



AGENDA

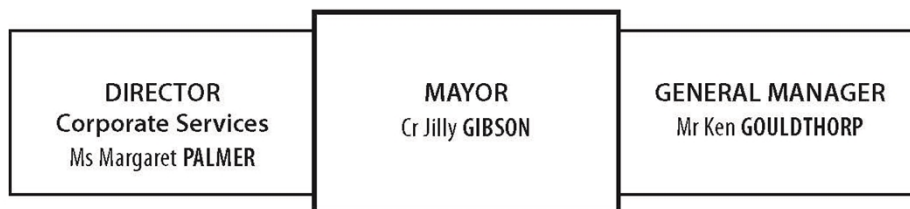
Council Chambers
23 July 2020

The **3734th MEETING of COUNCIL** will be held at the Council Chambers, 200 Miller Street, North Sydney at **6:30 pm** on Monday 27 July 2020. The agenda is as follows.

KEN GOULDTHORP
GENERAL MANAGER

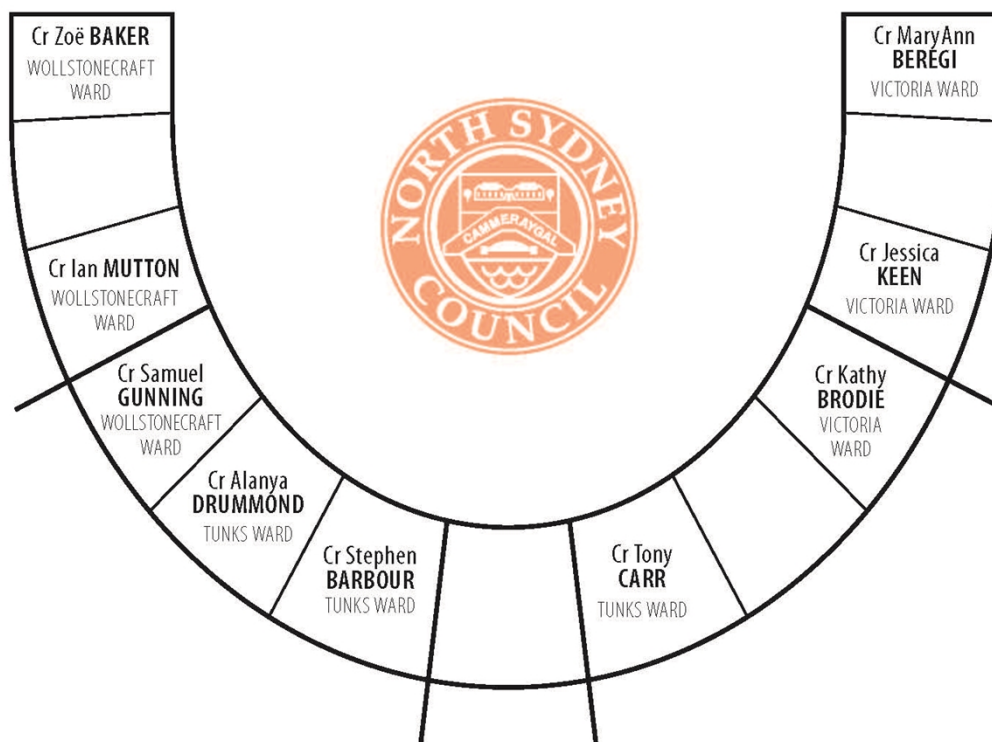
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COUNCIL OFFICERS

DIRECTOR Open Space & Environmental Services Mr Robert EMERSON	DIRECTOR Community & Library Services Mr Martin ELLIS	DIRECTOR Engineering & Property Services Mr Duncan MITCHELL	DIRECTOR City Strategy Mr Joseph HILL	MANAGERS	MANAGERS
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- 1. Opening Meeting**
- 2. Acknowledgement of Country**
- 3. Apologies and Applications for Leave of Absence by Councillors**
- 4. Confirmation of Minutes**
- 5. Disclosures of Interest**
- 6. Mayoral Minutes**

MAYORAL MINUTE

6.1. Local Infrastructure is Best Delivered by Local Government

Council has been advised that the St Leonards/Crows Nest 2036 Plan will be finalised shortly by the State Government. An important component of this is the collection of State Infrastructure Contributions (SIC) from new residential development arising from this Plan. We have been advised that the SIC will be collected and held by the State Government.

The intention of the NSW Government to collect and retain SCI is unacceptable and inequitable. While I understand that development puts pressure on State infrastructure such as schools, it also puts pressure on equally important services provided by councils such as open space and community facilities. The previous allocation of SIC funds identified that Willoughby Council would benefit from allocation of 64% of all SIC funds even though it accommodated very little of the new development identified.

It is only reasonable that our residents benefit from SIC - after all, North Sydney will bear the brunt of most of the development in the precinct. Our residents are the ones who will have to put up with construction noise, traffic and general disruption, sometimes for months on end.

Local councils are best placed to know what benefits their area and how infrastructure contributions are best spent. The ability to deliver small, simple projects needs to remain with local councils.

Open space is a particular priority in our area. We already have significantly less open space per person than any other NSROC council and the development currently being approved by the NSW Government in our area will reduce that even further.

In addition to the funding of Council's Hume Street Park upgrade, it is my vision, and has been for quite some time, for Council to pursue "pocket parks" and small community gardens. To achieve this, we will need to be able to purchase small residential sites for use as a park or community garden. We need these spaces dotted throughout our LGA (especially in the St Leonards/Crows Nest area) to complement the larger parks and give our apartment dwelling

residents somewhere to sit in the sun and fresh air, surrounded by plants. I see these “pocket parks” operating as shared back yards for residents in apartment blocks and detached housing.

A Council Strategy already exists that supports my vision - the Open Space Provision Strategy. It can be accessed by clicking on the following link:

https://www.northsydney.nsw.gov.au/files/assets/public/docs/1_council_meetings/policies_plans/plans_of_management/osps.pdf

This Strategy was developed in 2009 after I lobbied for a mechanism to increase open space in North Sydney. The Strategy has remained largely unfunded and using State Infrastructure Contributions to fund purchases would be appropriate.

I therefore recommend:

1. **THAT** Council writes to the Member for North Shore, Ms Felicity Wilson, asking for a meeting to discuss how State Infrastructure Contributions would be best held and administered by local councils.
2. **THAT** the Mayor requests a meeting with the mayors representing the councils that neighbour the St Leonards/Crows Nest boundaries, to seek their support for State Infrastructure Contributions to be held and administered by local councils.
3. **THAT** Council seek NSROC support for State Infrastructure Contributions to be held and administered by local councils.

**COUNCILLOR JILLY GIBSON
MAYOR**

7. Reports of Committees

7.1. Traffic Committee - Minutes 12 June 2020

AUTHOR: Ian Curry, Manager Governance & Committee Services

ENDORSED BY: Duncan Mitchell, Director Engineering Services

ATTACHMENTS:

1. Traffic Committee Minutes - 12 June 2020 [7.1.1 - 7 pages]
2. Delegated Authority Report [7.1.2 - 15 pages]

PURPOSE:

Council is required to consider the Minutes of this Committee under the Code of Meeting Practice.

EXECUTIVE SUMMARY:

This report presents the recommendations of the last meeting of the Traffic Committee held on 12 June 2020 for Council adoption. The minutes are attached for information.

FINANCIAL IMPLICATIONS:

Nil.

RECOMMENDATION:

1. **THAT** the information concerning pedestrian safety on Spofforth Street be received. *(Item 4.2)*
2. **THAT** Council proceed with community consultation for Spofforth Street/Holt Avenue intersection once the concept plans are updated to reflect all the feedback from Council's Traffic Engineer, Mosman Council, Sydney Buses and North Sydney Traffic Committee for the following options:
 - a) Roundabout.
 - b) Kerb extensions.
 - c) Refuge islands. *(Item 4.2)*
3. **THAT** Council proceed with community consultation for Spofforth Street/Rangers Road intersection once the concept plans are updated to reflect all the feedback from Council's Traffic Engineer, Mosman Council, Sydney Buses and North Sydney Traffic Committee for the following options:
 - a) Roundabout.
 - b) Traffic and pedestrian signals.
 - c) Re-alignment with optional Pedestrian Actuated Crossing. *(Item 4.2)*
4. **THAT** North Sydney Council immediately correspond with Mosman Council and Transport NSW (Sydney Buses) urging them to fast track removal/relocation of bus stop on the eastern side of Spofforth Street with aim of increasing parking and all relevant consultation and usage data be provided when available. The Traffic Committee requests this matter be considered by the Mosman Council Traffic Committee, and that the North Sydney Mayor be notified of when the matter will be considered. *(Item 4.2)*

- 5. THAT** a short report on the usage patterns of bus stop on western side of Spofforth Street (alighting and embarking) be provided to the Traffic Committee. *(Item 4.2)*
- 6. THAT** the Mayor attend the Mosman Traffic Committee meeting and subsequent Council meeting to address this matter. *(Item 4.2)*
- 7. THAT** it be noted that the aim of this process is to increase the amount of parking. *(Item 4.2)*
- 8. THAT** the Committee acknowledges the input from Mr Short and Mr Bikram Singh regarding this matter and thanks them for their input. *(Item 5.3)*
- 9. THAT** the Committee accepts and acknowledges the two reports from Harrison Precinct and Mr Short's input regarding this matter.
- 10. THAT** the Committee receives and acknowledge the petition with 113 signatures and thanks all residents who have had input on this matter. *(Item 7.1)*
- 11. THAT** discussions commence immediately with Council staff, NSW Police and the two local residents with a view to finding a permanent solution to the issues at this location. *(Item 7.1)*
- 12. THAT** Council Traffic staff investigate restrictions to prohibit parking in evenings in consultation with the Police, and if approved under delegated authority, signage be installed by 12 July 2020. *(Item 7.1)*
- 13. THAT** Council develop concept plans for immediate consultation with the local community regarding traffic calming at this location, and the associated actions in the LATM Action Plan at this location be given priority. *(Item 7.1)*
- 14. THAT** the Minutes of this meeting be forwarded to Felicity O'Brien and Paul Singh. *(Item 7.1)*
- 15. THAT** the information regarding Delegated Authority items be received. *(Item 4.1)*
- 16. THAT** the information concerning the Abandoned Vehicles and Unattended Boat Trailers Processed Report be received. *(Item 5.1)*
- 17. THAT** the information concerning Standing Item – Pedestrian Safety be received. *(Item 5.4)*

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- 2. Our Built Infrastructure
- 2.4 Improved traffic and parking management

BACKGROUND

In accordance with Council's Code of Meeting Practice:

20.24 The minutes of meetings of each Committee of the Council must be confirmed at a subsequent meeting of the committee.

Section 5.3.2 of the RMS Delegation to Council for the Regulation of Traffic states that:

All proposals recommended by the LTC must still be formally approved by the elected Council (or their sub-delegate), subject to certain limitations.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

This report presents the recommendations of the last meeting of the Traffic Committee held on 12 June 2020 for Council adoption. The minutes are attached for information.

NORTH SYDNEY COUNCIL

REPORT OF 532nd TRAFFIC COMMITTEE

SUBJECT: PROCEEDINGS OF COMMITTEE MEETING HELD IN THE SUPPER ROOM, NORTH SYDNEY, ON FRIDAY, 12 JUNE 2020 AT 10.00AM.

PRESENT

Councillor Gibson in the Chair and Councillors Brodie and Keen.

Staff: Michaela Kemp, Manager Traffic and Transport Operations
Nathan Wu, Traffic and Transport Engineer
Ian Curry, Manager Governance & Committee Services (Minutes)
Peita Rose, Governance Officer

Members: Veronique Marchandau representing Felicity Wilson, Member for North Shore (attended remotely)
Garvin Rutherford, representing Gladys Berejiklian, Member for Willoughby (attended remotely)
Bikram Singh, TfNSW (attended remotely)
Sgt Ryan Edwards, NSW Police

Non-Voting Members: Nil

Apologies: Duncan Mitchell, Director Engineering & Property Services

At the commencement of business (10.11am) Councillors present were:
Councillor Gibson in the Chair and Councillors Brodie and Keen.

34. Minutes

The Minutes of the previous meeting held on Friday, 20 March 2020, copies of which had been previously circulated, were taken as read and confirmed.

The Motion was moved by Cr Keen and seconded by Garvin Rutherford.

This is Page No 27 of the Minutes of the 532nd Traffic Committee Meeting of the North Sydney Council held on Friday 12 June 2020.

MATTERS BROUGHT FORWARD

35. (4.2) Spofforth Street at Holt Avenue and Rangers Road – Traffic Facilities Design Update

Report of Traffic & Transport Engineer, Nathan Wu

At its meeting on 7 February 2020, the North Sydney Traffic Committee made the following recommendation which was subsequently adopted at the Council meeting held on 6 April 2020:

1. THAT pedestrian safety on Spofforth Street be an item on the next Traffic Committee agenda, and that the senior staff member as well as Mosman Traffic Committee Chair, Councillor Simon Menzies from Mosman Council be invited to the next meeting to discuss the pedestrian crossing.

Recommending:

1. THAT the information concerning pedestrian safety on Spofforth Street be received.

2. THAT Council proceed with community consultation for Spofforth Street/Holt Avenue intersection once the concept plans are updated to reflect all the feedback from Council's Traffic Engineer, Mosman Council, Sydney Buses and North Sydney Traffic Committee for the following options:

- a) Roundabout.
- b) Kerb extensions.
- c) Refuge islands.

3. THAT Council proceed with community consultation for Spofforth Street/Rangers Road intersection once the concept plans are updated to reflect all the feedback from Council's Traffic Engineer, Mosman Council, Sydney Buses and North Sydney Traffic Committee for the following options:

- a) Roundabout.
- b) Traffic and pedestrian signals.
- c) Re-alignment with optional Pedestrian Actuated Crossing.

The Mayor welcomed Cr Simon Menzies from Mosman Council who was attending the meeting remotely.

Ms Catherine Clarke, Mr Braydon Ames, Mr Craig Covich (Mosman Council) and Mr Andrew Condon addressed the Committee.

It was suggested that Council's temporary VMS speed sign be deployed on Spofforth Street near Holt Avenue to encourage slower speeds. Council's Manager Traffic & Transport Operations said this could be done when the VMS signs are next relocated.

A Motion was moved by Cr Gibson and seconded by Veronique Marchandean;

1. THAT the information concerning pedestrian safety on Spofforth Street be received.

2. THAT Council proceed with community consultation for Spofforth Street/Holt Avenue intersection once the concept plans are updated to reflect all the feedback from Council's Traffic Engineer, Mosman Council, Sydney Buses and North Sydney Traffic Committee for the following options:

- a) Roundabout.
- b) Kerb extensions.
- c) Refuge islands.

3. THAT Council proceed with community consultation for Spofforth Street/Rangers Road intersection once the concept plans are updated to reflect all the feedback from Council's Traffic Engineer, Mosman Council, Sydney Buses and North Sydney Traffic Committee for the following options:

- a) Roundabout.
- b) Traffic and pedestrian signals.

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c) Re-alignment with optional Pedestrian Actuated Crossing.

4. THAT North Sydney Council immediately correspond with Mosman Council and Transport NSW (Sydney Buses) urging them to fast track removal/relocation of bus stop on the eastern side of Spofforth Street with aim of increasing parking and all relevant consultation and usage data be provided when available. The Traffic Committee requests this matter be considered by the Mosman Council Traffic Committee, and that the North Sydney Mayor be notified of when the matter will be considered.

5. THAT a short report on the usage patterns of bus stop on western side of Spofforth St (alighting and embarking) be provided to the Traffic Committee

6. THAT the Mayor attend the Mosman Traffic Committee meeting and subsequent Council meeting to address this matter.

7. THAT it be noted that the aim of this process in to increase the amount of parking.

Voting was unanimous.

Resolved to Recommend:

1. THAT the information concerning pedestrian safety on Spofforth Street be received.

2. THAT Council proceed with community consultation for Spofforth Street/Holt Avenue intersection once the concept plans are updated to reflect all the feedback from Council's Traffic Engineer, Mosman Council, Sydney Buses and North Sydney Traffic Committee for the following options:

a) Roundabout.

b) Kerb extensions.

c) Refuge islands.

3. THAT Council proceed with community consultation for Spofforth Street/Rangers Road intersection once the concept plans are updated to reflect all the feedback from Council's Traffic Engineer, Mosman Council, Sydney Buses and North Sydney Traffic Committee for the following options:

a) Roundabout.

b) Traffic and pedestrian signals.

c) Re-alignment with optional Pedestrian Actuated Crossing.

4. THAT North Sydney Council immediately correspond with Mosman Council and Transport NSW (Sydney Buses) urging them to fast track removal/relocation of bus stop on the eastern side of Spofforth Street with aim of increasing parking and all relevant consultation and usage data be provided when available. The Traffic Committee requests this matter be considered by the Mosman Council Traffic Committee, and that the North Sydney Mayor be notified of when the matter will be considered.

5. THAT a short report on the usage patterns of bus stop on western side of Spofforth St (alighting and embarking) be provided to the Traffic Committee.

6. THAT the Mayor attend the Mosman Traffic Committee meeting and subsequent Council meeting to address this matter.

7. THAT it be noted that the aim of this process in to increase the amount of parking.

36. (5.2) Standing Item, Gerard Street and Macpherson Street, Cremorne - Traffic Control Signals (TCS)

Report of Sustainable Transport Projects Coordinator, Lindsay Munday

At its meeting of 25 February 2019, Council resolved to adopt the following recommendation of the North Sydney Traffic Committee:

1. THAT pedestrian signals on Gerard Street at Macpherson Street be expedited as a high priority project and funding be brought forward to progress the project to construction.

At the Traffic Committee meeting on 22 March 2019 it was recommended:

This is Page No 29 of the Minutes of the 532nd Traffic Committee Meeting of the North Sydney Council held on Friday 12 June 2020.

1. THAT Gerard Street/ MacPherson Street traffic signals be included as a standing item on future Traffic Committee agendas.

The table below provides an update on the status of the project and will be updated at each milestone for the project.

Date	Project status
April 2019	Consultant brief and request for quotation completed. Quotation assessment and engagement of a contractor is scheduled for early May 2019.
May 2019	Site survey completed. Consultant quotations to undertake design have been received and are being assessed.
June 2019	Consultant has commenced concept design and traffic assessment. The drafts are scheduled for completion in early August 2019.
August 2019	Draft concept design and traffic assessment report completed. Consultation with RMS proposed for September 2019.
September 2019	Draft concept design and traffic assessment report submitted to RMS for comment.
October 2019	RMS provided feedback concerning the pedestrian volumes at the existing crossing being below the RMS numerical warrants for a signalised crossing.
November 2019	Council Traffic officers are arranging for more extensive pedestrian and vehicle counts to be conducted to support the proposal.
January 2020	Pedestrian and vehicle counts will be collected at the beginning of School Term 1 2020.
February 2020	Additional counts conducted in February 2020. Pedestrian numbers during the count period were below the required TfNSW numerical warrants for the installation of signals. Funding submission made to TfNSW Greater Sydney Walking Funding Program requesting funding of the project in the 2020/2021 Financial Year.
May 2020	Council has requested feedback from TfNSW regarding scope to vary warrant requirements at the site.

Recommending:

1. THAT the information concerning Gerard Street and Macpherson Street Traffic Control Signals Standing Item be received.

Mr Graham Short addressed the Committee.

A Motion was moved by Cr Gibson and seconded by Sgt Edwards;

1.THAT the Committee acknowledges the input from Mr Short and Mr Bikram Singh regarding this matter and thanks them for their input.

Voting was unanimous.

Resolved to Recommend:

1.THAT the Committee acknowledges the input from Mr Short and Mr Bikram Singh regarding this matter and thanks them for their input.

37. (5.3) Standing Item - Military Road B-Line

Report of Traffic & Transport Operations Manager, Michaela Kemp

This is Page No 30 of the Minutes of the 532nd Traffic Committee Meeting of the North Sydney Council held on Friday 12 June 2020.

At the Traffic Committee meeting on 3 May 2019 it was agreed to add a standing item for each future traffic committee agenda with regard B-Line, including matters concerning off-set parking arrangements due to parking losses along Military Road, and general traffic and parking matters that arise.

The table overleaf outlines the status of current traffic and parking matters relating to B-Line.

Recommending:

1. THAT the information concerning Standing Item - Military Road B-Line be received.

Mr Graham Short addressed the Committee.

A Motion was moved by Cr Keen and seconded by Garvin Rutherford;

1.THAT the Committee accepts and acknowledges the two reports from Harrison Precinct and Mr Short's input regarding this matter.

Voting was unanimous.

Resolved to Recommend:

1.THAT the Committee accepts and acknowledges the two reports from Harrison Precinct and Mr Short's input regarding this matter.

38. (7.1) Blues Point McMahons Point - Petition re speeding and night congregations

Ms Felicity O'Brien and Mr Paul Singh addressed the Committee.

A Motion was moved by Cr Brodie and seconded by Sgt Edwards;

1.THAT the Committee receives and acknowledge the petition with 113 signatures and thanks all residents who have had input on this matter.

2.THAT discussions commence immediately with Council staff, NSW Police and the two local residents with a view to finding a permanent solution to the issues at this location.

3.THAT Council Traffic staff investigate restrictions to prohibit parking in evenings in consultation with the Police, and if approved under delegated authority, signage be installed by 12 July 2020.

4.THAT Council develop concept plans for immediate consultation with the local community regarding traffic calming at this location, and the associated actions in the LATM Action Plan at this location be given priority.

5.THAT the Minutes of this meeting be forwarded to Felicity O'Brien and Paul Singh.

Voting was unanimous.

Resolved to Recommend:

1. THAT the Committee receives and acknowledge the petition with 113 signatures and thanks all residents who have had input on this matter.

2. THAT discussions commence immediately with Council staff, NSW Police and the two local residents with a view to finding a permanent solution to the issues at this location.

3. THAT Council Traffic staff investigate restrictions to prohibit parking in evenings in consultation with the Police, and if approved under delegated authority, signage be installed by 12 July 2020.

4. **THAT** Council develop concept plans for immediate consultation with the local community regarding traffic calming at this location, and the associated actions in the LATM Action Plan at this location be given priority.

5. **THAT** the Minutes of this meeting be forwarded to Felicity O'Brien and Paul Singh.

ITEMS FOR CONSIDERATION

39. **(4.1) Delegated Authority**

Report of Manager Traffic and Transport Operations, Michaela Kemp
Attached is a list of projects given approval under delegated authority to the Traffic & Transport Operations Manager. Approval was given subject to concurrence of Roads and Maritime Services, the NSW Police and the local State Members.

Recommending:

1. **THAT** the information regarding Delegated Authority items be received.

The Motion was moved by Cr Keen and seconded by Veronique Marchandau.

Voting was unanimous.

Resolved to Recommend:

1. **THAT** the information regarding Delegated Authority items be received.

INFORMAL ITEMS FOR CONSIDERATION

40. **(5.1) Abandoned Vehicles and Unattended Boat Trailers Processed Report**

Report of Manager Ranger and Parking Services, Mark Richardson
Report of Abandoned Vehicles and Unattended Boat Trailers processed during the reporting period of 10 April 2020 to 22 May 2020.

Year to date (2020) Council had investigated 93 reports of abandoned vehicles.

Year to date (2020) Council processed 19 reports of unattended boat trailers.

Recommending:

1. **THAT** the information concerning the Abandoned Vehicles and Unattended Boat Trailers Processed Report be received.

The Mayor declared interest in the Levick St item (daughter owns property in that street).

The Motion was moved by Cr Keen and seconded by Sgt Edwards.

Voting was unanimous.

Resolved to Recommend:

1. **THAT** the information concerning the Abandoned Vehicles and Unattended Boat Trailers Processed Report be received.

41. **(5.4) Standing Item – Pedestrian Safety**

Report of Manager Traffic & Transport Operations, Michaela Kemp

At the 530th Traffic Committee meeting on 7 February 2020 it was recommended:

THAT that pedestrian safety be added to the agenda as a standing item as well as a shared zone in Bligh Street.

A list of current pedestrian safety standing items and their current status is attached.

This is Page No 32 of the Minutes of the 532nd Traffic Committee Meeting of the North Sydney Council held on Friday 12 June 2020.

Recommending:

1. THAT the information concerning Standing Item - Pedestrian Safety be received.

The Mayor raised ongoing concerns from Francis Xavier retirement home adjacent to St Peters Park regarding safety issues with users of the path.

The Police noted that enforcement was ongoing but that some cyclists continued to use the path as there is no formal cycle facility/route on Blues Point Road.

The Motion was moved by Cr Keen and seconded by Sgt Edwards.

Voting was unanimous.

Resolved to Recommend:

1. THAT the information concerning Standing Item - Pedestrian Safety be received.

GENERAL BUSINESS**42. (7.2) Linemarking - 3 Morton Street, Wollstonecraft**

The Mayor asked Traffic staff to contact the owner of this property regarding cars parking over his driveway. The Manager Traffic and Transport Operations will contact him to discuss.

(7.3) Kiara Close Signage

The Mayor asked on behalf of Iora that, as a matter of urgency, 2 hour signs be reinstalled in this street. The Manager Traffic and Transport Operations advised a letter was received this week and will be dealt with under maintenance.
(Cr Keen declared a non-pecuniary interest in this matter)

The meeting closed at 12.04pm.

CHAIRPERSON

GENERAL MANAGER

Item 4.1 - Traffic - 12/06/20

N O R T H S Y D N E Y C O U N C I L R E P O R T S



To the General Manager

Attach: 1. List of Items

SUBJECT: (4.1) Delegated Authority

AUTHOR: Report of Manager Traffic and Transport Operations, Michaela Kemp

DESCRIPTION/SUBJECT MATTER:

Attached is a list of projects given approval under delegated authority to the Traffic & Transport Operations Manager. Approval was given subject to concurrence of Roads and Maritime Services, the NSW Police and the local State Members.

RECOMMENDATION:

1. THAT the information regarding Delegated Authority items be received.

**APPROVAL FOR PROJECTS UNDER
DELEGATED AUTHORITY TO THE TRAFFIC & TRANSPORT OPERATIONS MANAGER
532nd TRAFFIC COMMITTEE – 12 JUNE 2020**

No.	Street	Location	Precinct, Ward, Electorate	Issue	Recommendation	Appr	Date	ECM	Comments
Resident Parking									
Nil									
Temporary Road Closures									
20-017	Albany Ln, Crows Nest between Oxley St and Hume Ln	50 Albany Lane, Crows Nest	Holtermann, Tunks, Willoughby Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Albany Ln, Crows Nest between Oxley St and Hume Ln on 23.03.20 from 7am-5pm for the purpose of road resurfacing, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>	Yes	4/3/20	8045677	
20-018	Yeo Ln, Neutral Bay between Yeo St and Olive Ln	12 Yeo St, Neutral Bay	Neutral, Victoria North Shore Elecotrte	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Yeo Ln, Neutral Bay between Yeo St and Olive Ln from 05.04.20, 7am-3pm for the purpose of Bollard Investigation Works, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry</p>	Yes	4/3/20	8045911	

No.	Street	Location	Precinct, Ward, Electorate	Issue	Recommendation	Appr	Date	ECM	Comments
					out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.				
20-019	Gas Ln, North Sydney off Miller St	73 Miller, North Sydney (Gas Lane)	CBD, Wollstonecraft, North Shore Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Gas Ln, North Sydney off Miller St from 26.03.20-27.03.20 – 8pm-5am for the purpose Hoarding Dismantle, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>	Yes	5/3/20	8052445	
20-020	Gas Ln, North Sydney off Miller St	73 Miller, North Sydney (Gas Lane)	CBD, Wollstonecraft, North Shore Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Gas Ln, North Sydney off Miller St from 30.03.20-31.03.20 – 8pm-5am for the purpose Hoarding Dismantle, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be</p>	Yes	5/3/20	8051965	

No.	Street	Location	Precinct, Ward, Electorate	Issue	Recommendation	Appr	Date	ECM	Comments
					approved, subject to Police Permit approval.				
20-030	Shirley Ln, Neutral Bay between Milner Cr and Russell St	74 Shirley Rd, Wollstonecraft	Wollstonecraft, Wollstonecraft, North Shore Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Shirley Ln, Neutral Bay between Milner Cr and Russell St from 15.04.20, 7am-5pm for the purpose of maintenance work on communications Tower, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>	Yes	31/3/20	8064562	
20-031	Mary Wollstonecraft Ln, Milsons Point between Paul St and Dind St	30 Alfred St, Milsons Point	Lavender Bay, Wollstonecraft, North Shore Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Mary Wollstonecraft Ln, Milsons Point between Paul St and Dind St from 06.05.20-08.05.20 & 11.05.20-12.05.20 - 7am-5pm for the purpose of Hoarding Dismantle, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be</p>	Yes	27/3/20	8070453	

No.	Street	Location	Precinct, Ward, Electorate	Issue	Recommendation	Appr	Date	ECM	Comments
					approved, subject to Police Permit approval.				
20-032	Premier St, Neutral Bay between Montpelier St and Ben Boyd Rd	14 Premier St, Neutral Bay	Neutral, Victoria, North Shore Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Premier St, Neutral Bay between Montpelier St and Ben Boyd Rd on 27.04.20 - 7am-5pm for the purpose of crane erection, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>	Yes	30/3/20	8071378	
20-034	Atchison Ln, St Leonards, between Mitchell St and Christie St		Holtermann, Tunks, Willoughby Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Atchison Ln, St Leonards between Mitchell St and Christie St from 02.04.20, 8pm-5am for the purpose of lifting steel beams to rooftop, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>	Yes	1/4/2020	8057362	Response was not received from the local MP's office

No.	Street	Location	Precinct, Ward, Electorate	Issue	Recommendation	Appr	Date	ECM	Comments
20-044	Mary Wollstonecraft Ln, Milsons Point between Paul St and Dind	30 Alfred St, Milsons Point	Lavender Bay, Wollstonecraft, North Shore Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Mary Wollstonecraft Ln, Milsons Point between Paul St and Dind St from 05.05.20-06.05.20 - 7am-5pm for the purpose of Excavating, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>	Yes	19/4/20	8091785	
20-045	Hume Street between Clarke St and Pacific Hwy	521 Pacific Hwy, Crows Nest	Holtermann, Tunks, Willoughby Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the closure of Hume Street between Clarke St and Pacific Hwy, Crows Nest from now until 1st August 2020 from 24/7 for the purposes of Hume St Reopening as per the submitted application and subject to Council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>	Yes	20/04/20	8092953	
20-046	Little Spring St, North	1 Denison St, North	CBD, Wollstonecraft	Temporary Road Closure	<p>1. THAT Council raise no objection to the temporary road closure of Little</p>	Yes	23/04/20	8095448	

No.	Street	Location	Precinct, Ward, Electorate	Issue	Recommendation	Appr	Date	ECM	Comments
	Sydney between Berry St and Spring St	Sydney	ft, North Shore Electorate		Spring St, North Sydney between Berry St and Spring St for 09.05.20-10.05.20 from 6am-7pm for the purpose of dismantling the tower crane, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval. 2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.				
20-047	Bay View St between King George St and E Cres St	18 Bay View St, Lavender Bay	Lavender Bay, Wollstonecra ft, North Shore Electorate	Temporary Road Closure	1. THAT Council raise no objection to the temporary road closure of Bay View St between King George St and E Cres St for 15.05.20 from 7am-5pm for the purpose of dismantling the tower crane, as per the submitted application and council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval. 2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.	Yes	23/04/20	8096558	
20-048	The Boulevard between Miller St and	1 The Boulevard, Cammeray	Bay, Tunks, Willoughby Electorate	Temporary Road Closure	1. THAT Council raise no objection to the closure of The Boulevard between Miller St and Rowlison Pde, Cammeray for 19.05.20 from 7am-5pm for the	Yes	28/04/20	8099650	

No.	Street	Location	Precinct, Ward, Electorate	Issue	Recommendation	Appr	Date	ECM	Comments
	Rowlison Pde				<p>purposes of Tower Crane Installation as per the submitted application and subject to Council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>				
20-052	Brothers Ave off Vernon St	Brothers Ave, Cammeray	Bay, Tunks, Willoughby Electorate	Temporary Road Closure	<p>1. THAT Council raise no objection to the closure of Brothers Ave off Vernon St, Cammeray for 26.05.20 from 7am-5pm for the purposes of tree removal as per the submitted application and subject to Council's standard road closure conditions. Approval is subject to managed access to all affected properties and the applicant notifying all affected residents/tenants as per Council's standard conditions of approval.</p> <p>2. THAT should Council receive an application for an alternative date to carry out these works due to inclement weather or operational delays, that application be approved, subject to Police Permit approval.</p>	Yes	20/5/20	8116373	

Special Use Zones									
20-025	Wallaringa Rd, Kurraba Pt	Lower Wycombe Rd Neutral Bay (outside 14 Wallaringa Rd	Hayes, Victoria North Shore Electorate	Installation of disabled parking space	1. THAT a disabled parking space be installed on the eastern side of Lower Wycombe Road outside 14 Wallaringa Avenue, Neutral Bay as shown on the attached diagram.	Yes	13/3/20	8064661	
Warning Signs									
20-051	Carlyle Street, Wollstonecraft	Intersection of Milner Cres and Carlyle St	Wollstonecraft, North Shore Electorate	Right and Left turn ban into Carlyle St	1. THAT Council raises no objection to the additional No Left turn and No Right turn signs at Carlyle Street as shown on the attached TCP at the applicant's expense.	Yes	13/5/20	8115412	
Regulatory Signs									
20-024	Wycombe Rd and Aubin St, Neutral Bay	Intersection of Wycombe Rd and Aubin St, Neutral Bay	Neutral, Victoria North Shore Electorate	No Stopping signage	1. THAT Council installs No Stopping restriction 10 metres from the intersection of Aubin St and Wycombe Rd.	Yes	13/3/20	8064659	
20-041	Bradly Avenue, Kirribilli	cul-de-sac of Bradly Avenue, Kirribilli	Milson, Victoria North Shore Electorate	No Stopping signage	1. THAT Council installs No Stopping signs on the cul-de-sac of Bradly Avenue, Kirribilli to reinforce the existing No Stopping restrictions.	Yes	16/04/20	8091021	
20-042	Ixion Lane, Cammeray	Ixion Lane, Cammeray on approach to Amherst Street.	The Plateau, Tunks, Willoughby Electorate	STOP sign	1. THAT Council installs STOP sign and line in Ixion Lane, Cammeray on approach to Amherst Street.	Yes	21/04/20	8091023	
20-055	Milson Road, Cremorne Point	12 Milson Road, Cremorne Point	Cremorne Point, Victoria, North Shore Electorate	Relocation of Parking signs	1. THAT the existing '4P 8:30am-6:00pm Mon-Sun Permit Holders Excepted Area 33' (R) sign be relocated to the north-western side of the driveway to 12 Milson Road	Yes	20/5/20	8126497	

Signs Across Driveways									
20-016	Ben Boyd Rd, Neutral Bay	124 Ben Boyd Rd, Neutral Bay	Neutral, Victoria North Shore Electorate	Driveway line marking	1. THAT Council install driveway line markings across the driveway to no.124 Ben Boyd Rd, Neutral Bay per attached diagram.	Yes	2/3/20	8050724	
20-050	The Boulevarde, Cammeray	24-26 The Boulevarde, Cammeray	Bay, Tunks, Willoughby Electorate	Driveway line marking	1. THAT Council install driveway line markings across the driveway to no. 24-26 The Boulevarde, Cammeray per attached diagram.	Yes	12/05/20	8110917	
20-054	Bennett St, Cremorne	30 Bennett St, Cremorne	Bennett, Victoria North Shore Electorate	Driveway line marking	1. THAT Council install a line marking on the eastern side of the driveway to no. 30 Bennett St, Cremorne, per attached diagram.	Yes	13/05/20	8120693	
Traffic Bollards									
Nil									
Construction Management Plan									
20-008	Parraween St, Cremorne	390-394 Military Rd, Cremorne	Brightmore/ Harrison, Tunks, Willoughby Electorate	CTMP	<p>1. THAT the traffic aspects of the Construction Traffic Management Plan dated 31 January 2020 prepared by “Varga Traffic Planning Pty Ltd” for approved development (Development Consent D149/19) at 390-394 Military Rd, Cremorne be approved subject to the conditions of approval.</p> <p>2. THAT the Work Zone as described in this CTMP is approved under delegated authority of Council’s Traffic Engineer, with the same conditions pending lodgement of a Work zone application and payment of all applicable fees.</p>	Yes	15/2/20	8024937	

20-023	Kareela Road, Cremorne Point	60 Kareela Road, Cremorne Point	Cremorne Point, Victoria, North Shore Electorate	CTMP	<p>1. THAT subject to no objection from the Traffic Committee members, the traffic aspects of the Traffic Impact Assessment” prepared by “PTC Consultants”, dated 18 February 2020, Rev 2 for the approved development at 60 Kareela Road, Cremorne Point (Development Consent 202/19) is approved under delegated authority of Council’s Traffic Engineer subject to the conditions outlined in the report.</p> <p>2. THAT subject to no objection from the Traffic Committee members, the Work Zone as described in this CTMP is approved under delegated authority of Council’s Traffic Engineer with the same conditions pending lodgement of a Work zone application and payment of all applicable fees and subject to the following changes:</p> <ul style="list-style-type: none"> • The “Work Zone 8am-4:30pm Mon-Fri and 9am-3pm Sat” signs on the eastern side of cul-de-sac (opposite the site) be changed to “No Stopping 8am-4:30pm Mon-Fri and 9am-3pm Sat”. 	Yes	17/3/20	8061144	
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20-026	Gerard Street, Cremorne	53-55 Gerard Street, Cremorne	Brightmore, Tunks, Willoughby Electorate	CTMP	<p>1. THAT subject to no objection from the Traffic Committee members, the traffic aspects of the Traffic Impact Assessment” prepared by “TRAFFIX”, dated March 2020, Rev 5 for the approved development at 53-55 Gerard Street, Cremorne (Development Consent 53/19) is approved under delegated authority of Council’s Traffic Engineer subject to the conditions outlined in the report.</p> <p>2. THAT subject to no objection from the Traffic Committee members, the Work Zone as described in this CTMP is approved under delegated authority of Council’s Traffic Engineer with the same conditions pending lodgement of a Work zone application and payment of all applicable fees.</p>	Yes	31/3/20	8080002	
20-027	Myrtle St, North Sydney	35 Myrtle St, North Sydney	Hayberry, Wollstonecraft, North Shore Electorate	CTMP	<p>1. THAT subject to no objection from the Traffic Committee members, the traffic aspects of the Traffic Impact Assessment” prepared by “ANACIVIL P/L”, dated 28 February 2020, Rev 5 for the approved development at 35 Myrtle Street, North Sydney (Development Consent 204/18) is approved under delegated authority of Council’s Traffic Engineer subject to the conditions outlined in the report.</p>	Yes	16/3/20	8066199	

20-033	Carabella St, Kirribilli	85 Carabella St, Kirribilli	Milson, Victoria North Shore Electorate	CTMP	<p>1. THAT Council approve the traffic aspects of the Construction Traffic and Pedestrian Management Plan dated 16 March 2020 prepared by McLaren Traffic Engineering for, and limited only to, the construction phase of the approved development (SSD7919) at 85 Carabella Street, Kirribilli (Loreto School), subject to the conditions of approval.</p> <p>2. THAT the No Stopping zone and Work Zone on Carabella Street and Elamang Avenue as described in this CTPMP are approved under delegated authority of Council's Traffic Engineer, with the same conditions pending lodgement of a Work zone application and payment of all applicable fees.</p>	Yes	27/3/20	8077198	
20-035	Hume Lane, Crows Nest	72 Willoughby Rd, Crows Nest	Holtermann, Tunks, North Shore Electorate	CTMP	<p>1. THAT subject to no objection from the Traffic Committee members, the traffic aspects of the Traffic Impact Assessment" prepared by "Terraffic Pty Ltd", dated 23 March 2020, for the approved development at 72 Willoughby Rd, Crows Nest (Development Consent 15/19) is approved under delegated authority of Council's Traffic Engineer subject to the conditions outlined in the report.</p> <p>2. THAT the Work Zone on Hume Lane as described in this CTMP is approved under delegated authority of Council's Traffic Engineer, with the same conditions pending lodgement of a Work zone application and payment of all applicable fees including line marking of the WZ perimeter by Council at the applicant's expense.</p>	Yes	27/3/20	8077277	

20-037	William Street, North Sydney	7-11 Mount St, North Sydney (AKA 80 William St)	CBD, Wollstonecraft, North Shore Electorate	CTMP	1. THAT subject to no objection from the Traffic Committee members, the traffic aspects of the Construction Traffic Management Plan prepared by “TSA”, dated 27 March 2020, Rev 4 for the approved development at 7-11 Mount Street North Sydney (Development Consent 183/18) is approved under delegated authority of Council’s Traffic Engineer subject to the conditions outlined in the report.	Yes	6/04/20	8083192	
20-039	West St, North Sydney	25 West St, North Sydney	Hayberry, Wollstonecraft, North Shore Electorate	CTMP	1. THAT subject to no objection from the Traffic Committee members, the traffic aspects of the Construction Traffic Management Plan prepared by “TTPA”, dated April 2020, Rev 4 for the approved development at 25 West Street North Sydney (Development Consent 429/18) is approved under delegated authority of Council’s Traffic Engineer subject to the conditions outlined in the report. 2. THAT the Work Zone on West Street as described in this CTMP is approved under delegated authority of Council’s Traffic Engineer, with the same conditions pending lodgement of a Work zone application and payment of all applicable fees.	Yes	7/04/20	8087332	
20-049	Blue Street, North Sydney	Blue Street, North Sydney (Shore School)	CBD/Union, Wollstonecraft, North Shore Electorate	Operational Transport Management Plan (OTMP)	1. THAT Council raises no objection to the submitted Operational Transport Management Plan, dated 27 April 2020 for an approved development at Shore School, North Sydney	Yes	30/04/20	8109029	

20-053	Waverton Ave, Waverton	11-13 Waverton Ave, Waverton	Waverton/Edward, Wollstonecraft, North Shore Electorate	CTMP	1. THAT subject to no objection from the Traffic Committee members, the traffic aspects of the Construction Traffic Management Plan prepared by “Varga Traffic Planning Pty Ltd”, dated 4 May 2020, Rev 2 for the approved development at 11-13 Waverton Ave, Waverton (Development Consent 100/19) is approved under delegated authority of Council’s Traffic Engineer subject to the conditions outlined in the report. 2. THAT the Work Zone on Waverton Avenue Street as described in this CTMP is approved under delegated authority of Council’s Traffic Engineer, with the same conditions pending lodgement of a Work zone application and payment of all applicable fees.	Yes	13/05/20	8120331	
Australian Road Rules Compliance Signs									
Nil									
Traffic Facilities									
20-038	Ernest St, Crows Nest	Ernest St at Sophia St Crows Nest	Holtermann, Tunks, North Shore Electorate	Refuge Island Reconstruction	1. THAT Council reconstructs the existing Refuge Island in Ernest Street at Sophia Street to comply with the current Australian Standard, after the affected properties are notified by letterbox delivery.	Yes	6/04/20	8085346	
20-043	Kirribilli & Milsons Point	Kirribilli & Milsons Point		40km/h HPAA - Traffic Calming Devices Stage 1	1. THAT the following devices are approved for implementation as part of Kirribilli and Milsons Point 40km/h High Pedestrian Activity Area – Stage 1, as per the attached design plans. 2. THAT the Traffic Committee notes the proposed Stage 2 devices shown on the attached plan which will be subject to further investigation, design and separate approval by the Traffic Committee in due course.	Yes	29/04/20	8092105	
Council Decisions									
Nil									

7.2. Audit Risk and Improvement Committee - Minutes 26 June 2020

AUTHOR: Ian Curry, Manager Governance & Committee Services

ENDORSED BY: Margaret Palmer, Director Corporate Services

ATTACHMENTS:

1. Minutes ARIC 26 June 2020 [7.2.1 - 5 pages]

PURPOSE:

Council is required to consider the Minutes of this Committee under the Code of Meeting Practice.

