB	\$2,000,000	29/11/2017	07/04/2020	860	0.56%	3.41%	\$2,012,840
Commonwealth Bank Fixed Rate TD	A1+	\$2,000,000	18/04/2018	18/02/2019	306	0.56%	2.70%	\$2,000,000
Commonwealth Bank Fixed Rate TD	A1+	\$2,000,000	18/06/2018	18/02/2019	245	0.56%	2.70%	\$2,000,000
Commonwealth Bank Fixed Rate TD	A1+	\$5,000,000	20/09/2018	17/04/2019	209	1.39%	2.58%	\$5,000,000
Bendigo Adelaide Bank Fixed Rate TD	A2	\$5,000,000	02/03/2018	01/03/2019	364	1.39%	2.55%	\$5,000,000
Bendigo Adelaide Bank Fixed Rate TD	A2	\$5,000,000	24/08/2018	23/05/2019	272	1.39%	2.68%	\$5,000,000
Bendigo Adelaide Bank Fixed Rate TD	A2	\$5,000,000	30/11/2018	28/08/2019	271	1.39%	2.70%	\$5,000,000
						<u>20.53%</u>		
FTD= Floating Rate Deposit								
FRN= Floating Rate Note								
<b>Unlisted Community Bank Shares</b>								
NRMA/IAG Shares	Unrated	\$7,552				0.01%		
Bendigo Bank	A2	\$5,000				0.00%		
<b>Total Investments</b>		<b>\$360,204,377</b>				<b>100.00%</b>		
Operating Accounts		\$724,210						
Cash Deposit Accounts		\$50,197,883						
AMP 31 Day Notice Account		\$10,531,644						
<b>Total Investments and Cash</b>		<b>\$421,658,114</b>						

**Investment and Cash Flows for Bayside Council:**

	<b>Dec-18</b>	<b>Jan-19</b>	<b>Total Net Movement</b>
Total Investments	\$360,204,377	\$360,204,377	\$0
Operating Accounts	\$1,972,754	\$724,210	-\$1,248,544
Cash/Short Term Money Market	\$36,300,764	\$50,197,883	\$13,897,119
AMP 31 Day Notice Account	\$10,511,112	\$10,531,644	\$20,533
<b>TOTAL Investments and Cash:</b>	<b>\$408,989,006</b>	<b>\$421,658,114</b>	<b>\$12,669,108</b>

**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.
- \* C - Highly likely to default.

**Financial Implications**

- Not applicable ☒
- Included in existing approved budget ☐
- Additional funds required ☐

**Community Engagement**

Not required.

**Attachments**

Nil

---

## Council Meeting

13/03/2019

Item No	8.9
Subject	<b>Presentation of the Bayside Council Audited Financial Reports for 2016/17</b>
Report by	Matthew Walker, Manager Finance
File	F09/744

---

## Summary

The Audit Office of NSW as the appointed external auditor for Bayside Council has completed its audit of the financial reports for the period ending 30 June 2017 and has issued a disclaimer of opinion as anticipated and previously advised to Council. The financial reports have been lodged with the Office of Local Government as required and Council is required to present its audited financial reports at a Council meeting.

---

## Officer Recommendation

That Council receives and notes the presentation of the Audited financial reports Bayside Council for period ended 30 June 2017.

---

## Background

Council has received the audited reports for Bayside Council financial reports for the period ending 30 June 2017 and has lodged them with the Office of Local Government NSW. Under legislation Council is required to advertise the date of the meeting at which the audited financial reports will be tabled at a Council meeting. The advertisements were placed in the local papers for the week commencing 6 March 2019. Further to this, submissions can be received on the audited financial reports for a period of seven days following the date of the Council meeting which they are presented.

The Audit Office of NSW as the appointed external auditor for Bayside Council has completed its audit of the financial reports for the period ending 30 June 2017 and has issued a disclaimer of opinion. Due to the significant breakdowns in administrative, financial and governance internal controls identified in the former Council as evidenced by the NSW Independent Commission Against Corruption (ICAC) report July 2017, Operation Ricco, it has not been possible for the current Bayside Council management to ensure completeness of the financial statements as a whole. Whilst significant work has been undertaken to develop and implement a new internal control environment and to address the areas identified in Operation Ricco, this cannot correct prior issues, nor address the disclaimed opinion by the Audit Office of NSW on the former City of Botany Bay Council.

---

## Financial Implications

Not applicable	<input checked="" type="checkbox"/>
Included in existing approved budget	<input type="checkbox"/>
Additional funds required	<input type="checkbox"/>

---

## **Community Engagement**

Information about the presentation of the audited financial reports for Bayside Council were advertised in the relevant local papers, copy of the audited financial reports have been placed on the Council website, and are available for inspection at the customer services centres, Rockdale and Eastgardens. Submissions will be received up to seven days after the date of this meeting.

---

## **Attachments**

Bayside Council General Purpose and Special Purpose Financial Reports 30 June 2017  
(under separate cover)

## **Council Meeting**

**13/03/2019**

Item No	9.1
Subject	<b>Minutes of the Bayside Floodplain Risk Management Committee Meeting - 20 February 2019</b>
Report by	Michael McCabe, Director City Futures
File	SF18/3013

---

## **Officer Recommendation**

That the Minutes of the Bayside Floodplain Risk Management Committee meeting held on 20 February 2019 be received and the recommendations therein be adopted.

---

## **Summary**

The minutes of this Committee do not contain any recommendations that are controversial or that will significantly impact on the budget.

---

## **Present**

Michael McCabe, Director City Futures (Chairperson)  
Alan Hoynes, SES member  
David Grasby, Sydney Water  
Isobelle Testoni, Office of Environment and Heritage (OEH)  
Debbie Fransen, Coordinator Asset Strategy

## **Also Present**

Pulak Saha, Strategic Floodplain Engineer

---

The Chairperson opened the meeting in the Rockdale Conference Room at 1:05 pm.

## **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**

Apologies were received from Meredith Wallace, General Manager; Steven Poulton, Manager City Works and Clare Harley, Manager Strategic Planning.



### **3 Disclosures of Interest**

There were no disclosures of interest.

### **4 Minutes of Previous Meetings**

#### **4.1 Minutes of the Bayside Floodplain Risk Management Committee Meeting - 19 September 2018**

##### **Committee Recommendation**

That the Minutes of the Bayside Floodplain Risk Management Committee meeting held on 19 September 2018 be confirmed as a true record of proceedings.

**Note:** The Committee notes that the Minutes of the Bayside Floodplain Risk Management Committee meeting held on 19 September 2018 were received and the recommendations therein were adopted by the Council at its meeting of 10 October 2018.

### **5 Reports**

#### **5.1 Update on Flood Studies**

##### **Committee Recommendation**

Floodplain Risk Management Committee recommend to Council:

- 1 That the Bardwell Creek 2D Flood Study Review incorporating feedback from public consultation be adopted.
- 2 That the Mascot, Rosebery and Eastlakes Flood Study and Floodplain Risk Management Study incorporating feedback from public consultation be adopted.
- 3 Note that the Botany Bay Foreshore Beach Flood Risk Management Study and Plan will be delivered by March 2020, noting a delay due to the adoption of the latest flood modelling methodology (ARR2016).

#### **5.2 Community Representative for Committee**

##### **Committee Recommendation**

That staff continue to actively seek community representatives for the Bayside Floodplain Risk Management Committee.

## **6 General Business**

### **6.1 OEH**

Isabelle Testoni Senior Natural Resource Officer (Floodplain Management), OEH was pleased with the Council's community engagement on the Bardwell Creek and Mascot, Rosebery, Eastlakes studies.

### **6.2 Matters Raised by Alan Hoynes, SES**

Alan Hoynes, SES noted a few issues of concern:

- Floodmark gauges in Bexley road had been painted over (possibly due to graffiti)
- Floodmark gauges in Henderson Street, Turrella were not visible due to vegetation
- Persistent surface flooding in Forest Road/ Wollongong Road intersection after minor rain event, appears to be a maintenance issue.
- The issues will be followed up by the Strategic Floodplain Engineer

## **7 Next Meeting**

That the next meeting be held in the Rockdale Conference Centre at 1:00 pm on 15 May 2019.