EXECUTIVE SUMMARY:

This report presents the recommendations of the last meeting of the Audit, Risk and Improvement Committee held on 26 June 2020 for Council adoption. The minutes are attached for information.

FINANCIAL IMPLICATIONS:

Nil.

RECOMMENDATION:

1. **THAT** this report and the status of the 2020 Internal Audit Plan be received and noted. *(Item AR01)*
2. **THAT** the surveys on both the Internal Audit Function and the ARIC Effectiveness be re-distributed and results collated and presented at the next meeting. *(Item AR01)*
3. **THAT** the status of past internal audit recommendations be received and noted. *(Item AR02)*
4. **THAT** the six project management recommendations made in 2016 be noted as being cancelled. *(Item AR02)*
5. **THAT** the Interim Management Letter be received. *(Item AR03)*
6. **THAT** the Committee note the progress in implementing the recommendations of the Project Management Review. *(Item AR04)*
7. **THAT** the Committee note the progress in implementing the recommendations arising from the Payroll, Attendance and Leave Management Review. *(Item AR05)*
8. **THAT** a report to be submitted to the next ARIC meeting detailing:
 - a. All Council “owned” property that is leased or available to lease.
 - b. With respect to each property:
 - The date and quantum of the last valuation.
 - As regards each property that is presently leased:
 - The date and term of the lease; and
 - The quantum of the rent payable.
 - As regards each property that is not presently leased:
 - The date it became vacant. *(General Business)*

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.2 Council is well governed and customer focused

BACKGROUND

In accordance with Council's Code of Meeting Practice:

20.24 The minutes of meetings of each Committee of the Council must be confirmed at a subsequent meeting of the committee.

In accordance with the Audit, Risk & Improvement Committee Charter:

7. The endorsed Minutes of the Committee Meetings will be submitted to the next available Council meeting for adoption subject to any confidentiality requirements of specific items.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

This report presents the recommendations of the last meeting of the Audit, Risk and Improvement Committee held on 26 June 2020 for Council adoption. The minutes are attached for information.

Minute Book Page No 7

NORTH SYDNEY COUNCIL

REPORT OF AUDIT, RISK & IMPROVEMENT COMMITTEE

**SUBJECT: PROCEEDINGS OF COMMITTEE AT MEETING HELD IN THE
CONFERENCE ROOM AT THE COUNCIL CHAMBERS, NORTH SYDNEY,
ON FRIDAY 26 JUNE AT 10.00AM.**

PRESENT

Brian Hrnjak, Independent Chair and Ron Switzer, Independent Member
Councillors Barbour and Mutton (attended remotely)

Council Staff:

Margaret Palmer	Director Corporate Services
Garry Ross	Manager Financial Services
Jon Paul Agnew	Manager Risk
Ian Curry	Manager Governance & Committee Services (Minutes)

Visitors:

Susan Leahy	Head of Internal Audit North Shore Councils (External)
Alex Hardy	Associate Director, Audit & Advisory, Prosperity Advisers Group (External Auditor, attended remotely)

Apologies:

Ken Gouldthorp	General Manager
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11. Minutes

The Minutes of the previous meeting held on 27 March 2020, copies of which had been previously circulated, were taken as read and confirmed.

12. AR01: Internal Audit Status Report

Report of Susan Leahy, Head of Internal Audit North Shore Councils

This report provides a status on the Internal Audit Function in terms of resources, planned and completed audits and the associated activities that have been undertaken since the last meeting.

Recommending:

1. THAT this report and the status of the 2020 Internal Audit Plan be received and noted.

2. THAT the surveys on both the Internal Audit Function and the ARIC Effectiveness be re-distributed and results collated and presented at the next meeting.

This is Page No 7 of the Minutes of the Audit, Risk & Improvement Committee Meeting of the North Sydney Council held on Friday 26 June 2020.

Resolved to recommend:

1. **THAT** this report and the status of the 2020 Internal Audit Plan be received and noted.
2. **THAT** the surveys on both the Internal Audit Function and the ARIC Effectiveness be re-distributed and results collated and presented at the next meeting.

Voting was unanimous.

13. AR02: Internal Audit Recommendations Status Report

Report of Susan Leahy, Head of Internal Audit North Shore Councils
Report on the progress of previous recommendations made.

Recommending:

1. **THAT** the status of past internal audit recommendations be received and noted.
2. **THAT** the six project management recommendations made in 2016 be noted as being cancelled.

Resolved to recommend:

1. **THAT** the status of past internal audit recommendations be received and noted.
2. **THAT** the six project management recommendations made in 2016 be noted as being cancelled.

Voting was unanimous.

14. AR03: Interim Management Letter 30 June 2020 - Audit Office of NSW

Report of Garry Ross, Manager Financial Services
Council has received the Interim Management Letter 30 June 2020, prepared by Prosperity Advisers Group on behalf of the Audit Office of NSW.

Recommending:

1. **THAT** the Interim Management Letter be received.

Alex Hardy, Associate Director, Audit & Advisory, Prosperity Advisers Group addressed the Committee regarding this item.

Resolved to recommend:

1. **THAT** the Interim Management Letter be received.

Voting was unanimous.

15. AR04: Project Management Audit Recommendations - Progress Update

Report of John Thomson, Corporate Contracts Manager and Jenny Gleeson, Manager Integrated Planning & Special Projects

An internal audit regarding Council's project management practices/framework was conducted in 2015. This report provides a progress update regarding implementation of the recommendations arising from this audit.

Council Management Executive Team (MANEX) has endorsed the changes to Council's existing project management framework on 2 June 2020, including:

- new project definition;
- new project type and size checklists;
- amended project approval process/oversight function; and

- new four-phase project lifecycle.

The revised project management framework will be implemented (including staff training) by December 2020.

Recommending:

1.THAT the Committee note the progress in implementing the recommendations of the Project Management Review.

Resolved to recommend:

1.THAT the Committee note the progress in implementing the recommendations of the Project Management Review.

Voting was unanimous.

16. AR05: Payroll, Attendance and Leave Management Review - Progress Update

Report of Margaret Palmer, Director Corporate Services

Council commissioned an independent consultancy, Centium, to conduct a review of its payroll, attendance and leave management processes in late 2019 and to provide a report with recommendations. The recommendations were presented to the Audit, Risk and Improvement Committee on 27 March 2020. The Committee made the following recommendations:

1. *THAT the Committee notes the recommendations within the Payroll, Attendance and Leave Management reports.*
2. *THAT a further report on the implementation, progress and planning of the recommendations in this Review and an estimate of costings be submitted to the next Committee meeting.*
3. *THAT the Manager Workforce Planning be invited to attend the next Committee meeting to address this matter.*

This report addresses recommendation No. 2 (excluding estimated costings). Implementation of the recommendations of this review have been impacted by COVID-19, with many recommendations put into abeyance to enable the Department's responsible for leading implementation to focus on service continuity during the COVID-19 pandemic, including planning for all eventualities and responding to facilities closures and reopening in response to health orders etc. COVID-19 impacted all elements of Council operations in one form or another requiring redesign of service delivery, staff mobility, remote working arrangements and increased demand on information technology. This required flexibility, including adaption of standard working arrangements and information recording.

Notwithstanding, a progress update on implementation of the recommendations in the Payroll, Attendance and Leave Management Review is detailed below:

- **Reviewing the controls over the design of flex sheets and review the ongoing requirement for managers/staff to use Attendance Books** - flexi sheet and time management internal controls (sign in/out books) have been strengthened across the organisation, consistent with the *Flexi-Time Policy*. Investigation of an automated solution to replace physical sign in books is underway.
- **Explicitly defining management accountabilities regarding payroll, time/attendance and leave tasks** - Managers and Supervisors have been reminded to ensure consistent application of flexi-sheet and sign in/out books across all Divisions.
- **Consider automation of payroll processes (i.e. leave applications, time and attendance recording)/Implement a self-service solution for staff to enter low-risk, high-volume transactions into the payroll system (e.g. bank details, emergency contacts, deductions etc)** - an online leave form is being tested as an

interim solution, pending consideration of an alternate payroll/timesheet management system, which will be considered in context of Council's overall corporate IT solution and its staged upgrading.

- **Transition to a fortnightly payroll (including alignment of timesheet design to a fortnightly template)** - staff are currently paid one week in arrears. In moving to fortnightly pay, the preferred approach is to pay staff two weeks in arrears. In order to progress this proposal, staff and Union consultation will need to take place. A staff consultation plan is currently being prepared.
- **Consider options to reduce payroll processing and checking tasks** - until a more reliable Payroll system is implemented, the risk to the Council in not checking termination of staff with less than three years of service outweighs the benefits of time saved. Noting, the level of detailed review required is decided based on each individual termination. Payroll will continue to review changes to bank details entered into the system until a self-service kiosk can be introduced.
The following changes to the Payroll function have occurred in response to the Review's recommendations:
 - a) All leave forms are submitted by email to the Payoffice inbox;
 - b) Electronic timesheets are submitted via email to the Payroll inbox;
 - c) No paperwork for processing by Payroll has been printed for review, all paperwork is kept in electronic form;
 - d) Timesheets, leave forms, payroll changes are all collated electronically for checking; and
 - e) Leave forms are no longer scanned by the Document Management Services (DMS) Department. Payroll forward the electronic format for registration, which has reduced the weekly DMS workload.
- **Centralise internal policy review processes** - Council's Workforce Planning Department is responsible for oversight of the Staff Policy Manual. Processes have been established to ensure the periodic review of staff policies.
- **Ensure that Document Management Services and/or recordkeeping is up to date** - recent registration of Payroll and Workforce Planning documentation remains within timeframes. COVID-19 initiatives have increased the electronic processing of Payroll forms, which are now under review for implementation as online forms. Training in employee documentation processing and registration has been extended to all DMS staff.

Additionally, the Review identified the need for greater clarity of responsibility and integration between the Workforce Planning Department and the Payroll function. It is in response to this that in principle agreement has been given to the Workforce Planning Department being transferred back to the Corporate Services Division (from the City Strategy Division where it was relocated from mid-2014), so that there is single point of accountability at the Director level for these functions and improved collaboration between the two. This will be implemented following the necessary consultation for workforce change, as required under the *Local Government (State) Award*.

Recommending:

1. THAT the Committee note the progress in implementing the recommendations arising from the Payroll, Attendance and Leave Management Review.

Resolved to recommend:

1. THAT the Committee note the progress in implementing the recommendations arising from the Payroll, Attendance and Leave Management Review.

Voting was unanimous.

General Business**1. Commercial Property Holdings by Council**

Councillor Mutton requested that a report to be submitted to the next ARIC meeting detailing:

1. All Council “owned” property that is leased or available to lease.
2. With respect to each property:
 - The date and quantum of the last valuation.
 - As regards each property that is presently leased:
 - The date and term of the lease; and
 - The quantum of the rent payable.
 - As regards each property that is not presently leased:
 - The date it became vacant.

Resolved to recommend:

- 1.THAT** a report to be submitted to the next ARIC meeting detailing:
- a. All Council “owned” property that is leased or available to lease.
 - b. With respect to each property:
 - The date and quantum of the last valuation.
 - As regards each property that is presently leased:
 - The date and term of the lease; and
 - The quantum of the rent payable.
 - As regards each property that is not presently leased:
 - The date it became vacant.

Voting was unanimous.

2. CCTV Facial Recognition

Councillor Barbour asked if Council used facial recognition software on its CCTV network

The Manager Risk advised that such software is not used on Council’s CCTV systems.

The meeting closed at 12.07pm

The next meeting will be held on Friday 2 October 2020 at 10.00am.

8. Reports to Council

8.1. Matters Outstanding - July 2020

AUTHOR: Ian Curry, Manager Governance & Committee Services

ENDORSED BY: Carrie Chan, Executive Governance Manager

ATTACHMENTS:

1. Divisional reports on Matters Outstanding - 27 July 2020 [**8.1.1** - 13 pages]

PURPOSE:

To report to Council on the status of Councillor resolutions.

EXECUTIVE SUMMARY:

Each month, a report is presented to Council on the status of those resolutions arising from Mayoral Minutes and Notices of Motion.

The attached table has been updated to include resolutions from the 22 June 2020 Ordinary Meeting of Council.

FINANCIAL IMPLICATIONS:

Nil.

RECOMMENDATION:

- 1. THAT** the report be received.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.2 Council is well governed, and customer focused

BACKGROUND

The previous report to Council on this matter was on 22 June 2020.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

Attached is the updated table of outstanding resolutions for the information of Council.

ATTACHMENT 1



REPORT TO THE COUNCIL MEETING OF 27 JULY 2020 ON MATTERS OUTSTANDING FROM NOTICES OF MOTION OR COUNCILLOR REQUESTS FOR ACTION, UP TO THE 22 JUNE 2020 MEETING

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
1.	27/08/18 (Min. No.295)	NoM04: Notice of Motion No. 20/18 by Crs Keen and Mutton – 22/08/18, Re: The Return of Hockey to North Sydney	1. THAT Council in principle support a hockey field in the North Sydney LGA. 2. THAT Council report on the options available for hockey.	OSE	Aug 2020	Matter raised at Sports and Recreation Reference Group for discussion. A report was presented to the Sport & Recreation Reference Group meeting on 18 November 2019, which will be presented to Council with comments from the Reference Group. A meeting with the local Hockey Club is scheduled for 24 July 2020.
2.	19/11/18 (Min. No.426)	NoM03: Notice of Motion No. 30/18 by Cr Mutton - 14/11/18, Re: Wendy's Secret Garden	1. THAT Council resolve to call for a report on the options that are available to bridge or enclose the water course and estimate the costs of delivering each of the options.	OSE EPS Assessment Complete	Aug 2020	Engineers are investigating a diversion of the watercourse. Council staff met with Cr Mutton on site 4 March to discuss what is required to address the issue in the NoM. EPS & OSE staff will prepare a concept plan to address the issues raised at the site meeting.

Report on Matters Outstanding - Meeting of 27/07/20**Page 2**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
						<p>Consultant has prepared costings and they have been distributed to all stakeholders</p> <p>Site meeting held on 1 May to discuss design options with stakeholders. A new design is being prepared based on stakeholder feedback.</p> <p>Site meeting held with garden's volunteer coordinator 29 October 2019. Option for embankment stabilisation selected, budget bid will be prepared for the 2020/21 financial year considerations and a report prepared for Council.</p>
3.	27/05/19 (Min. No. 126)	MM02: Floating Dry Dock Development Application for 6 John Street, McMahon's Point	<p>1. THAT Council writes to the Chair of the Sydney North Planning Panel (SNPP), Mr Peter Debnam, to request that, given the significant community interest in the development application for the installation of a floating dry dock facility at 6 John Street (Noakes Boat Yard) in McMahon's Point, a public briefing meeting be held in addition to the formal determination meeting;</p> <p>2. THAT Council offer the Hutley Hall as the venue for the requested meeting;</p> <p>3. THAT the DA applicant and members of the community who</p>	CiS	Timing unknown – DA still under assessment	<p>The Panel remains open to holding the requested meeting in the context of Covid obligations.</p> <p>The DA remains under assessment with a detailed update provided to Councillors in the 28 May 2020 Councillor Bulletin (item 11). To date information required by EPA to give its mandatory concurrence has not been able to be provided by the applicant.</p> <p>8 July 2020. Following a formal briefing; Panel has agreed that</p>

Report on Matters Outstanding - Meeting of 27/07/20**Page 3**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
			have made submissions be invited to attend; 4. THAT Council invites the local members, Ms Felicity Wilson and Mr Trent Zimmerman to attend the meeting; and 5. THAT Council provides the required administrative support as provided for in the Planning Panels Operational Procedures September 2016.			either the application be withdrawn otherwise should proceed to determination mid to late August dependent on panels available dates.
4.	27/05/19 (Min. No. 131)	NoM01: Notice of Motion No. 5/19 - Crs Baker, Carr and Beregi – 22/05/19, Re: Compliance with DA 1164/90 – Noakes: 6 John Street, McMahon's Point	1. THAT Council take all necessary action to ensure compliance with the conditions of consent of DA 1164/90 for redevelopment of the existing boat maintenance facility at 6 John Street, McMahon's Point. 2. THAT, in particular, such action include all steps necessary to ensure the enforcement of the public benefit condition D51 which required the developer to "provide a public jetty extending from land below John Street, approximately in the location of the former sea baths, subject to the design and position being acceptable to Council".	CiS	Aug 2020	July 2020; Discussions with RMS has established clarity regarding appropriate approval pathway. Further discussion with Stannard's to occur late July/August. Briefing report to Council to follow.
5.	23/09/19 (Min. No. 254)	MM01: Trees at the Coal Loader	1. THAT a report be prepared on ways to provide additional shade at the Coal Loader Platform in time for	OSE	Aug 2020	Investigation into appropriate options is being undertaken.

Report on Matters Outstanding - Meeting of 27/07/20**Page 4**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
			<p>the 2020/21 summer. The report should:</p> <ul style="list-style-type: none"> a) provide a range of options for Council to consider, including planting additional trees along the periphery of the Platform as well as options for shade using the existing colonnade; b) include a review of essential facilities on the Platform and recommendations for providing additional facilities, such as toilets and a drinking fountain, if required; c) include the cost of installing and maintaining each option; and d) be provided to Council in time to incorporate a project in the 2020/21 Operational Plan if required. 			
6.	28/10/19	NoM01: Notice of Motion No. 10/19 – Cr Brodie – 23/10/19, Re: More Basketball Hoops and Netball Goal Rings for Informal Play in North Sydney	<p>1. THAT Council requests a brief report to evaluate installing basketball hoops on existing hard surfaces and netball rings on grass and hard surfaces in North Sydney. The report to include cost, suggested locations where hard surfaces already exist that are suitable for basketball and grass areas suitable for netball goal rings in areas that are not in close proximity to residential areas. Suggested areas to include Anderson</p>	OSE	Jun 2020	Report submitted to Council 22 June 2020. COMPLETED

Report on Matters Outstanding - Meeting of 27/07/20**Page 5**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
			Park, area under the Sydney Harbour Bridge and the Coal Loader.			
7.	25/11/19 (Min. No. 325)	MM01: RE: Jacaranda Season	1. THAT Council staff prepare a report on options for managing the impact of visitors in McDougall Street, Kirribilli; 2. THAT the options include traffic management, the provision of additional amenities or services, multilingual communications and the feasibility of holding a full day festival; and 3. THAT an estimate of costs for each option be provided.	EPS	Jul 2020	Council deferred the matter to the July 2020 Council meeting due to COVID-19 implications. An updated report has been prepared for the 27 July 2020 Council meeting
8.	25/11/19 (Min. No. 363)	NoM01: Notice of Motion No. 11/19 – Crs Baker, Beregi and Carr – 13/11/19, Re: Review of the Neutral Bay Heritage Conservation Area	1. THAT the matter be deferred to the Legal and Planning Committee to clarify potential conflicts of interest and discuss the concerns raised by the Director City Strategy.	CiS	Aug 2020	A report was submitted to the 9 March Legal and Planning Committee meeting. Council on 6 April resolved that the matter be deferred until the 2020/21 financial year. Given that LEP Acceleration Projects are due for completion in on 31 December 2020. This resolution will be addressed following this completion.
9.	24/02/20 (Min. No. 6)	MM02: Bring Back the Roundabout	1. THAT Council staff prepare a report to identify the costs associated with reinstating the roundabout with	EPS	Aug 2020	A report was submitted to the 22 June 2020 Council meeting. Council resolved that this matter be deferred to a Councillor

Report on Matters Outstanding - Meeting of 27/07/20**Page 6**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
			a flat top like the one on Alexander Street and identify a funding source. 2. THAT consideration be given to improving pedestrian access in the new design.			Briefing which will include a representative from the RMS and Council's Engineering and Property Division, to discuss design specifications and limitations at the intersection. Council officers are liaising with TfNSW representative with regard to availability for a briefing.
10.	24/02/20 (Min. No. 7)	MM03: Diverting Food Waste from Landfill	1. THAT staff prepare a report on the options for conducting a food waste diversion trial that: a. includes information on costs and likely community interest to participate in a trial; and b. includes details on any smart phone applications that could be used to allow residents to express an interest in food waste collection in their street.	OSE	Dec 2020	This report cannot be developed until such time as we can arrange meetings with other Councils and associated contactors. None are available at this present time. Project and report delayed until December 2020.
11.	24/02/20 (Min. No. 8)	MM04: Prioritising Pedestrians	1. THAT staff prepare a report on options for improving our focus on pedestrian needs and that the report considers how to ensure that all voices are equally heard when balancing the needs of motorists, cyclists, pedestrians and public transport.	EPS	Jul 2020	A Report is being prepared by Council's Traffic Engineer and will be submitted to the 27 July Council Meeting.

Report on Matters Outstanding - Meeting of 27/07/20**Page 7**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
12.	24/02/20 (Min. No. 42)	Notice of Motion No. 1/20 – Cr Mutton– 24/11/19 Re: Extension of Land into Sawmillers Reserve	THAT Council resolve to: i. Seek to lease on terms to be approved by Council from the Government of NSW the “unused land” and incorporate that land in to Sawmillers Reserve. ii. Seek to reach an agreement on terms to be approved by Council with the Government of NSW and the Scout Association of Australia, North Sydney Region pursuant to which the toilets in that hall are made available for public use.	OSE	Oct 2020	
13.	23/03/20 (Min. No 56)	MM05: Free 15 Minute Parking at all Meters	1. THAT Council receive a report from the General Manager (Director Engineering and Property Services) outlining the practicality of running a 12-month trial for free 15 minute parking at all North Sydney Council parking meters. 2. THAT the report be submitted to the 27 April 2020 Council meeting, if practicable.	EPS	Jan 2021	At the 27 April 2020 Council Meeting, this matter was deferred to January 2021.
14.	23/03/20 (Min. No 74)	Item 18: Notice of Motion No. 3/20 – Crs Beregi, Baker and Carr – 15/03/20,	1. THAT Council prepare a report investigating the temporary closing of specific streets in the North Sydney LGA for a few hours on some Sunday afternoons to allow children and members of the	EPS	Jun 2020	A report was submitted to the 22 June 2020 Council Meeting. COMPLETED

Report on Matters Outstanding - Meeting of 27/07/20**Page 8**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
		Re: Street Play - Pilot Program for North Sydney LGA	<p>community to participate in Street Play.</p> <p>2. THAT the Council report be modelled on the initiative suggested by Waverley Mayor Paula Masselos and the report by Waverley Council as well as the report and any findings from the Inner West Council relating to a similar Play Street initiative,</p> <p>3. THAT the Council report identify possible streets in the North Sydney LGA for a Pilot Program of “Street Play” in North Sydney</p> <p>4. THAT the Council report consider following the Waverley model of Street Play, by defining the pilot program of Street Play as an event thereby allowing Council to provide the appropriate insurance cover.</p> <p>5. THAT the Council report identify financial implications and sources of funding, where needed.</p> <p>6. THAT should the Council adopt the report to proceed with the Pilot Program, then Council refer the report to the Traffic Committee for its support.</p> <p>7. THAT should the Pilot Program be adopted, that Council apply to Sport Australia to provide funding for Street Play.</p>			

Report on Matters Outstanding - Meeting of 27/07/20**Page 9**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
15.	18/05/20 (Min. No. 3)	6.1. North Sydney Olympic Pool and Easing of COVID-19 Restrictions	1. THAT Council undertake the 12-monthly structural engineering review of the pool shell and subject to the results of the review not identifying significant further deterioration, the North Sydney Olympic Pool outdoor pool be made available for lap swimming, initially on a pre-booking basis as soon as possible. 2. THAT Council continue to progress the redevelopment of NSOP as a priority in order to address the deteriorated condition of the Facility and return it to full operation as quickly as possible, post COVID-19. 3. THAT a report be provided to Council on usage after the pool opens.	OSE		Report submitted to Council 22 June 2020 COMPLETED
16.	22/06/20 (Min. No. 38)	7.1 MM01: Queen's Birthday 2020 Honours - North Sydney LGA	THAT Council recognise the honours bestowed upon Mr Ralph Evans; Ms Elizabeth Christie; Dr David Fahey; Professor Phoebe Ho; Mr Patrick Bollen; Ms Carol Dettmann; Mrs Toni Field; Ms Georgina Loughnan; Emeritus Professor Roy MacLeod; Dr Roger Pillemer; and Mr Mark Dobson, and write letters of congratulations to all recipients	GM		Letters sent 22 July 2020 COMPLETED

Report on Matters Outstanding - Meeting of 27/07/20**Page 10**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
17.	22/06/20 (Min. No. 39)	7.2.MM02: Cammeray Connection Over Warringah Freeway	1. THAT Council seeks a meeting with the Hon Andrew Constance, Minister for Transport and Roads and the Hon Rob Stokes, Minister for Planning and Public Spaces, with the Mayor, Deputy Mayor and General Manager, to discuss how additional open space in North Sydney can be incorporated into the Western Harbour Tunnel Project.	GM		Requests for meetings sent 16 July 2020.
18.	22/06/20 (Min. No. 40)	7.3.MM03: Lessen the Pain and Realise our Share of the Gain	1. THAT Council write to the Hon. Rob Stokes, Minister for Planning and Public Spaces, and the Hon. Andrew Constance, Minister for Transport and Roads, seeking a meeting with the Mayor, Deputy Mayor and General Manager, to discuss how the tunnel plans can be amended to enable Miller Place to go ahead and be completed as part of the transport infrastructure projects in North Sydney. 2. THAT Council write to Transport for NSW seeking clarification on how a fourth southern kerbside lane on Berry Street is to be created without changing the current public domain and removing parking	GM		1. Requests for meetings sent 16 July 2020. 2. Letter sent 22 July 2020.
19.	22/06/20 (Min. No. 41)	7.4.MM04: Appointment of Representatives to Present to the Sydney North	1. THAT North Sydney Council as the Applicant for DA 347/2019 be represented by the senior staff and consultants appointed by the General	GM		Panel Secretariat advised by letter 26 June 2020; Mayor and Cr Mutton registered to speak at Panel meeting.

Report on Matters Outstanding - Meeting of 27/07/20**Page 11**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
		Planning Panel - North Sydney Olympic Pool DA 347/2019	Manager in respect to the technical aspects of the application. 2. THAT The Mayor and Councillor Mutton be formally appointed as the Council's official spokespersons on Council's formally resolved position in respect to the redevelopment of the North Sydney Olympic Pool. 3. THAT the Sydney North Planning Panel be advised in writing that the persons identified in Points 1 and 2 are the only persons representing the formal position of North Sydney Council in respect to DA 347/2019.			
20.	22/06/20 (Min. No. 62)	10.1. Notice of Motion No. 5/20 - Crs Baker, Beregi and Carr - Open Government and Public Participation Under COVID-19 Pandemic Arrangements	1. THAT consistent with Council's adopted Code of Meeting Practice, the following arrangements be immediately facilitated for all Council meetings held remotely: A. all Council meetings to be live streamed/vodcast; and B. reinstate the public forum prior to all Council meetings with appropriate arrangements for remote participation/registration for residents to address Council to be put in place.	GM		A Rescission Motion was subsequently lodged in respect of this matter, which will be considered at the 27 July Council meeting
21.	22/06/20 (Min. No. 63)	10.4. Notice of Motion No. 8/20 - Crs Baker, Beregi and Carr - Keep Our	1. THAT Council write to the Minister for Transport expressing concern about the intent of the State	EPS		This has been allocated to Manager Traffic and Transport Operations for action.

Report on Matters Outstanding - Meeting of 27/07/20**Page 12**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
		Buses Public	Government to privatise public bus services. 2. THAT Council writes to the Minister for Transport seeking an assurance that as a result of any privatisation of public bus services, that: <ul style="list-style-type: none"> on time running will remain at or better than the current rate of 95 percent. there will be no reduction in the number or movement of bus stops without a formal public consultation process; there will be no changes to existing bus routes without a formal public consultation process.			
22.	22/06/20 (Min. No. 64)	10.5. Notice of Motion No. 9/20 - Crs Baker, Beregi and Carr - Extension of Time for Submissions for Military Road Corridor Planning Study - Stage 1	1. THAT the time for submissions for the Military Road Corridor Planning Study - Stage 1 be extended by one month.	CiS		Time period for submissions extended until 31 July 2020. COMPLETED
23.	22/06/20 (Min. No. 49)	Q (Cr Carr) - 9.6.Planning Proposal 8/19 - Small Bars in Kirribilli Village and Draft NSDCP 2013 Amendment -	Of the 18 submissions of support for PP 8/19, how many can be identified as being from businesses?	CiS		None of the submissions in support of the proposal were specifically identified as being from businesses or business owners. Further details on the submissions can be found in Attachment 1 to the post

Report on Matters Outstanding - Meeting of 27/07/20**Page 13**

	Meeting Date and Min. No.	Item Reference	Agreed Action	Responsible Director	Target Date	Current Status
		Trading Hours in Kirribilli Village				exhibition report or in the submissions folder available via the Hub. COMPLETED

KEN GOULDTHORP, General Manager**Legend:**

GMO - General Manager's Office

CIS - City Strategy Division

CLS - Community and Library Services Division

COS - Corporate Services Division

EPS - Engineering and Property Services Division

OSE - Open Space and Environmental Services Division

MM - Mayoral Minute

MoU - Matter of Urgency

NoM - Notice of Motion

NoRM - Notice of Rescission Motion

Q - Question with/without Notice

8.2. Amended Resourcing Strategy - Post Exhibition

AUTHOR: Jenny Gleeson, Manager Integrated Planning & Special Projects and Darren Goode, Manager Accounting Services

ENDORSED BY: Margaret Palmer, Director Corporate Services

ATTACHMENTS:

1. Attachment 1 - Resourcing Strategy 2018/19-2027/28 [8.2.1 - 86 pages]

PURPOSE:

The purpose of this report is to recommend adoption of the *Amended Resourcing Strategy* (Attachment 1) following its public exhibition.

EXECUTIVE SUMMARY:

In accordance with statutory requirements, in preparing the draft *2020/21 Operational Plan & Budget*, the Long Term Financial Plan (LTFP) component of Council's *Resourcing Strategy 2018-2028* was updated. Inclusive of two additional scenarios (referred to as 3B and 3C) modelled to ascertain the financial impact of the COVID-19 pandemic lasting for a shorter and a longer period than that assumed under Scenario 3 (now referred to as 3A).

Public exhibition of the Amended Resourcing Strategy ran from 24 June to 21 July 2020; concurrent with the exhibition of the 2020/21 Operational Plan & Budget and the *2020/21 Draft Fees & Charges Schedule*. No submissions regarding the were Amended Resourcing Strategy.

FINANCIAL IMPLICATIONS:

The updated Sensitivity Analysis in the LTFP (as publicly exhibited) provides various financial scenarios to guide Council through the COVID-19 pandemic.

RECOMMENDATION:

1. THAT the final amended *Amended Resourcing Strategy* (Attachment 1) be adopted; and this supersedes all previous Resourcing Strategies.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

BACKGROUND

In accordance with statutory requirements, in preparing the draft *2020/21 Operational Plan & Budget*, the Long Term Financial Plan (LTFP) component of Council's *Resourcing Strategy 2018-2028* was updated.

In June 2018 Council resolved to operate under Scenario 3 of the LTFP, therefore only adopted 'preferred scenario' (Scenario 3) was updated inclusive of the following:

- the partially approved Special Rate Variation (SRV), i.e. three years duration effective from 1 July 2019;
- revised funding required for the NSOP complex redevelopment, including loan borrowings; and
- projected COVID-19 impacts, including a reduction to the 2020/21 Capital Works Program.

Two additional scenarios (referred to as 3B and 3C) were modelled to ascertain the financial impact of the COVID-19 pandemic lasting for a shorter and a longer period than that assumed under Scenario 3 (now referred to as 3A).

The purpose of the public exhibition was to inform the community of the updated LTFP modelling and invite submissions. It was not to seek community feedback on the "preferred" financial scenarios, as Council is operating under Scenario 3 as previously resolved and within the SRV approval from IPART.

The next full review of the Resourcing Strategy will commence following the next local government election, which are scheduled for September 2021.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

The *Amended Resourcing Strategy* was endorsed for exhibition by the Council at its meeting of 22 June 2020.

The 28-day public exhibition of the Amended Resourcing Strategy ran from 24 June to 21 July 2020 concurrent with the exhibition of the 2020/21 Operational Plan & Budget and the *2020/21 Draft Fees & Charges Schedule*.

The public exhibition was promoted via Council's website and the YourSayNorthSydney site; via the July 2020 issue of Council E-news (of which 1 of the 1,255 subscribers opened the article); via the July 2020 issue of Business E-news (of which 0 of the 689 subscribers opened the article); to all active Precinct Committees via memo and the weekly Precinct E-news (item ran weekly during exhibition period - 135 subscribers); and via A3 signage at the following locations - Customer Service Centre and Civic Park.

Between 24 June to 21 July 2020 there were 52 views on the YourSay page (via Council's website); of these, 3 visitors downloaded the document, and 36 visitors viewed the web page but did not download the document.

No submissions were received during the exhibition period.

Minor amendments have been made to the final Resourcing Strategy (as detailed in Attachment 1); in summary these include:

- Page 25 - Council's allocation of the Federal Government's Roads to Recovery Program is now \$1.5 million, not \$1.2 million i.e. Council is receiving more funding.
- Page 26 - the NSW Local Government (State) Award was renegotiated during the exhibition period, in response the salary (Award) assumptions in the LTFP have been updated accordingly. The increase effective for 2020/21 is 1.5%, 2% in 2021/22 and 2.5% in 2022/21. It is assumed that Award increases will be 2% per annum for the remaining life of the plan.
- Page 29 - the Net Operating Surplus/(Deficit) within the Sensitivity Analysis has been updated in response to the State Government's announcement during the exhibition period regarding the deferral of developer contributions. The following table compares the original as exhibited and the amended forecasts under each scenario. Refer to Item 10.3 for more information regarding the impact of the deferral to Council.

	SCENARIO 3A (\$'000)	SCENARIO 3B (\$'000)	SCENARIO 3C (\$'000)
Original	2,614	6,290	(4,837)
Final	1,014	4,690	(6,437)

- Page 32 - in response to the changes made to page 29 regarding the impact of the developer contributions deferral the Own Source Operating Revenue Ratio and the Unrestricted Current Ratio have been amended in 2020/21 to 2024/25.
- Appendix 2 - in response to the changes made to page 29 and 32, the Income Statement, Balance Sheet, Cash Flow Statement and Equity Statement and have been updated accordingly.



NORTH SYDNEY COUNCIL RESOURCING STRATEGY 2018/19-2027/28

progressive *vibrant* diverse



Council's Resourcing Strategy has been prepared in-house in accordance with Integrated Planning and Reporting Framework requirements.

This plan reflects our intentions at the time of publication. As with any plan or budget, the actual results may vary from that forecast.

For further information contact Council's Manager Integrated Planning and Special Projects.

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Adopted 25 June 2018
Amended October 2018
Re-adopted 29 January 2019
Amended June 2020
Adopted July 2020

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GENERAL MANAGER'S FOREWORD

This Resourcing Strategy is one of Council's most significant documents. It details the assets, finances and people we need to achieve the desired outcomes of the *North Sydney Community Strategic Plan 2018-2028* and Council's *Delivery Program 2018/19-2021/22*.

In June 2018 the Council resolved to operate under its preferred scenario (Scenario 3) inclusive of special rate variation that was approved by IPART and commenced from Year 2 of this plan. This enables Council to continue to address its infrastructure backlog, continue to deliver the high level of services demanded by the community, and provides capacity to expand services and facilities to meet growth and changing demands.

The Resourcing Strategy is reviewed in conjunction with preparation of the annual Operational Plan. Council operates in a dynamic environment and our activities are influenced, and sometimes constrained, by changes in the wider economic, political and cultural landscapes. To ensure financial sustainability, Council needs to retain the capacity to absorb or manage unexpected changes in the broader environment in which it operates.

While we acknowledge the impact COVID-19 has had on our local businesses and the community at large, Council is not isolated from the economic impacts. Council rapidly responded with a significant business support package, despite incurring substantial losses in doing so. We need to be mindful of Council's limited resources and the impact of COVID-19 responses on the organisation's capacity to maintain infrastructure and its long term financial sustainability. In order to manage the financial impact on our revenue deficit we have had to make difficult decisions and reduce costs.

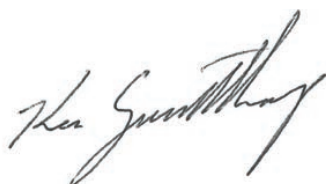
The Long Term Financial Plan (LTFP) component has been updated in conjunction with preparation of the *2020/21 Operational Plan & Budget*, inclusive of the following:

- the partial special rate variation and minimum rate increase approval;
- additional funding required for the NSOP complex redevelopment; and
- a reduction in projected income from the COVID-19 pandemic.

To better guide Council's budgeting post COVID-19, the plan includes three scenarios:

- Planned (A) - models COVID-19 impacts for 6 months (detailed in Appendix 2);
- Optimistic (B) - models COVID-19 impacts for 3 months i.e. requiring less reductions to the Capital Works Program than Scenario A; and
- Conservative (C) - models COVID-19 impacts for 12 months i.e. requiring further reductions to the Capital Works Program in future years than Scenario A.

The revised scope of the NSOP complex redevelopment project constitutes a significant change to the LTFP modelling, therefore in accordance with Council's principles of 'open government' the Strategy is to be re-exhibited.



Ken Gouldthorp
GENERAL MANAGER

EXECUTIVE SUMMARY

Authority for council functions in NSW comes from the *Local Government Act 1993* (The Act). The Act classifies council functions as services, regulatory, ancillary, revenue, administrative and enforcement. Councils have a broad discretion in the services they provide and the way they provide them. The Act makes councils directly accountable to their residents and ratepayers.

Local councils are required to undertake their planning and reporting activities in accordance with the Act and the *Local Government (General) Regulation 2005* (the Regulation). Councils are required to plan effectively for future sustainability through longer-term planning - by developing an integrated suite of medium to long term plans, publishing these and reviewing progress annually. The community and the State then have the best information available to judge progress against the plan, and local governments can make necessary adjustments.

The *North Sydney Community Strategic Plan 2018-2028* sits at the top of North Sydney Council's planning, reporting and decision making framework. It outlines the community's shared vision for its future, by providing a vehicle for expressing the long-term community aspirations. However, these will not be achieved without sufficient resources - time, money, assets and people - to actually carry them out.

Council's *Delivery Program 2018/19-2021/22* and this *Resourcing Strategy* is the point where Council assists the community by sorting out who is responsible for what, in terms of the issues identified in the *Community Strategic Plan*. Some strategies are clearly the responsibility of Council, while some are the responsibility of other levels of government and some will rely on input from community groups or individuals.

The *Resourcing Strategy* focuses in detail on matters that are the responsibility of North Sydney Council and looks generally at matters that are the responsibility of others. The *Resourcing Strategy* provides an opportunity to quantify Council's contribution to the achievement of the community's shared vision.

The *Resourcing Strategy* consists of interrelated and interdependent medium to long term strategies, in three key areas:

- financial planning;
- asset management planning; and
- workforce management planning.

The three components have been prepared concurrently. Cross referencing and adjustment of each component has been required as the development of each plan progressed, this will continue into the implementation phase of the plans.

LEVELS OF SERVICE

Identification of the community's desired levels of service is one of the most important aspects in the development of the *Community Strategic Plan* and *Resourcing Strategy*. Council used its periodic *Customer Satisfaction Survey* to assist with this discussion in addition to specific consultations with target groups and distribution of a Discussion Paper highlighting key local issues. The survey indicates both resident and business opinions and priorities. Pages 78 to 79 detail the findings of the 2016 survey, detailing resident and business relative importance of services as well as satisfaction with services.

The *Community Strategic Plan* outlines the community's aspirations for North Sydney. Council consulted widely in developing the plan with residents, businesses, ratepayers, community groups and other stakeholders. At every stage of the consultation, the community made it clear that it has high expectations of Council services and infrastructure. The community indicated that they do not want a reduction in current service delivery levels.

IMPLEMENTATION

Council's internal IPR Working Group will oversee the implementation of this strategy. The Asset Management Working Group will oversee the implementation of the *Asset Management Improvement Plan* and the *Asset Management Plans* per asset class.

Each component of the *Resourcing Strategy* is detailed below:

LONG TERM FINANCIAL PLAN 2018/19-2027/28

Council's *Long Term Financial Plan* (LTFP) is a 10-year plan, which is reviewed and updated annually. It enables Council to better understand and plan its long term financial requirements. The plan includes consideration of sustainability, service provision levels and the creation, upgrading and renewal of infrastructure.

FINANCIAL SUSTAINABILITY

As with all levels of government, there has been a growing increase in community expectations and demand for transparency. Council adopted an 'open government' approach back in the 1980s and has actively had open dialogue with the community to manage expectations and optimise service delivery.

Council has long operated from a position of financial sustainability and has, over many years, consistently achieved an operating surplus. The overall objective of this plan is to ensure that Council remains a financially viable and sustainable organisation. Council's adopted integrated approach to its planning, reporting and decision making enables a better understanding of its long term financial position.

SCENARIO PLANNING

Council resolved to operate under its 'preferred' scenario (referred to as Scenario 3) on 25 June 2018. Between November 2018 and January 2019, Council conducted extensive community consultation regarding the proposed special rate variation (SRV) required under this scenario. In January 2019, following consideration of the consultation outcomes, Council resolved to apply for the SRV. On 13 May 2019, Council's application was partially approved by IPART, granting a three year increase effective from 1 July 2019 (Year 2 of this plan), inclusive of a minimum rate increase.

In preparing the *Draft 2020/21 Operational Plan & Budget*, the LTFP has been updated, inclusive of the following key amendments:

- the partial SRV approval - which required a change in modelling;
- additional funding required for the North Sydney Olympic Pool (NSOP) complex redevelopment; and
- the projected financial impacts from the COVID-19 pandemic resulting in reduced income.

To better guide Council's budgeting post COVID-19, the Sensitivity Analysis has been updated to include three scenarios:

- A. Planned - models COVID-19 impacts for 6 months (detailed in Appendix 2);
- B. Optimistic - models COVID-19 impacts for 3 months i.e. requiring less reductions to the Capital Works Program than Scenario A; and
- C. Conservative - models COVID-19 impacts for 12 months i.e. requiring further reductions to the Capital Works Program in future years than Scenario A.

The plan details the assumptions underpinning each scenario, which include asset management and maintenance and workforce structure projections, as well as the financial outcomes over a 10-year period. The assumptions are correct as at the time of publication. The next full review of the *Resourcing Strategy* will occur following the next local government election, which are scheduled for September 2021.

Council will use the indicators outlined in this plan to measure its financial performance. These indicators are used by the Office of Local Government (OLG) in its annual publication on comparative information of NSW councils. This means the measures are both transparent and comparable.

LINKS TO THE COMMUNITY STRATEGIC PLAN

This plan is seeking to maximise efficiency in financial planning and management through addressing some of the key challenges and priorities in the *Community Strategic Plan*, as outlined in the following table, while other outcomes will in turn be indirectly helped by improved financial planning and management practices.