The Chairperson closed the meeting at 2:48 pm.

## **Council Meeting**

**13/03/2019**

Item No	9.2
Subject	<b>Minutes of the Sport &amp; Recreation Committee Meeting - 25 February 2019</b>
Report by	Debra Dawson, Director City Life
File	SF18/3013

---

## **Officer Recommendation**

That the Minutes of the Sport & Recreation Committee meeting held on 25 February 2019 be received and the recommendations therein be adopted.

---

## **Summary**

The minutes include the following substantial recommendations:

### **5.2 Update on the Proposed F6 Motorway**

Committee Recommendation

That the Sport & Recreation Committee provides feedback on the:

- Outcomes of the December 2018 Stakeholder Liaison Group.
- Update on Progress of Relocation and Reinstatement of Community Assets Discussions between Council and the RMS.

### **5.7 Ador Reserve Lighting**

Committee Recommendation

That the Sport and Recreation Committee recommends Council spends \$195k from Infrastructure Levy Funding 18/19 subject to the Approval of the Development Application by the Local Bayside Planning Panel.

---

## **Present**

Councillor Christina Curry  
Councillor Dorothy Rapisardi  
Councillor Liz Barlow  
Councillor Joe Awada  
Councillor Andrew Tsounis  
Councillor Michael Nagi  
Councillor Tarek Ibrahim  
General Manager Meredith Wallace  
Director City Life Debra Dawson

Director City Future Michael McCabe

## **Also Present**

Sue Matthew Coordinator Sport and Recreation  
Samantha Urquhart Manager Property  
Benjamin Heraud Coordinator Property  
Lorraine Want Customer Relations Advocate  
Kylie Gale Coordinator Events  
Clare Harley Manager Strategic Planning  
Alexandra Vandine Coordinator Policy and Strategy  
Ali Rizwan Development Manager  
Debbie Fransen Coordinator Asset Strategy  
Christine Stamper Coordinator Communications

---

The Chairperson opened the meeting in the Level 2 Conference Room, Bayside Council Administration Centre at 6:30 pm.

## **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**

Apologies were received from Councillor James Macdonald, Councillor Scott Morrissey And Councillor Ed McDougall.

## **3 Disclosures of Interest**

There were no disclosures of interest.

## **4 Minutes of Previous Meetings**

### **4.1 Minutes of the Sport & Recreation Committee Meeting - 19 November 2018**

#### **Committee Recommendation**

The Minutes of the Sport & Recreation Committee meeting held on 19 November 2018 be confirmed as a true record of proceedings.

## 5 Reports

### 5.1 Ramadan 2019 Proposed Location

#### Committee Recommendation

That the Sport & Recreation Committee recommend that Option 3 – Walz Street is trialled in the last 2 weeks of Ramadan. The Committee has requested updated costings for this location given the altered timeframe and the management plan for stalls.

### 5.2 Update on the Proposed F6 Motorway

Points raised in relation to Ador Precinct include:

1. Review of pedestrian walkway from Ador Reserve to McCarthy Reserve to be investigated.
2. BBQ facilities, bubblers, seating and shade to be included near Skate Park and Childrens Playground.
3. BBQ facilities to be included in Whiteoak Reserve.
4. Investigate both options provided for parking areas.
5. Investigate fencing options for drain to ensure that this is safe and aesthetically pleasing.

Points raised in relation to Brighton Memorial Playing Field include:

1. Investigation of concept plan for parking areas.

#### Committee Recommendation

That the Sport & Recreation Committee provides feedback on the:

- Outcomes of the December 2018 Stakeholder Liaison Group.
- Update on Progress of Relocation and Reinstatement of Community Assets Discussions between Council and the RMS.

### 5.3 Update on Design of Arncliffe Park and Gardiner Park Synthetic Playing Fields

#### Committee Recommendation

That progress reports continue to be made to the Sport & Recreation Committee on the synthetic playing fields at Arncliffe Park and Gardiner Park.

## **5.4 Botany Aquatic Centre Redevelopment Options Update**

### **Committee Recommendation**

That the progress on the Botany Aquatic Centre Redevelopment Options is noted.