DIRECTION	OUTCOME	STRATEGY
5 Our Civic Leadership	5.1 Our Civic Leadership	5.1.4 Manage funding and resources effectively to achieve community outcomes
		5.1.5 Explore new funding sources and revenue

ASSET MANAGEMENT STRATEGY 2018/19-2027/28

Council's Asset Management Strategy has been prepared to assist Council in improving the way it delivers services from infrastructure. Council's infrastructure assets have a replacement value of approximately \$1.1 billion as at 30 June 2018 (\$964 million as at 30 June 2017)¹. The purpose of this strategy is to enable Council to show:

- how its asset portfolio will meet the service delivery needs of its community into the future;
- that its asset management policies are being achieved; and
- that existing asset management practices integrate with the *Community Strategic Plan*.

COUNCIL'S ASSETS

The following table provides an overview of Council's asset classes and current total replacement value as at 30 June 2018. Detailed information about each asset class is outlined within Council's *Asset Management Plans*, which are available from the Council's website.

ASSET CLASS	REPLACEMENT COST 2017/18 (\$)
Open Space and Recreation Facilities	12,308,602
Depreciable land improvements	22,102,776
Footpaths	91,425,235
Other Infrastructure	222,388,027
Roads	323,244,341
Stormwater Drainage	196,432,897
Buildings	204,841,324
Swimming Pools	22,472,003
Investment Properties	97,740,000
Public Art	2,217,098
TOTAL	1,195,712,303

¹ Note 9a Audited Financial Statements 30 June 2018. Excludes land, non-depreciable and miscellaneous assets.

ASSET MANAGEMENT IMPROVEMENT

The strategy has been prepared following a review of the Council's service delivery practices, financial sustainability indicators, asset management maturity and fit with the community's vision as outlined in the *Community Strategic Plan*. An Improvement Plan is outlined, detailing a program of tasks to be completed as well as the timeline that these tasks are expected to be completed by. The Improvement Plan will be periodically reviewed and re-prioritised to match the available resources within Council's *Delivery Program* and *Long Term Financial Plan*.

Council's *Asset Management Plans* - prepared per asset class - will be periodically reviewed. While these plans will produce information for a 20-year horizon, the identification of how renewals are to be funded can allow for considered community consultation regarding desired service levels, capacity to pay, risk consequences and links with the *Long Term Financial Plan*.

LINKS TO THE COMMUNITY STRATEGIC PLAN

This strategy, by seeking to maximise efficiency in asset management, addresses some of the key challenges and priorities in the *Community Strategic Plan*, as outlined in the following table, while other outcomes will be in turn indirectly helped by improved asset management practices.

DIRECTION	OUTCOME	STRATEGY
2 Our Built Infrastructure	2.1 Infrastructure and assets meet community needs	2.1.1 Expand and adapt existing infrastructure to meet future needs
		2.1.2 Advocate for improved state infrastructure and adequate funding for maintenance and improvement of community assets

WORKFORCE MANAGEMENT STRATEGY 2018/19-2020/21

Council's *Workforce Management Strategy* will help guide organisational development, while providing a safe, supportive and stimulating work environment for all employees. While there are human resource challenges ahead - including an ageing workforce, the need for work-life balance and retaining quality employees - there are also many opportunities to improve and grow as an organisation. A committed and engaged workforce will result in improved organisational outcome, ultimately better service delivery and facilities for the community.

The key strategic challenges addressed by the strategy include:

COMMUNITY EXPECTATIONS AND ASPIRATIONS

All government organisations, especially local government, are faced with meeting the challenge of rising community expectations. The North Sydney community expects Council to be an efficient, effective and transparent organisation; one that is ethically committed to its employees and its community and to deliver a high level of discretionary services. Council is faced with the challenge of doing more with less in terms of financial resources, and needs to ensure that the functions performed by Council are aligned with quality of life and sense of community of current and future generations.

STAFFING

Australia as a nation is faced with challenge of an ageing workforce. North Sydney Council is no different; a significant number of employees across the organisation are reaching retirement age. Council must ensure it has strong succession plans in place to make sure it is able to adequately resource the organisation and have in place robust programs to ensure that the transfer of corporate knowledge occurs. Council is also faced with the challenge of retaining and recruiting some core professions. Council needs to ensure it has in place effective programs and processes to retain and reward its employees in line with market trends as well as attract new generations of workers. Council also needs to ensure it has career development plans in place to allow up-skilling of existing employees.

Council must respond quickly and comprehensively to address these challenges, by ensuring we have strategies in place that account for the diversity of our workforce and to ensure the ongoing sustainability of our workforce into the future.

WORKFORCE PLANNING IMPROVEMENT PLAN

An Improvement Plan has been prepared. These improvement items are prioritised, considering economic factors and current resources as presented on pages 49 to 52. The plan will be periodically reviewed and re-prioritised to match the available resources.

LINKS TO THE COMMUNITY STRATEGIC PLAN

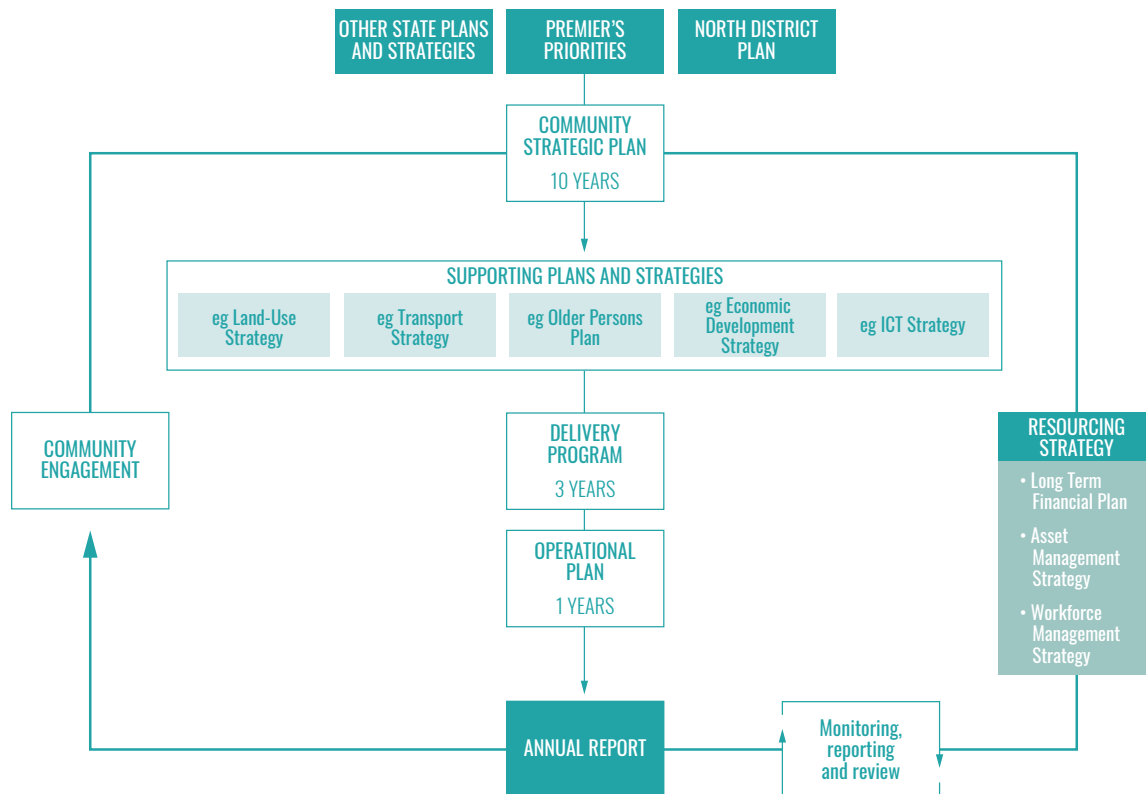
This strategy, by seeking to maximise efficiency in Council's organisational structure and human resource management the strategy specifically addresses some of the key challenges and priorities in the Community Strategic Plan as outlined in the following table, while other outcomes will be in turn indirectly helped by improved human resource policies and practices.

DIRECTION	OUTCOME	STRATEGY
5 Our Civic Leadership	5.5 Council is an employer of choice	5.5.1 Attract, develop and retain highly skilled staff and provide a safe workplace
		5.5.2 Help Council divisions fulfil their workforce needs



INTRODUCTION

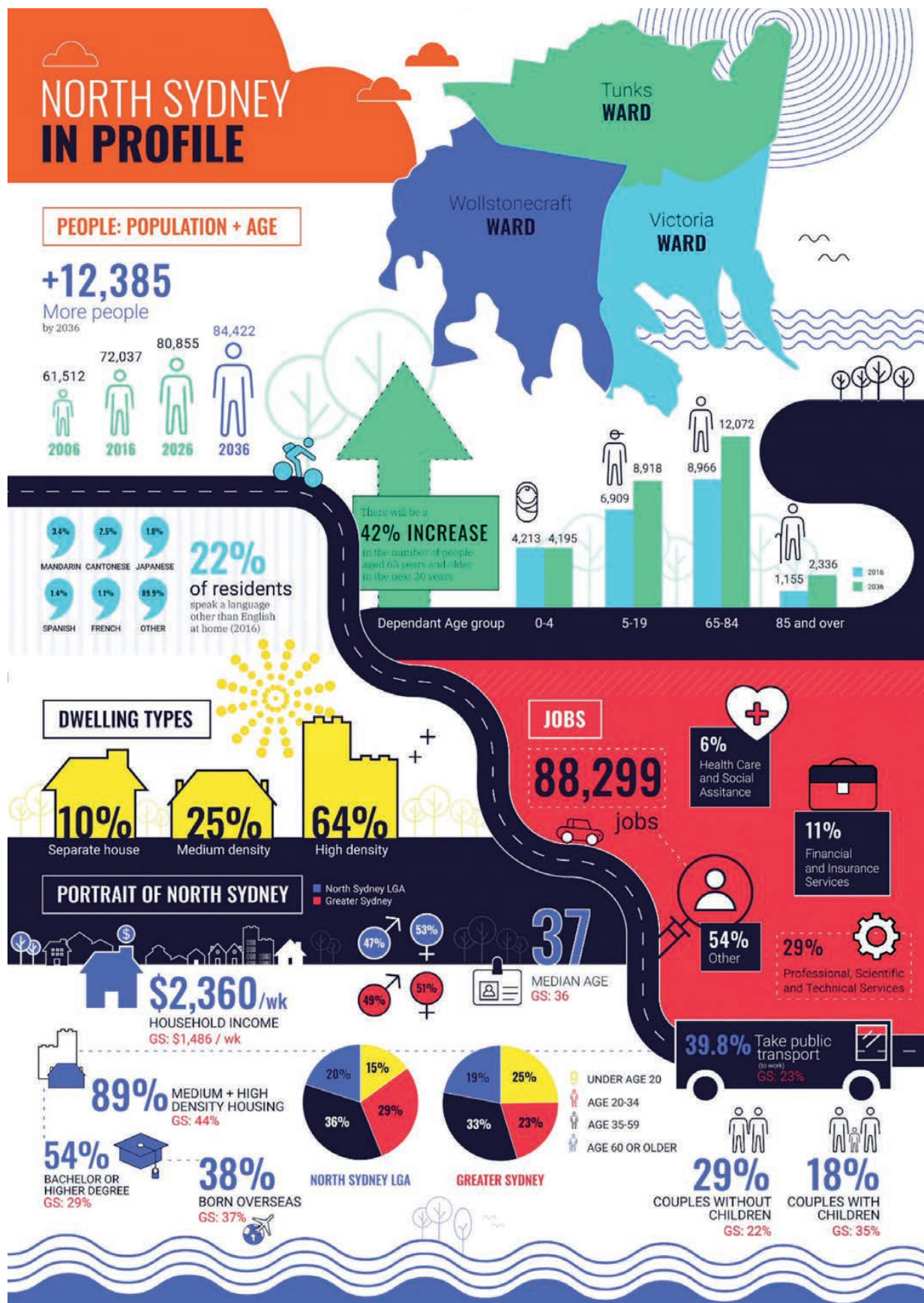
In accordance with Integrated Planning and Reporting (IPR) requirements councils are required to draw together their various plans, to understand how they interact and to get the maximum leverage from their efforts by planning holistically for the future.



The North Sydney *Community Strategic Plan 2018/19-2027/28* provides a mechanism for expressing long term community aspirations. However, these aspirations can only be achieved if sufficient resources - time, money, assets and people - are allocated. Council through its *Delivery Program 2018/19-2021/22* outlines how the objectives of the *Community Strategic Plan* will be implemented through strategies and actions during its term of office. Implementation will be within the resources available under the accompanying long term Resourcing Strategy. The *Local Government Amendment (Planning and Reporting) Act 2009* (No. 67) requires councils to have a long term strategy (called its resourcing strategy) for the provision of the resources required to implement the strategies established by the *Community Strategic Plan* that council is responsible for.

The *Resourcing Strategy* is the critical link between the *North Sydney Community Strategic Plan 2018-2028* and the *Delivery Program 2018/19-2021/22*, detailing the provision of resources required to implement strategies established by the long term vision. The *Resourcing Strategy* focuses on long term strategies in three key areas - financial planning; asset management planning; and workforce management planning.

Council's internal IPR Working Group will oversee the implementation of this strategy. The Asset Management Working Group will oversee the implementation of the *Asset Management Improvement Plan* and the *Asset Management Plans* per asset class.



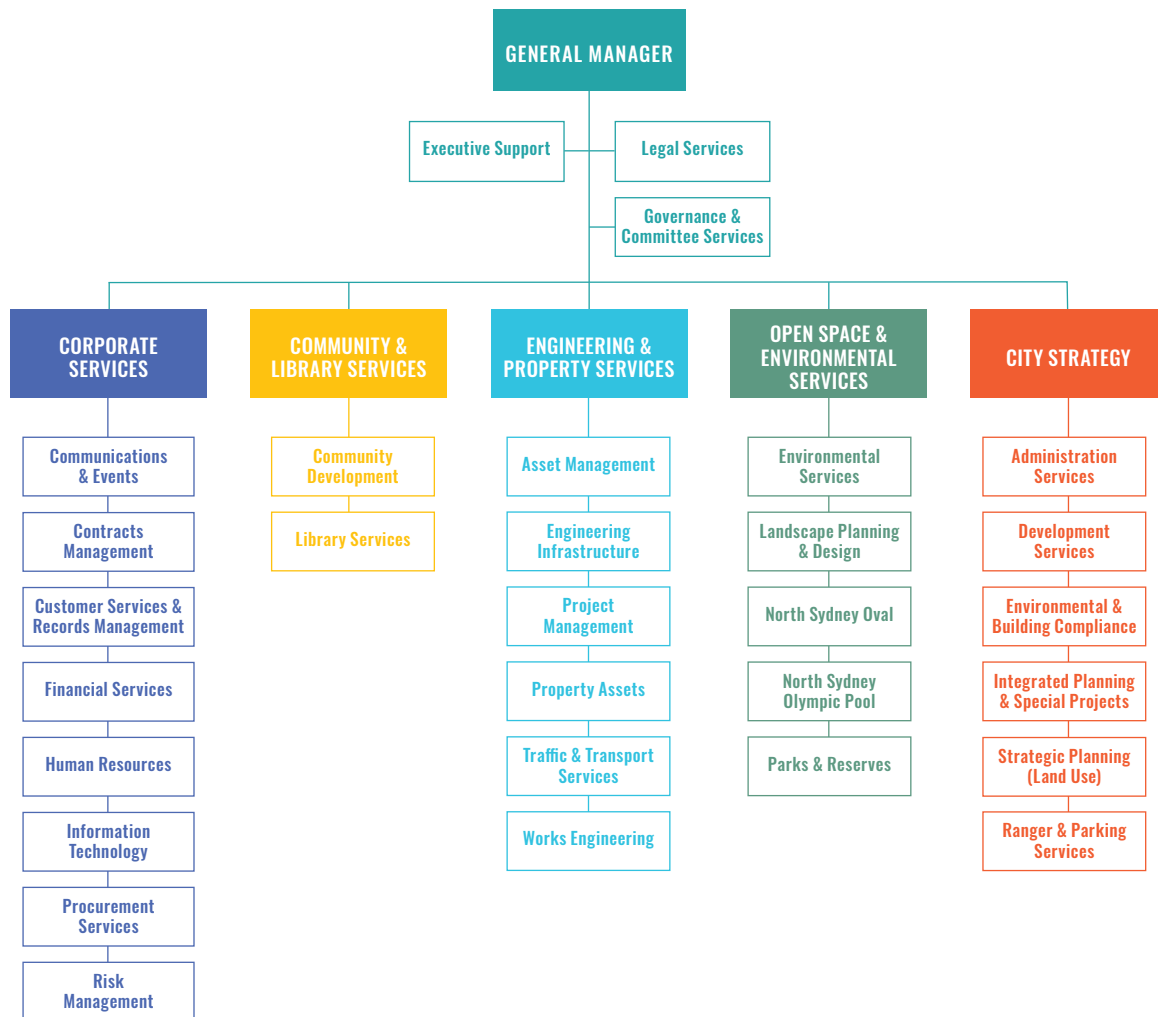
ELECTED MEMBERS



Left to right - back row: Cr Samuel Gunning, Cr Zoë Baker, Cr MaryAnn Beregi, Cr Stephen Barbour, Cr Ian Mutton; front row: Cr Kathy Brodie, Cr Alanya Drummond, Major Jilly Gibson, Cr Jessica Keen and Cr Tony Carr.

ORGANISATIONAL STRUCTURE

North Sydney Council is constituted under the *Local Government Act 1993*. Council consists of five divisions as well as the General Manager's Office which are responsible for the implementing the *Delivery Program* and annual *Operational Plan*.





LONG TERM FINANCIAL PLAN 2018/19-2027/28

OVERVIEW

Council's *Long Term Financial Plan 2018/19-2027/28* is a decision making tool. It is governed by a series of financial strategies and accompanying performance indicators that Council considers and adopts. It is not intended to be a document that specifically indicates what services/projects should receive funding; rather it addresses the impact of the Council's ability to fund its services and capital works, whilst living within its means i.e. ensuring financial sustainability. It establishes the financial framework upon which sound financial decisions are made.

Council's *Long Term Financial Plan* is underpinned by its *Financial Management Policy* and *Asset Management Policy*. The policy outlines Council's guiding principles when preparing the plan and its ongoing financial sustainability. In order to live sustainably, the Council has to look into the future and provide future generations with a sustainable infrastructure and environment without the burden of excessive debt.

The plan seeks to answer four key questions:

- can we survive the pressures of the future?
- what are the opportunities for future income and economic growth?
- can we afford what the community wants?
- how can we go about achieving these outcomes?

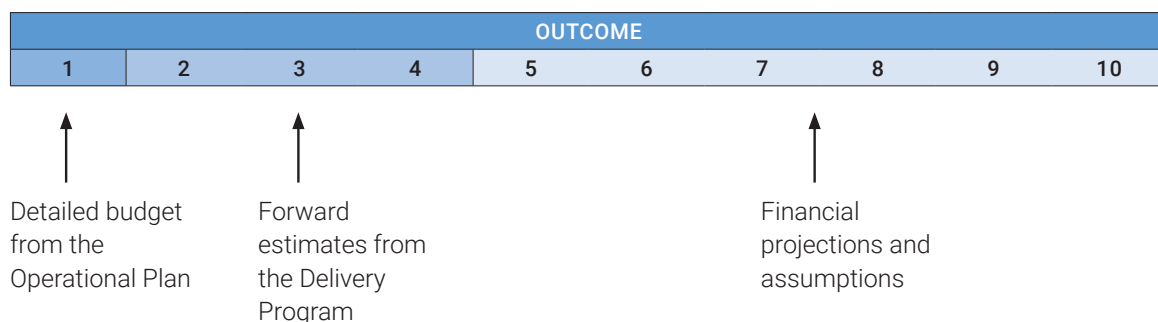
The plan includes:

- planning assumptions used to develop the plan;
- projected income statement, balance sheet, equity statement and cash flow statement;
- sensitivity analysis (factors/assumptions most likely to affect the plan);
- modelling for different scenarios (planned/optimistic/conservative); and
- methods of monitoring financial performance.

The plan intends to achieve the following objectives of the 10-year time frame:

- maintain existing service levels;
- maintain a strong cash position;
- maintain a balanced budget position after allowing for transfers to/from reserves;
- maintain a sufficient employee leave entitlement cash reserve based on the age and entitlements of all employees, in accordance with Council's *Workforce Management Strategy*; and
- maintain a capital expenditure program which facilitates the renewal of assets at similar rates to which they are depreciating.

The longer the planning horizon, the more general the plan will be in the later years, i.e. it is not expected that the tenth year of the plan will include specific detail. As decisions are made more detail can be added to the plan. The following diagram illustrates the relationships and integration within the Framework:



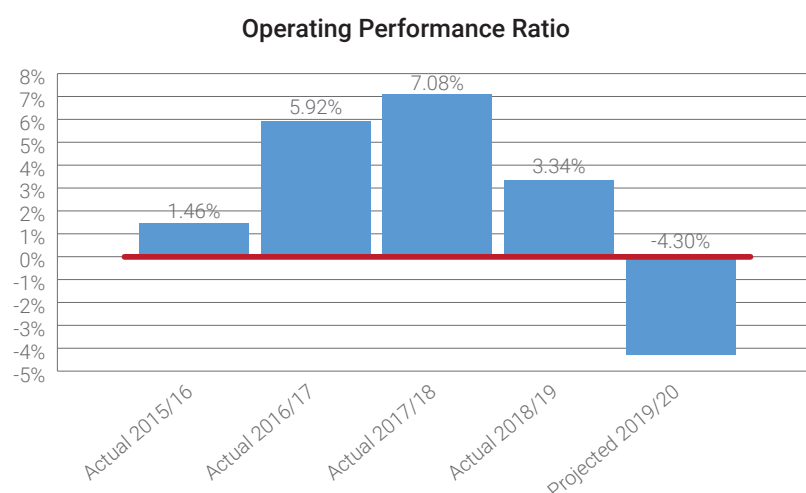
CURRENT FINANCIAL POSITION

As at 30 June 2019, Council's financial position was sound, with total net assets of \$1.16 billion, including cash and investments of \$87.2 million, of which \$31.3 million was externally restricted and \$47.7 million was internally restricted. The remaining \$8.2 million was unrestricted.

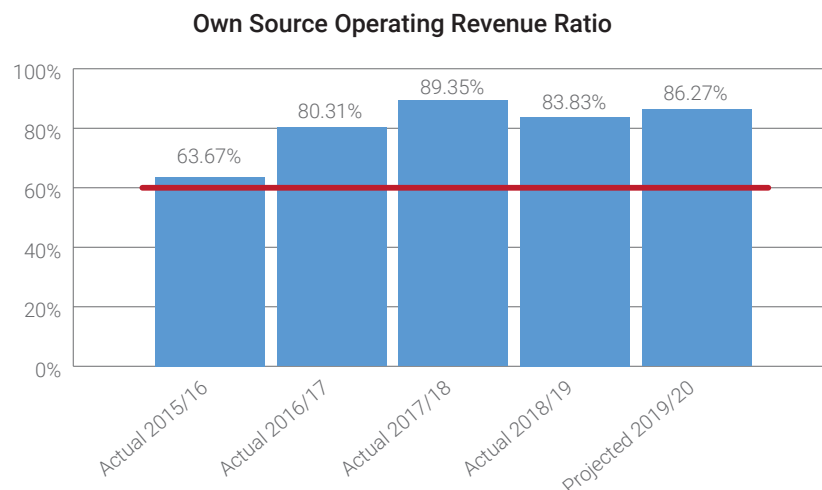
Available working capital was \$2.6 million (\$2.8m at 30 June 2018 and \$3.4 million as at 30 June 2017), a level sufficient to comfortably manage Council's day to day operations and provide a 'buffer' against unforeseen and unbudgeted expenditures after taking into consideration the nature and level of internally restricted reserves.

In terms of the key performance measures, performance has been better than the industry benchmark, however, the long term forecast suggests a deterioration which supports the introduction of the Special Rate Variation (SRV) approved by IPART from 1 July 2019.

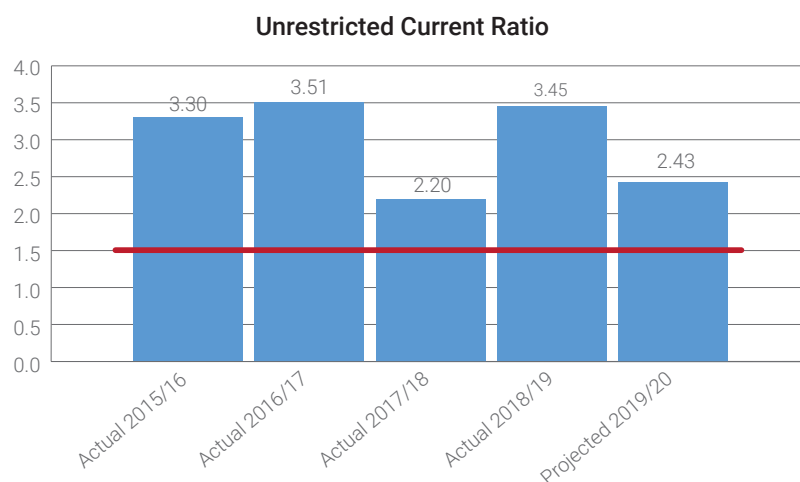
The following graphs provides NSW local government industry indicators for the last four years and projected performance to the year ended 30 June 2020:



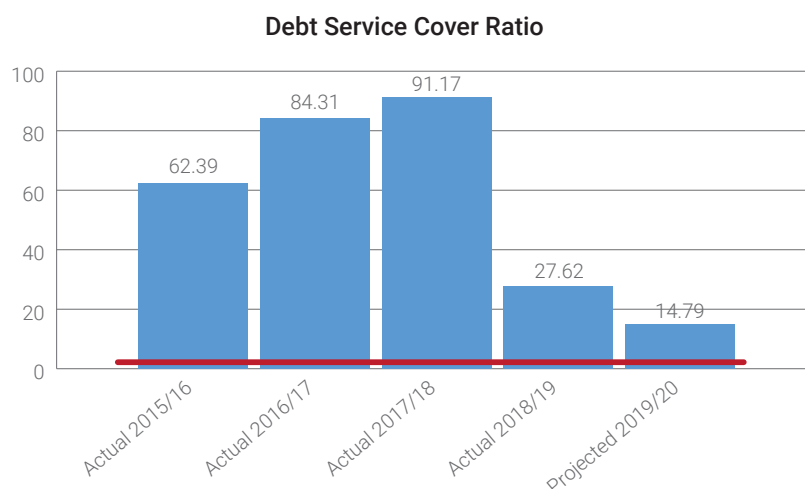
Council's **OPERATING PERFORMANCE RATIO** was better than the benchmark of 0% for the last four years but is forecast to fall below the benchmark in 2019/20 due to the impact of the COVID-19 pandemic on Council's revenue. The operating result before Capital Grants and Contributions is now forecast to be a deficit in 2019/20 and 2020/21 before returning to a surplus for the duration of this plan.



Council's **OWN SOURCE OPERATING REVENUE RATIO** provides a measure of the degree of reliance on external funding sources such as operating grants and contributions. It should be greater than the benchmark of 60% and has been for the last four years and is forecast to be again in 2019/20. This is an indication that Council does not rely heavily on external funding sources.

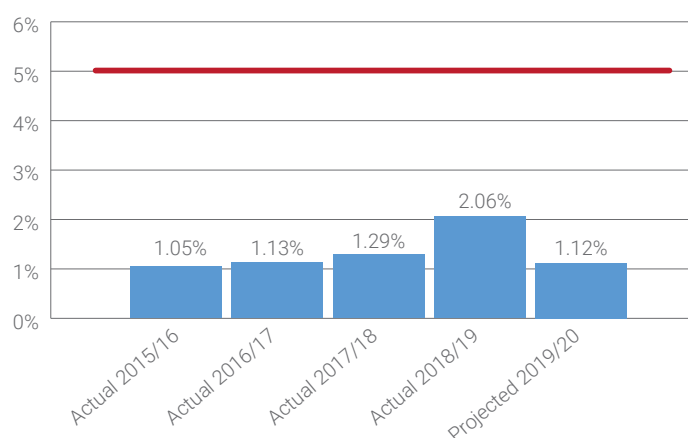


Council's **UNRESTRICTED CURRENT RATIO** should be greater than 1.5x, the benchmark considered satisfactory by the industry. Council's ratio has been above the benchmark for a number of years and is forecast to remain at this level in the short to medium term. This indicates that Council has more than adequate capacity to meet its obligations in the short term for its unrestricted activities.

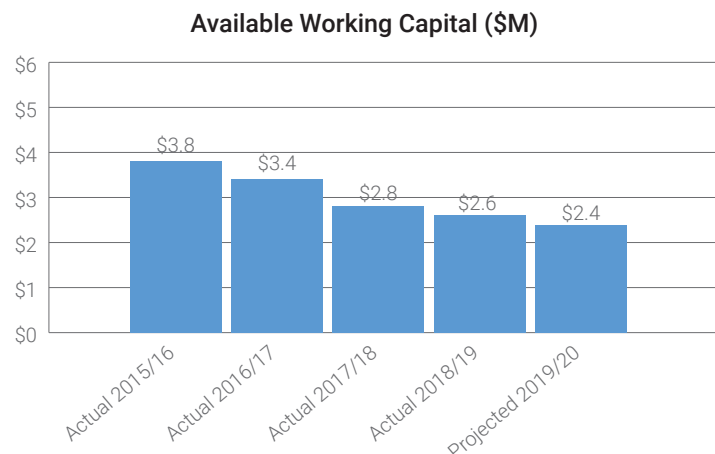


The purpose of the **DEBT SERVICE COVER RATIO** is to assess the impact of loan principle and interest repayments on the organisation's discretionary revenue. Prudent financial management dictates that an organisation should not over commit itself to debts that it cannot service. For a developed council, such as North Sydney, ideally this ratio should be greater than 2.00x. After being debt-free for many years, Council has embarked on a controlled borrowing program to address the need for the renewal or upgrade of some existing infrastructure assets. As a result, this ratio has been above the benchmark since 2015/16 and should remain so over the next 10 years.

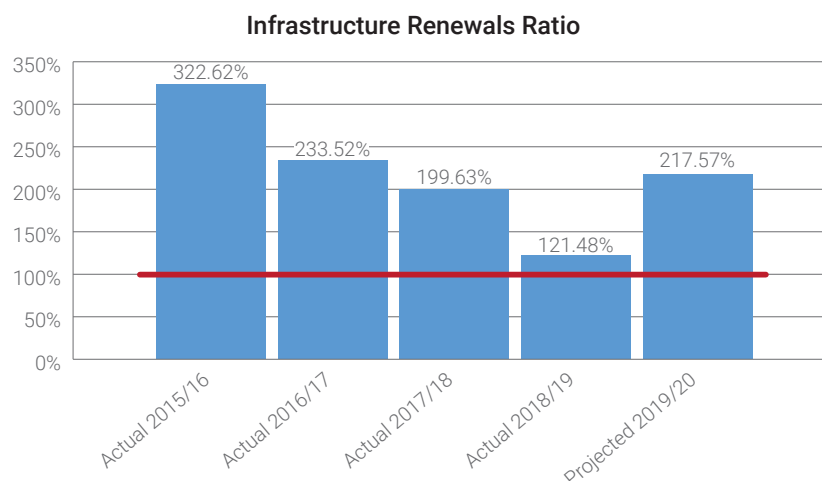
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage



The purpose of the **RATES, ANNUAL CHARGES, INTEREST & EXTRA CHARGES OUTSTANDING PERCENTAGE** is to measure the effectiveness of recovering rates and annual charges owed to Council. It has been around 1% for many years, well below the industry benchmark of 5%, and is forecast to remain at about this level over the next 10 years.

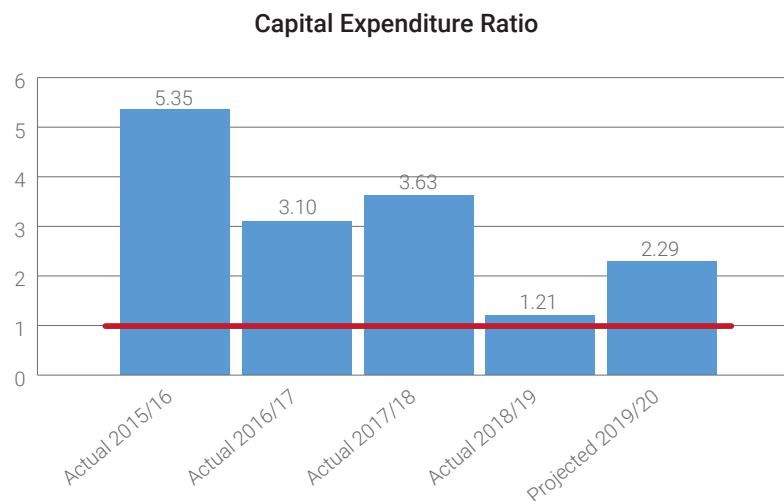


The purpose of the **AVAILABLE WORKING CAPITAL** indicator is to assess the organisation's ability to manage its day to day operations and to provide a buffer against unforeseen and unbudgeted expenditures. Taking into consideration the nature and forecast level of internally restricted reserves set aside to fund future works, services and liabilities, Council's available working capital is forecast to be approximately 5% of rates revenue, a level deemed to be adequate.



The purpose of the **INFRASTRUCTURE RENEWAL RATIO** indicator is to measure the extent to which Council is maintaining the condition of its infrastructure assets, either through repairs and maintenance, or the adequacy of its provision to replace those assets as they reach the end of their useful lives. This ratio should be at least 100% and this is the benchmark documented in Council's *Financial Management Policy*.

After being well below this benchmark for a number of years, significant increases in funding for infrastructure renewal during the previous *Delivery Program* has seen it improve to be above the benchmark for the last four years. It is forecast to be well above 100% again in 2019/20. This is a reflection of Council's increased commitment to ensuring that sufficient funds are allocated to the replacement of its ageing infrastructure assets to offset the rate at which they are depreciating.



The purpose of the **CAPITAL EXPENDITURE RATIO** indicator is to measure the extent to which Council is expanding its asset base through capital expenditure on both new assets and the replacement and renewal of existing assets. This ratio has been significantly better than the benchmark of 1.10 for the last four years and is forecast to be again in 2019/20. This is further evidence of Council's increased commitment to ensuring that sufficient funds are allocated to the replacement and renewal of ageing infrastructure assets, while also maintaining an acceptable level of expenditure on new assets.



PLANNING ASSUMPTIONS

GENERAL ASSUMPTIONS

POPULATION

The official estimated resident population (ERP) of North Sydney Council area as of 30 June 2016, was 72,037 and it is forecasted to increase at an average rate of 0.80% per annum over the life of this plan. North Sydney's population growth is moderate and the cost of Council's services is not particularly sensitive to population growth of this magnitude. Therefore, it has been assumed that increases in North Sydney's population will not have a material impact on the income and expenditure projections in the plan.

GROWTH CAPACITY

North Sydney has the highest residential density in the Sydney metropolitan area after City of Sydney and Waverley Councils.

The results of steady growth have been captured within the long term financial model, but there are two key financial outcomes from investigating some of the historical data. Firstly, growth in rates revenue is negligible; and secondly, developer contributions, resulting from increased construction activity, increases the community's expectation for accelerated capital spending.

INFLATION

Changes in inflation will impact both revenue and expenditure assumptions within the plan, consequently, any rate change will not materially alter the net operating result. For scenario planning it has been assumed that the following Consumer Price Index (CPI) percentages will apply.

	2018/19	2019/20	2020/21 - 2027/28
CPI	2.2%	2.5%	2%

SUSTAINABILITY

In considering the issue of financial sustainability, the NSW Treasury Corporation (TCorp) and the Office of Local Government (OLG) have established what they consider to be a concise definition, that being:

A local government will be financially sustainable over the long term when it is able to generate sufficient funds to provide the levels of service and infrastructure agreed with its community.²

The following key issues need to be considered when developing the *Long Term Financial Plan*:

- at least breakeven operating positions are essential
- pricing paths are needed for the medium term
- rate increases must meet underlying costs
- asset management planning must be prioritised
- councillor and management capacity must be developed
- improved use of restricted funds
- increased use of debt

² Financial Sustainability of the New South Wales Local Government Sector TCorp, April 2013

INCOME ASSUMPTIONS

RATES AND ANNUAL CHARGES

As per the comparative information available from OLG, in 2016/17, the average residential rates in the North Sydney LGA were \$751.17 per assessment, while the Group 3 average was \$993.74^{3&4}. Whilst the average business rates in the North Sydney LGA were \$3,695.64 per assessment, while the Group 3 average was \$6,351.18.

In summary, North Sydney:

- has the lowest average residential rates amongst Group 3 councils;
- has a high proportion of ratepayers on the minimum rate, as many residents live in high density dwellings;
- has comparatively low business rates;
- has 42% of households earning an income of \$2,500 or greater per week compared to 28.3% for greater Sydney; and
- has less than 1.3% of rates outstanding.

The previous IPART approved SRV, which commenced on 1 July 2012, expired 30 June 2018. This approval was for an annual rate quantum increase of 5.5% cumulative (inclusive of the annual rate peg) and will be part of Council's rating base going forward. Note: the previous SRV did not apply to properties on the minimum rate.

Rates revenue in 2018/19 were increased by 2.76%, inclusive of the 2.3% rate peg and unused permissible income catch-up. An increase of 4% was allocated in 2018/19 for the Domestic Waste Management Charge (DWMC), and whilst it is assumed that there will modest increases to the DWMC from 2019/20, this will be reviewed annually as this charge is based on cost recovery. Thereafter, for the remaining life of the plan, the following assumptions apply⁵:

SCENARIO		2018/19	2019/20	2020/21 2021/22	2022/23 2027/28
Scenario 3A	Ordinary Rates	2.76%	7%*	7%*	2.5%
	Special Rates	2.76%	7%*	7%*	2.5%
	Annual Charges:				
	DWMC	4%	2%	2%	2%
	SWMC	0%	0%	0%	0%
	S611	2%	2%	2%	2%

* The percentage increase in 2019/20 to 2023/24 in Scenarios 2 and 3 is inclusive of the rate peg

USER FEES AND CHARGES

Revenue raised from Council's fees and charges for the provision of services and the use of facilities can be divided into two categories:

- Statutory and Regulatory Fees and Charges - which are set by regulation or another authority (e.g. Development Application fees) and which Council has no discretion to increase; and
- Other Fees and Charges - which are set by Council and which Council has the discretion to increase.

^{3&4} In 2015/16, the average residential rates in the North Sydney LGA were \$724.28 per assessment, while the Group 3 average was \$984.35. Average business rates in the North Sydney LGA were \$3,502.07 per assessment, while the Group 3 average is \$5,768.33.

⁵ Refer to Office of Local Government Circular No. 17-35

The factors that determine Council's pricing principles are:

- cost recovery, including indirect costs recovery (full or partial);
- market pricing competitiveness (pricing of similar service providers);
- legislative constraints (non-discretionary fees); and
- subsidies (capacity to pay).

The annual review of Council's fees and charges incorporate matters such as the ability to pay, full or partial cost recovery, subsidy levels and market comparisons. Also, consideration is given to those members of the community, who because of their special circumstances may not be able to access the service. These considerations are also reviewed annually and are detailed in a separate report to Council on community grants and subsidies.

The fees and charges that Council has the discretion to change are assessed individually. It has been assumed that revenue from both categories of user charges and fees will increase by the CPI for the remaining life of this plan, as shown in the following table.

	2018/19	2019/20	2020/21 2027/28
Statutory and Regulatory Fees	2.2%	2.5%	2%
Other (Discretionary) Fees	2.2%	2.5%	2%

INTEREST AND INVESTMENT REVENUE

Council has a large investment portfolio that is subject to movements in interest rates. Investments are placed and managed in accordance with Council's adopted *Financial Investment Policy* in compliance with the *Local Government Act 1993*. As a custodian of the community's funds, Council ensures that funds are invested with the appropriate care and due diligence. Council's guiding investment principles are:

- applicable risks;
- any constraints and other prudential requirements having regard to applicable legislation and regulations;
- compliance monitoring and reporting;
- expected level of future returns; and
- appropriate benchmarks for each category of investments.

Council's investment portfolio consists of Term Deposits, Floating Rate Notes (FRNs) and fixed interest deposits. The performance benchmark for all of these investment categories is the 90-day Bank Bill Swap Rate (BBSW). It is Council's expectation that the performance of each investment will be greater than or equal to this benchmark, taking into account its risks, liquidity and other benefits of the investment. The interest rate on investments for the life of this plan is as indicated in the following table:

	2018/19	2019/20	2020/21 2027/28
Interest on Investments	2.8%	2.25%	2%
Interest on Overdue Rates and Annual Charges	7.5%	7.5%	7.5%

The funds available in Council's portfolio will also have a bearing on the amount of revenue generated from this income stream in any given year. It is not likely that Council can continue to rely on additional investment income over the life of the plan given the current balance of the portfolio, and the reserves that are identified to be expended.

Funds invested in recent years have been reduced as a result of accelerated capital works program. The reduction in investment income places further funding pressures on Council, which will impact on future annual returns.

Council's policy regarding the interest rate on outstanding rates is to charge the maximum allowable by the OLG. It has been assumed that this will be 7.5% per annum for the life of this plan.

OTHER REVENUE

It has been assumed that revenue in this category will increase by the CPI for the life of this plan, as shown in the following table.

	2018/19	2019/20	2021/22 - 2027/28
Parking Meter Fees	2.2%	2.5%	2%
Property Rental	2.2%	2.5%	2%
Off-Street Car Park Fees	2.2%	2.5%	2%
Outdoor Dining Rental	2.2%	2.5%	2%
Other Revenues	2.2%	2.5%	2%

PARKING METER FEES

Council has been using paid parking to manage and control the demand and utilisation of on-street parking since the mid-1980s. The resulting revenue stream is a significant component of Council's total income. Currently, there are 460 multi-bay parking meters servicing 2,600 paid parking spaces and further expansion is planned over the life of this plan.

Council has upgraded all parking meters to be PCI (credit card) compliant and to improve the overall reliability and serviceability of the meters. This has ensured that compliance rates have improved and that revenue, in particular from the use of credit cards with 'tap and go' capabilities has improved.

PROPERTY RENTAL

Council manages a property portfolio covering commercial, investment, residential and community facilities. The management of the portfolio is outsourced to professional property managers on a long term contract. The property portfolio revenue has been relatively stable and it is anticipated that income growth over the life of the plan will be in line with CPI.

OFF-STREET CAR PARK FEES

Council operates five commercial off-street car parks with a combined capacity of over 1,000 spaces. The number of spaces Council allows for permanent lease is up to approximately 370. Of these, generally between 80% and 90% are currently leased. Car park revenue has been increasing on average 2% to 3% per annum and this rate is to apply over the life of the plan.

OUTDOOR DINING RENTAL

Outdoor dining was first introduced to the LGA in the mid-1990s. As Council has redeveloped its retail shopping villages the popularity and demand for space grew quite rapidly. There are a total of 186 outdoor dining licences (permits), as at December 2018.

Outdoor licence fees and charges are broken up into high, medium and low rates based on location. Currently high areas include Crows Nest, Kirribilli, North Sydney CBD and Blues Point Road; medium areas include Crows Nest Outdoor Seating, Cremorne, Cammeray, Kirribilli, Neutral Bay and St Leonards; and low areas include all other areas within the LGA. It is expected that licence fees will rise in line with inflation at about 2% to 3% per year, and remain in keeping with rates of the adjoining councils.

GRANTS - OPERATING AND CAPITAL

Council's *Financial Management Policy* recognises the importance of actively pursuing and maintaining grant funding. Generally, any matching funds required from Council for non-recurrent grants are sourced from the existing level of internally restricted assets (i.e. internal reserves). Future matching of funds is uncertain as the level of reserves are reduced.

The Financial Assistance Grant (FAG) is a general purpose grant. The grant is untied; thus the Council is able to spend the grant according to community priorities. All councils are entitled to a minimum per capita grant, North Sydney Council is one of 19 metropolitan councils that receives the minimum entitlement. The NSW Government policy is to allocate grants, as far as possible, to the councils with the greatest relative needs. North Sydney Council will continue to receive the minimum grant.

An example of a Specific Purpose Grant, Council received in advance its entire allocation of funding under the Federal Government's Roads to Recovery Program up until 30 June 2019. Allocations for 2019/20 onwards have been determined and the program has been extended for another five years, to 30 June 2024. Council has been allocated \$1.5 million.

For the life of this plan, it has been assumed that recurrent grant funding will increase by the CPI, as shown in the following table.

	2018/19	2019/20	2020/21 - 2027/28
Financial Assistance Grant	2.2%	2.5%	2%
Specific Purpose Grants	2.2%	2.5%	2%

NET GAIN FROM DISPOSAL OF ASSETS

All funds generated from the sale of assets will be directed to assets that offer improved community benefits or are income-producing. Revenue from asset sales will not be directly used to offset recurrent operating expenditure. In effect, gains from asset sales are not available for the continued provision of existing services. It has been assumed that only plant and equipment will be sold and that revenue derived from their gain on disposal, will remain at the current level for the life of this plan.

EXPENDITURE ASSUMPTIONS

EMPLOYEE COSTS

One of the largest expenditure assumptions is employee costs; however, changes in employee costs impact both on income and expenditure. Total employee costs are a combination of direct wages and salaries plus overheads that include workers compensation, superannuation, training and advertising. Terminations will impact on the employee entitlements' reserve, employee entitlements' liability as well as recruitment and training costs.

Whilst maintaining the current staffing levels and any new positions identified through the *Delivery Program*, total employment costs have been forecasted to increase by approximately 4.1% per annum (taking into account such factors as Award increases, salary step increases as a result of performance appraisals and employer superannuation liabilities).

From 1 July 2014, the Superannuation Guarantee charge increased to 9.5% and will remain at this rate until 30 June 2021. From 1 July 2021, it will increase by 0.5% each year until it reaches 12%.

The following analysis details what drives Council's employee costs:

- a) Employee Entitlements - as at 30 June 2019, 50% of Council's leave entitlements were funded within the Employee Leave Entitlements Reserve and it has been assumed that this level of funding is more than adequate to cover projected total employee leave liabilities and will not require abnormal cash injections in the short to medium term.
- b) Award Increases - an increase of 2.5% is effective from 1 July 2018 in accordance with *Local Government (State) Award 2017*. It has been assumed that Award increases will be 2.5% in 2019/20, 1.5% in 2020/21 and 2% in 2021/22, 2.5% in 2022/21 and 2% per annum for the remaining life of the plan.
- c) Salary System - the Award requires that each council establishes a salary system and provides for a system of progression through a salary range. Councils may also make available access to bonus payments or other opportunities for additional reward for those employees who have progressed through the salary system to the maximum point/step for their position. It should be noted that skills and performance progression increases are paid on top of Award increases. Council's salary system has established a series of grades for each position, based on a job evaluation system and market comparisons. Employees are able to progress through their salary grade range in accordance with Award requirements.
- d) Market Competitiveness - Council aims to provide a fair reward system for employees which allows for internal equity and external competitiveness. Council aims to position itself at the 75th percentile of salaries at comparable councils. Council participates in an annual salary survey as detailed in the *Workforce Management Strategy*.
- e) Transport Allowance - In order to attract and retain employees and to encourage use of public transport, Council provides a transport allowance for all employees, from \$1,000.00 to \$2,000.00 per annum.
- f) Workers Compensation Premiums - Council continues to managing its workers compensation and work health and safety expenditure closely. Council has been managing its costs within the low range of 2.5% of wages and salaries.

BORROWING COSTS

Debt will only be approved where there is an agreed economic, social, or environmental benefit from a project and other sources of funding are not available. As required, borrowing will be undertaken in accordance with Council's *Financial Management Policy*, in that:

- capital cost of infrastructure will be recognised over the period during which the benefits will be enjoyed;
- funds are a resource to fund the replacement and upgrading of existing infrastructure and fund the creation of new infrastructure;
- loan funds will be limited to:
 - the acquisition or enhancement of income producing assets;
 - the construction and/or upgrading of buildings;
 - infrastructure assets that have a life expectancy of greater than 10 years

Council had been debt free for many years until 2015/16 when Council commenced a borrowing program to fund the replacement of parking meters and the redevelopment of the Alexander Street Car Park, Crows Nest. The debt servicing of these loans is sourced from the users of these services.

This plan allows for the additional borrowings of \$28 million to assist in the funding of the redevelopment of North Sydney Olympic Pool complex at Milsons Point.

MATERIALS AND CONTRACTS

It has been assumed that the costs of materials and contractors will increase by the CPI for the life of the plan, as shown in the following table.

	2018/19	2019/20	2020/21 - 2027/28
Other Materials and Contractors	2.2%	2.5%	2%

Waste and recycling charges increases into the future are uncertain and will be annually adjusted in line with any significant increase.

DEPRECIATION

It is reasonable to assume that the current replacement costs of Council's assets will continue to increase over time but that their useful lives will remain static. Therefore, as assets are periodically revalued to comply with adopted accounting standards, Council's depreciation expense will increase.

Revaluations reflect replacement costs and asset utilisation. Depreciation must not be understated as this is represented in Council's operating result. A review of the useful lives of Infrastructure assets was conducted during 2017/18 and this resulted in an increase in the depreciations rates to be applied for Year 1 (2018/19).

Depreciation of Council's infrastructure assets is determined from information contained within the *Asset Management Plans* and this is reflected in the three scenarios as well as the *Asset Management Strategy*.

OTHER EXPENSES

With the exception electricity, street lighting and insurance premiums, it has been assumed that “other” expenses will increase by the CPI for the life of the plan, as shown in the following table.

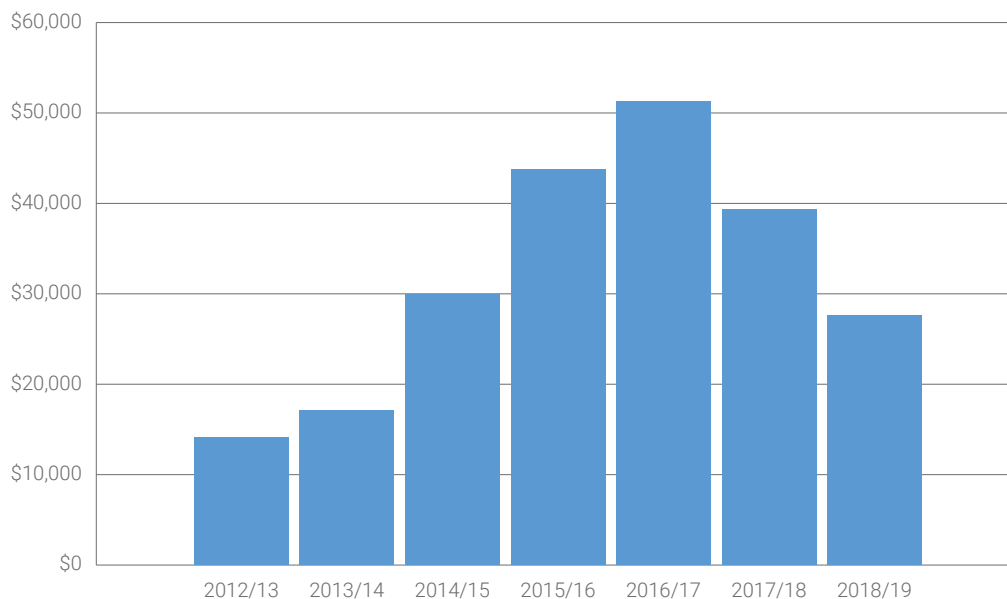
	2018/19	2019/20	2020/21 - 2027/28
Electricity	3%	3.5%	3%
Street Lighting	3%	2.5%	2%
Insurance	3%	3%	3%
Other Expenses	2.2%	2.5%	2%

CAPITAL EXPENDITURE

Capital expenditure to be outlaid for the renewal of existing infrastructure assets and the acquisition of new infrastructure assets is linked to the amounts required in Council’s *Asset Management Strategy*. As these values are recorded in today’s dollars in the *Asset Management Strategy*, have been escalated by the forecast increase in the CPI over the life of the plan.

Council has in recent years increased the Capital Works Program as indicated in the following chart. Future programs will be in line with asset consumption rates associated with the depreciation levels.

**Capital Expenditure 2012/13 to 2018/19
(excluding property & plant purchases)**



SENSITIVITY ANALYSIS

The *Long Term Financial Plan* has been developed, based on a suite of assumptions informed by independent data. Uncertainty and variations to these assumptions, including interest rate forecasts and inflation fluctuations need to be considered as their impact on the modelling could be significant over the life of the plan. A conservative approach ensures the assumptions provide the least exposure of risk and reduce pressure on achieving attainable operating results, with any surpluses being allocated towards capital projects.

CONSUMER PRICE INDEX (CPI)

The CPI assumptions are integral to the reliability and integrity of the plan. It is an assumption used on both expenditure and revenue, any change will impact heavily on operating results.

RATES AND ANNUAL CHARGES

Rates and annual charges comprise approximately 45% of Council's total revenue and thus any variation to the assumptions will have an effect on the ability to adequately fund the delivery of services and projects.

EMPLOYEE COSTS

Employee costs account for approximately 39% of Council's total expenditure. The uncertainty of future wage claims and increasing employee leave entitlements has an impact on the plan.

COVID-19 PANDEMIC

The COVID-19 pandemic has had a significant impact on Council's revenue in the final four months of 2019/20. Operating revenue for the year was forecast to fall by \$6.6 million (approximately 5%). Scenario 3A of this plan (formerly Scenario 3) assumes the impact on operating revenue will continue for the first half of 2020/21 before returning to normal in the second half of the year.

Two additional scenarios (referred to as 3B and 3C) have been modelled to ascertain the financial impact of the pandemic lasting for a shorter or longer period than that assumed under Scenario 3A. Scenario 3B, is optimistic, assuming that the financial impact will continue only until the end of the September quarter of 2020/21. Scenario 3C, is more conservative, assuming that the financial impact will continue for the whole of 2020/21.

The following table provides a summary of the forecast net operating result for 2020/21 both including and excluding capital grants and contributions under all three scenarios.

	SCENARIO 3A (\$'000)	SCENARIO 3B (\$'000)	SCENARIO 3C (\$'000)
Net Operating Surplus / (Deficit)	1,014	4,690	(6,437)
Net Operating Surplus / (Deficit) before Capital Grants and Contributions	(2,436)	1,240	(9,887)

As disclosed in Appendix 2 of this plan, under Scenario 3A, which assumes that the impact of COVID-19 continues until the end of the December quarter of 2020/21, a net operating surplus of \$1 million is forecast for 2020/21. Excluding capital grants and contributions, a deficit of \$2.4 million is forecast.

Should the impact of COVID-19 last only until the end of the September quarter of 2020/21, as assumed under Scenario 3B, the net operating surplus is forecast to improve to \$4.7 million. Excluding capital grants and contributions, a surplus of \$1.2 million is forecast. This scenario would increase the level of funds available for capital projects in subsequent years of the plan.

Should the impact of COVID-19 last for the entire 2020/21 financial year, as assumed under Scenario 3C, the net operating result is forecast to deteriorate to a deficit of \$6.4 million. Excluding capital grants and contributions, a deficit of \$9.9 million is forecast. This scenario would significantly reduce the amount of funds available for capital projects in subsequent years of the plan.

FINANCIAL SCENARIOS (MODELLING)

This plan expresses in financial terms the activities that Council proposes to undertake over the short, medium and long term and guides the future strategies and actions of Council to ensure that it continues to operate in a sustainable manner.

Financial strategies or scenarios provide direction and guidance. Including scenarios will assist Council in developing the best plan for Council to meet community expectations.

Council resolved to operate under its 'preferred' scenario (referred to as Scenario 3) on 25 June 2018. Between November 2018 and January 2019, Council conducted extensive community consultation regarding the proposed special rate variation (SRV) required under this scenario. In January 2019, following consideration of the consultation outcomes, Council resolved to apply for the SRV. On 13 May 2019, Council's application was partially approved by IPART, granting a three year increase effective from 1 July 2019 (Year 2 of this plan), inclusive of a minimum rate increase.

This scenario has been updated inclusive of the following key amendments:

- the partial SRV approval - which required a change in modelling (reduction from five to three-years);
- additional funding required for the NSOP complex redevelopment; and
- the projected financial impacts from the COVID-19 pandemic resulting in reduced income.

As outlined in the Sensitivity Analysis, to better guide Council's budgeting post COVID-19, three scenarios have been developed to demonstrate the need to ensure a sustainable operating surplus is essential in meeting community and asset expectations.

SCENARIO	DESCRIPTION
Planned (A)	models COVID-19 impacts for 6 months (detailed below and in Appendix 2)
Optimistic (B)	models COVID-19 impacts for 3 months i.e. requiring less reductions to the Capital Works Program than Scenario A
Conservative (C)	models COVID-19 impacts for 12 months i.e. requiring further reductions to the Capital Works Program in future years than Scenario A.

Scenario 3A models the impact on Council's financial position provided that:

- Existing services are maintained at current levels;
- Operational efficiencies are identified and implemented;
- Infrastructure renewals and other capital expenditure remains at current levels that achieve the Infrastructure Renewals Ratio target of 100%;
- Revenue from rates continues to increase by the annual rate peg (IPART determination) for 2018/19 (Year 1) and the introduction of a 7% SRV inclusive of the rate peg, for three years commencing in 2019/20 (Year 2) until 2021/22 making available \$14.3 million to address infrastructure assets in very poor condition i.e. condition 5 and \$12.8 million to upgrade community facilities.
- Revenue streams are reviewed and additional sources introduced; and
- Proposed borrowings in 2020/21 (Year 3) are adopted to provide funds for the redevelopment of the NSOP complex. The original plan included \$20.5 million borrowings and due to the revised scope of the project (including the need to reconstruct the grandstand) the total proposed loan borrowings is now \$28 million.

Key assumptions are as follows:

REVENUES

- The rate peg increase is 2.3% for 2018/19 (Year 1) and a 7% SRV for three years commencing in 2019/20 (Year 2). For the last six years of the plan, the assumed rate peg increase of 2.5% increase applies.
- Annual charges, in particular the Domestic Waste Management Charge (DWMC), reflect reasonable cost recovery of providing the service.
- User Fees and Charges, Other Revenues and Grants and Contributions provided for Operating Purposes are forecast to increase annually by the projected increase in the CPI over the life of the plan. Additional revenue from operational improvements.
- Investment returns are forecast to provide returns in the order of 2.0% to 3.0% over the life of the plan, with additional growth from improving reserve balances.

EXPENSES

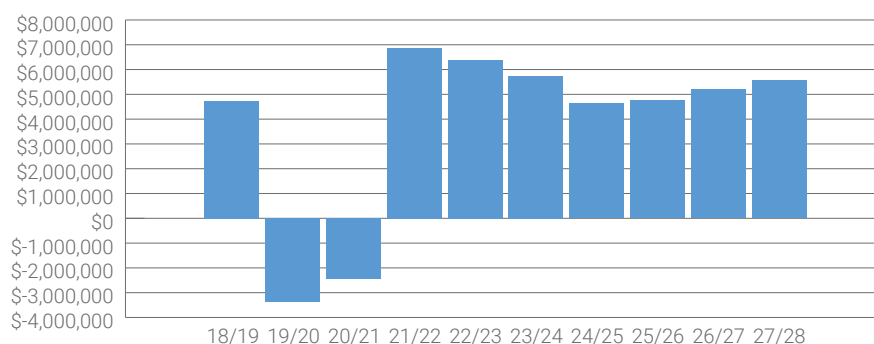
- Employee Benefits and On-Costs are forecast to increase by 2% over the life of the plan.
- Materials and Contracts are forecast to increase annually by the projected increase in the CPI over the life of the plan.
- Service delivery improvements implemented.

OPERATING POSITION

A sustainable operating position should preferably reflect a surplus position. This scenario indicates an improving surplus position.

The following chart provides a summary of the Net Operating Result of Scenario 3:

Net Operating Result (per P&L) before Capital Grants and Contributions - General Fund



Scenario 3A		Actual	Projected								
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Operating Performance Ratio Benchmark >0%	Snapshot	●	●	●	●	●	●	●	●	●	●
	Actual Ratio	3.34%	-4.30%	-1.29%	5.54%	4.98%	4.34%	3.42%	3.44%	3.66%	3.83%
Own Source Operating Revenue Ratio Benchmark >60%	Snapshot	●	●	●	●	●	●	●	●	●	●
	Actual Ratio	83.83%	86.27%	92.66%	84.82%	95.16%	94.47%	87.11%	93.36%	93.43%	93.48%
Unrestricted Current Ratio Benchmark >1.5X	Snapshot	●	●	●	●	●	●	●	●	●	●
	Actual Ratio	3.45 x	2.43 x	2.53 x	1.73 x	1.99 x	2.11 x	1.98 x	1.89 x	1.83 x	1.87 x
Debt Service Cover Ratio Benchmark >2X	Snapshot	●	●	●	●	●	●	●	●	●	●
	Actual Ratio	27.62 x	14.79 x	10.34 x	10.23 x	10.18 x	10.09 x	9.84 x	10.01 x	10.28 x	10.54 x
Building & Infrastructure Ratio Benchmark >100%	Snapshot	●	●	●	●	●	●	●	●	●	●
	Actual Ratio	121.48%	217.57%	226.08%	305.71%	111.23%	110.03%	121.61%	119.35%	117.12%	114.94%
		●	Within benchmark								
		●	Not within benchmark								

An Infrastructure Renewal Ratio target of 100% over the life of the plan will ensure sufficient commitment to infrastructure renewal.

Refer to *Appendix 2* for the projected financial performance including the Income Statement, Balance Sheet, Equity Statement and Cash Flow Statement for Scenario 3A.

CONCLUSION

Scenario 3A provides the best option available to Council in achieving the desired operating surplus, whilst meeting the community expectations of improvements in community facilities and essential infrastructure. The additional revenue required to ensure a projected long term improvement in the operating result is expected to be generated via rates revenue, in particular, the implementation of a SRV in 2019/20 (Year 2) of the LTFP.

The LTFP modelling not only relies on additional rates revenue but also requires loan borrowings and service delivery savings, the combination of all three elements are necessary for this scenario to be successful.



MONITORING AND EVALUATION

Council will review the *Long Term Financial Plan* each year as part of the development of the annual *Operational Plan*. The review will include an assessment of the previous year's performance in terms of the accuracy of the projections made in the plan compared to the actual results. Evaluation will include reviewing and amending estimates and scenarios to improve the accuracy of the plan over the longer term.

In addition to monitoring its performance against the plan and the annual budget, Council utilises forecasts of the following key performance indicators to assess its long term financial sustainability:

- Operating Performance Ratio
- Own Source Operating Revenue Ratio
- Unrestricted Current Ratio
- Debt Service Cover Ratio
- Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage
- Available Working Capital
- Infrastructure Renewals Ratio
- Capital Expenditure Ratio

During the year, via the Quarterly Budget Review Statement, year-to-date actual performance will be assessed against the budget and forecasts for the year revised accordingly.

Council will thoroughly evaluate the plan in line with the periodic review of the *Community Strategic Plan* as per the requirements of the Integrated Planning and Reporting process. This will occur three to nine months after each local government election. The *Resourcing Strategy* in its entirety will be reviewed and updated and a draft *Community Strategic Plan* and resourcing options concurrently presented to the community.



ASSET MANAGEMENT STRATEGY 2018/19-2027/28

OVERVIEW

Asset management is the lifecycle management of physical assets that takes into consideration the “whole of life” approach which includes planning, procurement, construction, operation, maintenance and disposal of the Asset. A key, ongoing issue facing local governments throughout Australia is the management of ageing assets in need of renewal and replacement.

The North Sydney LGA covers 10.5km² or 1,049 hectares. It is both urban and green in character, comprising two Central Business Districts (CBDs), smaller village centres, residential areas, parks and open spaces. Overall North Sydney is an established and densely populated area. Much of the farm land within North Sydney was subdivided from around 1880 onwards. Further development and subdivisions increased significantly with the opening of the Sydney Harbour Bridge in 1932 and continued after World War II. It was during this development period that much of the infrastructure in North Sydney was originally built. Therefore, North Sydney faces the continual challenge of maintaining a large portfolio of ageing infrastructure.

North Sydney is densely populated and highly urbanised thanks largely to the medium and high density apartments and dwellings which are forming a growing part of the landscape. North Sydney had a population in 2011 of 66,747 residents which increased to 72,037 in 2016 and is projected to increase to grow to 84,422 by 2036.⁶

The current overall population density of North Sydney is 64.50 persons per hectare (PPH). The most densely populated suburbs are Kirribilli (87.36 PPH), Milsons Point-Lavender Bay (85.14 PPH) and Neutral Bay (81.25 PPH). Residents live in 36,846 dwellings with an average household size of 1.99 persons per household.

North Sydney is made up of 14 village centres (suburbs) which include Cammeray, Cremorne, Cremorne Point, Crows Nest, Kirribilli, Kurraba Point, Lavender Bay, McMahon's Point, Milsons Point, North Sydney, Neutral Bay, Waverton, Wollstonecraft and St Leonards.



North Sydney aerial photo (July 2017)

⁶ ABS Census 2016 data - available from <https://profile.id.com.au/north-sydney>

This extensive portfolio of infrastructure assets requires careful planning and management. Financing the needs of the portfolio can be large, requiring planning for large peaks and troughs in expenditure for renewing and replacing assets. The demand for new and improved services adds to the planning and financing complexity. The creation of new assets also presents challenges in funding the ongoing operating and replacement costs necessary to provide the needed service over the assets' full life cycle.

Council's *Asset Management Strategy* shows how the asset portfolio will meet the service delivery needs of the community into the future. It also demonstrates how the asset management policies are being achieved; and that existing asset management practices are integrated with the *Community Strategic Plan*. Improvement in asset management involves formalising the knowledge about asset performance, maintenance levels and community expectations in order to optimise both expenditure and service provision over a long period of time. The goal of asset management is to ensure that services are provided in the most cost effective manner; through the creation, acquisition, maintenance, operation, rehabilitation and disposal of assets; and for present and future consumers.

In line with the community's vision for North Sydney, the objectives of the *Asset Management Strategy* are to:

- guide the planning, construction, maintenance and operation of the infrastructure essential for Council to provide services to the community;
- ensure that Council's infrastructure services are provided in a financially sustainable, economically optimal way, enabling the appropriate level of service to residents, ratepayers, visitors and the environment;
- meet legislative requirements for all Council's operations;
- ensure resources and operational capabilities are identified and responsibility for asset management is allocated; and
- provide high level oversight of financial and asset management responsibilities on development and implementation of the *Asset Management Plans* and *Long Term Financial Plan*.

Asset management planning commences with defining stakeholder and legal requirements and needs, incorporating these needs into the organisation's strategic planning, developing an Asset Management Policy, Asset Management Strategy, Asset Management Plans and annual Operational Plan, linked to a Long Term Financial Plan with a funding plan.⁷

ASSET MANAGEMENT STRATEGY AND FRAMEWORK

The key steps in preparing an effective *Asset Management Strategy* include:

1. Development of an asset management policy - that underpins the strategy. The policy provides guiding principles for asset management and planning.
2. Governance and management arrangements - applying good governance which link asset management to service delivery and include assigning roles and responsibilities.
3. Developing a suit of Asset Management Plans to reach.....of assets and ensuring that these plans are regularly updated and accurate.
4. Defining levels of service - establishing mechanisms, including community consultation, to define the levels of service councils are expected to provide from their asset base.
5. Data and systems - establishment of a framework for asset management data collection.
6. Skills and processes - the framework should contain a continuous improvement program.
7. Evaluation - the framework should contain a mechanism to measure its effectiveness.

Council's Asset Management Strategy has been prepared to assist Council in improving the way it delivers services from infrastructure including:

- Roads - Local Roads, Regional Roads, Kerb and Gutter, Traffic Facilities, Street furniture and Bus Shelters and Cycleways

⁷ IPWEA, 2009, AIFMG, Quick Guide, Section 4, p 5.

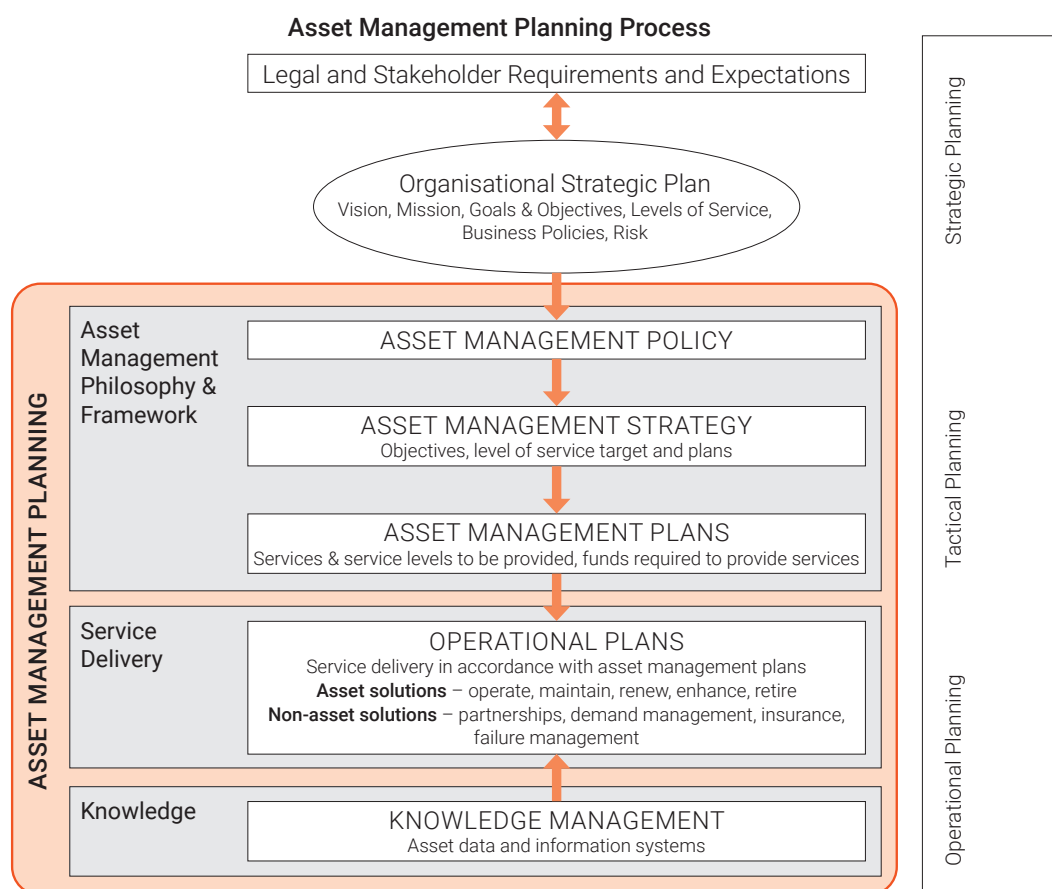
- Footpaths - Footpaths in Roads, Parks and Walking tracks
- Property - Council Premises, Swimming Pools (Including North Sydney Olympic Pool, Community Facilities, North Sydney Oval, Public Amenities, Rental Properties (Commercial Properties))
- Stormwater Drainage - including Gross Pollutant Traps (GPTs)
- Sport and Recreation facilities - Playground, Park Furniture, Sports Field Lighting and Sporting Infrastructure
- Other Infrastructures - Public Lighting (Roads and Parks), Retaining Walls (Roads and Parks), Signs (Roads and Parks), Fences (Roads and Parks), Seawalls and Marine Structures
- Other Structures (Public Art and Monuments)

These infrastructure assets have a replacement value of approximately \$1.1 billion as at 30 June 2018⁸ (\$964 million as at 30 June 2017). The purpose of this strategy is to enable Council to show:

- how its asset portfolio will meet the service delivery needs of its community into the future;
- that its asset management policies are being achieved; and
- that existing asset management practices integrate with the Community Strategic Plan.

This strategy has been prepared following a review of the Council's service delivery practices, financial sustainability indicators, asset management maturity and fit with the community's vision as outlined in the Community Strategic Plan. An Improvement Plan is outlined, detailing a program of tasks to be completed as well as the timeline that these tasks are expected to be completed. The Improvement Plan will be periodically reviewed and re-prioritised to match the available resources within Council's Delivery Program and Long Term Financial Plan.

The following diagram illustrates the key steps in asset management planning:



⁸ Per Note 9a in the Audited Financial Statements, 30 June 2018.

ASSET MANAGEMENT POLICY

The management of community assets is a key function of Council. The provision of assets maintained to meet community needs and expectations is fundamental to Council's overall service delivery. The purpose of the *Asset Management Policy* is to demonstrate Council's commitment to the responsible management of its assets.

Council's *Asset Management Policy* sets the framework for Council's *Asset Management Strategy* and *Asset Management Plans*, while the strategy and plans support and implement the policy. The policy:

- establishes goals and objectives for asset management;
- integrates asset management within council's corporate and strategic planning;
- maximises value for money through lifecycle costing and performance measurement;
- assigns accountability and responsibility for service delivery together with asset management; and
- promotes sustainability to protect the needs of future generations (i.e. the principles of intergenerational equity).

Refer to Appendix 1 for Council's *Asset Management Policy*.

ASSET MANAGEMENT PLANS

Asset Management Plans support the Asset Management Strategy. These are a long term (10-year) plans that outline the asset projects and programs for each service (asset class). They detail the intended asset management program for each asset class, based on controlling the organisation's understanding of customer requirements (including desired levels of service and satisfaction with current service levels), existing projected networks and asset conditions and performance⁹. In total, Council has prepared Asset Management Plans for seven categories and 33 sub categories, as well as draft Risk Management Plans for the critical assets.

All of Council's asset management documents are under constant review and will be updated through the life of the *North Sydney Community Strategic Plan 2018-2028*. Council's condition analysis reports, financial valuations, projections, maintenance and operation costs in all of Council's *Asset Management Plans* are prepared using the best available data and will be improved as updated information becomes available. The ongoing implementation of a Corporate Asset Management System will assist in achieving that improvement.

Over the ten-year period of the *Community Strategic Plan*, the *Asset Management Strategy* and *Asset Management Plans* identifies the asset renewal and maintenance requirements for Council's ten-year Capital Works Program. This program addresses the identified infrastructure "backlog" whilst providing new and upgraded infrastructure and facilities to meet growing community demand in the future.

⁹ International Infrastructure Management Manual, p2.39

STRATEGIC AND CORPORATE GOALS

The relevant outcomes and strategies, outlined in the Community Strategic Plan and how these are addressed in both the strategy and plans are:

DIRECTION	OUTCOME	HOW OUTCOME IS ADDRESSED
Direction 1: Our Living Environment	1.4 Public open space and recreational facilities and services meet community needs	<ul style="list-style-type: none"> The <i>Assess Management Plans</i> provide guidelines for the effective short and long-term management of all infrastructure within parks and reserves owned by Council or under Council's control
Direction 2: Our Built Infrastructure	2.1 Infrastructure and assets meet community needs 2.2 Vibrant centres, public domain, villages and streetscape 2.3 Sustainable transport is encouraged 2.4 Improved traffic and parking management	<ul style="list-style-type: none"> The <i>Assess Management Plans</i> provide guidelines as to the assets required, and the long term sustainability of these services. Infrastructure is provided to support services. Getting the correct infrastructure appropriate to the needs of the community is a primary goal of asset management planning. A primary objective of the <i>Asset Management Plan</i> is to develop a lifecycle approach to the provision of infrastructure. This aims to minimise the life cycle cost of assets while maximising the service that is delivered.
Direction 3: Our Future Planning	3.2 North Sydney CBD is one of NSW's pre-eminent commercial centres 3.3 North Sydney is smart and innovative 3.4 North Sydney is distinctive with a sense of place and quality design	<ul style="list-style-type: none"> Economic sustainability and growth is linked to the services provided by infrastructure. The <i>Assess Management Plans</i> provide guidance as to the assets required, and the long term sustainability of these services.
Direction 4: Our Social Vitality	4.1 Community is connected, inclusive, healthy and safe 4.3 North Sydney supports lifelong learning	<ul style="list-style-type: none"> The provision and maintenance of public infrastructure is an important component contributing to the cultural and social needs of the community.
Direction 5: Our Civic Leadership	5.1 Council leads the strategic direction of North Sydney 5.2 Council is well governed and customer focused 5.3 Community is informed and consulted 5.4 Council's service delivery is well supported	<ul style="list-style-type: none"> Planning long term sustainable infrastructure is important to enable the appropriate resources to be identified, provided and enable Council to meet its statutory requirements. A risk based approach is used in the maintenance and replacement of assets.

CURRENT ASSET ANALYSIS

Asset management planning is a comprehensive process to ensure that assets are managed and maintained in a way that enables affordable services from infrastructure to be provided in an economically optimal way. In turn, affordable service levels can only be determined by assessing Council's financial sustainability under scenarios with different proposed service levels.

EXISTING ASSETS AND SERVICES PROVIDED

Council uses infrastructure assets to provide services to the community. The range of infrastructure assets and the services provided from the assets is shown in the following table:

EXISTING INFRASTRUCTURE ASSETS AND SERVICES PROVIDED		
ASSET CLASS	DESCRIPTION	SERVICES PROVIDED
Open Space and Recreation Facilities	<ul style="list-style-type: none"> Structures and park furniture 	Parks and recreation services supporting community and recreational needs
Depreciable land improvements	<ul style="list-style-type: none"> Landscaping 	Parks and recreation services
Footpaths	<ul style="list-style-type: none"> 257km footpaths 	Pedestrian access
Other Infrastructure	<ul style="list-style-type: none"> 34km fences 2,000 bollards 22 km retaining walls 1,600 public lighting 4.9km seawalls 24 marine structures including wharves 	Safety, structural support, amenity. Foreshore and environmental protection, property protection, waterway access.
Roads	<ul style="list-style-type: none"> 10km regional road pavements 129km local road pavements 272km kerb and gutter 929 traffic facility items Street furniture 68 bus shelters 	The road network provided by Council is used to support transportation and is important to the community and economic activities of the area.
Stormwater Drainage	<ul style="list-style-type: none"> 101km pipes 5,600 pits 26 stormwater quality improvement devices 	Control local flooding and damage to infrastructure and property. Control water quality of discharge of stormwater into the natural environment
Buildings	<ul style="list-style-type: none"> 7 Council premises 21 community facilities 7 parking stations 24 recreational amenity buildings 	The land and buildings provided by North Sydney Council are used to support the administration, operational, social, recreational, cultural, heritage and economic infrastructure for the community.
Swimming Pools	<ul style="list-style-type: none"> Olympic Swimming Pool Complex 	
Investment Properties	<ul style="list-style-type: none"> 12 investment properties 	
Public Art	<ul style="list-style-type: none"> Various public art items 	

VALUE OF CURRENT ASSETS

The plan was initially prepared using 2016/17 data, as shown in the following table.

ASSET CLASS	REPLACEMENT COST 2016/17	ACCUMULATED DEPRECIATION 2016/17	NET CARRYING AMOUNT 2016/17
Open Space and Recreation Facilities	11,235,628	7,978,154	3,257,474
Depreciable land improvements	20,864,144	3,083,738	17,780,406
Footpaths	84,097,886	32,821,655	51,276,231
Other Infrastructure	43,276,849	12,547,629	30,729,220
Roads	316,513,138	110,180,667	206,332,471
Stormwater Drainage	193,877,385	66,778,524	127,098,861
Buildings	170,194,635	85,461,244	84,733,392
Swimming Pools	25,093,070	14,705,383	10,387,687
Investment Properties	97,623,000	0	97,623,000
Public Art	1,208,881	16,764	1,192,117
TOTAL	963,984,616	333,573,758	630,410,858

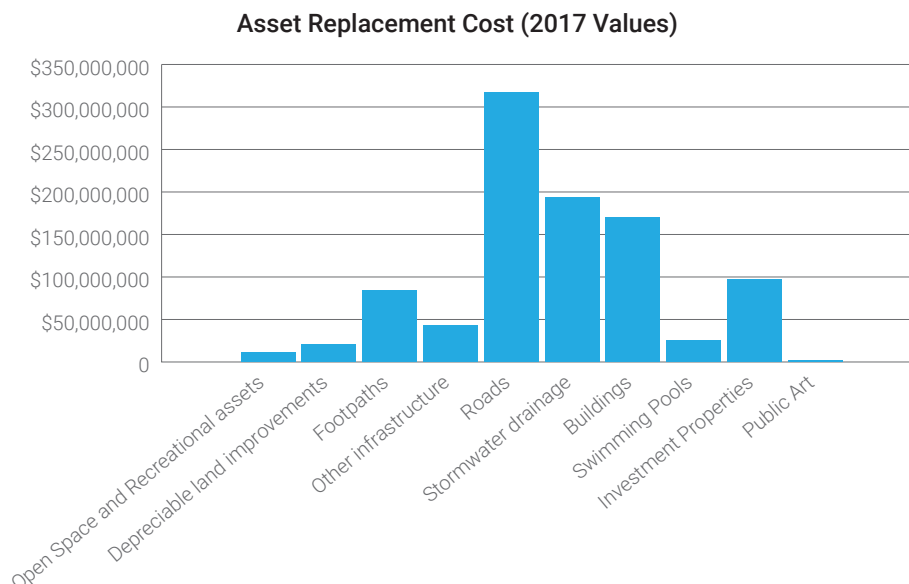
Source: Note 9 Financial Statements for year ended 30 June 2017

The current financial status of Council's assets, per asset class, is shown in following table, based on the financial year ended 30 June 2018. It is important to note that there were material changes to the 2017 values as a number of condition audits and revaluations were undertaken in accordance with accounting requirements.

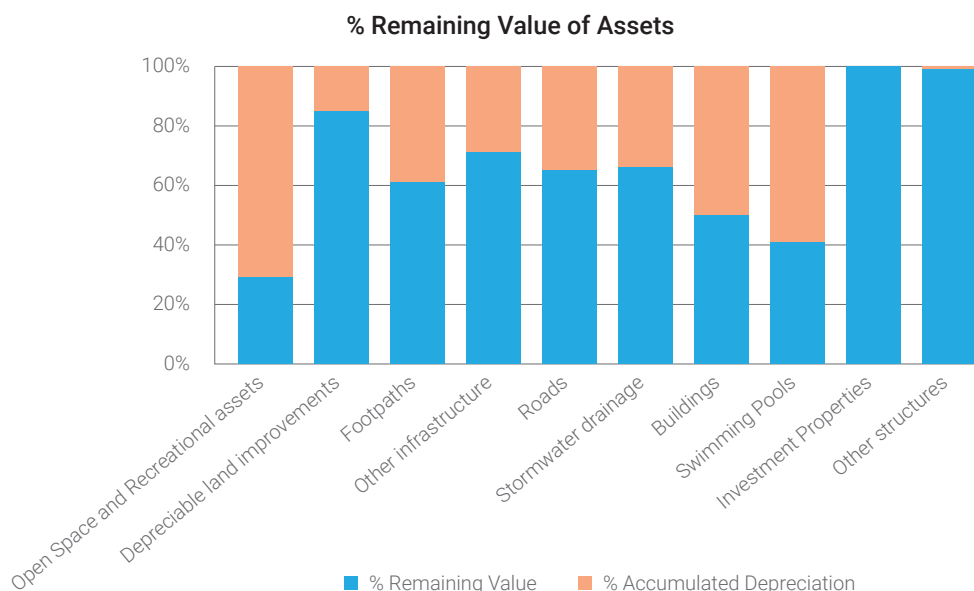
ASSET CLASS	REPLACEMENT COST 2017/18	ACCUMULATED DEPRECIATION 2017/18	NET CARRYING AMOUNT 2017/18
Open Space and Recreation Facilities	12,308,602	8,525,563	3,783,039
Depreciable land improvements	22,102,776	3,595,901	18,506,875
Footpaths	91,425,235	33,395,568	58,029,667
Other Infrastructure	222,388,027	101,396,027	120,992,000
Roads	323,244,341	111,221,234	212,023,107
Stormwater Drainage	196,432,897	68,443,374	127,989,523
Buildings	204,841,324	76,698,137	128,143,187
Swimming Pools	22,472,003	9,608,286	12,863,717
Investment Properties	97,740,000	0	97,740,000
Public Art	2,217,098	42,712	2,174,386
TOTAL	1,195,172,303	412,926,802	782,245,501

Source: Note 9 Financial Statements for year ended 30 June 2018; Note 14 Investment Properties

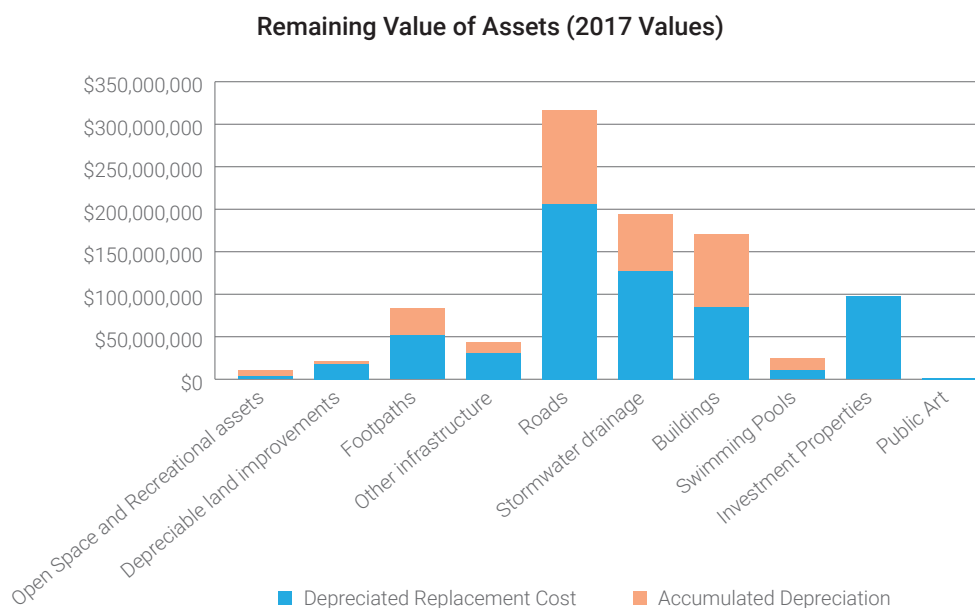
The 2016/17 replacement costs as detailed above are also represented in the graphs below. Council's largest asset classes in terms of replacement costs are Road Pavement, Stormwater Drainage and Buildings.



Consumption ratios are indicative of how much value remains in the asset. The graph below shows the remaining value of Council's assets (as at 2017) compare to its replacement cost in percentage terms. The graph indicates that all asset groups have greater than 60% of remaining value. It should be noted that accumulated depreciation does not necessarily indicate the extent of asset renewal required in the short to medium term. Some assets may be in fair condition resulting in higher depreciation but may not require renewal within the next 10 years.