## **5.5 Subsidised Fees for Pagewood Botany Football Club and General Usage Conditions for Jellicoe Park to be addressed**

### **Committee Recommendation**

That the Sport & Recreation Committee is made aware that the matter of subsidised fees and general usage conditions for Pagewood Botany Football Club will be addressed at the next Committee meeting in March 2019.

## **5.6 Sport & Recreation Committee Standing Items**

Notes:

Bexley Bowling Club – Properties provided a written update and also updated the committee on the progress. If milestones are not reached by AHEPA as promised, the Committee can recommend termination at any time.

PCYC – GM briefing will take place next week to update Councillors on the progress of the PCYC.

Bexley Tennis Courts – the Sport and Recreation Committee received an update on the progress with Golden Goal. The Development Application was approved in October 2018 and Council has asked for project plans and key dates for the development. However, these have not been received and the committee was advised that Golden Goal would be asked to submit this ASAP pending Council looking at other options to ensure that the site is no longer vacant.

Kyeemagh RSL – a Draft agreement is in latter stages. The agreement is to be structured around the replacement of the synthetic surface before the full lease terms become operative. The Sport and Recreation Committee were also advised that the EOI for the remainder of the building will be conducted in the short term.

Ador Reserve – the licence agreement is pending completion. The Committee was advised of an enquiry from St George Football Association (SGFA) regarding use of Ador Reserve by Association grass roots clubs from outside of the Bayside LGA. The Committee confirmed that first use option is provided to local grass roots clubs as previously discussed. NPL use was flagged and further information is required from SGFA.

Rockdale Ilinden / Bicentennial Stadium Lease – The valuation is underway. Discussions with the club continue. Preliminary numbers on the replacement costs are being reviewed.

Botany Golf Course – Botany Golf Club provided a business plan at the end of 2018. More information has been requested in relation to the business plan. Botany Golf

Club have committed to payment of rental arrears. Councillor Curry would like an update on irrigation and asked that the previous report on water use be recirculated.

**Committee Recommendation**

That the Sport & Recreation Committee receives the updates as provided.

**5.7 Ador Reserve Lighting****Committee Recommendation**

That the Sport and Recreation Committee recommends Council spends \$195k from Infrastructure Levy Funding 18/19 subject to the Approval of the Development Application by the Local Bayside Planning Panel.

**6 General Business**

There was no General Business.

**7 Next Meeting**

That the next meeting be held in the Conference Room at Rockdale Administration Building on Monday, 25 March 2019.

The Chairperson closed the meeting at 8:37 pm.

**Council Meeting**

**13/03/2019**

Item No	9.3
Subject	<b>Minutes of the Risk &amp; Audit Committee Meeting - 28 February 2019</b>
Report by	Fausto Sut, Manager Governance & Risk
File	SF18/3013

---

**Officer Recommendation**

That the Minutes of the Risk & Audit Committee meeting held on 28 February 2019 be received and the recommendations therein be adopted.

---

**Summary**

The minutes include the following substantial recommendations:

**5.4 2016/17 Draft Final Management Letter**

Committee Recommendation

That Bayside Council 2016/17 draft final management letter be received and noted.

Background:

Council has received the draft final management letter on the audit of the 2016/17 financial statements from NSW Audit Office. Council officers will prepare management responses to the items and forward to the NSW Audit Office.

**5.5 Project 2020 Update**

Committee Recommendation

That the Risk & Audit Committee receives and notes this Project 2020 Update.

Background:

Project 2020 has been implemented to coordinate the four streams of work across the Financial Statements (2017/18 and 2018/19), remediation of asset management audit issues, remediation of Payroll and Employee Entitlements audit issues and IT audit issues.

---



## Present

Jennifer Whitten, Independent External Member  
Lewis Cook, Independent External Member  
Barry Munns, Independent External Member  
Catriona Barry, Independent External Member  
Councillor Liz Barlow

## Also Present

Meredith Wallace, General Manager  
Michael Mamo, Director City Performance  
Fausto Sut, Manager Governance & Risk  
Matthew Walker, Manager Finance  
Natasha Balderston, Internal Auditor  
Steve Kent, Internal Auditor – BDO  
Cate Trivers, Project Manager, Project 2020  
Robert Kolimackovski, Manager IT

---

The Chairperson opened the meeting in the Level 2 Conference Room at 6.30pm.