The above graph shows asset consumption as a percentage, whilst the figure below shows it as the dollar value and brings the relativity of each asset group into the representation (as at 2017). These graphs should be read in conjunction with the renewal forecasts coming from the *Asset Management Plans* for the next 10 years to achieve an appreciation of renewal requirements.



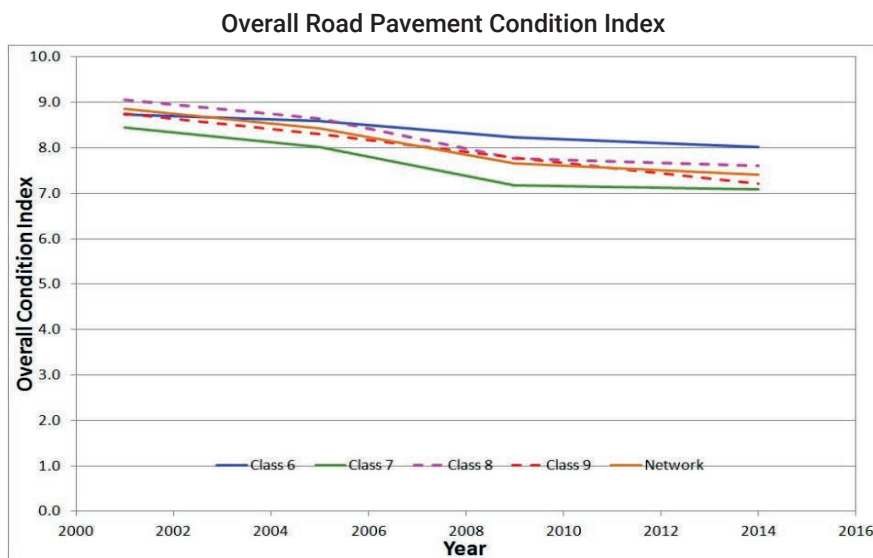
CONDITION OF CURRENT ASSETS

The useful lives of infrastructure assets can depend on many factors. Often this factor is condition, however, other factors that affect useful lives may include function, amenity, compliance, capacity, and obsolescence. Condition is also a critical factor influencing risk. The results of recent condition surveys are as follows:

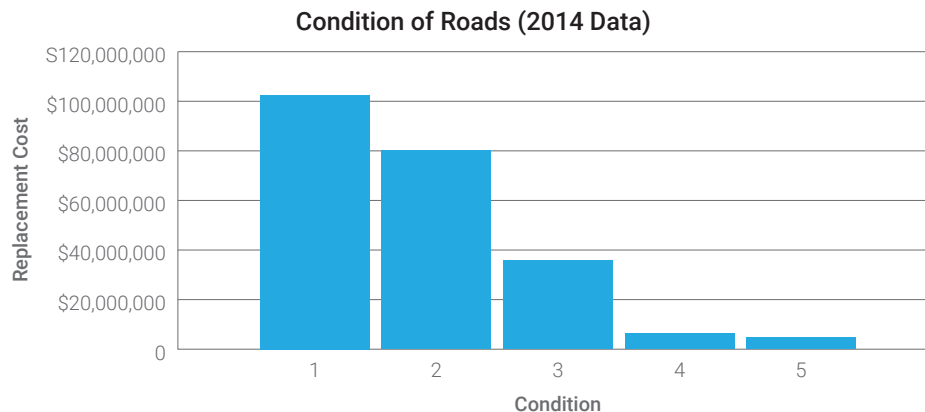
CONDITION OF ROAD PAVEMENT ASSETS

The condition of Council's road pavement network has been measured every four years by consultants using specialised equipment since 2001. The Overall Condition Index (OCI) is a composite index representing the condition of the underlying road pavement structure. The index ranges from 10 (brand new) to 0 (end of life). A comparison of the current condition data against that of the previous surveys is presented below and shows how the network has performed over time (data supplied by Pavement Management Services P/L).

The following graph shows OCI for All Road Classes, and that the overall road network is deteriorating with time although the rate of deterioration slowed from 2009 to 2014.



The graph below shows the condition of Road Pavement assets in terms of replacement cost where condition 1 is very good and 5 is very poor condition based on the 2014 condition data. A detailed condition of the road network is scheduled in 2019.

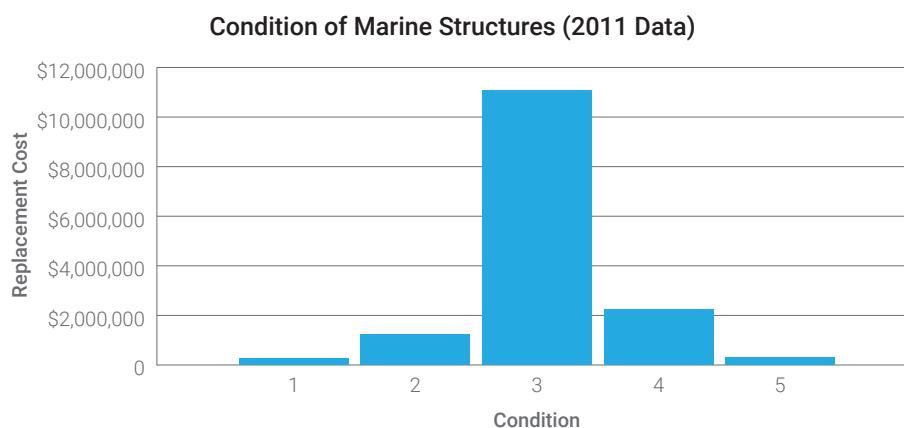


The actual Replacement Costs for each condition of Council's roadway assets are shown in the table:

CONDITION OF ROAD PAVEMENT				
CONDITION	REPLACEMENT COST 2017 (\$)	%	REPLACEMENT COST 2018 (\$)	%
1	103,746,081	46%	102,560,892	45%
2	75,123,757	33%	80,189,562	35%
3	36,035,890	16%	35,682,032	15%
4	6,514,743	3%	6,257,133	3%
5	4,429,329	2%	4,682,343	2%
TOTAL	225,849,899	100%	229,371,962	100%

CONDITION OF MARINE STRUCTURES AND SEAWALL ASSETS

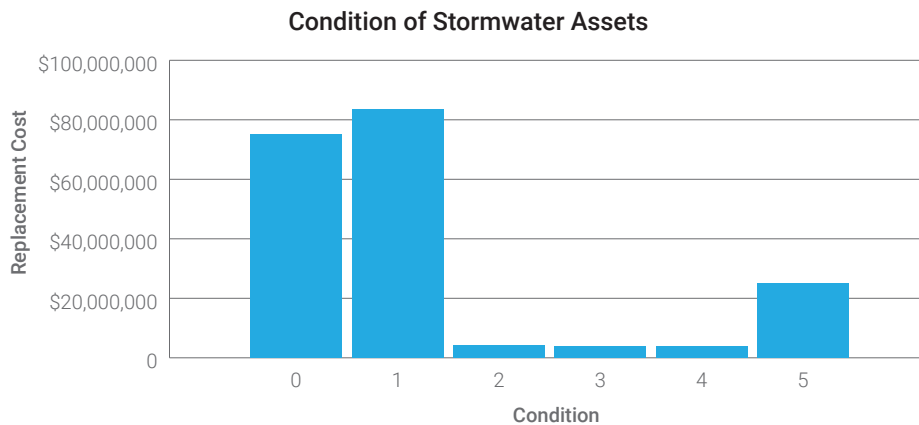
The condition of Sea Walls was assessed in 2017 by Manly Hydraulics Laboratory for every 10m section of wall. A condition of Marine Structures was last carried out in 2011. The condition of Marine Structures is being reassessed in 2018. The tables below show the condition of both Marine Structures and Seawall assets in terms of replacement cost where condition 1 is very good and 5 is very poor condition.



CONDITION OF MARINE STRUCTURE AND SEAWALLS								
CONDITION	REPLACEMENT COST SEAWALLS 2016/17 (\$)	REPLACEMENT COST MARINE STRUCTURES 2016/17 (\$)	REPLACEMENT COST TOTAL 2016/17 (\$)	% 2016/17	REPLACEMENT COST SEAWALLS 2017/18 (\$)	REPLACEMENT COST MARINE STRUCTURES 2017/18 (\$)	REPLACEMENT COST TOTAL 2017/18 (\$)	% 2017/18
1	741,690	275,380	1,018,070	1%	741,690	3,030,137	3,771,827	3%
2	33,583,297	1,240,903	34,824,200	33%	33,583,297	14,517,315	48,100,612	41%
3	44,057,119	11,063,231	55,120,350	53%	44,057,119	6,447,601	50,504,720	44%
4	10,709,725	2,241,437	12,951,162	12%	10,709,725	1,674,449	12,384,174	11%
5	629,251	297,683	926,934	1%	629,251	693,684	1,322,935	1%
Total	89,721,083	15,119,634	104,840,717	100%	89,721,083	26,363,186	116,084,269	100%

CONDITION OF STORMWATER DRAINAGE ASSETS

The condition of Council's stormwater drainage network is monitored by using detailed CCTV condition assessment. CCTV condition surveys are expensive due to the equipment and specialised contractors required. Detailed proactive CCTV condition surveys are carried out on approximately 5% to 10% of Council's pipe network each year. Reactive CCTV inspections are also carried out as required. The condition of all stormwater drainage assets are shown in the figure below.



The actual Replacement Costs for each condition of Council's stormwater assets are shown in the table:

CONDITION OF STORMWATER ASSETS BASED ON 2015 VALUATION ADJUSTED				
CONDITION	REPLACEMENT COST 2017/18 (\$)	% 2016/17	REPLACEMENT COST 2017/18 (\$)	% 2017/18
0	75,205,145	39%	*	*
1	84,165,291	43%	84,273,402	43%
2	3,671,515	2%	4,328,720	2%
3	3,451,994	2%	79,153,595	40%
4	3,332,048	2%	3,770,184	2%
5	23,927,257	12%	25,022,599	13%
TOTAL	193,753,251	100%	196,548,500	100%

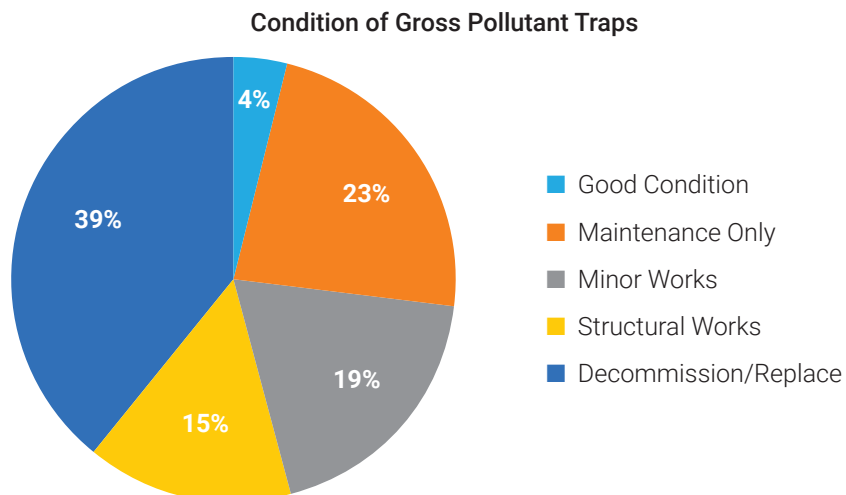
*Condition 0 added to Condition 3 as per Special Schedule 7, 2017/18

13% of Council's stormwater assets are in very poor condition, however the condition of 39% of all assets is still unknown (based on 2015 valuation adjusted to 30 June 2018). Using only actual surveyed data, 20% of Council's stormwater assets are in very poor condition.

The condition of Gross Pollutant Traps (GPTs) was assessed by Optimal Stormwater P/L. Out of the 26 traps it has been recommended that 10 traps or 39% of existing GPTs be replaced. The table below and graph summarises the consultant's recommendations.

CONDITION OF GROSS POLLUTANT TRAPS		
CONDITION	NO.	%
Good Condition	1	3.8%
Maintenance Only	6	23.1%
Minor Works	5	19.2%
Structural Works	4	15.4%
Decommission/Replace	10	38.5%
Total	26	100%

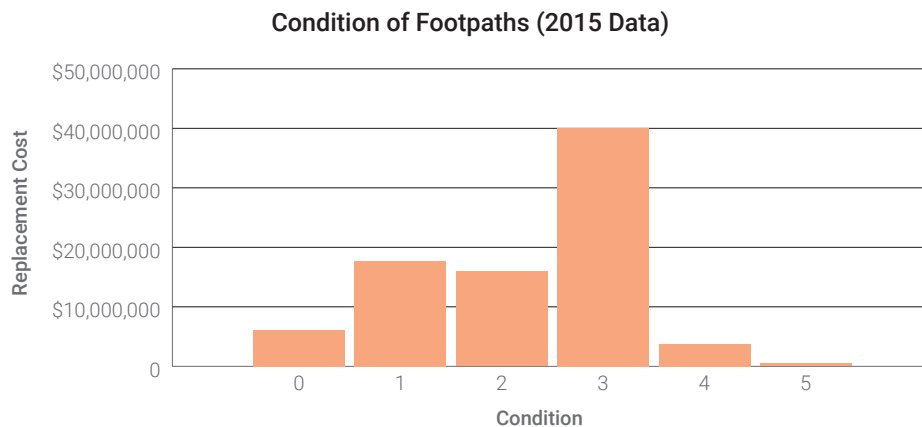
CONDITION OF FOOTPATH ASSETS



The condition of Council's 257km of footpaths was surveyed at 20m intervals in 2015 by consultants Infrastructure Management Group (IMG). The condition scores used are shown in the following table.

FOOTPATH CONDITION MATRIX				
SCORE	AGE ESTIMATE	MINOR DEFECTS	MAJOR DEFECTS	TRIPS
1	Almost New (likely < 5 years)	0	0	
2	Minor Ageing (5 to 10 years)	< 10%	0	
3	Moderate Ageing (10 to 15 years)	10 - 25%	< 10%	10 - 25mm
4	Significant Ageing (> 25 years)	25 - 50%	< 25%	> 25mm
5	N/A	> 50%	> 25%	> 50mm

The graph below shows the replacement cost for each of the condition scores (score 0 indicates areas not surveyed). It should be noted that the replacement cost is based on the condition of footpaths at 20m intervals. In practice and where funds permit footpath sections in condition 3 are generally replaced at the same time as footpath sections in condition 4 or 5 if they are adjacent and it is cost effective.



The actual replacement costs for each condition of Council's footpaths are detailed in the table:

CURRENT REPLACEMENT COST BASED ON 2015 VALUATION 'LIKE FOR LIKE REPLACEMENT ONLY'					
CONDITION	LENGTH (M)	REPLACEMENT COST 2016/17 (\$)	% 2016/17	REPLACEMENT COST 2017/18 (\$)	% 2017/18
0	15,353	6,065,830	7%	*	*
1	59,456	17,688,645	21%	\$21,241,502	23%
2	148,270	15,949,240	19%	\$16,788,674	18%
3	25,602	40,048,535	48%	\$48,541,437	53%
4	5,6158	3,768,390	4%	\$4,349,042	5%
5	2,619	479,350	1%	\$504,579	1%
Total	256,918	83,999,990	100%	\$91,245,234	100%

* Condition 0 added to Condition 3 as per Special Schedule 7, 2017/18

It is important to note that replacement costs are based on "like for like" replacement only. Council adopted *Public Domain Style Manual* in 2014 which includes, for example, replacing standard pavers on road base with granite pavers on a concrete base in the North Sydney CBD. The areas in the map below have been identified for footpath upgrade as per *Public Domain Style Manual*. Therefore, replacing the existing footpath materials with upgraded materials will increase the replacement cost significantly.

CONDITION OF OTHER INFRASTRUCTURE ASSETS

Condition data has been collected for the following:

- Road Pavement (2015)
- Lighting (2015)
- Footpaths (2016)
- Stormwater Quality Improvement Devices (2016)
- Seawalls (2017)
- Stormwater Drainage (ongoing)
- Retaining Walls (2018)
- Kerb and Gutter (2018)
- Traffic Facilities (2018)
- Marine Structures (2018)

Condition data is currently being collected for the following assets:

- Fences and Safety Barriers (2018)
- Road Pavement (2019)
- Bus Shelters (2019)
- Cycleways (2020)
- Footpaths (2019, 2020)
- Street Furniture (2019, 2020)
- Stormwater Drainage (ongoing)

Condition data is required to be collected for the following assets:

- Property
- Public Amenities
- Signage
- Playgrounds
- Sporting Fields
- Sports Field Lighting
- Sporting Infrastructure
- Public Art and Monuments

PLANNING ASSUMPTIONS

RENEWAL FUNDING SCENARIOS (LONG TERM FINANCIAL PLAN)

The depreciation and renewal expenditure comparison highlights any difference between present outlays and the average cost of providing the service over the long term.

The Long Term Financial Plan includes three scenarios, all of which maintain current service levels but propose differing levels of capital expenditure on the renewal of Council's ageing infrastructure assets. In summary:

SCENARIO	DESCRIPTION
Scenario 1 (Base Case/Reduced Services)	Reflects the implementation of the annual IPART determination (rate peg) as the basis of rates revenue projections. It results in a decline in Council's capacity to provide current levels of service.
Scenario 2 (Maintain existing services and invest \$15.3m in infrastructure)	Incorporating a 5.5% special rate variation (SRV) inclusive of rate peg, for five years, commencing in Year 2 (2019/20).
Scenario 3 (Maintain existing services and invest \$27.1m in infrastructure)	Incorporating a 7% SRV inclusive of rate peg, for five years, commencing in Year 2 (2019/20).

The following table indicates the average annual asset consumption required to meet the 100% target associated with the Asset Renewal Ratio, over the life of the *Long Term Financial Plan*.

ASSET CLASS	AVERAGE ANNUAL ASSET CONSUMPTION (\$)
Open Space and Recreation Facilities	531,000
Depreciable land improvements	496,000
Footpaths	2,500,000
Other Infrastructure	3,940,000
Roads	5,830,000
Stormwater Drainage	2,087,000
Buildings	3,441,000
Swimming Pools	413,000
Investment Properties	0
Public Art	26,000
Total	19,264,000

SERVICE DEMAND AND SATISFACTION

Achieving and maintaining sustainability in local government requires consideration of services, service levels, associated costs and associated risks. The appropriate management of the infrastructure of Council requires asset management estimates and asset accounting estimates that are realistic and support decision making.

Asset management sustainability is reliant on Council engaging with the community on affordable and sustainable service levels to determine satisfactory service levels and the trade-off between what the community is prepared to pay the quality and mix of services Council can afford to provide.

Council periodically conducts a Customer Satisfaction Survey¹⁰ to determine community (residents and businesses) attitudes towards the services and facilities it provides. This provides Council with feedback about the quality and appropriateness of each of its services, and this information is used in the development of the Delivery Program to ensure areas that are not meeting community expectation are reviewed and form the basis of the suite of indicators used to measure Council's performance.

¹⁰ All survey results are available at:
http://www.northsydney.nsw.gov.au/Council_Meetings/Community_Engagement/Customer_Satisfaction_Survey

Surveys were conducted in 2002, 2004, 2006, 2009, 2010, 2013 and 2016. The survey is conducted on Council's behalf by an independent research company. The randomly selected representative sample consists of 400 residential customers (both owners and renters) and 200 business customers.

It is clear from the most recent surveys that the North Sydney community expect the current level of service to be retained, and if anything increased.

The following table details the relative importance of service areas for residents as identified through the 2016 Customer Satisfaction Survey.

RELATIVE IMPORTANCE - RESIDENTS			
RANKING	SERVICE/FUNCTION	2016 RESULT	CHANGE IN RELATIVE RANKING FROM 2013
1	Maintaining local roads and footpaths	100%	no change
2	Maintaining parks, ovals and bushland areas	97%	no change
3	Managing traffic flow on local roads	86%	+8
4	Improving provision of parking	84%	+2
5	Keeping local roads and footpaths clean	80%	-2
6	Improving Stanton Library	48%	+1
7	Improving children's services	45%	-2
8	Improving waste and recycling collection services	40%	+1
9	Maintaining malls and plazas in commercial areas	38%	-1
10	Improving services offered at community centres	32%	-6
11	Improving North Sydney Olympic Pool	18%	-1
12	Improving customer service/information provided by council staff	0%	+1
13	Increasing the policing of parking	0%	-1

The following table details the resident satisfaction with key service areas:

SATISFACTION WITH KEY SERVICE AREAS - RESIDENTS			
RANKING	SERVICE/FUNCTION	2016 RESULT	CHANGE COMPARED TO 2013 (%)
1	Feeling safe in North Sydney	89%	3% increase
2	Maintaining parks, ovals and bushland areas	89%	6% increase
3	Waste and recycling collection services	82%	2% decrease
4	Recreation facilities	82%	n/a
5	Cleanliness of local roads and footpaths	81%	2% increase
6	Maintenance of malls and plazas in commercial areas	77%	6% increase
7	The appearance of local village centres	76%	2% decrease
8	The appearance of public spaces in the North Sydney CBD	75%	4% increase
9	Council run community events	74%	n/a
10	Customer service/information provided by Council staff	73%	11% increase
11	Maintenance of local roads and footpaths	71%	9% increase
12	Stanton library	67%	1% decrease
13	Range of arts and cultural experiences in North Sydney	64%	n/a
14	Community centres and facilities	64%	3% increase
15	Quality of commercial and residential development	63%	n/a
16	North Sydney Olympic Pool	63%	5% increase
17	Pedestrian and Cycle Paths	54%	1% decrease
18	Policing of parking	53%	1% decrease
19	Range of public art in North Sydney	51%	n/a
20	Management of traffic flow on local roads	46%	n/a

SATISFACTION WITH KEY SERVICE AREAS - RESIDENTS			
RANKING	SERVICE/FUNCTION	2016 RESULT	CHANGE COMPARED TO 2013 (%)
21	Children's services	43%	8% increase
22	Provision of parking	35%	n/a
23	Satisfaction with the way North Sydney as a whole looks and feels	19%	n/a

The following table details the relative importance of service areas for businesses:

RELATIVE IMPORTANCE - BUSINESSES			
RANKING	SERVICE/FUNCTION	2016 RESULT	CHANGE IN RELATIVE RANKING FROM 2013
1	Provision of parking	100%	+3
2	Maintaining local roads and footpaths	82%	no change
3	Managing traffic flow on local roads	73%	+4
4	Keeping local roads and footpaths clean	62%	-2
5	Maintaining commercial areas	43%	+1
6	Quality of commercial and residential development	39%	-1
7	Improving the look and feel of village centres	37%	+1
8	Customer service/information provided by Council staff	8%	+1
9	Increasing the policing of parking	6%	+1

The following table details the resident satisfaction with key service areas as identified in the 2016 Customer Satisfaction Survey.

SATISFACTION WITH KEY SERVICE AREAS - BUSINESSES			
RANKING	SERVICE/FUNCTION	2016 RESULT	CHANGE COMPARED TO 2013 (%)
1	Cleanliness of local roads and footpaths	82%	4% increase
2	Way North Sydney as a whole looks and feels	81%	n/a
3	Maintenance of commercial areas	76%	2% decrease
4	Look and feel of commercial areas and villages	73%	n/a
5	Quality of commercial and residential development	72%	n/a
6	Maintaining local roads and footpaths	70%	3% increase
7	Customer service/information provided by Council staff	57%	10% decrease
8	Managing traffic flow on local roads	53%	n/a
9	Increasing the policing of parking	53%	6% decrease
10	Provision of parking	33%	n/a

The following table indexes residents' relevant importance for funding against satisfaction:

Lower Importance - Higher Satisfaction - Lower priority issues <ul style="list-style-type: none"> • Customer service • North Sydney Olympic Pool • Community Centres • Stanton Library • Waste collection services • Malls and plazas in commercial areas • Children's services 	Higher Importance - Higher Satisfaction - Issues requiring no additional attention <ul style="list-style-type: none"> • Parks, ovals and bushland areas • Cleanliness local roads and footpaths
Lower Importance - Lower Satisfaction - Issues needing some attention <ul style="list-style-type: none"> • Policing of parking 	Higher Importance - Lower Satisfaction - Critical issues for attention <ul style="list-style-type: none"> • Provision of parking • Management of traffic flow • Maintaining roads and footpaths

The following table indexes business' relevant importance for funding against satisfaction:

Lower Importance - Higher Satisfaction - Lower priority issues <ul style="list-style-type: none"> • Customer service • Appearance of commercial streetscapes • Quality of development • Maintaining commercial areas 	Higher Importance - Higher Satisfaction - Issues requiring no additional attention <ul style="list-style-type: none"> • Maintenance local roads and footpaths • Cleanliness local roads and footpaths
Lower Importance - Lower Satisfaction - Issues needing some attention <ul style="list-style-type: none"> • Policing of parking 	Higher Importance - Lower Satisfaction - Critical issues for attention <ul style="list-style-type: none"> • Provision of parking • Management of traffic flow

As part of Council's continual improvement of its asset management planning it is recommended that in future years a more informed discussion with the community is required in order to further develop an understanding of the relationship between desired levels of service their associated costs, and their willingness and/or capacity to pay for them.

GAPS AND FUTURE NEEDS

PRIORITY RISK AREAS

North Sydney LGA is an established area. Much of its infrastructure is aging and requires renewal. Risk management plans have been developed as part of the *Asset Management Plans*. This information provides a long term view of the responsibilities that should be taken into account in future planning and decision making. The priority risk areas are as follows:

PRIORITY RISK AREAS	
RISK	DESCRIPTION
Property	There are a number of significant properties, including the North Sydney Olympic Pool and North Sydney Oval, which require significant investment and renewal to meet modern user needs and community expectations.
Stormwater Drainage	Council has 101km of stormwater pipes. They have an inherent high risk of sudden failure if not maintained adequately. Approximately 70% of the network has been surveyed. The estimated cost to repair pipes in poor condition is \$27,000,000.
Retaining Walls	Council has 22km of retaining walls. They have an inherent high risk of sudden failure if not maintained adequately. A condition audit has been completed in 2018. A report has identified that the estimated cost to repair retaining walls in poor condition is \$8,222,397.
Seawalls	Council has 4.9km of seawalls. They have an inherent high risk of sudden failure if not maintained adequately particularly considering the aggressive harbour environment. A condition audit completed in 2017 has identified that the estimated cost to repair seawalls in poor condition is \$4,800,000.
Marine Structures	Council has 25 marine structures. They have an inherent high risk of sudden failure if not maintained adequately particularly considering the aggressive marine environment on timber structures. A condition audit completed in 2018 has identified that the estimated cost to repair marine structures in poor condition is \$2,368,133. Council has a number of marine structures that are in immediate need of replacement.
Stormwater quality improvement devices	Council has 26 Stormwater quality improvement devices (GPTs). A detailed audit has recommended that 10 of these devices be replaced due to either condition or not functioning efficiently. Renewal of these devices reduce the pollution entering the harbour.
Road Pavements, Footpaths, Kerb and Gutter	Adequate capital budgets are required to reduce the risk of the condition of the asset network deteriorating in particular Council's footpaths.
Public Lighting	Council must provide adequate lighting to its streets, parks and public reserves.

DRAINAGE RISK EXAMPLES

Examples of drainage risks are shown in the following photos.



Pipe in very poor condition

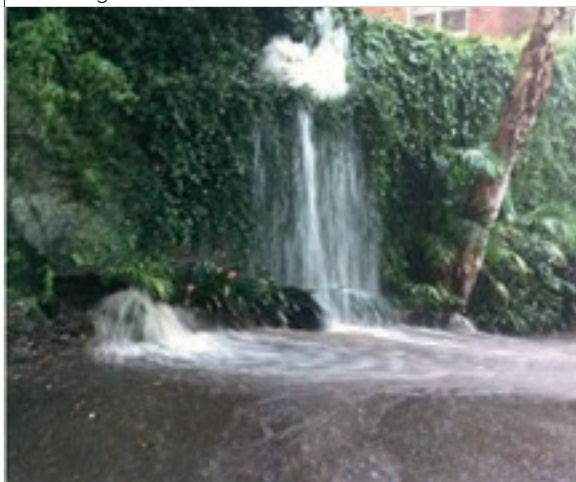
Pipe in very poor condition



Flooding issue



Flooding issue



Flooding issue



Sink hole in road near pipe



Sink hole in road near pipe



Sink hole in reserve near pipe



MARINE STRUCTURE AND SEA WALL RISKS

Examples of marine structure and seawall risks are shown in the following photos





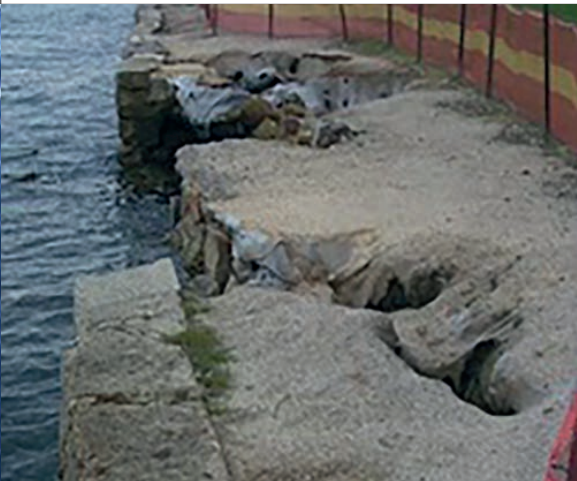
Cremorne Point



Sawmillers Reserve



Sawmillers Reserve



Blues Point



McMahons Point



McMahons Point



Blues Point



Crowded foreshore on New Years Eve

RETAINING WALL RISKS

Examples of retaining wall risks are shown in the following photos





Council will endeavour to manage these risks within available funding by prioritising renewal works based on industry guidelines including those provide by the Institute of Public Works Engineering Australia (IPWEA).

ASSET MANAGEMENT IMPROVEMENT PLAN

A whole of organisation approach is essential for asset management practices to continue to improve. The following Improvement Plan summarises the areas for improvement within Council's Asset Management Plans:

PRACTICE AREA	TASK	TIMELINE
Data Collection	Condition data has been collected for the following: <ul style="list-style-type: none"> • Road Pavement (2015) • Lighting (2015) • Footpaths (2016) • Stormwater Quality Improvement Devices (2016) • Seawalls (2017) • Stormwater Drainage (ongoing) • Retaining Walls (2018) • Kerb and Gutter (2018) • Traffic Facilities (2018) • Marine Structures (2018) 	2018/19, 2019/20 subject to funding
	Condition data is currently being collected for the following assets: <ul style="list-style-type: none"> • Fences and Safety Barriers (2018) • Road Pavement (2019) • Bus Shelters (2019) • Cycleways (2020) • Footpaths (2019, 2020) • Stormwater Drainage (ongoing) 	
	Condition data is required to be collected for the following assets: <ul style="list-style-type: none"> • Property • Public Amenities • Signage • Playgrounds • Sporting Fields • Sports Field Lighting • Sporting Infrastructure • Public Art and Monuments 	
Annual Report	Review in line with revised condition data. Continue to develop the Corporate Asset Register so that all asset renewals are reported annually.	August 2018
Asset Management Plan	Review current Asset Management Plans in line with the revised condition data and create standardised template for all Asset Management Plans and the accompanying sub categories.	2018/19
Levels of Service	<i>Customer Satisfaction Surveys</i> are periodically conducted, however detailed consultation with the community regarding Levels of Service and the costs of providing these services will better inform this <i>Asset Management Strategy</i> .	To be determined
Asset Management Systems	Continue the implementation of the Corporate Asset Register and updating and Asset Management Plans. Implement any external audit recommendations within the identified timeframes.	Ongoing - subject to resources 2018/19
Skills	Annual review of skills and capabilities	Review annually in July
Evaluation	<i>Review Asset Management Policy, Asset Management Strategy, and Asset Management Plans.</i>	Review annually

Council's Engineering and Property Services Division has the lead responsibility of implementation, monitoring and reporting against this strategy. This requires collaboration within the organisation and business units (departments/functions) to assist in the achievement of these strategies.

RESOURCING

The sustainable management of assets is a 'whole of council' responsibility, recognised at all levels within the organisation. Council has undertaken a strategic level review of its asset management practices and systems to provide the future direction and guidance for improving its asset management performance. Implementing the maintenance and improvement actions will have a strategic and corporate significance to Council.

Council's *Asset Management Strategy* is directly aligned with the vision and desired outcomes of the *Community Strategic Plan* and *Delivery Program*. Central to this is forecasting the service delivery needs and the capacity to meet them on a short, medium and long term basis.

The cost of implementing the *Asset Management Strategy* has been incorporated within Council's *Delivery Program* (three-year financial estimates) and *Long Term Financial Plan* (10-year financial estimates/ three scenarios). However, it should be noted that this strategy reflects Council's intentions at the time of publication. As with any plan or budget, the actual results may vary from that forecast.



MONITORING AND EVALUATION

Council must prepare its asset performance reports in accordance with the requirements of the:

- Local Government Act 1993 and Regulation 2005;
- Local Government Code of Accounting Practice and Financial Reporting; and
- Australian Accounting Standards.

Within five months after the end of each financial year, Council must prepare its Annual Report in respect to the implementation of its Operational Plan. This report includes:

- the assets acquired by Council during that year; and
- the assets held by Council at the end of that year, for each of Council's principal activities;
- a report on the condition of the public works under the control of Council (Special Schedule 7) as at the end of that year, together with an estimate (at current value) of the amount of money required to bring the works up to a satisfactory standard, an estimate (at current value) of the annual expense of maintaining the works at that standard and Council's program of maintenance for that year in respect of the works.

The results in Special Schedule 7 (reported in the Annual Report) flows directly from the Delivery Program which includes performance indicators for the levels of services provided by infrastructure assets. In addition to the performance measures referred to above, Council will also continually monitor and review the condition of its infrastructure assets, the Levels of Services these assets, as well as any funding gaps. This data will be then used to inform and update Asset Management Plans and the Asset Management Strategy.



A photograph showing two men in high-visibility yellow vests and blue shirts standing on a sidewalk. They are looking at a tablet held by one of the men. In the background, there is a street with a white skid steer loader, trees, and a building. The scene appears to be a construction or maintenance site.

WORKFORCE MANAGEMENT STRATEGY 2018/19-2020/21

OVERVIEW

An effective workforce management strategy aims to align the needs of the business and community, with its employees to deliver the organisation's objectives in line with its overall mission and values. The benefits of workforce planning outweigh mere legislative compliance. Council's *Workforce Management Strategy* is supported by the *Delivery Program 2018/19-2021/22* and develops plans around its people management in order to prepare for the future delivery of its services.

The strategy is an analysis conducted by management of each element of the *Delivery Program* to determine the current and future workforce needs that will ensure delivery of Council's desired goals. In order to achieve this, we need to understand our current workforce, our environment and how well we are meeting our service needs now, as well as develop a clear understanding of what we intend to deliver in the future.

Meeting community priorities depends on having the right amount of employees with the right skills in the right place, at the right time. Workforce planning aims to identify the skills needed in our workforce, to select the best available talent and to retain and develop this talent into the future. Workforce planning provides a platform to systematically address issues that are driving workforce change and to develop a strategic approach for the management of our human resources.

Council has been committed to workforce planning for some time. Council first prepared a *Human Resources Strategic Plan* in 2005 which focused on two major external drivers - industrial relations and emerging labour market characteristics. That plan guided the development and management of Council's workforce until 2009/10, at which time Council prepared its first *Workforce Management Strategy* in accordance with IPR requirements. Council reviewed and updated that strategy in 2013 and again in 2018.

This strategy has been prepared in line with the *Community Strategic Plan*. The strategy describes Council's current workforce (human resource capacity and capability) and details where Council wants to be in the future, in terms of achieving the community's long term goals (outcomes) as outlined in the overarching *Community Strategic Plan*. It also describes Council's desired position as an employer of choice, addressing human resource requirements that are aligned to its *Delivery Program*.

Workforce management planning is not solely the role of Council's Human Resources Department - it is collectively driven by the senior management team (MANEX), managers (Extended MANEX) and supervisors/team leaders.

The following diagram illustrates the key steps in workforce planning:



Source: State Services Authority - www.ssa.vic.gov.au

CURRENT WORKFORCE ANALYSIS

Council aims to be an employer of choice with the ability to attract and retain a diverse workforce, employed in many different capacities, under a range of flexible employment structures.

The primary sources of Council's current workforce data are its Human Resources Information System (HRIS) and payroll database. Where possible Council's current workforce data have been compared to benchmarking survey results including the 2010 OLG *Census of Local Government Employees* (August 2011), OLG Comparative Information, salary surveys, employee survey and *NSW Local Government HR Metrics Benchmarking* (LGSA 2017).

STAFF ESTABLISHMENT

The organisational structure as at 30 June 2017 (i.e. the budgeted staff establishment) comprises 373.32 full time equivalent (FTE) positions. The FTE comprises of a headcount of full time, part time and casual workers as outlined in the following table.

YEAR	FTE	FULL TIME	PART TIME	CASUAL	TOTAL HEADCOUNT
2016/17	373.3	329	69	76	474

Staff establishment has remained fairly consistent throughout the last four years, as outlined in the following comparative table.

YEAR	FTE	FULL TIME	PART TIME	CASUAL	TOTAL HEADCOUNT
2015/16	374.6	344	58	82	484
2014/15	367.8	337	62	90	489
2013/14	372	326	65	46	437

Casuals are employed on ad hoc basis across the organisation to meet unplanned staff absences or additional workload. The following three Divisions have specific seasonal needs:

- Community and Library Services Division (CLS) - mainly Family Day Care (Community Development Department) and Stanton Library (Library Services Department).
- Engineering and Property Services Division (EPS) - mainly Depot and road maintenance (Works Engineering Department)
- Open Space and Environmental Services Division (OSE) - mainly North Sydney Oval Function Centre (North Sydney Oval business unit), North Sydney Olympic Pool including Lane 9 Gym (North Sydney Olympic Pool Department) and Street Cleaning (Environmental Services Department) which includes New Year's Eve clean-up crew.

DIVERSITY

As at 30 June 2017, Council's gender balance of full time and part time staff is relatively balanced, with approximately 54% males and 46% females. This is consistent with the NSW local government workforce in which females make up 46%. The following table compares Council's gender data between 2013 and 2017.

YEAR	FTE FEMALE	FTE MALE
2016/17	182	216
2015/16	176	226
2014/15	178	221
2013/14	172	219

As shown in the following table, we have reasonable diversity representation at Council. The average percentage of culturally and linguistically diverse staff recorded in the 2017 *Local Government Benchmarking Survey* for urban councils was 6.44%, compared to 13.5% at North Sydney Council. A score of 13.5% places Council in the 85th percentile of councils and this has been achieved through consistent practice and standards and clear recruitment policies. Council also provides a wide range of training to its employees to support diversity and EEO within the workplace. This includes EEO and Diversity Awareness, Recruitment and Selection, and Bullying and Harassment Prevention and Awareness Training.

EEO TARGET GROUP	2016/17
Women	45.7%
Indigenous people	2%
People from culturally and linguistically diverse backgrounds	13.5%
People with disabilities	1.3%

Flexibility has always been a successful strategy retention strategy for Council. Council operates a flexi time system for indoor staff and a nine-day fortnight for outdoor staff. Where possible, as long as business needs are adequately met, the organisation considers flexible working arrangements including part time work, new arrangements of working hours and working from home. An increasing number of staff have documented agreements regarding individual flexible hours which assist them with travelling outside of peak travel time to better manage their work and home life responsibilities.

In 2017/18 Council ran an Equal Employment Opportunity (EEO) training program for all staff to increase staff awareness of equality, discrimination issues and the expected behaviours. This training was launched to coincide with the updated *Anti-Discrimination and EEO Policy*. Council's *EEO Management Plan* was reviewed in 2016 and is due to be reviewed again in 2020.

As shown in the following table, in terms of position type, 100% of executive staff were male as at 30 June 2017 however there are 10 female managers with at least three of those managers taking on senior staff higher duties when opportunities are available. Council launched its Leadership Program in 2016/17 which has included training specifically for women in leadership roles.

EMPLOYMENT GENDER DISTRIBUTION			
	MALE	FEMALE	TOTAL
Executive	6 (1.54%)	0 (0%)	6 (1.54%)
Executive + Managerial	21 (5.28%)	10 (2.51%)	31 (7.79%)
Non-managerial	206 (51.76%)	161 (40.45%)	367 (92.21%)

AGE SPREAD

The following table shows the employee age spread as at 30 June 2017. Council's age distribution is very similar to other urban councils and is exposed to the aging workforce issue. 27.1% of staff are over 55 years of age which means there is a high risk of knowledge loss as long serving staff retire in the next 10 years. Contingency planning and knowledge transfer and retention will be critical to Council's ongoing success during this period.

AGE BRACKET	NUMBER (AND %)
<25 years	7 (1.8%)
25 to 34 years	62 (15.6%)
35 to 44 years	118 (29.6%)
45 to 54 years	103 (25.9%)
55 to 64 years	96 (24.14%)
65+ years	12 (3.0%)

LENGTH OF SERVICE

The following table shows Council staff length of service as at 30 June 2017.

PERIOD	NUMBER (AND %)
0 to 1 year	44 (11.1%)
2 to 5 years	93 (23.4%)
6 to 10 years	90 (22.6%)
11 to 20 years	120 (30.2%)
21 and over	51 (12.8%)

Local government generally attracts staff to stay for reasonable periods. An indication of the rate of retention can be the number of years' staff are employed at Council. As at 30 June 2017, 43% of staff have been with Council over 10 years. This demonstrates staff retention at Council.

TURNOVER

A desirable turnover rate is considered to be approximately 10% to 12% per annum. The following table summarises Council's staff turnover between 2013 and 2017.

NUMBER OF TERMINATIONS	2013/14	2014/15	2015/16	2016/17
FT and PT terminations (as a % of FTE)	26 (7%)	38 (10%)	47.58 (12.7%)	60.48 (16.20%)
Retirements	1 (0.26%)	5 (1.3%)	3 (1%)	13 (3.48%)

The rate of retirement rose in 2016/17 as some employees had been postponing retirement until amalgamation decisions were confirmed. This trend is likely to continue as Council has a high percentage of staff over 55 years, as noted above. The 2016/17 turnover figure increase also reflects a large proportion of temporary roles coming to completion (eight roles). It is also noted that employment rates in NSW have recently increased and competition for skilled employees is rising.

Council aims to articulate and implement a strong employee value proposition to drive retention. Council aims to be an employer of choice by offering salaries in line with the local government employment market, health programs, flexibility, training, education assistance, a safe environment and employee assistance.

Council benchmarks salaries each year using the *Mastertek Salary Survey* and makes recommendations in order to keep salaries in line with the 75th percentile of the urban Sydney local government market.

Council has an established *Health Matters Program*. The emphasis of this program is to encourage employees to improve and maintain their health, fitness and wellbeing. This program aims to impact on keeping our employees healthy while also contributing to team work, resilience building and providing a good employee offer to encourage retention. These programs include fitness assessments, fitness classes run during lunch time and after hours, weight loss programs, quit smoking programs, flu vaccinations and skin cancer checks.

As employees are remaining with Council for longer periods the challenge is to continue to provide development opportunities throughout their employment. This can be accomplished through job sharing, encouraging staff with formal and informal learning opportunities and identifying projects and implementing working parties in which staff can participate. Recently, two staff from the City Strategy Division have taken up secondments to the NSW State Government, and there have been six internal secondments within the following departments: Development Services, Integrated Planning and Special Projects (Economic Development and Community Engagement), Environmental Services, Strategic Planning, Financial Services (Rates) and Environment and Building Compliance. This allows staff to develop new skills and experience a new aspect of the organisation, thus diversifying employee skill sets.

and allowing career development opportunities. Council has also had 23 internal transfers/promotions since June 2017 which highlights that there are internal opportunities for staff.