### 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

Apologies were received from Councillor Scott Morrissey, Councillor Dorothy Rapisardi and David Nolan, Director Financial Audit Services - Audit Office of NSW.

### 3 Disclosures of Interest

There were no disclosures of interest.

### 4 Minutes of Previous Meetings

#### 4.1 Minutes of the Extraordinary Risk & Audit Committee Meeting - 31 January 2019

##### Committee Recommendation

- 1 That the Minutes of the Risk & Audit Committee meeting held on 31 January 2019 be confirmed as a true record of proceedings.

- 2 That outstanding Actions from previous meetings be updated.

Item	Action	Responsible Officer
24/05/18 5.6	The Manager Procurement provides a copy of the Procurement Guide to all Committee members.	Manager Procurement
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
22/11/18 5.1	An annual report of the Risk & Audit Committee will be prepared for the February 2019 meeting.	Committee Chair
28/02/19 5.5	Copy of Project 2020 Risks & Issues to be provided to all Committee members.	Project Manager, Project 2020
28/02/19 6.1	Response to Councillor Scott Morrissey's question regarding Health Checks to be circulated to all Committee members.	Manager Governance & Risk

## 5 Reports

### 5.1 Outstanding Internal Audit Recommendations

#### Committee Recommendation

That the internal audit reports validating Council's response to the implementation of the ICAC and Auditor General recommendations be received and noted.

### 5.2 Internal Audit Plan Update

#### Committee Recommendation

- 1 That the progress report on the Internal Audit Plan be received and noted.
- 2 That the Internal Audit Plan be amended to include the internal audit validation of progress on Project 2020.

### 5.3 Risk & Audit Committee Charter - Alignment to Model Guidelines

#### Committee Recommendation

- 1 That the report be received and noted.

- 2 That a further review of the Charter be undertaken following release of proposed White Discussion papers on Internal Audit by the Office of Local Government.

#### **5.4 2016/17 Draft Final Management Letter**

##### **Committee 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) General of the Local Government Act 1993, the attachment relates to matters that are confidential, and it is considered that it is in the public interest that they not be disclosed to the public. In accordance with the Code of Conduct, the matters and the information contained within this attachment must not be discussed with or disclosed to any person who is not a member of the meeting or otherwise authorised.
- 2 That Bayside Council 2016/17 draft final management letter be received and noted.

#### **5.5 Project 2020 Update**

##### **Committee Recommendation**

That the Risk & Audit Committee receives and notes this Project 2020 Update.

#### **5.6 Draft Interim IT Audit Management Letter - 30 June 2018**

##### **Committee 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) General of the Local Government Act 1993, the attachment relates to matters that are confidential, and it is considered that it is in the public interest that they not be disclosed to the public. In accordance with the Code of Conduct, the matters and the information contained within this attachment must not be discussed with or disclosed to any person who is not a member of the meeting or otherwise authorised.
- 2 The draft interim IT audit management letter (30 June 2019) be received and noted.

#### **5.7 Health Check - Validation Reports**

##### **Committee Recommendation**

That Internal audit validation reports on the progress of the four Health Checks be received and noted.

## **5.8 Risk Registers - Review and Update**

### **Committee Recommendation**

- 1 That the Strategic Risk Register be received and noted.
- 2 That the work in progress for the implementation of the Operational Risk Register be received and noted.

## **5.9 Liability Claims Performance Overview**

### **Committee Recommendation**

That the report be received and noted.

## **6 General Business**

### **6.1 Health Checks**

Note:

The Manager, Governance & Risk mentioned he had received some questions relating to the Health Checks, prior to the meeting, from Councillor Scott Morrissey.

### **Committee Recommendation**

That the Manager Governance & Risk circulates his response to all Committee members.

## **7 Next Meeting**

An extraordinary meeting will be held in the Conference Room, Level 2 of the Bayside Administration Centre at 6:30 pm on Thursday, 28 March 2019.

The Chairperson closed the meeting at 8:26 pm.