Council has, over the last two years, provided opportunities for staff to gain formal qualifications in management. Over the last two years', supervisory staff have been offered access to the Certificate IV in Leadership and Management, two managers have completed the Diploma in Leadership and Management and one manager has completed the Advanced Diploma in Leadership and Management.

Over the last two years, 20 employees have accessed the Education Assistance Program to continue their professional development. For outdoor staff this has mainly been through acquisition of Certificate IV or Diploma qualifications in Horticulture, Operational Works and Management; whilst indoor staff have utilised this provision to study a range of qualifications at diploma, degree and post graduate level.

SKILLS SHORTAGES

Council's recruitment experience to date has identified that the following roles, as shown in the following table (listed alphabetically by position title), fall into the "hard to recruit" category. Positions that fall into this category require either specialist local government experience, specialist qualifications and/or are difficult to fill because of the very nature of the work, remuneration level or travel times or distance to/ from the workplace of likely candidates.

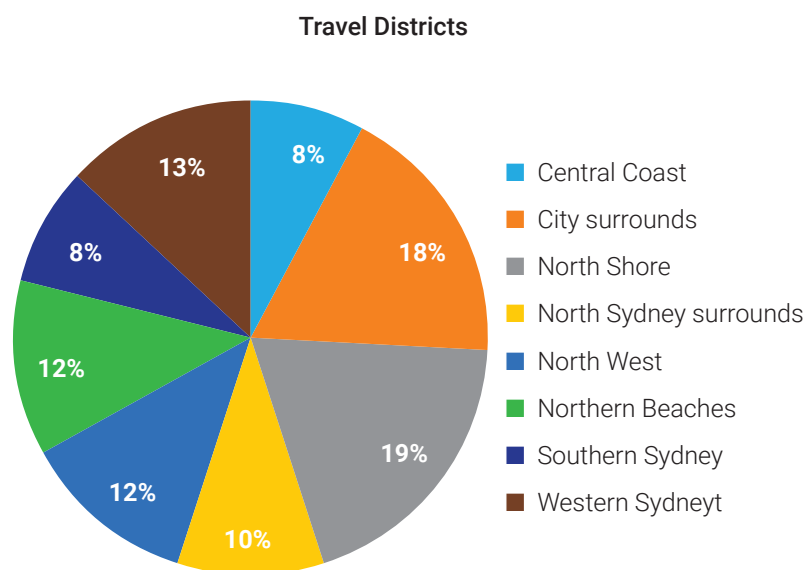
POSITIONS	DIVISION	REASON/COMMENT
Accountants	COS	Low turnover. However, if vacancy occurs, shortage of applicants with both the specialised qualifications and local government experience required.
Building Compliance	CIS	Conflict associated with the role, making it less attractive to applicants. Increases in legislative requirements will mean increased training required. Highly knowledgeable population who often challenge council decisions requires a higher standard from officers on documentation
Building Surveyor	CIS	Increased demand due to legislative requirements and also higher level of accreditation making it more difficult to become accredited. Due to growth of private certifiers individuals can earn high wages through self-employment.
Environmental Health Officer (EHO), especially more senior officers with wide experience	CIS	Changes in legislation mean more work in this area however the number of available EHO's have not increased.
Drivers (MR Licence)	OSE	Overall shortage in supply; currently sourced most successfully via labour hire.
Engineers - Traffic and Assets Civil	EPS	Low turnover. However, if vacancy occurs, shortage of qualified candidates with local government experience.
Geographical Information Systems (GIS) Mapping Officer	COS	Low turnover. However, if vacancy occurs, shortage of qualified candidates with local government experience.
Library (Shorelink)	CLS	Unusual mixture of Library and IT qualifications; Turnover low. However, if vacancy occurs, short supply. Is currently a shared resource between neighbouring councils.
Lifeguard	OSE	Specialised qualifications; shift work required to cover opening times; currently sourced most successfully via specialist sports agency.
Low skilled employees ie. labourer, street cleaner	OSE	Remuneration low; travel distance to work (due to shortage of affordable housing in North Sydney and surrounding areas).
Parking Services Officer	CIS	Enforcement nature of role; Council receives numerous applications, but the quantity of candidates with suitable skills, abilities and motivation to do the job is low.
Revenue and Rates Officer	COS	Low turnover. However, if vacancy occurs, shortage of applicants with both the specialised knowledge and experience required

POSITIONS	DIVISION	REASON/COMMENT
Town Planners (with experience)	CIS	Historically a shortage of supply, but recently in less demand due to general reduction in building work across local government. Private certification has also impacted. State government projects are impacting on availability as, State pays higher than local government and has higher award conditions
Tradespeople	EPS	Short supply, particularly arborists; other shortages include stonemasons, carpenter, painters, mechanics etc. Due to the huge amounts of development in NSW at the moment this is adding to the shortage as well as these tradespeople are able to demand high returns as contractors or through self-employment

Organisations experiencing both skills shortages and constrained employment budgets may increase their reliance on external contractors. The positives include quick implementation of expertise into delivering a project/service without the long term employment costs. The negatives include lack of skill development of existing staff which has a flow on effect through reduction of ongoing human resources capacity. In addition, employment costs are masked as contractors may not be considered employment costs but operating costs.

TRAVEL DISTANCE

Most councils draw a significant portion of their labour force from within their local area, however North Sydney Council is different in that high housing prices precludes many employees from living within the LGA. As at June 2017 only 10% of employees live within five kilometres of Council, as shown in the following graph.



Travel times and difficulty finding parking are significant detriments to many potential employees. Council offers a contribution to employee travel costs as it encourages staff to use public transport. 54% of staff travel at least sixty minutes on a one-way journey to work, which means that staff spend at least two hours each day travelling to and from work. As further parking restrictions are implemented and new developments are built parking is becoming an issue for staff commuting.

EMPLOYEE COSTS

As outlined in the *Long Term Financial Plan*, in order to meet its obligations to the community in the future, it is important for Council to manage its operational expenditure, of which a substantial proportion (39%) is its employment costs. The Long Term Financial Plan indicates that, whilst maintaining the current staffing levels, total employment costs have been forecasted to increase by a maximum of 4.1% per annum (taking into account such factors as Award increases, salary step increases as a result of performance appraisals, and employer superannuation liabilities).

Changes in employee costs impact both on revenue and expenditure. Terminations will impact on the employee entitlements' reserve, employee entitlements' liability as well as recruitment and training costs. Total employee costs are a combination of direct wages and salaries plus overheads that include workers' compensation, superannuation, training and advertising. The following table shows employee costs as a percentage of total expenditure.

EXPENDITURE (\$'000)	2014/15	2015/16	2016/17
Employee Costs	38,756	40,544	41,367
Total costs from continuing operations	93,644	99,236	106,512
Employee Costs as % of Total Expenses	40%	40%	38.8%

During this period the following new positions or staffing changes have also been identified and budgeted for in 2017/18:

DIVISION	POSITION/JUSTIFICATION
CIS	Economic Development Officer (12 month appointment)
CIS	Two Graduate Environmental Health Officers (to train and develop our own talent due to skills shortage (12 month appointments)
CIS	Parking Service Officers X 2
COS	IT Business Analyst - to improve planning and implementation of new IT systems and processes

The following analysis details what drives Council's employee costs:

AWARD INCREASES

Effective from 1 July 2017 was a 2.35% increase in accordance with the *Local Government (State) Award 2017* and there will be 2.5% per annum until 2019. This Award is due to expire in late 2020 and a new Award with (anticipated) negotiated pay increases will come into effect in mid-2020.

SALARY SYSTEM

The *Local Government (State) Award 2017* requires that each council establishes a salary system and provides for a system of progression through a salary range. Councils may also make available access to bonus payments or other opportunities for additional reward for those staff who have progressed through the salary system to the maximum point/step for their position. It should be noted that skills and performance progression increases are paid on top of Award increases. North Sydney Council's salary system has established a series of grades for each position, based on a job evaluation system and market comparisons. Staff are able to progress through their salary grade range in accordance with Award requirements.

In 2009, in consultation with employees and Unions, Council reviewed its Performance Planning and Assessment (PPA) System in order to make it more sustainable. Council has maintained access to a bonus system for staff within its PPA system which allows staff to progress through their salary range. In 2017, 60% of staff achieved a step or bonus through this system.

MARKET COMPETITIVENESS

Council aims to provide a fair reward system for employees which allows for internal equity and external competitiveness. As mentioned under "Turnover", Council aims to position itself at the 75th percentile of salaries at comparable councils. Council participates in the annual *Mastertek Salary Survey* and compares salaries to its report and makes recommendations regarding positions falling below the 75th percentile. Each year salaries are adjusted in order to remain within this percentile.

TRANSPORT ALLOWANCE

Over 54% travel for over 60 minutes to work every day. In line with one of the key objectives of the *Community Strategic Plan*, Council promotes use of public transport as well as encourages alternative modes of transport. In contrast to the majority of other councils, Council does not provide staff parking. In order to attract and retain staff and to encourage use of public transport, Council offers a subsidy to staff using public transport.

WORKERS COMPENSATION PREMIUMS

Council continues to managing its workers compensation and work health and safety expenditure closely. In the LGNSW benchmarking survey, one of the metrics related to the Workers Compensation Premium Rate (i.e. Workers Compensation Premium/Total Salaries & Wages x 100). The results were compared across 70 councils and ranged between 2.5% and 10%. North Sydney Council has been managing its costs within the 2.5% range as demonstrated in the following table and graph.

6.6. Workers Compensation Premium Rate

Result for North Sydney Council compared to the sample

	Result	Area (sq km)	Est. res. population	Total ord. expenditure	EFT Staff
North Sydney Council data	2.5%	10.50	63,914	\$71,327,000	388.0
Min	0.0%	7.10	1,700	\$4,610,000	36.0
25th Perc.	2.6%	93.20	13,277	\$28,356,750	173.3
Median	3.3%	1,013.15	44,821	\$58,996,500	294.5
75th Perc.	4.8%	4,042.10	75,775	\$81,363,750	459.5
Max	10.0%	17,928.60	299,797	\$378,770,040	1,632.0
Council Percentile - In sample	20%	4%	65%	67%	64%

Definition of the measure

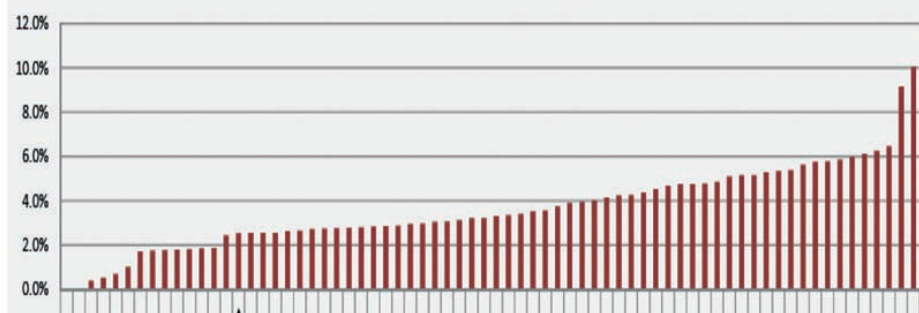
(Workers Compensation Premium / Total Salaries & Wages)*100

Councils in sample: 70

Sample as % of comp. group: 46%

Average result in sample: 3.6%

Data distribution of councils in sample



PLANNING ASSUMPTIONS

North Sydney Council faces the same challenges as most urban councils. The factors impacting Council are:

STATE AND FEDERAL GOVERNMENT CHANGES

State and Federal Government changes have resulted in reduction of funding opportunities and a devolution of responsibilities to local government. Policies specifically impacting on councils have been urban consolidation and development of transport corridors. Due to the increased complexity and change in State departments there are increased demands from the public for council help in navigating and understanding services.

Third party support for the major State transport developments including the B-Line, Metro and Western Harbour Tunnel and Beaches Link mean there is a high demand on the planning and engineering services.

LEGISLATIVE CHANGES

Legislative changes and changes to standards have resulted in increased responsibilities for local government i.e. GIPA, Food Authority guidelines, EPA Act. New legislation is often untested so takes time to navigate and work through the grey areas and complexities.

RAPID CHANGES IN TECHNOLOGY

Increasing the pace of change, offering more potential to do things differently but also requiring new sets of skills and also increasing risks in relation to security of information. The introduction of digital technology and the development of software applications are changing the way people do business which means there are new services which introduce new issues to be managed i.e. Uber and bicycle renting applications.

ENVIRONMENTAL CHANGES

Weather patterns are becoming more severe, increasing importance placed on environmental and corporate sustainability. More interest and demand for and energy and water saving strategies, technologies and information. The issue of recycling as waste depots fill will have demands increasing on local government.

SOCIAL CHANGES

Including an ageing population nationally but also particularly within local government is beginning to impact on local government. The aged population requires increased support services and different types of service and access. The increase in Australian population has put increased pressure on infrastructure especially for affordable housing and transport.

CUSTOMER EXPECTATIONS

There are increasing expectations for services from residents regarding their local community particularly in emergency management, asset management and maintenance, as well as provision of welfare and support services. Councils are also increasingly expected to take a lead role in economic and social development. With population growth affordable housing has become a growing issue.

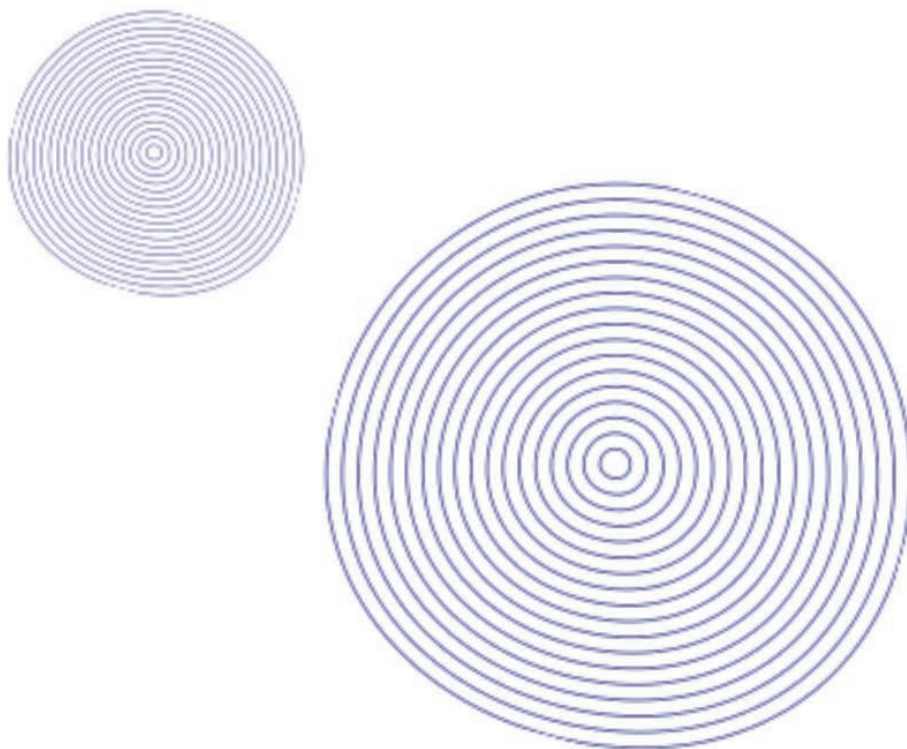
GROWTH

In development is having considerable impact on the North Sydney LGA leading to increased demand from the public in access to open space and to monitor and enforce regulations regarding construction and parking.

RAPID EXPANSION AND REDUCTION IN SOME STATE SERVICES

Rapid expansion and reduction in some State services have left some people with an increased sense of isolation. There is more demand for Council to provide services to the community which offer social opportunities for people to build relationships e.g. high interest in volunteer activities.

In essence there is increasing change to the type of responsibilities councils have and the range of work that they are involved with. This has led to increasing scope of duties for individual workers within Council with the pressure of working within ever tightening budgets.



GAPS AND FUTURE NEEDS (IMPROVEMENT PLAN)

After analysing the current workforce data, comparisons can be made between current supply levels and forecasted labour demand based on the priorities outlined in the *Community Strategic Plan* and *Delivery Program*. Forecasting Council's future needs includes identifying what capabilities, competencies and service levels are needed in our workforce and where they should be concentrated.

Each manager will be tasked with reviewing their area in the context of the *Delivery Program* to identify the nature of the changes impacting on their department in order to provide an analysis of the staffing that is required (including retention of current staff) the types of skills required and the most effective structure for delivering the services. During this process contingency plans for each department will be reviewed. Contingency plans highlight the positions which have a high risk of disruption if a member of staff leaves the organisation. The contingency plans identify potential gaps and develop strategies to assist in retention of knowledge, identify staff development and highlight how positions can be recruited in the future.

KEY FOCUS AREAS

A key objective of Council's *Workforce Management Strategy* is to retain "its best" and maintain a qualified and capable workforce able to meet service expectations. The reality is that Council will be operating in a "restrained, non-growth" period where budgets and resources are limited and where there are ongoing pressures to "do more with less".

An internal study has been undertaken regularly to assess organisational engagement and culture (internally known as the *Employee Survey*). The engagement and culture study was particularly focused on investigating employee perceptions of their workplace in areas such as: engagement and leadership; values and conduct; workplace experiences; diversity and wellbeing; and intentions to stay. While engagement levels were high (75%) in the survey, levels of awareness of the vision and strategy of senior management could be improved (49% and 45% respectively).

As a result of the above initiatives, the following issues are identified as priorities for Council's *Workforce Management Strategy*:

- a) Attracting and retaining talent and knowledge of our employees
- b) Providing a safe respectful work place with an emphasis on wellbeing
- c) Focus on learning and development especially on upskilling employees in technology currently employed and any new technology to be implemented
- d) Developing our leadership in order to communicate and provide a clear direction, vision and strategy for the organisation
- e) Planning for our workforce needs
- f) Responding to changing and service demands from our community
- g) Continually improving our systems and processes for operational efficiency
- h) Enhancing our service through technology

The following strategies, categorised under the three key focus areas - Organisational Development, Workforce Structure and Sustainability and Employee Support and Productivity, will help us meet these organisational priorities. The focus areas reflect the importance of our employees and the value we place on their development, retention and wellbeing. The accompanying action plan, encompasses initiatives aimed at staff development, improving work life balance and maintaining healthy lifestyles and developing leadership within our organisation and the community.

1. WORKFORCE STRUCTURE AND SUSTAINABILITY

In order to deliver services as stated in the *Community Strategic Plan* and *Delivery Program* and to meet statutory obligations, Council needs to have an effective, efficient and flexible organisational structure with appropriate staffing levels. We also need to be able to respond to emerging priorities, objectives and changes expected to our workforce demographics in the short and medium term.

Council needs to constantly (and consistently) explore opportunities for more efficient ways of working, focusing on opportunities for low-cost workplace innovation, leveraging technology to reduce workload, opportunities to be 'resource smart' or to tap into resources, e.g. funding that may become available. Council will need to structure jobs and the workplace through smart redesign of job functions and adopt progressive employment practices, to channel our resources where most needed.

Attraction and retention is a key issue for Council in the last twelve months' turnover has increased to 16%, which is putting a considerable strain on parts of the organisation such as Environmental and Building Compliance, Document Management, Customer Service and Strategic Planning. Council will review its marketing strategies and concentrate on improving onboarding and induction of staff. The annual review of salaries against the market will assist in maintain competitive salaries while reviewing the Performance Planning and Assessment system offer will assist in rewarding staff for good performance.

2. ORGANISATIONAL DEVELOPMENT

Council is committed to the development of employee capability so as to optimise productivity by having a skilled and flexible workforce which can respond to changing business directions and needs whilst also encouraging employees to reach their full potential and work safely. The training and education of staff is seen as an essential element of assisting staff to develop and maintain the skills, knowledge and abilities necessary to enhance organisational performance. Council has a corporate training calendar where staff can nominate and are selected to attend generic skills training as well as the ability to nominate for specific job related courses.

In 2017/18 Council developed a Leadership Program focusing on key skills that managers identified that they needed in the current work place. For the last 10 years Council has encouraged all supervisory and management staff to gain formal qualifications and have sponsored staff to achieve Leadership and Management qualifications at Certificate IV, Diploma and Advanced Diploma level. Leadership development will continue with a focus on providing our leaders with the skills to help align our workforce culture with our vision and strategy.

Having a highly qualified and skilled workforce, Council needs to continue to maintain and enhance these skills and identify how transferable skills can be shared within the workforce. The development of "workplace champions" as knowledge source points and internal coaches is vital to retaining and sharing our knowledge. In a period of budget restrictions developing specific employees with knowledge and skills in coaching is a cost efficient method of delivering skills and sharing knowledge and may help retain staff. It has been identified that in order to leverage technology, staff need to improve their skills in the current applications established in the organisation.

Council will also provide an expanded e-learning offer where staff can self-select on line learning to enhance their skills.

Given that a high number (20 of 33) of managers are aged 55 years or older and could retire in the next five years, Council has developed contingency plans around these positions which concentrate on documenting key knowledge and developing internal staff who are capable of assuming key duties. These plans need to be reviewed and linked to individual employees' training plans.

3. EMPLOYEE SUPPORT AND PRODUCTIVITY

Organisations in which employees are fit and healthy and have a good work-life balance, experience reduced turnover, reduced incidents/injuries and increased employee satisfaction. It is vital that Council assists its employees to maintain their health and wellbeing so that they are able to continue working productively for as long as they desire as well as enjoying their leisure pursuits and/or retirement. Council has an ageing workforce and it is quite likely that more employees will continue to work later than their predecessors. This focus area also requires a progressive review of all staff policies to ensure that they maintain currency and provide a best practice approach to governance and employee relations.

IMPROVEMENT PLAN

Each of the key focus areas include initiatives that will be rolled out across the organisation. Council's Human Resources Department will collaborate with the organisation, business units (departments and functions), managers, coordinators and supervisors as well all employees to assist in the achievement of these initiatives. The following strategies contribute to achievement of the following desired outcomes and strategies within the *Community Strategic Plan*:

CATEGORY	STRATEGIES
1. Workforce Structure and Sustainability - maintain Council's attractiveness in order to attract and retain high performing staff	1.1 Utilise e-recruitment to provide more efficient and timely recruitment. Develop a more seamless applicant driven follow
	1.2 Review the employee value proposition to attract talent.
	1.2 Improve the employee on boarding and induction offer.
	1.3 Maintain a diverse workforce through good inclusion practices.
	1.4 Benchmarking Workforce Management Strategy and WHS performance across NSW metro councils.
	1.5 Participate in NSW council salary survey and maintain salaries within 75th percentile range.
	1.6 Review Performance Planning and Assessment process whilst maintaining integrity of the budget.
2. Organisational Development - to develop employee capability to ensure a skilled and flexible workforce	1.7 Continue to provide flexible work arrangements that attract and retain staff.
	2.1 Provide training for staff which focuses on technology skills improvement in software applications utilised at Council.
	2.2 Provide e-learning tools for employees to support their skills development.
	2.3 Develop contingency plans in highlight training needs and identify knowledge retention strategies.
	2.4 EEO and Diversity awareness training to be developed for the organisation.
3. Employee Support and Productivity - implement best practice to human resource strategies to support employees in the workplace and create a respectful, safe healthy workplace	2.5 Coaching managers in performance development and continuous improvement..
	3.1 Relaunch of values and mission of the organisation and integrate this into our organisational culture.
	3.2 Implement Employee Wellbeing programs support the ongoing health of employees.
	3.3 Develop retention strategy to support employees in the workplace throughout their career.
	3.4 Review the Employee Assistance Program offer.
	3.5 Implement the WHS Strategy.

RESOURCING

Implementation of the *Workforce Management Strategy* is directly aligned with the objectives of the *Community Strategic Plan* and *Delivery Program*. Responsibilities have also been allocated within the Improvement Plan in the preceding section.

The cost of implementing the *Workforce Management Strategy* has been incorporated within Council's three-year financial estimates accompanying the *Delivery Program* and *Long Term Financial Plan*. However, it is noted that this strategy reflects Council's intentions at the time of publication. As with any plan or budget, the actual results may vary from that forecast.

The responsibility for implementing Council's IPR Framework, including this strategy, rests on all internal stakeholders. However, the level of responsibility differs amongst the various stakeholders. The following outlines the key stakeholders' roles and responsibilities:

- The Mayor and Councillors delegate responsibilities to the General Manager and senior staff to develop and oversee the implementation of the *Community Strategic Plan*, *Delivery Program* and *Resourcing Strategy* in accordance with the legislative guidelines as well as leading community engagement;
- The General Manager is responsible for overseeing the preparation of Council's IPR Framework and reporting progress and performance regularly;
- The Senior Management Team is responsible for ensuring the key focus areas and related strategies for 2018/19-2020/21 are agreed and resourced;
- Council's Human Resources Department and Integrated Planning and Special Project Department provide support to the Senior Management Team and are responsible for monitoring implementation and performance reporting;
- Managers and staff are responsible for supporting the Senior Management Team in implementing the *Community Strategic Plan*, *Delivery Program*, annual *Operational Plan* and the individual components of the *Resourcing Strategy*; and
- The Consultative Committee is a key forum for consulting staff when developing an appropriate workforce structure. This is essential to the change management process required to drive any significant changes and improve ownership of this plan.



MONITORING AND EVALUATION

Council will periodically monitor and evaluate implementation of the Improvement Plan within the *Workforce Management Strategy* to ensure it is appropriate to workforce needs.

Performance will be monitored by Council's Senior Management Team via annual progress reports tracking implementation of the four-year actions and the key performance indicators outlined below. These reports will be prepared as part of annual budget preparations. Monitoring will be complemented by periodic performance reporting against related actions within the *Delivery Program* and *Annual Report*, and via feedback provided by key stakeholders as part of the implementation process.

KEY FOCUS AREA	KEY PERFORMANCE INDICATORS
1. Workforce Structure and Sustainability	<ul style="list-style-type: none"> Percentage employee turnover (target at or below 15%) Percentage of staff satisfied with the organisation Percentage of staff on exit who recommend Council is a 'good organisation' to work for
2. Organisational Development	<ul style="list-style-type: none"> Number of training opportunities provided
3. Employee Support and Productivity	<ul style="list-style-type: none"> Number of employees utilising health and wellbeing programs Sick leave rate is less than 5% Annual leave liability (percentage controllable hours) Lost time injury frequency rate Number of workplace safety incidents Workers compensation premium rate Percentage of WHS risk assessments completed

Evaluation will include reviewing and amending strategies, as required, where goals are not being achieved or where changes affect set goals and strategies. Recommendations will be incorporated into Council's workforce planning cycle that will align to the term of Council.



Outdoor staff at Cremorne Point Reserve

APPENDIX 1: ASSET MANAGEMENT POLICY

1. STATEMENT OF INTENT

- 1.1 North Sydney Council is responsible for a large and diverse asset base. According to Council's Charter under the Local Government Act 1993 with regard to asset management, Council should:
- a) Provide directly, or on behalf of other levels of government after due consultation adequate, equitable and appropriate services and facilities for the community and to ensure that those services are managed efficiently and effectively;
 - b) Have regard to the long term and cumulative effects of its decisions; and
 - c) Bear in mind that it is the custodian and trustee of public assets and to effectively account for and manage the assets for which it is responsible.
- 1.2 The objectives of this Policy are to set a broad framework for implementing consistent asset management processes throughout North Sydney; and to ensure adequate provision is made for the long-term replacement of major assets by:
- a) Ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment;
 - b) Safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets;
 - c) Creating an environment where all Council employees take part in overall management of Council assets by creating and sustaining asset management awareness throughout the Council;
 - d) Meeting legislative requirements for asset management;
 - e) Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated;
 - f) Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.

2. ELIGIBILITY

- 2.1 This Policy will apply to all Councillors, employees of Council and external consultants employed as representatives of Council.

3. DEFINITIONS

- 3.1 An 'asset' refers to any resource with a financial value attached to it, normally acquired to ensure local service delivery. Council assets include finances, plant and equipment, infrastructure, buildings, open space, other property and any other resources under its ownership or care and control.
- 3.2 The term 'asset management' describes the combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

4. PROVISIONS

This Policy is linked to implementing Council's vision, mission and core values as outlined in the *Community Strategic Plan*. The following provisions outline the guiding principles of effective asset management that must be observed by Councillors, employees and consultants for all Council activities.

- 4.1 A consistent *Asset Management Strategy* must exist for implementing systematic asset management and appropriate asset management best-practice throughout all Council departments.

- 4.2 All relevant legislative requirements together with political, social and economic environments are to be taken into account in asset management.
- 4.3 Asset management principles will be integrated within existing planning and operational processes.
- 4.4 An inspection regime will be used as part of asset management to ensure agreed service levels are maintained and to identify asset renewal priorities.
- 4.5 Asset renewals required to meet agreed service levels and identified in the adopted asset management plans and long term financial plans will be fully funded in the annual budget estimates.
- 4.6 Service levels agreed through the budget process and defined in the adopted Asset Management Plans will be fully funded in the annual budget estimates.
- 4.7 Asset renewal plans will be prioritised and implemented progressively based on agreed service levels and the effectiveness of the current assets to provide that level of service.
- 4.8 Systematic and cyclic reviews will be applied to all asset classes and are to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards.
- 4.9 Future life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets.
- 4.10 Create an environment where all Council employees take part in overall management of Council assets by creating and sustaining asset management awareness throughout the organisation by training and development.
- 4.11 Future service levels will be determined in consultation with the community.

5. RESPONSIBILITY/ACCOUNTABILITY

- 5.1 Council's Engineering Infrastructure Department is the key stakeholder of this Policy. However all related Departments/Council staff who have direct or indirect responsibility for the whole or part lifecycle management of Council assets are also responsible for asset management.
- 5.2 The effectiveness of this Policy shall be reviewed at least once during the term of Council.

6. RELATED POLICIES/DOCUMENTS/LEGISLATION

The Policy should be read in conjunction with the following Council policies and documents:

- Asset Accounting and Capitalisation Policy
- Asset Management Plans (various per asset class)
- Community Strategic Plan
- Delivery Program
- Financial Management Policy
- Resourcing Strategy - incorporating Long Term Financial Plan, Asset Management Strategy and Workforce Management Strategy

The Policy should be read in conjunction with the following documents/legislation:

- Local Government Act 1993

VERSION	DATE APPROVED	APPROVED BY	RESOLUTION NO.	REVIEW DATE
1	21 June 2010	Council	361	2012/13
2	18 February 2013	Council	61	2016/17
3	29 April 2013	Council	239	2017/18
4	25 June 2018	Council	214	2020/21

APPENDIX 2: 10 YEAR FINANCIAL MODEL - SCENARIO 3A

North Sydney Council – 10 Year Financial Plan for the Years ending 30 June 2028										
INCOME STATEMENT	Actuals	Current Year	Projected Years							
Scenario:3A - Increase in existing capacity / services	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
Income from Continuing Operations										
Revenue:										
Rates & Annual Charges	58,831	63,187	66,784	70,642	72,309	74,015	75,763	77,553	79,386	81,263
User Charges & Fees	33,691	27,556	24,518	30,819	32,318	32,789	32,786	32,794	33,450	34,119
Interest & Investment Revenue	2,407	1,586	1,412	1,292	1,172	1,052	932	812	692	572
Other Revenues	16,907	14,196	13,996	15,382	15,774	16,116	16,439	16,767	17,102	17,444
Grants & Contributions provided for Operating Purposes	5,550	4,867	4,801	4,868	4,935	5,004	4,770	4,841	4,934	5,053
Grants & Contributions provided for Capital Purposes	15,773	11,862	3,450	16,050	1,050	2,050	13,650	4,050	4,050	4,050
Other Income:										
Net gains from the disposal of assets	-	402	-	-	-	-	-	-	-	-
Fair Value Increment on Investment Properties	2,205	1,030	-	1,056	1,088	1,120	1,154	1,188	1,224	1,261
Total Income from Continuing Operations	135,364	124,686	114,961	140,108	128,645	132,147	145,493	138,005	140,837	143,761
Expenses from Continuing Operations										
Employee Benefits & On-Costs	44,992	44,814	45,394	46,413	48,910	50,329	51,337	52,366	53,414	54,484
Borrowing Costs	367	342	671	979	915	849	778	706	632	555
Materials & Contracts	36,799	40,051	35,502	36,261	37,484	38,502	39,160	40,034	40,724	41,529
Depreciation & Amortisation	22,111	21,504	22,020	22,460	22,910	23,368	23,835	24,312	24,798	25,294
Other Expenses	9,103	9,471	9,364	10,073	9,988	10,327	11,105	10,788	11,032	11,290
Net Losses from the Disposal of Assets	1,481	-	994	994	994	994	994	994	994	994
Joint Ventures & Associated Entities	3	-	-	-	-	-	-	-	-	-
Total Expenses from Continuing Operations	114,856	116,182	113,946	117,180	121,202	124,369	127,210	129,200	131,595	134,147
Net Operating Result for the Year	20,508	8,504	1,014	22,928	7,444	7,778	18,282	8,805	9,243	9,614
Net Operating Result before Grants and Contributions provided for Capital Purposes	4,735	(3,358)	(2,436)	6,878	6,394	5,728	4,632	4,755	5,193	5,564

APPENDIX 2: 10 YEAR FINANCIAL MODEL - SCENARIO 3A

North Sydney Council – 10 Year Financial Plan for the Years ending 30 June 2028										
BALANCE SHEET	Actuals	Current Year	Projected Years							
Scenario:3A - Increase in existing capacity / services	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
ASSETS										
Current Assets										
Cash & Cash Equivalents	14,083	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Investments	73,145	68,369	74,112	59,233	61,149	66,050	77,555	81,489	85,342	89,930
Receivables	5,967	6,284	5,371	6,978	5,821	6,086	7,303	6,539	6,713	6,890
Inventories	57	57	51	52	54	55	56	57	58	59
Other	244	287	260	268	275	283	291	294	299	306
Non-current assets classified as "held for sale"	4,500	-	-	-	-	-	-	-	-	-
Total Current Assets	97,996	76,998	81,794	68,531	69,298	74,474	87,205	90,379	94,413	99,185
Non-Current Assets										
Receivables	450	304	328	355	371	387	405	422	441	460
Infrastructure, Property, Plant & Equipment	1,019,274	1,049,439	1,071,755	1,107,816	1,108,626	1,109,171	1,111,896	1,114,176	1,116,003	1,117,368
Investments Accounted for using the equity method	10	10	10	10	10	10	10	10	10	10
Investment Property	95,512	96,542	96,542	97,598	98,686	99,806	100,960	102,148	103,372	104,633
Total Non-Current Assets	1,115,246	1,146,295	1,168,635	1,205,778	1,207,692	1,209,374	1,213,270	1,216,757	1,219,826	1,222,471
TOTAL ASSETS	1,213,242	1,223,292	1,250,429	1,274,309	1,276,990	1,283,848	1,300,475	1,307,136	1,314,240	1,321,656
LIABILITIES										
Current Liabilities										
Payables	20,767	23,414	22,232	24,030	20,368	20,602	21,112	21,205	21,354	21,520
Income received in advance	2,613	1,532	1,413	1,695	1,764	1,794	1,806	1,818	1,854	1,892
Borrowings	811	846	1,978	2,043	2,107	2,178	2,249	2,324	2,400	1,602
Provisions	16,021	16,843	17,642	18,476	19,348	20,259	20,259	20,259	20,259	20,259
Total Current Liabilities	40,212	42,635	43,265	46,243	43,587	44,833	45,426	45,606	45,867	45,272

North Sydney Council – 10 Year Financial Plan for the Years ending 30 June 2028										
BALANCE SHEET	Actuals	Current Year	Projected Years							
Scenario:3A - Increase in existing capacity / services	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
Non-Current Liabilities										
Payables	-	17	15	20	8	8	9	9	9	9
Borrowings	8,100	7,254	32,738	30,695	28,588	26,410	24,161	21,837	19,437	17,835
Provisions	278	230	241	253	264	277	277	277	277	277
Total Non-Current Liabilities	8,378	7,501	32,994	30,968	28,861	26,695	24,447	22,123	19,723	18,122
TOTAL LIABILITIES	48,590	50,136	76,259	77,211	72,448	71,528	69,873	67,729	65,590	63,393
Net Assets	1,164,652	1,173,156	1,174,171	1,197,099	1,204,542	1,212,320	1,230,602	1,239,407	1,248,649	1,258,263
EQUITY										
Retained Earnings	813,480	821,984	822,999	845,927	853,370	861,148	879,430	888,235	897,477	907,091
Revaluation Reserves	351,172	351,172	351,172	351,172	351,172	351,172	351,172	351,172	351,172	351,172
Total Equity	1,164,652	1,173,156	1,174,171	1,197,099	1,204,542	1,212,320	1,230,602	1,239,407	1,248,649	1,258,263

APPENDIX 2: 10 YEAR FINANCIAL MODEL - SCENARIO 3A

North Sydney Council – 10 Year Financial Plan for the Years ending 30 June 2028										
CASH FLOW STATEMENT	Actuals	Current Year	Projected Years							
Scenario:3A - Increase in existing capacity / services	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
Cash Flows from Operating Activities										
Receipts:										
Rates & Annual Charges	58,153	63,712	66,745	70,600	72,286	73,992	75,739	77,528	79,360	81,236
User Charges & Fees	34,598	27,775	24,633	30,580	32,261	32,771	32,786	32,793	33,425	34,093
Interest & Investment Revenue Received	2,909	1,059	1,334	1,441	1,172	955	753	773	614	496
Grants & Contributions	19,194	15,581	8,896	19,954	7,121	6,973	17,555	9,616	8,977	9,094
Bonds & Deposits Received	3,546	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Other	26,751	13,875	14,123	15,126	15,928	16,083	16,284	16,866	17,081	17,422
Payments:										
Employee Benefits & On-Costs	(42,880)	(44,291)	(44,575)	(45,553)	(47,990)	(49,386)	(51,324)	(52,352)	(53,400)	(54,469)
Materials & Contracts	(41,441)	(39,211)	(36,075)	(36,059)	(37,313)	(38,312)	(38,962)	(39,957)	(40,593)	(41,382)
Borrowing Costs	(321)	(379)	(597)	(984)	(921)	(854)	(784)	(713)	(638)	(562)
Bonds & Deposits Refunded	(4,118)	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)
Other	(9,669)	(9,471)	(9,364)	(10,073)	(9,988)	(10,327)	(11,105)	(10,788)	(11,032)	(11,290)
Net Cash provided (or used in) Operating Activities	46,722	28,650	25,120	45,032	32,555	31,894	40,942	33,767	33,793	34,638
Cash Flows from Investing Activities										
Receipts:										
Sale of Investment Securities	69,062	4,776	-	14,879	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	690	-	-	-	-	-	-	-	-	-
Sale of non-current assets classified as "held for sale"	-	4,500	-	-	-	-	-	-	-	-
Payments:										
Purchase of Investment Securities	(79,126)	-	(5,743)	-	(1,916)	(4,901)	(11,505)	(3,934)	(3,853)	(4,588)
Purchase of Investment Property	(66)	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(28,518)	(49,197)	(45,993)	(57,933)	(28,597)	(24,886)	(27,259)	(27,583)	(27,616)	(27,650)
Net Cash provided (or used in) Investing Activities	(37,958)	(39,921)	(51,736)	(43,054)	(30,513)	(29,787)	(38,764)	(31,517)	(31,469)	(32,238)

North Sydney Council – 10 Year Financial Plan for the Years ending 30 June 2028										
CASH FLOW STATEMENT	Actuals	Current Year	Projected Years							
Scenario:3A - Increase in existing capacity / services	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
Cash Flows from Financing Activities										
Receipts:										
Proceeds from Borrowings & Advances	-	-	28,000	-	-	-	-	-	-	-
Payments:										
Proceeds from Borrowings & Advances	(589)	(811)	(1,384)	(1,978)	(2,043)	(2,107)	(2,178)	(2,249)	(2,324)	(2,400)
Net Cash Flow provided (used in) Financing Activities	(589)	(811)	26,616	(1,978)	(2,043)	(2,107)	(2,178)	(2,249)	(2,324)	(2,400)
Net Increase/(Decrease) in Cash & Cash Equivalents	8,175	(12,083)	-	-	-	-	-	-	-	-
plus: Cash, Cash Equivalents & Investments - beginning of year	5,908	14,083	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Cash & Cash Equivalents - end of the year	14,083	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Cash & Cash Equivalents - end of the year	14,083	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Investments - end of the year	73,145	68,369	74,112	59,233	61,149	66,050	77,555	81,489	85,342	89,930
Cash, Cash Equivalents & Investments - end of the year	87,228	70,369	76,112	61,233	63,149	68,050	79,555	83,489	87,342	91,930
Representing:										
- External Restrictions	29,847	23,493	26,073	25,944	26,940	28,511	42,908	47,733	52,598	57,523
- Internal Restrictions	47,674	35,834	39,381	24,750	28,729	32,699	32,135	32,075	32,830	34,322
- Unrestricted	9,707	11,043	10,659	10,539	7,480	6,840	4,512	3,681	1,914	85
	87,228	70,369	76,112	61,233	63,149	68,050	79,555	83,489	87,342	91,930

APPENDIX 2: 10 YEAR FINANCIAL MODEL - SCENARIO 3A

North Sydney Council – 10 Year Financial Plan for the Years ending 30 June 2028										
EQUITY STATEMENT - GENERAL FUND	Actuals	Current Year	Projected Years							
Scenario:3A - Increase in existing capacity / services	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
Opening Balance	1,147,644	1,164,652	1,173,156	1,174,171	1,197,099	1,204,542	1,212,320	1,230,602	1,239,407	1,248,649
Adjustments to opening balance	(4,556)	-	-	-	-	-	-	-	-	-
Restated Opening Balance	1,143,088	1,164,652	1,173,156	1,174,171	1,197,099	1,204,542	1,212,320	1,230,602	1,239,407	1,248,649
Net Operating Result for the Year	20,508	8,504	1,014	22,928	7,444	7,778	18,282	8,805	9,243	9,614
Restated Net Operating Result for the Year	20,508	8,504	1,014	22,928	7,444	7,778	18,282	8,805	9,243	9,614
Current Year Income & Expenses Recognised direct to Equity										
- Transfers to/(from) Asset Revaluation Reserve	1,056	-	-	-	-	-	-	-	-	-
Net Income Recognised Directly in Equity	1,056	-	-	-	-	-	-	-	-	-
Total Recognised Income & Expenses	21,564	8,504	1,014	22,928	7,444	7,778	18,282	8,805	9,243	9,614
Equity - Balance at end of the reporting period	1,164,652	1,173,156	1,174,171	1,197,099	1,204,542	1,212,320	1,230,602	1,239,407	1,248,649	1,258,263

This plan reflects our intentions at the time of publication. As with any plan or budget, the actual results may vary from that forecast.

View the document online at www.northsydney.nsw.gov.au

For further information phone 9936 8100 or email council@northsydney.nsw.gov.au

Adopted - 25 June 2018

Amended October 2018

Re-adopted 29 January 2019

Amended July 2020

8.3. Operational Plan and Budget 2020/21 - Post Exhibition

AUTHOR: Sarah Malcolm, Corporate Planning Coordinator and Darren Goode, Manager Accounting Services

ENDORSED BY: Margaret Palmer, Director Corporate Services

ATTACHMENTS:

1. Attachment 1 - 2020/21 Operational Plan & Budget [8.3.1 - 102 pages]

PURPOSE:

The purpose of this report is to recommend adoption of the *2020/21 Operational Plan & Budget* (Attachment 1) following its mandatory public exhibition. Council is required to adopt its Operational Plan & Budget, for the coming financial year, by 31 July (deadline extended due to COVID-19 pandemic).