## **Council Meeting**

**13/03/2019**

Item No	9.4
Subject	<b>Minutes of the Bayside Traffic Committee Meeting - 6 March 2019</b>
Report by	Maritza Abra, Co-ordinator Infrastructure Projects
File	SF18/3013

---

## **Officer Recommendation**

That the Minutes of the Bayside Traffic Committee meeting held on 6 March 2019 be received and the recommendations therein be adopted.

---

## **Present**

Councillor Dorothy Rapisardi (Acting Convenor)  
Senior Constable Alexander Weissel, Botany Bay Police Area Command  
James Suprain, representing Roads and Maritime Services  
George Perivolarellis, representing State Members for Rockdale and Heffron

## **Also Present**

Maritza Abra, Acting Manager City Infrastructure, Bayside Council  
Pintara Lay, Coordinator Traffic and Road Safety, Bayside Council  
Lyn Moore, NSW Pedestrian Council  
Harry Haidar, St George Cabs  
Kathee Quirk, St George Bicycle User Group  
Rabih Bekdache, Transit Systems  
Glen McKeachie, Coordinator Regulations, Bayside Council  
David Carroll, Senior Parking Patrol Officer, Bayside Council  
Malik Almuhanha, Traffic Engineer, Bayside Council  
Agasteena Patel, Traffic Engineer, Bayside Council  
Alex Silio, Asset Officer (Traffic), Bayside Council  
Pat Hill, Traffic Committee Administration Officer, Bayside Council  
Debbie Fransen, Coordinator Asset Strategy, Bayside Council (Item BTC19.30)  
Robbie Allen, Transport Planner, Bayside Council  
Sam Nguyen, Graduate Engineer, Bayside Council  
Andrian Bitzios, Bitzios Consultants (BTC19.28)  
Alex Giyahi, Bitzios Consultants (BTC19.28)

---

The Convenor opened the meeting in the Rockdale Town Hall, Pindari Room, Level 1, 448 Princes Highway, Rockdale at 9.23 am 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

Apologies were received from:

Councillor Ed McDougall

Jeremy Morgan, Manager City Infrastructure, Bayside Council

Les Crompton, representing State Member for Kogarah

Traffic Sergeant Frank Gaal, St George Police Area Command

## 2 Disclosures of Interest

There were no disclosures of interest.

## 3 Minutes of Previous Meetings

### **BTC19.018 Minutes of the Bayside Traffic Committee Meeting - 6 February 2019**

#### **Committee Recommendation**

The Minutes of the Bayside Traffic Committee meeting held on 6 February 2019 be confirmed as a true record of proceedings.

## 4 Reports

### **BTC19.019 ANZAC March and Dawn Services 2019 - Botany Road, Mascot & Bay St, Dalphine St, Ivy St, Daniel St Botany**

#### **Committee Recommendation**

- 1 That the Committee note and endorse the report.
- 2 That all relevant agencies not present at the meeting be notified.

### **BTC19.020 ANZAC March - Class 4 Special Events within Bayside Council LGA**

#### **Committee Recommendation**

That Committee receive and note, section 5 of chapter 3 of RMS's "The Guide to Traffic and Transport Management for 'Special Events', stating that ANZAC parades, which are being as a class 4 special event *'does not require RMS/TMC or Council consent'*

**BTC19.021 Ashton Street, Rockdale, east of Princes Highway - Proposed 'No Parking' restrictions in cul de sac end****Committee Recommendation**

That approval be given for the installation of approximately 41m of 'No Parking' restrictions in the cul de sac end of Ashton Street to enable vehicles to turn around.

**BTC19.022 Beaconsfield Street between Seaforth Street and Queen Victoria Street, Bexley - Proposed traffic calming scheme.****Committee Recommendation**

- 1 That consultation be carried out with affected residents regarding the proposed traffic calming scheme including rubber cushion pads and painted kerb parking lanes.
- 2 That results of consultation be reported back to the Traffic Committee for further consideration.

**BTC19.023 Bryant Lane, rear of 38 Bryant Street, Rockdale - Proposed extension of 'No Stopping' zone.****Committee Recommendation**

That the existing 'No Stopping' restriction be extended west of its original position by 8.5m along the northern kerb line of Bryant Lane opposite the rear garage of no. 38 Bryant Street, Rockdale.

**BTC19.024 St Catherine Greek Orthodox Church, Coward Street, Mascot - Road Closures for the Easter Service on Friday 26 April 2019 & Sunday 28 April 2019****Committee Recommendation**

- 1 That Committee endorse the proposed partial road closures of Oliver Street, Forster Street, Aloha Street, and Coward Street near St Catherine Greek Orthodox Church on Friday 26 April 2019 starting from 9.15 pm to 10.30 pm and closure of Coward Street on 28 April 2019 11 pm – 2.30 am subject to conditions.
- 2 That the Church Management be requested to organise with Botany Bay Police Area Command for the escort or to provide their own traffic control plan and notify public authorities of their event.
- 3 That the Church Management be requested to instruct the participants to keep the noise levels to a minimum when participating in the street procession.
- 4 That Church Management notify affected residents and local businesses in the area of the event at least 7 days prior to the date.

**BTC19.025 6 Harry Street Eastlakes - Proposed timed 1P restriction****Committee Recommendation**

That a 6m '1P, 8 am – 12 pm, Sunday' restriction be provided in front of a church at 6 Harry Street, Eastlakes.

**BTC19.026 King Lane, Rockdale, rear of 458 Princes Highway - proposed removal of a Loading Zone across a driveway****Committee Recommendation**

That approval be given to the removal of the existing 'Loading zone, 8.30 am – 6 pm, Mon-Fri, and 8.30 am – 12.30 pm, Sat' restriction across the driveway in King Lane at the rear of property 458 Princes Highway.

**BTC19.027 Martin Avenue, in front of Al Zahra College, Arncliffe - Proposed change of 'P5 min with school times' restriction to a combined 'No Parking and Kiss and Ride with school times' restriction****Committee Recommendation**

- 1 That the existing 'P5 min, 8 am - 9.30 am and 2.30 pm – 4 pm, School Days' restriction along the northern kerb line of Martin Avenue, between Wollongong Road and Booth Street, Arncliffe, be converted into a combined 'No Parking, 8 am - 9.30 am and 2.30 pm – 4 pm, School Days' restriction and 'Kiss and Ride' signs.
- 2 That the existing 'P5 min, 8 am - 9.30 am and 2.30 pm – 4 pm, School Days' restriction on the southern kerb line of Martin Avenue west of Wollongong Road, be retained.

**BTC19.028 Mascot Railway Station Precinct Study - updated information****Committee Recommendation**

- 1 That Traffic Committee allow traffic and transport consultants for Mascot Railway Station Precinct Study to update the Committee for a period of 30 minutes.
- 2 That a draft report for Mascot Railway Station Precinct Study be circulated to traffic committee members and internal stakeholders for feedback due 27 March 2019 to Council's Coordinator Traffic and Road Safety.



**BTC19.029 O'dea Avenue, Owen Avenue and Mutch Avenue, Kyeemagh  
- Proposed 'No Stopping - 10 pm - 5 am' restriction****Committee Recommendation**

That the existing parking conditions in O'Dea, Owen and Mutch Avenues, Kyeemagh, be retained.

**BTC19.030 One Way Circuit Wolli Creek****Committee Recommendation**

That a one way circuit incorporating Arncliffe Street, Guess Avenue, Mount Olympus Boulevard and Magdalene Terrace, in accordance with the design proposed in Option 2, a complete clockwise circuit, subject to a final independent road safety audit, be endorsed.

**BTC19.031 Orion Street, Bardwell Valley - Proposed 70m of separation  
line from the intersection with Virginia Avenue****Committee Recommendation**

That approval be given to the installation of 70m of S1 centre line in Orion Street from its intersection with Virginia Avenue.

**BTC19.032 Percival Street, Bexley, near Carlton Public School -  
Proposed extension of existing Bus Zone by 2m at the  
northern end.****Committee Recommendation**

That approval be given to the extension of existing 'Bus Zone 6.30 am – 6 pm' by 2m at the northern end along the western kerbline of Percival Street.