EXECUTIVE SUMMARY:

The draft *2020/21 Operational Plan & Budget* was endorsed for exhibition by Council at its meeting of 21 June 2020. The public exhibition period ran from 24 June to 21 July 2020, concurrent with the exhibition of the draft *2020/21 Fees & Charges Schedule* and the Amended Resourcing Strategy. No submissions were received regarding the draft *2020/21 Operational Plan & Budget*.

FINANCIAL IMPLICATIONS:

Printing of hard copies of the plan and associated promotion can be met from existing administrative budgets. The proposed amendments to the budget have arisen from the NSW Government's decision to temporarily defer the payment of some developer contributions in response to the COVID-19 pandemic, as detailed in section 2.1 of this report.

RECOMMENDATION:

1. THAT having considered the submissions received, Council adopt the 2020/21 Operational Plan & Budget, as attached to this report.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

BACKGROUND

Council is required to prepare an Operational Plan as a sub-plan to its Delivery Program. The draft plan must be placed on exhibition prior to its adoption with submissions considered before adoption of the final plan by 31 July (deadline extended due to COVID-19 pandemic).

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

1. Public Exhibition

Public exhibition of the draft *2020/21 Operational Plan & Budget* ran from 24 June to 21 July 2020; concurrent with the exhibition of the draft *2020/21 Fees & Charges Schedule* and the *Amended Resourcing Strategy*.

The public exhibition was promoted via Council's website and the YourSayNorthSydney site via the July 2020 issue of Council E-news (of which 13 of the 1,255 subscribers opened the article); via the July 2020 issue of Business E-news (of which none of the 689 subscribers opened the article); to all active Precinct Committees via memo and the weekly Precinct E-news (item ran weekly during exhibition period - 135 subscribers); and via A3 signage at the following locations - Customer Service Centre and Civic Park; and via Council's Facebook account on 9 July 2020, which reached 1,408 people.

Between 24 June to 21 July 2020 there were 148 views on the YourSay page (via Council's website); of these, 60 visitors downloaded the document, and 120 visitors viewed the web page but did not download the document.

No submissions were received during the exhibition period.

2. Variations identified during the Exhibition Period

2.1 Section 711 Deferral

Following the commencement of the public exhibition period, in response to the COVID-19 pandemic the NSW Government issued a Ministerial Direction and amended the Planning legislation to temporarily defer the payment of local infrastructure contributions for some development types. The deferral of payments does not apply to:

- development proposals worth less than \$10 million;
- development for subdivision purposes; and
- complying development.

Local infrastructure contributions are currently required for developments within the North Sydney LGA which propose an increase in the number of dwellings or an increase in commercial floor space on a site. Typically, these contributions are required to be paid prior to the issue of a Construction Certificate. However, the recent changes mean that this requirement will automatically be deferred until prior to the issue of an Occupation Certificate for:

- Development consents issued between the 8 July and 25 September 2020; and
- Development consents issued prior to the 8 July 2020, and where a Construction Certificate has not been issued prior to 8 July 2020 (i.e. the contribution has yet to be paid to Council).

Forecasts suggest that the temporary deferral of the payment of contributions will result in a delay in the receipt of \$9.6 million of revenue over the next four years. The Draft *2020/21 Operational Plan & Budget* allowed for revenue of \$5 million from developer contributions and this has been revised down to \$3.4 million.

The Long Term Financial Plan allows for \$4 million of revenue annually from developer contributions in subsequent years. Deferral of payment will require this amount to be amended to \$1 million in 2021/22 and 2022/23 and \$2 million in 2023/24.

As the contributions have not been budgeted to spend, there is no need to make any adjustments to the capital expenditure program. The delay in the receipt of revenue will have an impact on cash flow and on the size of the pool of surplus funds available for investment and subsequent returns from the portfolio.

The net operating result for 2020/21 is now forecast to be a surplus \$1 million including capital grants and contributions. This is \$1.6 million less than the \$2.6 million surplus forecast in the draft *2020/21 Operational Plan & Budget*. Excluding capital grants and contributions a deficit of \$2.4 million is forecast.

2.2 Budgeted Income Statement

The Budgeted Income Statement (on page 13 of Attachment 1) has been updated, reflective of the amendment to the budget for developer contributions as a result of the State Government's decision to temporarily defer the payment of some contributions.

2.3 Revenue Policy

The 2020/21 Revenue Policy (Appendix 1 of Attachment 1) has been updated in accordance with the rate in the dollar, consistent with Item 10.4. It is noted there has been a change in the number of rateable properties between the time the draft Operational Plan was prepared and the finalisation of the rate in the dollar due e.g. new stratas, change in land use and land values supplied by the Valuer General.

2.4 Projects

The Q4 2019/20 Operational Plan Review was prepared during the exhibition period (to be reported to the next Governance & Finance Committee meeting) during which it was identified that several projects scheduled to continue in 2020/21 were completed early and hence have been removed, similarly some projects have carried over to 2020/21.

OPERATIONAL PLAN AND BUDGET 2020/21

YEAR 3 OF THE DELIVERY PROGRAM 2018/19-2021/22

progressive *vibrant* diverse



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GENERAL MANAGER'S FOREWORD

I invite you to provide feedback during the public exhibition of the *Draft Operational Plan & Budget 2020/21*.

The *Operational Plan & Budget 2020/21* details the projects and services to be delivered in Year 3 of Council's *Delivery Program 2018/19-2021/22*, to achieve the outcomes and strategies of the *North Sydney Community Strategic Plan 2018-2028*.

The 2020/21 budget has been prepared in unusual circumstances. While we acknowledge the impact COVID-19 has had on our local businesses and the community at large, Council is not isolated from the economic impacts. Council responded with a significant support package, despite incurring substantial losses in doing so.

We need to be mindful and realistic of Council's limited resources and the impact of COVID-19 responses on the organisation's capacity to maintain infrastructure and its long term financial sustainability. In order to manage the financial impact we have had to make difficult decisions and reduce costs. The impacts result in an estimated \$7.9 million reduction in income due to facility closures, fees and lease waivers for cafes and restaurants, reduced parking fees, delays in payment of both rates and the general economic downturn.

The 2020/21 budget forecasts a deficit of \$2.4 million before capital grants and contributions. Including capital grants and contributions, the forecast operating result is a surplus of \$1.0 million. The Capital Works Program has been reduced by \$3.8 million to offset the reduction in income. This means we have less funds available for infrastructure projects such as the resurfacing of North Sydney Oval and implementation of the Stanton Library Masterplan. These projects will be deferred to future years.

Regardless of the reduction to the 2020/21 Capital Works Program, highlights includes continued implementation of the Local Area Traffic Management Plans, commencement of the North Sydney Olympic Pool complex redevelopment and Hume Street Park open space expansion project, and implementation of the St Leonards Park Masterplan.

Despite the pandemic, 2019/20 was a busy year. Council adopted or progressed many major projects and policies that will guide our long-term decision making, including the Local Strategic Planning Statement. This work has established a strong decision-making framework to respond to the challenges in the years ahead. Council will also continue to pursue efficiencies in service delivery, and infrastructure and facilities renewal to ensure service levels to the community are maintained.

The impact of COVID-19, including emerging amendments to State legislation impacting local government financial arrangements and general economic conditions, raise significant risk to Council's cash flow and financial position. Under the circumstances the *Operational Plan & Budget 2020/21* must be treated as a dynamic document. Council will continue to monitor and respond to emerging financial impacts.



Ken Gouldthorp
GENERAL MANAGER



INTRODUCTION

INTEGRATED PLANNING AND REPORTING

The *North Sydney Community Strategic Plan 2018-2028* is Council's most important strategic document. Council uses the Community Strategic Plan to guide and inform its planning and decision making.

While Council is the key driver of the Community Strategic Plan, its implementation is the shared responsibility of all community stakeholders. Council does not have full responsibility for implementing or resourcing all the community's aspirations. Other stakeholders, including government agencies, non-government organisations, community groups and individuals also have a role to play in delivering these outcomes.

Through the *Delivery Program 2018/19-2021/22* Council outlines the actions it will undertake during its electoral term to contribute towards the long term outcomes and strategies of the Community Strategic Plan.

The Delivery Program follows the same structure of the Community Strategic Plan, including five interrelated key themes known as directions. Each direction details the desired outcomes, and strategies that will be

implemented to address the community's aspirations for its future. The directions (not listed in any order of importance) are:

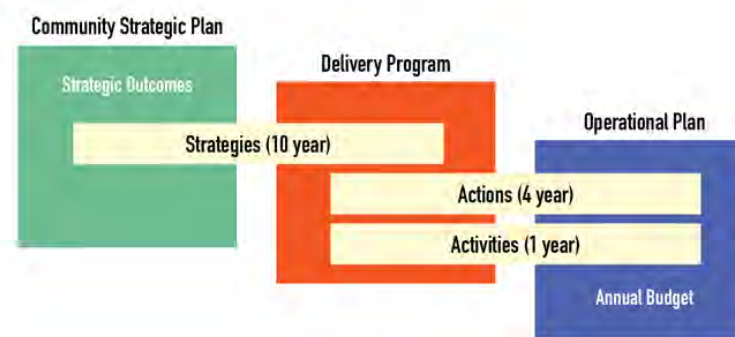
- ▶ Our Living Environment
- ▶ Our Built Infrastructure
- ▶ Our Future Planning
- ▶ Our Social Vitality
- ▶ Our Civic Leadership

The Delivery Program is also informed by Council's ten-year Resourcing Strategy. The Resourcing Strategy focuses on long term financial planning, long term asset management planning and medium term workforce management planning. It is the critical link between the Community Strategic

Plan and the Delivery Program, detailing the provision of resources required to implement strategies established by the Community Strategic Plan for which Council is responsible.

The following diagram illustrates the relationship between the various levels of Council's Integrated Planning and Reporting (IP&R) Framework, in particular, how activities cascade from the Delivery Program to the Operational Plan.

Note: Usually the Delivery Program covers four years but the horizon of the plan was shortened to three years for this election cycle.



INTRODUCTION

ABOUT THE OPERATIONAL PLAN

The Operational Plan has been prepared in accordance with Section 405 of the *Local Government Act 1993*. It covers the period 1 July 2020 to 30 June 2021. It is a sub-plan of the Delivery Program. It includes a detailed budget and allocates responsibilities for each project

Clause 201 of the *Local Government Regulation 2005* includes provisions relating to the content of the council's annual statement of revenue policy. This includes:

- ▶ estimated income and expenditure;
- ▶ ordinary rates and special rates - refer to Appendix 1: Revenue Policy 2020/21;
- ▶ proposed fees and charges (presented separately - *Fees and Charges Schedule*);
- ▶ proposed pricing methodology; and
- ▶ proposed borrowings.

Clause 203 of the Regulation requires that budget review statements and a revision of estimates must be reported to the Council within two months after the end of each quarter (except the June quarter).

HOW TO READ THE PLAN

The plan is structured in accordance with the organisational structure - all projects, services and financial estimates are grouped by Division and Department.

Each project is identified in a table as demonstrated below:

Project Code	4-digit number showing linkage to the strategies (3-digit) and outcomes (2-digit) of the Community Strategic Plan/ Delivery Program
Project	Description of project
Responsible Officer	Indicates the officer responsible for implementation of the project
Start Date	Indicates which quarter and year the project will commence
End Date	Indicates which quarter and year the project will be completed
QBL Pillar	Indicates the quadruple bottom line (QBL) element the project most directly contributes

Each service is identified in a table as demonstrated below:

Service Code	Each service has been assigned a number, listed consecutively
Service	Name of service
Description	Description of service
QBL Pillar	Indicates the QBL element the service most directly contributes

INTRODUCTION

INFORMING THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM

The first round of engagement to inform the Community Strategic Plan occurred December 2017 to March 2018, and yielded input from a wide range of stakeholders, gathered through a variety of methods. The link via the homepage of Council's website was viewed 22,497 times during the engagement. The following table summarises the level of participation per feedback method.

Engagement Method	No.
Discussion Forum - Topic 1	99 comments
Discussion Forum - Topic 2	114 comments
Discussion Forum - Topic 3	89 comments
Submissions	46 submissions
Mapping Tool	58 pins
Story Sharing	3 stories
Photo Competition	57 entries
Children's Artwork	339 artworks
Focus Groups x 5	97 participants
Information Stalls	10 stalls

As demonstrated in Appendix 3, Council has numerous supporting plans and strategies that contribute towards the outcomes of the Community Strategic Plan. Recent project/issue specific consultations were also used to inform the IPR plans - including the Recreational Needs Study (2015), North Sydney Olympic Pool

complex redevelopment (Stage 1, 2014 and Stage 2, 2015), Transport Strategy (2016-2017), Local Area Traffic Management (LATM) Plans (2016-2017), Late Night Trading - Extended Hours and Small Bars Review (2014), Economic Development Strategy (2016), Creative Places/Places for Creatives Forums (2016), Youth Services Strategy (2017-2018), St Leonards Park Masterplan (2017-2018), Family and Children's Strategy (2018) and the Older Persons Plan (2018). For more information refer to the *Community Strategic Plan Review Discussion Paper 2018*.

The second round of engagement involved the public exhibition of the draft IPR suite of plans. The plans were exhibited from 10 May to 7 June 2018. The link via the homepage of Council's website was viewed 9,048 times during the exhibition period. The following table details the number of submissions received during the exhibition period. The *Community Engagement Findings Summary* is available from Council's website.

Component	No.
Community Strategic Plan	19 submissions
Resourcing Strategy	1 submission
Delivery Program	12 submissions

SPECIAL RATE VARIATION

From 1 November 2018 to 16 January 2019, Council consulted on a SRV and minimum rate increase proposal, this included public exhibition of proposed amendments to the Delivery Program. Feedback was sought via an externally conducted random survey (416 residential and 200 business respondents) and self-elect submissions (549). No submissions received specifically responded to the Delivery Program content.

The Delivery Program was re-adopted on 29 January 2019. At the same time the engagement findings were reported to Council and Council resolved to proceed to apply to IPART in accordance with 'preferred' Scenario 3 - 7% SRV inclusive of annual rate peg and minimum rate increase, for five years, effective from 1 July 2019.

On 13 May 2019, IPART granted partial approval for three years; from 2019/20 to 2021/22 Council will increase its general rate income by 7% per annum, inclusive of the annual rate peg, and this will be retained permanently. Council will also increase the ordinary minimum rate by 7% per annum for the same period.

PERFORMANCE REPORTING

QUARTERLY PERFORMANCE REVIEW

The progress against the Operational Plan is reported to the Council on a quarterly basis. The second and fourth quarter reviews are part of the biannual reviews against the Delivery Program, in accordance with IPR requirements of the *Local Government Act 1993*.

The biannual reviews track the progress of our performance of the projects set out in our Delivery Program for the period 2018/19 to 2021/22, using traffic light reporting. Where performance is below planned levels, a detailed comment is provided. Reporting is structured by the five directions of the Community Strategic Plan. The Biannual Report also includes a cross functional review of key performance indicators (KPIs) listed on the right.

ANNUAL REPORT

Council has a statutory obligation to prepare an annual report in accordance with section 428 of the *Local Government Act 1993*, the *Local Government Regulation 2005* (Part 9, Division 7) and the Integrated Planning and Reporting Guidelines (2013) under section 406 of the Act.

Council is required to report its achievements in implementing its Delivery Program and the effectiveness of the principal activities undertaken in achieving the objectives at which those principal activities are directed.

END OF TERM REPORT

The End of Term Report is a review of the previous term of Council. It is one of the key accountability mechanisms between Council and the community and is prepared in accordance with Section 428(2) of the *Local Government Act 1993* and the IP&R guidelines.

Key Performance Indicators	Benchmark
Business Operations	
Deliverables Progress (%)	90%
Unplanned downtime of critical systems (<%)	5%
Customer Service	
Calls Answered in <60 seconds (%)	75%
Customer Complaints (#)	Improve
Customer Compliments (#)	Improve
Human Resources	
Staff Turnover (<%)	12%
Unplanned Absence Rate (<%)	4%
Annual Leave Liability (<%)	15%
Workplace Health and Safety Injuries (<)	48
Lost Time Injury Incidence Rate (<%)	1%
Workers Compensation Claims (<)	12
Financial	
Actual vs Budgeted Expenses (%)	96%
Capital Expenditure to Forecast (%)	67%
Staff YTD Costs to Original Budget (%)	99%

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OUR VISION, MISSION AND VALUES

OUR VISION

Shaping a progressive, vibrant and diverse North Sydney community.

OUR MISSION

To be leading edge in serving the community of North Sydney by caring for its assets, improving its appearance and delivering services to improve its people in a financially, socially and environmentally responsible manner.

OUR VALUES

- ▶ Sustainability - equity, preservation, justice and precaution
- ▶ Community service - efficiency, effectiveness and responsiveness
- ▶ Open government - transparency and accountability
- ▶ Ethical conduct - honesty and integrity
- ▶ Justice - fairness and equity
- ▶ Quality - innovation and excellence
- ▶ Teamwork - cooperation and respect

Artwork credit: Nina St Mary's Catholic Primary School. (Part of the Community Strategic Plan Review Phase 1 engagement program)

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ELECTED MEMBERS



Left to right - back row: Cr Samuel Gunning, Cr Zoë Baker, Cr MaryAnn Beregi, Cr Stephen Barbour, Cr Ian Mutton;
front row: Cr Kathy Brodie, Cr Alanya Drummond, Major Jilly Gibson, Cr Jessica Keen & Cr Tony Carr.

North Sydney Council Operational Plan 2020/21

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SENIOR MANAGEMENT



Ken Gouldthorp,
General Manager



Joseph Hill,
Director City Strategy



Martin Ellis, Director Community
& Library Services



Margaret Palmer,
Director Corporate Services



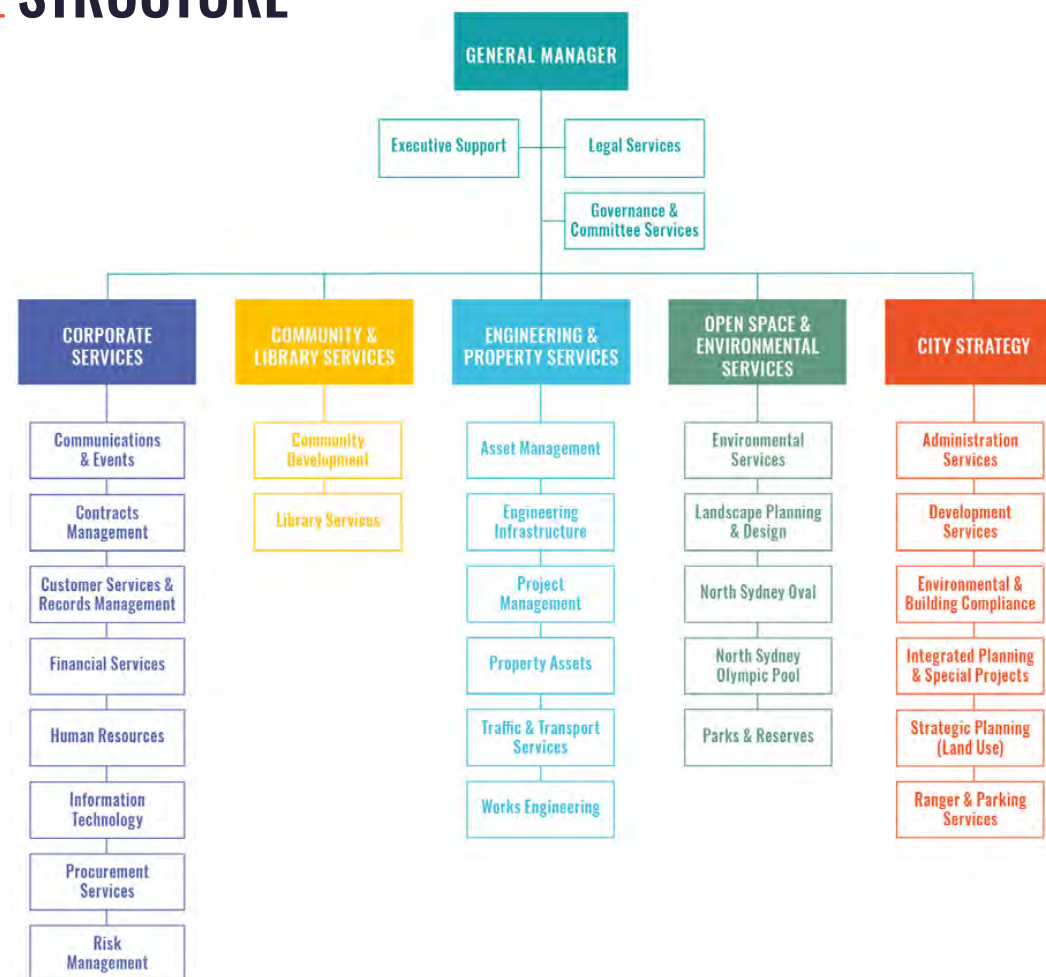
Duncan Mitchell, Director
Engineering & Property Services



Rob Emerson, Director Open
Space & Environmental Services



ORGANISATIONAL STRUCTURE



RESOURCING THE PLAN

COVID-19 IMPACT ON BUDGET

The draft budget has been prepared in unusual circumstances. Consideration has been given to the financial implications of the Federal and State Government measures implemented in response to the COVID-19 pandemic. The expected impacts were reported to the Council at its April and May 2020 meetings.

Council is working to support its community, businesses and Council staff during this unprecedented event. The emerging and rapidly changing State legislation and policy response to COVID-19 raises substantial risk to Council's budget. Deferral of the due date for the payment rates by one month, waiver on the interest on rates in arrears for six months and the currently mooted potential deferrals to infrastructure charges (developer contributions) raises significant risks for Council's cash flow and total revenue collections.

Council is cognisant of the economic impact of COVID-19 on business and the community. Council responded with a significant support package, despite incurring substantial losses in doing so. Notwithstanding, we need to be mindful and realistic of Council's limited resources and the impact of COVID-19 responses on Council's capacity to maintain infrastructure and its long term financial sustainability.

The key budget considerations informing the draft 2020/21 budget are:

REVENUE CONSIDERATIONS

The 2020/21 budget allows for:

- ▶ 7% rate increase (inclusive of the 2.6% rate peg), as approved by IPART - applicable to all ratepayers, including minimum rates - refer to the *Draft 2020/21 Revenue Policy*.
- ▶ \$4 increase in the Domestic Waste Management Charge (DWMC) - applicable to residential ratepayers.
- ▶ continuation of the Stormwater Management Charge (SWMC) - applicable to all ratepayers
- ▶ 2% average increase in fees and charges compared to 2019/20 - refer to the *Draft Fees & Charges Schedule*.
- ▶ reduced fee income, including rental/permit waivers and venue hire fees due to indoor/outdoor gathering restrictions under COVID-19.
- ▶ operating grants have been assumed to continue at similar levels to that received in 2019/20
- ▶ capital grants are generally project specific and are not relied upon as a recurrent source in the budget.
- ▶ capital contributions (i.e. developer contributions) have been budgeted at \$3.4 million.

EXPENDITURE CONSIDERATIONS

The 2020/21 budget allows for:

- ▶ 1.5% salaries and wages increase under the *Local Government State Award*.
- ▶ materials and contracts increase in line with inflation.
- ▶ depreciation and amortisation aligned with the 2018/19 Financial Statements. As more funds are devoted to capital expenditure, depreciation increases.
- ▶ other expenses including contributions to other levels of government, utilities, street lighting, postage and telecommunication costs increasing generally in line with inflation.

CAPITAL WORKS CONSIDERATIONS

To offset the impact on revenue, expenditure reductions are required to the 2020/21 Capital Works Program. This includes:

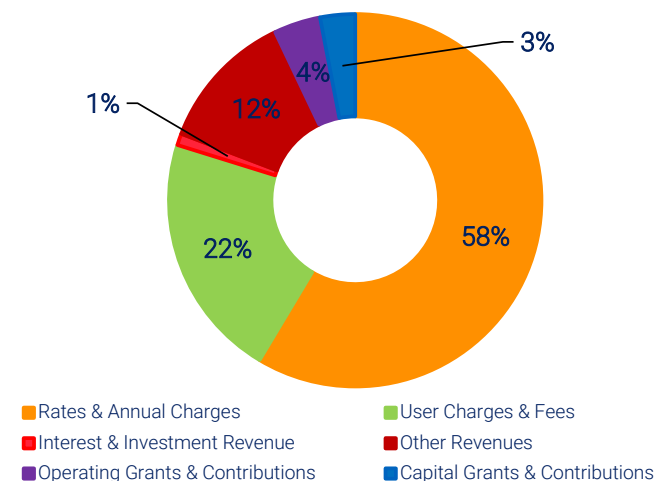
- ▶ Minor Access Works
- ▶ Bike Facilities Projects
- ▶ Kerb & Gutter Reconstruction
- ▶ Roads Reconstruction
- ▶ Footpath Reconstruction
- ▶ Drainage Reconstruction
- ▶ Marine Structures Reconstruction
- ▶ Retaining Wall Reconstruction
- ▶ Seawall Reconstruction

BUDGETED INCOME STATEMENT

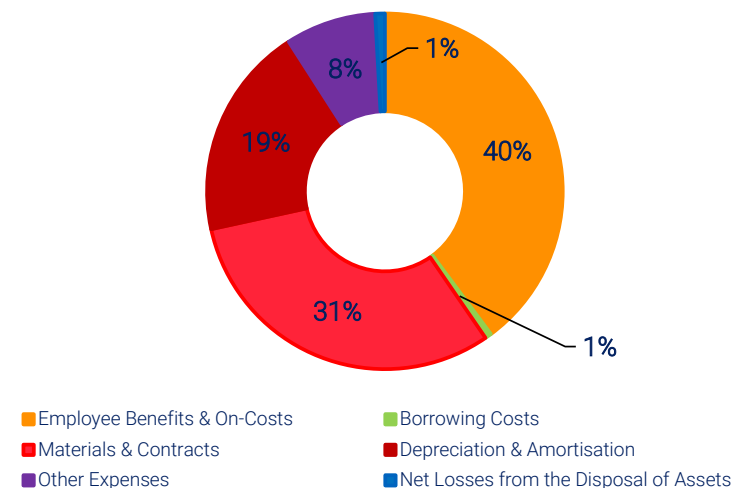
	2019/20 ADOPTED BUDGET (\$'000)	2020/21 ADOPTED BUDGET (\$'000)
Income from continuing operations		
Revenue:		
Rates and annual charges	62,627	66,784
Users fees and charges	31,549	24,518
Interest and investment revenue	1,557	1,411
Other revenues	15,631	13,996
Grants and contributions provided for operating purposes	4,975	4,801
Grants and contributions provided for capital purposes	3,082	3,450
Other Income:		
Net gains from the disposal of assets	402	-
Fair value increment on investment property	1,030	-
Total income from continuing operations	120,853	114,960
Expenses from continuing operations		
Employee benefits and on-costs	44,830	45,394
Borrowing costs	342	671
Materials and contracts	37,015	35,503
Depreciation and amortisation	21,504	22,020
Other expenses	9,372	9,364
Net losses from the disposal of assets	-	994
Fair value decrement on investment property	-	-
Net share of interest in joint venture	-	-
Total expenses from continuing operations	113,063	113,946
Net operating result	7,790	1,014
Net operating result before grants and contributions provided for capital purposes	4,708	(2,436)

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2020/21 % Contribution - Income



2020/21 % Contribution - Expenditure



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FINANCIAL ESTIMATES

	2019/20 ADOPTED BUDGET (\$)	2020/21 ADOPTED BUDGET (\$)
GENERAL MANAGER'S OFFICE		
Operating expenditure	3,543,558	3,739,842
Capital expenditure	-	-
Expenditure total	3,543,558	3,739,842
Operating income	-60,500	-70,200
Capital income	-	-
Income total	-60,500	-70,200
-Net income/Expenditure	3,483,058	3,669,642

CITY STRATEGY DIVISION

Operating expenditure	15,930,004	15,200,309
Capital expenditure	35,000	35,000
Expenditure total	15,965,004	15,235,309
Operating income	-12,279,400	-12,121,500
Capital income	-	-
Income total	-12,279,400	-12,121,500
-Net income/Expenditure	3,685,604	3,113,809

COMMUNITY & LIBRARY SERVICES DIVISION

Operating expenditure	6,980,578	6,894,168
Capital expenditure	708,000	827,000
Expenditure total	7,688,578	7,721,168
Operating income	-1,151,181	-1,156,179
Capital income	-40,000	-50,000
Income total	-1,191,181	-1,206,179
-Net income/Expenditure	6,497,397	6,514,989

	2019/20 ADOPTED BUDGET (\$)	2020/21 ADOPTED BUDGET (\$)
CORPORATE SERVICES DIVISION		
Operating expenditure	14,908,811	16,930,734
Capital expenditure	60,000	-
Expenditure total	14,968,811	16,930,734
Operating income	-48,980,841	-51,181,211
Capital income	-	-
Income total	-48,980,841	-51,181,211
-Net income/Expenditure	-34,012,030	-34,250,477

ENGINEERING & PROPERTY SERVICES DIVISION

Operating expenditure	16,459,080	15,857,613
Capital expenditure	19,419,887	37,728,878
Expenditure total	35,878,967	53,586,491
Operating income	-32,137,793	-26,725,193
Capital income	-	-
Income total	-32,137,793	-26,725,193
-Net income/Expenditure	3,741,174	26,861,298

OPEN SPACE & ENVIRONMENTAL SERVICES DIVISION

Operating expenditure	32,890,660	31,128,332
Capital expenditure	4,824,600	4,630,000
Expenditure total	37,715,260	35,758,332
Operating income	-22,706,096	-20,202,953
Capital income	-41,600	-
Income total	-22,747,696	-20,202,953
-Net income/Expenditure	14,967,564	15,555,379

TOTAL	-1,637,233	21,464,640
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GENERAL MANAGER'S OFFICE

Functions - Executive Support, Legal Services, Governance & Committee Services



FINANCIAL SUMMARY

GENERAL MANAGER'S OFFICE

	EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
Executive Services				
	Expenditure	Operating	1,004,408	1,034,369
	Expenditure Total		1,004,408	1,034,369
	Income	Operating	-	-
	Income Total		-	-
	Total		1,004,408	1,034,369
Legal Services				
	Expenditure	Operating	1,841,267	1,855,017
	Expenditure Total		1,841,267	1,855,017
	Income	Operating	-60,500	-70,200
	Income Total		-60,500	-70,200
	Total		1,780,767	1,784,817
Governance & Committee Services				
	Expenditure	Operating	697,883	850,456
	Expenditure Total		697,883	850,456
	Income	Operating	-	-
	Income Total		-	-
	Total		697,883	850,456
	TOTAL		3,483,058	3,669,642



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DEPARTMENT GENERAL MANAGER'S OFFICE

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE	START DATE	END DATE	QBL LINK
5.1.1.01	Request participation of Council on relevant external committees as required	General Manager	Jul-18	Jun-21	GOV
5.1.1.02	Work with NSROC to promote Council's position on matters of common interest	General Manager	Jul-18	Jun-21	GOV
5.1.1.03	Develop and maintain links with government agencies and local members of state and federal parliament	General Manager	Jul-18	Jun-21	GOV
5.1.1.04	Initiate and/or explore partnerships when opportunities and funding present themselves	General Manager	Jul-18	Jun-21	GOV
5.1.1.05	Participate in regional partnerships through the NSROC	General Manager	Jul-18	Jun-21	GOV
5.4.4.01	Consider initiatives to manage legal matters and reduce legal costs	Solicitor	Jul-18	Jun-21	GOV

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S179	Administrative support	Scheduling of appointments and handling of correspondence for the Mayor and General Manager. Conference arrangements. Organise fortnightly Management Executive meetings.	5.2	GOV
S183	Civic functions and events	Facilitation of civic functions and events on behalf of the Mayor and the General Manager.	5.2	GOV
S224	Execution of legal documents	Facilitation of the execution of legal documents, checking for compliance with requirements and seeking timely execution.	5.4	GOV
S232	Legal defence	Provision of legal defence of Council's application decisions and legal document processing. Review and monitoring of appeal matters and budget implications.	5.4	GOV

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DEPARTMENT GOVERNANCE & COMMITTEE SERVICES

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
5.2.2.01	Prepare the Councillor Development Strategy and Program	Manager Governance & Committee Services	Jul-18	Dec-21	GOV
5.2.2.02	Implement Councillor Development Strategy and Program	Manager Governance & Committee Services	Feb-21	Dec-21	GOV
5.2.2.03	Prepare induction program for new term of Council	Manager Governance & Committee Services	Feb-21	Sep-21	GOV
5.2.2.06	Publish disclosure of interest returns of councillors and designated persons	Manager Governance & Committee Services	Oct-21	Dec-21	GOV
5.2.3.01	Review Council's Committee and Reference Group meeting structure in line with the Community Strategic Plan structure	Manager Governance & Committee Services	Nov-20	Sep-21	GOV
5.2.3.02	Update Committee and Reference Group Charters	Manager Governance & Committee Services	Oct-20	Sep-21	GOV
5.2.3.03	Review Delegations of Authority	Manager Governance & Committee Services	Oct-20	Sep-21	GOV
5.2.3.04	Develop a Legislative Compliance Policy and Register to capture and report on Council's compliance with key legislation	Manager Governance & Committee Services	May-20	Dec-20	GOV

GOVERNANCE & COMMITTEE SERVICES (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S182	Citizenship ceremonies	Organisation of invitations, certificates, speakers, dignitaries, order of ceremonies, facilities and catering for citizenship ceremonies.	5.2	GOV
S184	Civic education program	Provision of Mock Council program and Youth/Councilor Mentor Program. Provision of educational tours for school children.	5.2	GOV
S185	Complaints handling	Receipt, registration and referral of customer requests and complaints. Investigation of complaints in accordance with Council policies.	5.2	GOV
S186	Complaints reporting	Collation of information on complaints made to Council and preparation of reports for Management Executive and Council.	5.2	GOV
S187	Council and Committee meetings	Compilation of agendas and business papers for Council and Committees. Venue set up. Minute taking. Distribution of resolutions to affected parties. Maintenance of Resolution Register.	5.2	GOV
S188	Councilor action request tracking	Maintain councilor request database.	5.2	GOV
S189	Councilor support	Supporting elected members with policy guidance and background information needed to support sound decision making. Arranging and providing support for meetings (e.g. agendas, reports, minutes, correspondence, advice). Collating and processing Notices of Motion and Mayoral Minutes. Conference arrangements.	5.2	GOV
S191	Disclosure of interest returns	Distribution of disclosure of interest forms to councilors and designated staff. Collection, checking and reporting of returns to Council.	5.2	GOV
S192	Document development and processing	Providing document development processing support across all Council divisions.	5.2	GOV
S197	Monitoring of government policy	Monitoring, research of and analysis of government policy issues as determined in consultation with Committees and then report to Council.	5.2	GOV

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CITY STRATEGY DIVISION

Departments - Administration Services, Development Services, Environmental & Building Compliance,
Integrated Planning & Special Projects, Ranger & Parking Services, Strategic Planning



FINANCIAL SUMMARY

CITY STRATEGY DIVISION

		2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
CIS Administration			
Expenditure	Operating	1,386,850	1,434,694
Expenditure Total		1,386,850	1,434,694
Income	Operating	-285,000	-287,000
Income Total		-285,000	-287,000
Total		1,101,850	1,147,694
Development Services Department			
Expenditure	Operating	2,947,540	2,997,546
Expenditure Total		2,947,540	2,997,546
Income	Operating	-4,097,000	-3,692,000
Income Total		-4,097,000	-3,692,000
Total		-1,149,460	-694,454
Environment & Building Compliance Department			
Expenditure	Operating	1,995,570	2,090,789
Expenditure Total		1,995,570	2,090,789
Income	Operating	-531,400	-1,423,500
Income Total		-531,400	-1,423,500
Total		1,464,170	667,289
Integrated Planning & Special Projects Department			
Expenditure	Operating	748,685	761,057
Expenditure Total		748,685	761,057
Income	Operating	-	-
Income Total		-	-
Total		748,685	761,057

North Sydney Council Operational Plan 2020/21

(Continued)

		2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
Rangers & Parking Services Department			
Expenditure	Operating	6,222,064	6,052,320
	Capital	35,000	35,000
Expenditure Total		6,257,064	6,087,320
Income	Operating	-6,894,000	-6,253,000
Income Total		-6,894,000	-6,253,000
Total		-636,936	-165,680
Strategic Planning Department			
Expenditure	Operating	1,600,250	1,863,903
Expenditure Total		1,600,250	1,863,903
Income	Operating	-460,000	-466,000
Income Total		-460,000	-466,000
Total		1,140,250	1,397,903
TOTAL		2,668,559	3,133,809

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DEPARTMENT DEVELOPMENT SERVICES (INCLUDING ADMINISTRATION SERVICES)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
3.4.1.10	Implement e-Planning in line with NSW Planning Portal	Manager Development Services Team Leader Admin. Services	Apr-20	Mar-21	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S96	Acceptance of development applications	Acceptance, checking for completeness and registration of development applications.	3.3	SOC
S99	Development assessment	Conduct timely and thorough review of applications for development consent to ensure applications are technically complete and adhere to all applicable requirements. Assessment and determination of applications for development consent in a timely manner.	3.3	SOC
S100	Engineering approvals - Driveway Crossings	Assessment and determination of driveway crossing applications.	3.3	SOC
S101	Footpath approvals	Assessment and determination of footpaths and other works within the public realm in association with development.	3.3	SOC
S102	Hoarding permits	Preparation and issuing of hoarding permits on application.	3.3	SOC
S103	Heritage maintenance approvals	Assess and determine applications for heritage maintenance exemptions.	3.3	SOC
S105	North Sydney Local Planning Panel	State-mandated Determining Body, with authority to consider and determine development applications and other planning matters.	3.3	SOC
S109	Pre-lodgment service	Provision of development application advice to prospective development applicants prior to lodgment of development application.	3.3	SOC
S111	Stormwater drainage connections	Assessment and determination of stormwater drainage connections with Council's system.	3.3	SOC

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DEPARTMENT ENVIRONMENTAL & BUILDING COMPLIANCE

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
3.5.1.01	Regulate activities to minimise impacts on the environment and public health	Manager Environmental & Building Compliance	Jul-18	Jun-21	SOC
3.5.1.02	Implement the North Sydney Construction Works Management Strategy	Manager Environmental & Building Compliance	Jul-18	Jun-21	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S117	Boarding house inspection program	Inspection of places for shared accommodation for occupant safety.	3.5	SOC
S118	Building compliance investigations	Investigating and monitoring building or development activities on private land and determination of appropriate or necessary action including requirement for development approval, or pursuit of legal action. Enforcement of building legislation.	3.5	SOC
S119	Building consents	Carrying out inspections to ensure building works meets approved building consents. Administering the occupancy provision of the Building Code of Australia. Issuing of certificates as a certifying authority as part of the building certification process.	3.5	SOC
S120	Construction approvals	Issuing of construction certificates as a certifying authority as part of the building certification process including construction certificates, complying development certificates, occupation certificates, subdivision certificates, building certificates, swimming pool certificates.	3.5	SOC
S121	Commercial swimming pool inspection program	Inspection of commercial swimming pools to ensure they are being maintained properly to provide a safe and hygienic service to the community.	3.5	SOC
S122	Construction noise management program	Administering the provisions set out in Council's construction works management strategy.	3.5	SOC
S123	Cooling tower inspection program	Inspection of all cooling towers and other warm water systems to ensure they are maintained appropriately.	3.5	SOC

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ENVIRONMENTAL & BUILDING COMPLIANCE (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S124	Environment and health investigations	Investigation of and responding to customer requests relating to human or environmental health or safety matters including pollution incidents, unhealthy conditions on private land, and unauthorised uses of land. Monitoring of compliance with legislation relating to air pollution and noise pollution.	3.5	SOC
S125	Environmental audits	Undertaking environmental audits and preparation of detailed reports on audits.	3.5	SOC
S127	Places of public entertainment inspections	Inspection of places of public entertainment for public safety.	3.5	SOC
S128	Places of shared accommodation inspections	Inspection of places for shared accommodation for occupant safety.	3.5	SOC
S129	Regulated premises inspections	Inspection of all other regulated premises. Education of operators in proper practices associated with their activities.	3.5	SOC
S130	Regulatory approvals	Processing of applications for building consents, land use consents and subdivision consents in accordance with relevant legislation.	3.5	SOC
S131	Residential swimming pool inspection program	Inspection of residential swimming pools. Monitoring of compliance with legislation.	3.5	SOC
S132	Skin penetration premise inspection program	Inspection of all skin penetration premises. Education of operators in proper practices associated with their activities.	3.5	SOC
S133	Wastewater on-site systems inspection program	Inspection of all premises with a wastewater system. Monitoring of compliance with legislation.	3.5	SOC

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DEPARTMENT INTEGRATED PLANNING & SPECIAL PROJECTS

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
3.1.2.01	Implement the Economic Development Strategy	Economic Development Coordinator	Jul-18	Jun-21	ECO
3.1.2.02	Conduct Business Network event series, including Business Buzz	Economic Development Coordinator	Jul-18	Jun-21	ECO
3.1.3.01	Support local Chambers of Commerce and peak bodies representing local businesses	Economic Development Coordinator	Jul-18	Jun-21	ECO
3.1.4.01	Participate in the State Government's Easy to Do Business Program	Economic Development Coordinator	Jul-18	Jun-21	ECO
3.1.5.02	Implement the Visitor Economy Strategy	Economic Development Coordinator	Jan-20	Jun-21	ECO
3.1.5.03	Engage in joint venture promotional initiatives with industry operators as opportunities arise	Economic Development Coordinator	Jan-20	Jun-21	ECO
3.2.2.03	Promote commercial centre activity in Council publicity	Economic Development Coordinator	Jan-20	Jun-21	ECO
3.3.1.02	Implement the Smart City Strategy	Economic Development Coordinator	Oct-19	Jun-21	ECO
3.3.1.03	Provide information resources to targeted industries and businesses	Economic Development Coordinator	Jul-18	Jun-21	ECO
3.3.4.01	Prepare grant applications in partnership with local businesses and networks as opportunities arise	Economic Development Coordinator	Jul-18	Jun-21	ECO
3.3.4.02	Prepare a Data Sharing Policy	Economic Development Coordinator	Jul-18	Jun-21	ECO
3.3.5.01	Participate in the North Sydney Innovation Network	Director CIS	Jul-18	Jun-21	ECO