**BTC19.033 Production Avenue north of Phillip Street - proposed 10  
minute parking outside No. 13****Committee Recommendation**

- 1 That approval be given for the installation of 5.8m 'P10min, 8.30 am – 6 pm' parking restrictions outside 13 Production Avenue, Kogarah west of the existing electric light pole
- 2 That the customer be advised that it will be patrolled when staffing level allow.

**BTC19.034 Reede Street, Turrella - Proposed extension of existing 'No Parking' restrictions by 18m up to the driveway of 120 Turrella Street.**

**Committee Recommendation**

That approval be given for the extension of 'No Parking' restrictions along eastern kerbline by 18m north of existing restrictions up to the driveway of 120 Turrella Street, Turrella.

**BTC19.035 St Georges Road, Bexley - Proposed traffic calming using separate through and parking lanes line marking**

**Committee Recommendation**

That approval be given to the implementation of separate through and parking lane lines in St Georges Road between Forest Road and Stoney Creek Road, when funds become available.

**BTC19.036 St Helena Parade and Robinson Street intersection Eastlakes - Provision of white painted 'One Way' arrows**

**Committee Recommendation**

That approval be given to the provision of a white painted 'One Way' pavement arrow on St Helena Parade with Robinson Street, Eastlakes:

- 1 After the intersection with Robinson Street travelling **northbound** adjacent to the median island.
- 2 After the intersection with Robinson Street travelling **southbound** adjacent to the median island.

**BTC19.037 No.1 to No.45 The (little) Grand Parade Brighton Le Sands - provision of yellow 'No Stopping' lines in front of driveways along the western kerb line**

**Committee Recommendation**

- 1 That the existing parking restriction lines and signs be retained in The Little Grand Parade and the customer be advised that parking across driveways is an offence.
- 2 That the parking lane lines in front of driveways be obscured.

**BTC19.038 Watkin Street between Herbert Street, Ferrier Street and Frederick Street, Rockdale - Extension of the Rockdale 40km/h High Pedestrian Activity Area****Committee Recommendation**

- 1 That endorsement be given to the extension of the 40 km/h High Pedestrian Activity Area of Rockdale CBD to include Watkin Street between Herbert, Ferrier and Frederick Streets, Rockdale with appropriate signposting and linemarking.
- 2 That the existing 40km/h school flashing lights in Watkin Street be retained.
- 3 That the above endorsement be referred to Roads and Maritime Services for approval.

**BTC19.039 Wentworth Street, between John Street and Dowling Street, Arncliffe - Proposed broken barrier lines****Committee Recommendation**

That approval be given to the installation of 200m of broken barrier lines, type S1, in Wentworth Street between John Street and Dowling Street, Arncliffe.

**BTC19.040 Referrals from Anti-Hooning Taskforce****Committee Recommendation**

The Anti-Hooning Taskforce has not referred any matters for consideration of the Bayside Traffic Committee.

**BTC19.041 Matters referred to the Bayside Traffic Committee by the Chair****Committee Recommendation**

No matters were raised.

**BTC19.042 General Business****Committee Recommendation**

No matters were raised.

The Acting Convenor closed the meeting at 11:45 am.

**Council Meeting**

**13/03/2019**

Item No	10.1
Subject	<b>Notice of Motion - Anti-Social Behaviour in Kyeemagh Boat Ramp Area</b>
Submitted by	Ed McDougall, Councillor
File	SF18/3013

---

**Summary**

This Motion was submitted by Councillor Ed McDougall.

**Motion**

THAT:

- 1 Council recognises that, currently, most Bayside foreshore car-parks are closed between the hours of 9:00 pm and 5:00 am and are locked to achieve this.
  - 2 Council recognises that the Council car-parking near the former Kyeemagh boat ramp site, which is similarly restricted from 9:00 pm to 5:00 am, is currently not locked at night, creating an anti-social hooning issue in the area.
  - 3 Council investigate works to close off this car park by creating a cul-de-sac at the north-west corner of Owen Avenue, Kyeemagh, and the introduction of a gate similar to other Council foreshore car-parks at the other end of the car-park.
  - 4 These works be included for consideration by Council in the April 2019 Draft 2019/20 Budget for completion in 2019/20.
- 

**Comment by General Manager:**

This Notice of Motion is in order and can be dealt with.

---

**Attachments**

Nil