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INTEGRATED PLANNING & SPECIAL PROJECTS (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
3.3.5.02	Promote local innovative activity and achievement in Council publicly	Economic Development Coordinator	Jul-20	Jun-21	ECO
5.1.2.01	Promote the Community Strategic Plan to staff and the community	Manager Integrated Planning & Special Projects	Jul-18	Jun-21	GOV
5.1.2.03	Prepare progress reports against implementation of the Delivery Program	Corporate Planning Coordinator	Jul-18	Jun-21	GOV
5.1.2.04	Prepare annual Operational Plan	Corporate Planning Coordinator	Oct-20	Jun-21	GOV
5.1.2.05	Implement performance reporting solution	Corporate Planning Coordinator	Jul-18	Jun-21	GOV
5.1.2.07	Implement Project Management Framework	Manager Integrated Planning & Special Projects Corporate Contracts Manager	Jul-18	Jun-21	GOV
5.1.3.01	Advocate for changes as appropriate to advance local government in NSW, via submissions, (as required)	Manager Integrated Planning & Special Projects	Jul-18	Jun-21	GOV
5.3.3.01	Promote the Community Engagement Protocol	Community Engagement Coordinator	Jul-18	Jun-21	GOV
5.3.3.03	Investigate new and complementary engagement mechanisms to meet the different needs of the community	Community Engagement Coordinator	Jul-18	Jun-21	GOV
5.3.4.01	Conduct Precinct System Review	Manager Integrated Planning & Special Projects	Jul-18	Jun-21	GOV
5.3.4.02	Provide training for Precinct Office Bearers	Community Engagement Coordinator	Jul-18	Jun-21	GOV

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INTEGRATED PLANNING & SPECIAL PROJECTS (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S91	Business e-News	Production of a monthly Business e-newsletter.	3.1	SOC
S92	Business events	Facilitation of business events and workshops.	3.1	SOC
S93	Business support	Council develops business capability to aid economic development through information sharing.	3.1	SOC
S94	Economic development	Promotion and management of economic development in the local government area.	3.1	SOC
S95	Tourism support	Identification and facilitation of opportunities for promotion and development of North Sydney as a tourism destination.	3.1	SOC
S169	Corporate planning & reporting	Preparation, implementation and monitoring of Council's IPR framework. Collation of information on status of projects and services and preparation of reports for the Management Executive, Council and the community.	5.1	GOV
S172	Demographic information	Production and supply of accurate and up to date demographic information on request.	5.1	GOV
S198	Policy register maintenance	Coordination of policy review program, updating of, publishing and distribution of policy.	5.2	GOV
S203	Annual reporting	Compilation, proofing and production of Council's annual report.	5.3	GOV
S204	Community engagement	Facilitating opportunities for public participation in decision making. Receiving and processing the community's input. Provide internal support for major project-specific consultation projects.	5.3	GOV
S211	Precinct committees support	Processing the Council related actions of the committees in accordance with agreed service levels.	5.3	GOV
S212	Precinct e-News	Production of weekly e-Precinct newsletter, distributed to all office bearers.	5.3	GOV

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DEPARTMENT RANGER & PARKING SERVICES

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
3.5.2.02	Implement the companion animal owners education program	Manager Ranger & Parking Services	Jan-19	Jun-21	SOC
3.5.2.03	Review enforcement management strategies, policies and procedures	Manager Ranger & Parking Services	Jun-20	Jun-21	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S113	Abandoned boat trailers	Responding to customer requests relating to abandoned boat trailers.	3.5	SOC
S114	Abandoned trolleys	Responding to customer requests relating to abandoned trolleys.	3.5	SOC
S115	Abandoned vehicles and share bicycles	Responding to customer requests relating to abandoned vehicles and share bicycles.	3.5	SOC
S116	Animal management - dogs and cats	Investigating and resolving complaints about nuisances caused by animals and inspection of premises with dangerous or restricted breed dogs. Enforcement of relevant laws. Delivery of companion animal education.	3.5	SOC
S126	Parking enforcement	Provision of parking patrols and enforcement of laws relating to road rules. Education of public regarding road rules.	3.5	SOC

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DEPARTMENT STRATEGIC PLANNING

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.4.6.01	Investigate the feasibility of providing for additional public open space over the Warringah Freeway	Director CIS	Jul-18	Jun-21	SOC
2.3.1.08	Implement the Transport Strategy	Manager Strategic Planning	Jul-18	Jun-21	SOC
2.3.2.01	Liaise and coordinate with TfNSW on the Metro project	Manager Strategic Planning	Jul-18	Jun-21	SOC
2.3.2.02	Liaise and coordinate with TfNSW on the proposed Western Harbour Tunnel and Beaches Link project	Manager Strategic Planning	Jul-18	Jun-21	SOC
3.1.1.01	Monitor development controls to allow for diverse mix of businesses	Strategic Planning	Jul-18	Jun-21	SOC
3.1.4.02	Consult to gauge community expectation in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village and Milsons Point	Manager Strategic Planning	Jul-18	Jun-20	SOC
3.2.1.02	Prepare the Civic Precinct and Surrounds Planning Study	Manager Strategic Planning	Jul-18	Jun-21	ECO
3.2.3.02	Prepare implementation strategy for the North Sydney CBD Public Domain Strategy	Manager Strategic Planning	Jul-19	Jun-21	ECO
3.2.3.03	Implement the Ward St Masterplan	Manager Strategic Planning	Jul-18	Jun-21	SOC
3.4.1.01	Maintain a contemporary Local Environmental Plan	Manager Strategic Planning	Oct-18	Jun-20	Eco
3.4.1.03	Advance land use projects and proposals that promote economic development, sustainability and neighbourhood quality of life	Manager Strategic Planning	Oct-19	Jun-21	ECO

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STRATEGIC PLANNING (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
3.4.1.04	Implement the North District Plan in partnership with the Greater Sydney Commission, by developing the Local Strategic Planning Statement	Manager Strategic Planning	Jul-19	Jun-21	Eco
3.4.1.06	Review Council's advertising and signage policy	Manager Strategic Planning	Jul-19	Jun-21	Soc
3.4.1.07	Integrate ecologically sustainable development considerations into Council's development controls	Manager Strategic Planning	Jul-19	Jun-21	SOC
3.4.1.09	Review Council's developer contributions framework	Manager Strategic Planning	Jul-19	Jun-21	SOC
3.4.2.01	Respond to reforms in planning process and advocate on behalf of community	Manager Strategic Planning	Jul-18	Jun-21	SOC
3.4.3.01	Participate in the DPIE's Planned Precinct process and advocate for Council's planning objectives for the Crows Nest/St Leonards precinct	Manager Strategic Planning	Jul-18	Jun-21	SOC
3.4.4.01	Prepare detailed design of North Sydney's Central Laneways Plan	Manager Strategic Planning	Jul-18	Jun-21	SOC
3.4.4.02	Prepare Military Road Corridor Planning Study	Manager Strategic Planning	Jul-18	Dec-20	SOC
3.4.5.01	Conduct Design Excellence Panel	Manager Strategic Planning	Jul-18	Jun-21	SOC
3.4.6.01	Monitor heritage inventory and areas	Manager Strategic Planning	Jul-19	Jun-21	SOC
3.4.6.02	Scope the Neutral Bay Heritage Conservation Area Review	Manager Strategic Planning	Apr-21	Jun-21	SOC

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STRATEGIC PLANNING (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S97	Design Excellence Panel	Maintain a design excellence panel to review major rezoning and development applications and applications requiring review under SEPP65.	3.3	SOC
S98	Developer contributions	Administration and management of developer contributions.	3.3	SOC
S104	Land use policy and planning	Development and implementation of strategies, policies and plans, such as the Local Environmental Plan, to guide land use and development across the municipality. Carrying out an ongoing program of improvements to enhance the Local Environmental Plan, including plan changes.	3.3	SOC
S106	Planning codes and publications	Preparation of planning codes and publications.	3.3	SOC
S107	Planning information and policy analysis	Provision of technical and strategic planning expertise to the public and councilors to support decision making.	3.3	SOC
S108	Planning proposals	Consideration and preparation of planning proposals	3.3	SOC
S110	Section 10.7 planning certificates	Preparation and issuing of section 10.7 planning certificates on application.	3.3	SOC
S112	Strategic planning	Preparation of strategic planning advice, plans and documents that control the use and development of land.	3.3	SOC

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COMMUNITY & LIBRARY SERVICES DIVISION

Departments - Community Development, Library Services



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EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
Community Development Department			
Expenditure	Operating	3,654,001	3,714,918
	Capital	172,000	323,000
Expenditure Total		3,826,001	4,037,918
Income	Operating	-882,981	-917,829
Income Total		-882,981	-917,829
Total		2,943,020	3,120,089
Library Services Department			
Expenditure	Operating	3,326,577	3,179,250
	Capital	536,000	504,000
Expenditure Total		3,862,577	3,683,250
Income	Operating	-268,200	-238,350
	Capital	-40,000	-50,000
Income Total		-308,200	-288,350
Total		3,554,377	3,394,900
TOTAL		6,497,397	6,514,989



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DEPARTMENT COMMUNITY DEVELOPMENT

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
3.4.7.03	Work in partnership with other levels of government and developers to increase the level of affordable housing in North Sydney	Director CLS	Jul-19	Jun-21	SOC
4.1.1.01	Implement the Disability Inclusion Action Plan	Access & Inclusion Officer	Jul-19	Jun-21	SOC
4.1.1.02	Support local community organisations assisting the community accessing the National Disability Insurance Scheme	Access & Inclusion Officer	Jul-18	Jun-21	SOC
4.1.1.03	Review the provision of information in community languages	Community Information Officer	Jul-18	Jun-21	SOC
4.1.2.01	Advocate to the State Government to ensure community service delivery meets evolving community needs	Director CLS	Jul-18	Jun-21	SOC
4.1.2.03	Implement the Family and Children Strategy	Social Planner	Jul-18	Jun-21	SOC
4.1.2.04	Review the Family Day Care Business Plan	Coordinator Family Daycare	Jul-20	Jun-21	SOC
4.1.2.05	Implement the Family Day Care Business Plan	Coordinator Family Daycare	Jul-20	Jun-21	SOC
4.1.2.06	Review the Young Peoples Strategy	Youth Development Officer	Jul-19	Jun-21	SOC
4.1.2.07	Implement Youth Work in North Sydney: an action plan for development and early intervention	Youth Development Officer	Jul-20	Jun-21	SOC
4.1.2.08	Support youth development throughout North Sydney through the implementation, funding and management of youth programs	Youth Development Officer	Jul-18	Jun-21	SOC

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COMMUNITY DEVELOPMENT (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
4.1.2.09	Promote youth services and facilities throughout North Sydney	Youth Development Officer	Jul-18	Jun-21	SOC
4.1.2.10	Coordinate and promote activities in Youth Week	Youth Development Officer	Jul-20	Jun-21	SOC
4.1.2.11	Upgrade facilities and equipment at Planet X Youth Centre	Youth Development Officer	Jul-18	Jun-21	SOC
4.1.2.12	Provide services and activities to seniors through community centres	Access & Inclusion Officer	Jul-18	Jun-21	SOC
4.1.2.14	Implement the Older Persons Plan	Access & Inclusion Officer	Jul-19	Jun-21	SOC
4.1.2.15	Coordinate and promote activities in Seniors Festival	Access & Inclusion Officer	Jan-21	Jun-21	SOC
4.1.2.17	Implement the Homeless Strategy	Access & Inclusion Officer	Jul-19	Jun-21	SOC
4.1.2.18	Manage squalor, hoarding and homelessness enquiries with appropriate referrals	Access & Inclusion Officer	Jul-18	Jun-21	SOC
4.1.3.02	Review Council service against demand and modify as required	Manager Community Development	Jul-18	Jun-21	SOC
4.1.3.04	Provide access to quality early child care and education services in Council facilities	Manager Community Development	Jul-19	Jun-21	SOC
4.1.4.02	Contribute to strategic direction of James Milson Village	Director CLS	Jul-18	Jun-21	SOC
4.1.4.03	Provide affordable housing for aged residents in vulnerable circumstances	Director CLS	Jul-19	Jun-21	SOC

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COMMUNITY DEVELOPMENT (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
4.1.5.01	Provide advice and support to community groups	Social Planner	Jul-18	Jun-21	SOC
4.1.5.02	Assist local groups to access external funding and support	Social Planner	Jul-18	Jun-21	SOC
4.1.5.03	Target funding to North Sydney's community outcomes through Council's community grants program	Manager Community Development	Feb-21	Aug-21	SOC
4.1.6.02	Coordinate and promote Harmony Day activities	Social Planner	Feb-21	Mar-21	SOC
4.1.6.03	Coordinate and promote activities in Indigenous festivals	Team Leader Arts & Culture	Jul-18	Jun-21	SOC
4.1.8.01	Facilitate access to services for residents with or at risk of developing mental illnesses or developmental delays	Access & Inclusion Officer	Jul-18	Jun-21	SOC
4.1.8.02	Implement drug and alcohol minimisation strategies	Youth Development Officer	Jul-18	Jun-21	SOC
4.1.10.01	Promote health and wellbeing activities through arts programs	Team Leader Arts & Culture	Jul-18	Jun-21	SOC
4.1.11.01	Participate in Local Liquor Accords	Director CLS	Jul-18	Jun-21	SOC
4.1.11.02	Participate in Lower North Shore Domestic Violence Network	Social Planner	Jul-18	Jun-21	SOC
4.1.11.03	Participate in Lower North Shore Child and Family Interagency	Social Planner	Jul-18	Jun-21	SOC

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COMMUNITY DEVELOPMENT (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
4.2.1.02	Implement the Arts and Cultural Development Plan	Team Leader Arts & Culture	Jul-19	Jun-21	SOC
4.2.1.04	Prepare a Public Arts Masterplan	Team Leader Arts & Culture	Jul-19	Jun-21	SOC
4.2.1.05	Identify art projects that are eligible for funding	Team Leader Arts & Culture	Jul-18	Jun-21	SOC
4.2.1.06	Increase the community's awareness of library services, resources and facilities using marketing and promotional strategies	Team Leader Arts & Culture	Jul-18	Jun-21	SOC
4.2.2.05	Support local weekend markets	Director CLS	Jul-18	Jun-21	SOC
4.3.1.01	Liaise with Department of Education regarding future education facilities planning	Director CLS	Jul-18	Jun-21	SOC
4.3.3.03	Investigate partnership opportunities with local educational institutions	Director CLS	Jul-18	Jun-21	SOC
4.3.3.04	Review the Community Centre Plans of Management - Crows Nest Community Centre, Kirribilli Neighbourhood Centre and North Sydney Community Centre	Director CLS	Jan-21	Mar-21	SOC
4.3.3.05	Upgrade facilities and equipment at community centres	Director CLS	Jul-18	Jun-21	SOC
4.3.4.01	Promote activities and programs that address the educational needs of the community	Community Information Officer	Jul-18	Jun-21	SOC
4.3.5.01	Promote Volunteer Week	Manager Communications & Events Manager Community Development	Apr-21	Jun-21	SOC

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COMMUNITY DEVELOPMENT (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S134	Advice and referrals	Provision of advice and referrals in support of key target groups including young people, older people, people with a disability, Aboriginal and Torres Strait Islander people, culturally diverse communities, children and families	4.1	SOC
S135	Alcohol free zones	Establishment and management of alcohol free zones and alcohol prohibited areas.	4.1	SOC
S136	Children's centres	Provision of early childhood education and care for children aged from birth to school age in a long day care centre setting.	4.1	SOC
S137	Community development	Provision of community development projects run by Council and voluntary organisations and other stakeholders. Projects target various groups including youth, people with disabilities, the elderly and cultural groups.	4.1	SOC
S138	Community grants	Provision of funding annually for non-profit community groups to support community projects. Determination of applications for community grants in accordance with policy.	4.1	SOC
S139	Community information	Provision of accurate and up to date community information, including update of Community Information Directory.	4.1	SOC
S140	Community safety programs	Facilitation of community safety elements with a wide range of programs	4.1	SOC
S141	Community/social housing	Management of Council's community/social housing assets.	4.1	SOC
S142	Homelessness service	Manage the presence of homeless persons with regard to Council's legal obligations and care for their health and safety.	4.1	SOC
S143	Lower North Shore Multicultural Network meeting support	Co-convening of Lower North Shore Multicultural Network.	4.1	SOC
S144	Planet X Youth Centre	Operation of the Planet X Youth Centre programs.	4.1	SOC

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COMMUNITY DEVELOPMENT (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S144	Planet X Youth Centre	Operation of the Planet X Youth Centre programs.	4.1	SOC
S145	Vacation care programs	Provision of recreational and leisure experiences for primary school aged children during school holidays.	4.1	SOC
S146	Art events	Art exhibitions including by local artists	4.2	SOC
S147	Arts and culture program	Implementation of annual arts and cultural events program. Implementation of Artists in Residence program.	4.2	SOC
S150	Public art	Commission and installation of public art.	4.2	SOC
S152	Community centre administration	Coordination of use of community centres by groups of local residents.	4.3	SOC
S154	Education Institutions eBulletin	Production of an Education Institutions e-newsletter distributed to all local schools and tertiary institutions	4.3	SOC

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DEPARTMENT LIBRARY SERVICES

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
4.1.2.19	Implement the Stanton Library Masterplan	Manager Library Services	Jul-18	Jun-21	SOC
4.1.2.20	Develop and employ strategies to increase customer awareness, access and usage of digital resources	Manager Library Services	Jul-18	Jun-21	SOC
4.1.2.21	Enhance the Library's website, improving accessibility, interactivity and ease of use	Manager Library Services	Jul-18	Jun-21	SOC
4.1.2.22	Undertake annual consultation with customers about library resources, services and facilities	Manager Library Services	Oct-20	Dec-20	SOC
4.1.2.24	Implement marketing and promotional strategies to increase the community's awareness of library services, resources and facilities.	Manager Library Services	Jul-18	Jun-21	SOC
4.1.2.25	Investigate ways to meet the needs of community language groups with relevant resources	Manager Library Services	Jul-18	Jun-21	SOC
4.1.6.04	Develop public programs and activities to support cultural celebrations and festivals in the community	Manager Library Services	Jul-18	Jun-21	SOC
4.1.7.01	Continue to participate in the Welcome Here project	Manager Library Services	Jul-18	Jun-21	SOC
4.1.8.03	Promote events and activities in Mental Health Month	Manager Library Services	Oct-20	Dec-20	SOC
4.2.2.04	Review current library events and programs and develop a tool to aid in creating and measuring outcomes	Manager Library Services	Oct-18	Jun-21	SOC
4.3.2.01	Implement the Stanton Library and Historical Services Strategic Plan	Manager Library Services	Jul-18	Jun-21	SOC
4.3.2.03	Review collections according to demographic statistics and usage patterns to ensure they meet community need and reflect emerging trends and user expectations	Manager Library Services	Jul-18	Jun-21	SOC
4.3.3.02	Develop modern branch library options to service LGA growth areas	Manager Library Services	Jul-18	Jun-21	SOC

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LIBRARY SERVICES (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
4.3.5.02	Conduct annual events recognising volunteers	Manager Library Services	Oct-20	Dec-20	SOC
4.4.1.01	Conduct public programs which increase awareness of local history and heritage	Council Historian	Jul-18	Jun-21	SOC
4.4.2.01	Manage Don Bank Museum, Sextons Cottage Museum and St Thomas' Rest Park and explore opportunities for further interpretation	Council Historian	Jul-18	Jun-21	SOC
4.4.2.02	Manage and develop Council's historical and heritage collections to sector standard	Council Historian	Jul-18	Jun-21	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S151	Collection development	Development and management of the library's collections including books, CDs, DVDs, graphic novels and e-Resources (books, audiobooks, magazines and comics).	4.3	SOC
S153	Digital literacy program	Training for customers and staff in how to use a range of technologies.	4.3	SOC
S155	Lending service	Provision of loans, inter branch delivery, and document delivery.	4.3	SOC
S156	Library Information service	Provision of reference services and local history research enquiries.	4.3	SOC
S157	Special interest groups	Holding of special interest groups at the library, including philosophy, English as a second language, book groups, knitting, Books to Movies, Scrabble and Writer's groups.	4.3	SOC
S158	Specialised programs - CALD communities	Provision of programs provided for culturally and linguistically diverse members of our community.	4.3	SOC

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LIBRARY SERVICES (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S159	Specialised programs - young adults	Provision of programs for young adults (12-18 years) provided at Stanton Library.	4.3	SOC
S160	Stanton Library	Provision of resources for loan. Provision of an Information Service. Provision of free access to public computers and Wi-Fi. Provision of events, programs and activities. Provision of a Heritage Centre with exhibition space. Provision of a conference room which can be hired for use by community groups..	4.3	SOC
S161	Stanton Library e-Bulletin	Production of a Stanton Library e-newsletter.	4.3	SOC
S162	Writers@Stanton author talks	Provision of free talks by authors of popular interest, both fiction and non-fiction.	4.3	SOC
S163	Aboriginal heritage preservation and promotion	Maintenance, identification and preservation of Aboriginal heritage items and promotion of Aboriginal heritage in North Sydney through Council's partnership with the Aboriginal Heritage Office. Implementation of legislative requirements to ensure Aboriginal and archaeological heritage are conserved and valued.	4.4	SOC
S164	Heritage preservation and promotion	Maintenance, identification, preservation and rehabilitation of heritage items and areas and promotion of heritage in North Sydney. Provision of information and advice for North Sydney heritage and heritage conservation	4.4	SOC
S165	Local heritage events	Holding of events to celebrate the history and heritage of the North Sydney area in conjunction with Heritage Week and History Week.	4.4	SOC
S166	North Sydney Heritage centre and museums	Provision of funding to Don Bank Museum to enable care of its heritage collection items, to provide lifelong learning and research. Collection, archiving and provision of primary and secondary material for historical research. Acquiring of items relevant to North Sydney for collections. Holding of events to celebrate the history and heritage of the North Sydney area. Provision of funding to the Nutcote Museum.	4.4	SOC

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CORPORATE SERVICES DIVISION

Departments - Communications & Events, Contracts Management, Customer Services & Records Management, Financial Services, Human Resources, Information Technology, Procurement Services, Risk



FINANCIAL SUMMARY

CORPORATE SERVICES DIVISION

	EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
COS Administration				
	Expenditure	Operating	630,008	621,583
	Expenditure Total		630,008	621,583
	Income	Operating	-	-
	Income Total		-	-
	Total		630,008	621,583
Communication & Events Department				
	Expenditure	Operating	2,199,859	2,492,818
		Capital	60,000	-
	Expenditure Total		2,259,859	2,492,818
	Income	Operating	-79,000	-397,000
	Income Total		-79,000	-397,000
	Total		2,180,859	2,095,818
Contracts Management Department				
	Expenditure	Operating	161,486	168,853
	Expenditure Total		161,486	168,853
	Income	Operating	-	-
	Income Total		-	-
	Total		161,486	168,853
Customer Services & Records Management Department				
	Expenditure	Operating	2,802,910	2,949,013
	Expenditure Total		2,802,910	2,919,013
	Income	Operating	-527,500	-563,500
	Income Total		-527,500	-563,500
	Total		2,275,410	2,385,513

(Continued)

	EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
Financial Services Department				
	Expenditure	Operating	4,311,606	4,752,031
	Expenditure Total		4,311,606	4,752,031
	Income	Operating	-48,330,341	-50,203,411
	Income Total		-48,330,341	-50,203,411
	Total		-44,018,735	-45,451,380
Human Resources Department				
	Expenditure	Operating	1,029,045	1,013,452
	Expenditure Total		1,029,045	1,013,452
	Income	Operating	-12,000	-12,300
	Income Total		-12,000	-12,300
	Total		1,017,045	1,001,152
Information Technology Department				
	Expenditure	Operating	3,090,241	3,047,169
	Expenditure Total		3,090,241	3,047,169
	Income	Operating	-1,000	-1,000
	Income Total		-1,000	-1,000
	Total		3,089,241	3,046,169
Procurement Services Department				
	Expenditure	Operating	229,821	240,764
	Expenditure Total		229,821	240,764
	Income	Operating	-3,000	-4,000
	Income Total		-3,000	-4,000
	Total		226,821	236,764

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CORPORATE SERVICES DIVISION

EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
Risk Management Department			
Expenditure	Operating	1,482,880	1,645,051
Expenditure Total		1,482,880	1,645,051
Income	Operating	-40,000	-
Income Total		-40,000	-
Total		1,442,880	1,645,051
TOTAL		-32,994,985	-34,250,477



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DEPARTMENT COMMUNICATIONS & EVENTS

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
3.2.2.02	Implement the North Sydney CBD Marketing Campaign	Manager Communications & Events	Jul-20	Jun-21	ECO
4.2.2.03	Implement the North Sydney Events Strategy	Manager Communications & Events	Jul-19	Jun-21	SOC
4.3.5.01	Promote Volunteer Week	Manager Communications & Events Manager Community Development	Apr-21	Jun-21	SOC
5.3.1.02	Implement the External Communications Strategy	Manager Communications & Events	Jan-20	Jun-21	GOV
5.3.1.04	Implement the Internal Communications Strategy	Manager Communications & Events	Jan-20	Jun-21	GOV
5.3.2.01	Expand the use of video communication	Manager Communications & Events	Jul-18	Jun-21	GOV
5.3.2.02	Expand the use of digital platforms for promotion and advertising	Manager Communications & Events	Jul-18	Jun-21	GOV
5.3.2.03	Review the Corporate Standards Manual	Manager Communications & Events	Jun-19	Dec-20	GOV

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S202	Advertising coordination	Coordination of the placement of advertisements for facilities and services.	5.3	GOV
S205	Community newsletter	Production of a newsletter containing information about Council's activities.	5.3	GOV

COMMUNICATIONS & EVENTS (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S148	Community event coordination	Implementation of annual community events program. Determine applications for third party events and festivals.	4.2	SOC
S149	Events e-Bulletin	Production of an Events e-newsletter.	4.2	SOC
S206	Council e-newsletter	Production of monthly Council e-newsletter.	5.3	GOV
S207	External communication and marketing	Promotion of Council's activities and achievements to the community.	5.3	GOV
S208	Graphic design	Preparation of brochures and banners for Council services, facilities and events.	5.3	GOV
S209	Internal communication	Preparation of information for staff and Council representatives.	5.3	GOV
S210	Media liaison and monitoring	Promotion of Council services and activities and responding to media enquiries.	5.3	GOV
S213	Social media	Promotion of Council activities and monitor and respond to customer feedback on social media platforms.	5.3	GOV
S214	Speeches and presentations	Preparation of speeches to be delivered by the representatives of Council.	5.3	GOV
S215	Video production	Development and distribution of video material.	5.3	GOV

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DEPARTMENT CONTRACTS MANAGEMENT

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
5.1.2.07	Implement Project Management Framework	Manager Integrated Planning & Special Projects Corporate Contracts Manager	Jul-18	Jun-21	GOV
5.4.3.06	Implement solution to simplify and improve WHS management including contractors	WHS Specialist Corporate Contracts Manager	Jul-18	Jun-21	GOV
5.4.5.02	Review Contract Management Manual	Corporate Contracts Manager	Jul-18	Jun-21	GOV

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S219	Contacts and tenders	Documentation and management of contracts and tenders.	5.4	GOV
S257	Contacts and tenders	Maintain Contracts Register	5.4	GOV
S258	Contacts and tenders	Assist staff in managing contract issues as they arise	5.4	GOV
S259	Contacts and tenders	Ensure staff compliance to the <i>Contract Management Manual 2016</i>	5.4	GOV
S260	Contacts and tenders	Maintain Council's suite of Standard Contract Documents to reflect legislative changes and best practice	5.4	GOV

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DEPARTMENT CUSTOMER SERVICES & RECORDS MANAGEMENT

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
5.2.4.01	Implement the Customer Service Strategy	Manager Customer Services & Records Management	Mar-19	Jun-21	GOV
5.2.4.04	Continue to roll out online forms for Council services to improve accessibility and customer experience	Manager Customer Services & Records Management	Jul-18	Jun-21	GOV
5.4.2.01	Review Recordkeeping Plan of Management	Manager Customer Services & Records Management	Jul-19	Jun-21	GOV
5.4.2.03	Implement Knowledge Management Plan	Manager Customer Services & Records Management	Jul-19	Jun-21	GOV
5.4.2.08	Digitisation of hard copy files	Manager Customer Services & Records Management	Jul-18	Jun-21	GOV
5.4.2.06	Review the Retention and Disposal of Records Strategy	Manager Customer Services & Records Management	Jul-20	Jun-21	GOV
5.4.2.07	Review the Privacy Management Plan	Manager Customer Services & Records Management	Jul-20	Jun-21	GOV

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S180	After hours' response service	Provision of after hours emergency answering service outside the normal working hours during weekdays, weekends and public holidays.	5.2	GOV
S181	Call centre (telephone enquiry handling)	Answering of telephone calls, directing enquiries and providing information.	5.2	GOV

CUSTOMER SERVICES & RECORDS MANAGEMENT (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S190	Counter service (counter enquiry handling)	Responding to counter enquiries.	5.2	GOV
S194	Filming applications	Processing of applications to conduct filming in North Sydney in accordance with policy. Implementation of the requirements of the Local Government Filming Protocol.	5.2	GOV
S195	Hiring of community centres	Facilitation of processing and allocation of casual bookings for community activities.	5.2	GOV
S196	Hiring of recreational facilities	Facilitation of processing and allocation of seasonal and casual bookings for sportsgrounds, parks and facilities for sporting fixtures and training.	5.2	GOV
S200	Residential parking permit scheme administration	Processing and assessment of residential parking permit applications in accordance with policy and service level agreements.	5.2	GOV
S201	Permits and applications	Receipting and processing of permits and applications.	5.2	GOV
S216	Access to public records	Provision to the public and Council of access to public records, including the Publication Guide annually under the GIPA.	5.4	GOV
S221	Database management	Maintenance and administration of databases	5.4	GOV
S222	Document storage, retention and disposal	Maintenance of central records repository by archiving and scanning of documents and files and disposal of old files. Retrieval of records promptly from off-site facilities upon request. Transfer of eligible Council records to off-site storage in a timely manner. Disposal of all records according to their scheduled retention period.	5.4	GOV
S223	Electronic document management system administration	Maintain the electronic document management system, including updating and adding users, providing training in the use of the system, responding to requests for support, information and advice.	5.4	GOV

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CUSTOMER SERVICES & RECORDS MANAGEMENT (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S228	Incoming document processing	Receipting and directing of correspondence into the organisation.	5.4	GOV
S229	Information requests: formal and informal	Responding to formal requests for information in a timely manner in accordance with GIPA legislation.	5.4	GOV
S240	Tender openings	Attendance at and supervision of governance aspect of tender openings.	5.4	GOV



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DEPARTMENT FINANCIAL SERVICES

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
5.1.4.01	Review rating structure	Manager Financial Services	Oct-18	Jun-21	GOV
5.1.4.02	Review the Long Term Financial Plan in accordance with preparation of the annual Operational Plan	Manager Financial Services	Oct-20	Jun-21	GOV
5.1.4.03	Undertake quarterly budget reviews to monitor financial performance	Manager Financial Services	Oct-18	Jun-21	GOV
5.1.4.04	Establish a grant register and protocol for whole of organisation use	Manager Financial Services	Jul-20	Jun-21	GOV
5.1.4.05	Review functionality of Authority and upgrade to latest version	Manager Financial Services Manager Information Technology	Jul-19	Jun-21	GOV
5.1.4.06	Implement the Payroll, Attendance and Leave Management Report recommendations	Manager Financial Services	Feb-21	Mar-21	GOV
5.1.4.07	Update Capital Value Register (CVR) linking Council's asset register	Manager Financial Services	Feb-21	Mar-21	GOV
5.1.4.08	Implement "Cloud" Long Term Financial Plan (LTFP)	Manager Financial Services	Apr-21	Jun-21	GOV

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FINANCIAL SERVICES (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S167	Accounting administration	Payments and records for all financial transactions.	5.1	GOV
S168	Administration of rate concession program	Reviewing of applications for concessions.	5.1	GOV
S170	Creditor and payment services	Payment for services provided to Council by suppliers.	5.1	GOV
S171	Debtor services	Collection of annual amounts owing to Council.	5.1	GOV
S173	Financial management and reporting	Preparation of monthly financial reports for managers and analysis for Management Executive; report development; preparation of annual and four yearly budgets; and administration and development of the financial accounting system.	5.1	GOV
S174	Grant administration	Maintenance of records of grant funds.	5.1	GOV
S175	Investment portfolio management	Management of Council's investment portfolio to achieve maximum return with minimum risk.	5.1	GOV
S176	Payroll	Compilation of time worked records, and preparation of payroll.	5.1	GOV
S177	Rates collection	Preparation and issuing of rates account notices and maintenance of rates records.	5.1	GOV
S178	Statutory financial reporting	Preparation of statutory financial reports for compliance purposes. Includes recording loan payments, employee leave entitlements, maintenance of financial assets register, and implementation of the relevant reporting Codes.	5.1	GOV

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DEPARTMENT HUMAN RESOURCES

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
5.5.1.01	Utilise e-recruitment to provide more efficient and timely recruitment	Manager Human Resources	Jul-18	Jun-21	GOV
5.5.1.02	Review employee value proposition and protocols to attract and retain appropriately skilled staff	Manager Human Resources	Jul-18	Jun-21	GOV
5.5.1.04	Implement the EEO Management Plan	Manager Human Resources	Jul-18	Jun-21	GOV
5.5.1.07	Conduct an Employee Satisfaction Survey 2021	Manager Human Resources	Jan-21	Jun-21	GOV
5.5.2.02	Implement the Workforce Strategy	Manager Human Resources	Jul-18	Jun-21	GOV

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S246	HR reporting	Preparation of HR reports for Management Executive.	5.5	GOV
S247	HR management coaching	Coaching and mentoring of line management in effective employee relations and performance management.	5.5	GOV
S248	Induction	Delivery of induction sessions to provide new employees with an overview of Council's operations.	5.5	GOV
S249	Industrial relations	Negotiation on behalf of the organisation with all parties to create a productive engaged workforce.	5.5	GOV

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HUMAN RESOURCES (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S250	Personal performance appraisals	Coordination of biannual performance appraisals for all staff.	5.5	GOV
S251	Recruitment and selection	Structuring of selection panels to ensure expertise, independence and diversity of background and appointment of the best person for each job.	5.5	GOV
S252	Reward and recognition program	Implementation of reward and recognition program.	5.5	GOV
S253	Skill development programs	Facilitation and provision of skill training to meet identified training needs as per the annual Learning and Development Schedule.	5.5	GOV
S254	Staff employment records maintenance	Maintenance staff employment records	5.5	GOV
S255	Staff policy register	Updating, publishing and distribution staff policy	5.5	GOV
S256	Staff training	Provision of a wide range of training for staff including online and face to face	5.5	GOV

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DEPARTMENT INFORMATION TECHNOLOGY

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
5.1.4.05	Review functionality of Authority and upgrade to latest version	Manager Financial Services Manager Information Technology	Jul-19	Jun-21	GOV
5.4.1.03	Implement the ICT Strategy	Manager Information Technology	Jan-20	Jun-21	GOV
5.4.1.04	Review IT Governance and Project Delivery Framework	Manager Information Technology	Jul-18	Jan-21	GOV
5.4.1.05	Implement IT Governance and Project Delivery Framework	Manager Information Technology	Jan-19	Jun-21	GOV
5.4.1.06	Prepare End User Experience Program	Manager Information Technology	Jan-19	Dec-20	GOV
5.4.1.07	Implement End User Experience Program	Manager Information Technology	Jan-20	Jun-21	GOV
5.4.1.08	Review Council's website	Manager Information Technology	Jul-19	Dec-20	GOV
5.4.1.09	Standardise integration of Council's multi-supplier information management ecosystem	Manager Information Technology	Apr-19	Jun-21	GOV
5.4.1.10	Implement the Data-centre	Manager Information Technology	Jul-20	Jun-21	GOV
5.4.1.12	Investigate video-conferencing	Manager Information Technology	Jul-20	Jun-21	GOV
5.4.1.13	Manage Council's mapping and geographical systems	Manager Information Technology	Jul-20	Jun-21	GOV

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INFORMATION TECHNOLOGY (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S225	ICT infrastructure development and maintenance	Development and maintenance of IT infrastructure. Delivery of all application development and IT Infrastructure projects left by Council's IT Department, on time and within budget. Management of Council's telecommunications.	5.4	GOV
S226	ICT service, operations and support	Delivery of internal IT services including hardware and software and technical support. Resolving all IT help desk requests and service requests within service level agreements. Monitoring of performance for Council managed systems.	5.4	GOV
S227	ICT systems administration	Maintenance and administration of network applications, databases and system backups.	5.4	GOV
S233	Mapping, spatial and assets information maintenance	Provision of accurate maps, asset inventories and infrastructure information in a mapping format using GIS in a timely manner. Maintenance of the currency and accuracy of Council's spatial/property information system.	5.4	GOV
S241	Website and intranet maintenance	Publishing of up to date information in suitable format on website and intranet. Maintenance of navigation structure and links, and presentation styles.	5.4	GOV

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DEPARTMENT PROCUREMENT

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
5.4.5.03	Develop corporate wide procurement and contract management training	Manager Procurement Corporate Contracts Manager	Jul-18	Jun-21	GOV
5.4.5.04	Use Council's buying power to achieve best value for goods and services purchased	Manager Procurement	Jul-18	Jun-21	GOV

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S217	Administration of approved suppliers	Maintenance of a list of approved suppliers to ensure cost effective and sustainable purchasing across the organisation	5.4	GOV
S234	Purchasing	Ordering and delivery of materials and supplies for operations	5.4	GOV

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DEPARTMENT RISK MANAGEMENT

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
5.4.3.01	Implement Risk Management Framework	Manager Risk	Jul-18	Jun-21	GOV
5.4.3.02	Review WHS Management System and injury management process	WHS Specialist	Jul-18	Jun-21	GOV
5.4.3.03	Improve WHS leadership, safety culture and engagement	WHS Specialist	Jul-18	Jun-21	GOV
5.4.3.04	Review WHS and injury management training requirements	WHS Specialist	Jul-18	Jun-21	GOV
5.4.3.06	Implement solution to simplify and improve WHS management including contractors	WHS Specialist Corporate Contracts Manager	Jul-19	Jun-21	GOV
5.4.3.07	Serve as Council's Resilience Ambassador to the Resilient Sydney Office	Manager Risk	Jul-19	Jun-21	GOV
5.4.3.08	Drive the Continuous Improvement Program (CIP) to support the Audit, Risk and Improvement Committee (ARIC)	Manager Risk	Jul-19	Jun-21	GOV
SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER		QBL LINK
S193	External auditing	Auditing of Council's external functions.	5.2		GOV
S218	Audit and Risk Committee support	Facilitation of the Audit and Risk Committee. Provision of support services for Audit and Risk Committee meetings.	5.4		GOV

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RISK MANAGEMENT (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S220	Crisis management program	Implementation, testing and maintenance of Crisis Management Plan.	5.4	GOV
S230	Insurance program	Maintain insurance cover appropriate to Council's risk profile and statutory obligations	5.4	GOV
S231	Internal auditing	Auditing of Council's internal functions through the Internal Audit Program shared with neighboring councils.	5.4	GOV
S235	Risk advisory	Provide best practice advice, analysis and reporting to promote continuous improvement through effective and efficient risk management.	5.4	GOV
S236	Risk events and claims management	Capture and analyse data, and provide timely and accurate assessment in pursuit of the best outcome for Council.	5.4	GOV
S237	Risk management training and awareness	Delivery of risk management training and awareness program across Council.	5.4	GOV
S238	Safety inspections	Inspections of Council's work practices for safety in accordance with approved schedule.	5.4	GOV
S239	Site and activity risk assessments	Conducting of risk assessments on Council sites, for Council or Council sponsored activities such as events and festivals.	5.4	GOV
S242	WHS management system administration	Administer the WHS management system.	5.4	GOV
S243	WHS Committee support	Coordination of and attendance at WHS Committee meetings.	5.4	GOV

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ENGINEERING & PROPERTY SERVICES DIVISION

Departments - Asset Management, Engineering Infrastructure, Project Management, Property Assets,
Traffic & Transport Operations, Works Engineering



FINANCIAL SUMMARY

ENGINEERING & PROPERTY SERVICES DIVISION

(Continued)

EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
Asset Management Department/Engineering Infrastructure			
Expenditure	Operating	7,945,834	8,375,247
	Capital	10,929,887	9,479,804
Expenditure Total		18,875,721	17,855,051
Income	Operating	-15,575,242	-11,800,318
Income Total		-15,575,242	-11,800,318
Total		3,300,479	6,054,733
Project Management Department			
Expenditure	Operating	171,328	97,748
	Capital	3,450,000	1,411,074
Expenditure Total		3,621,328	1,508,822
Income	Operating	-497,996	-498,000
Income Total		-497,996	-498,000
Total		3,123,332	1,010,822
Property Assets Department			
Expenditure	Operating	5,571,367	5,311,026
	Capital	3,500,000	25,000,000
Expenditure Total		9,071,367	30,311,026
Income	Operating	-7,299,050	-6,161,320
Income Total		-7,299,050	-6,161,320
Total		1,772,317	24,149,706

EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
Traffic & Transport Operations Department			
Expenditure	Operating	2,167,070	1,454,435
	Capital	1,540,000	1,838,000
Expenditure Total		3,707,070	3,292,435
Income	Operating	-200,000	-211,000
Income Total		-200,000	-211,000
Total		3,507,070	3,081,435
Works Engineering Department			
Expenditure	Operating	603,481	619,157
Expenditure Total		603,481	619,157
Income	Operating	-8,565,505	-8,054,555
Income Total		-8,565,505	-8,054,555
Total		-7,962,024	-7,435,398
TOTAL		3,741,174	26,861,298



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DEPARTMENT ASSET MANAGEMENT

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.1.1.01	Undertake asset condition surveys and update Asset Management Plans per asset class	Manager Assets	Jul-18	Jun-21	SOC
2.1.1.02	Undertake asset valuations and review asset useful lives	Manager Assets	Jul-18	Jun-21	SOC
2.1.1.03	Implement the Asset Management Plans per asset class	Manager Assets	Jul-18	Jun-21	SOC
2.1.1.04	Implement the Asset Management Strategy	Manager Assets	Jul-18	Jun-21	SOC
2.1.1.18	Review the Asset Management Strategy	Manager Assets	Jul-20	Jun-21	SOC
2.1.2.01	Advocate for improved state infrastructure and adequate funding for maintenance and improvement of community assets	Manager Assets	Jul-18	Jun-21	SOC
2.1.3.03	Respond to emergencies	Manager Assets	Jul-18	Jun-21	SOC
2.1.3.04	Review Joint Emergency Plans	Manager Assets	Jul-20	Jun-21	SOC

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ASSET MANAGEMENT (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S39	Asset management system maintenance	Updating of the Asset Management System.	2.1	SOC
S40	Asset reporting and information	Provision of accurate information for asset reporting using the Asset Management System.	2.1	SOC
S52	Infrastructure levy program administration	Administration and project management of infrastructure levy programs.	2.1	SOC
S57	Local Emergency Management Committee	Chairing jointly the Local Emergency Management Committee.	2.1	SOC
S67	SES facilities management	Maintenance of SES headquarters and equipment in an operational condition.	2.1	SOC

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DEPARTMENT ENGINEERING INFRASTRUCTURE

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.1.1.05	Implement footpath capital works program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.1.06	Implement kerb and gutter capital works program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.1.07	Implement drainage capital works program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.1.08	Implement roads capital works program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.1.09	Implement retaining walls capital works program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.1.10	Implement seawalls capital works program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.1.11	Implement marine structures capital works program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.1.12	Implement safety barriers capital works program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.1.13	Implement gross-pollutant trap upgrade program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.1.4.01	Prepare the Flood Study	Manager Engineering Infrastructure	Jul-18	Dec-21	SOC
2.2.1.01	Implement the Public Domain Style Manual and Design Codes	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC

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ENGINEERING INFRASTRUCTURE (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.2.1.03	Implement the North Sydney CBD Upgrade Program	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.2.1.04	Upgrade public domain along Military Road, Cremorne and Neutral Bay associated with the introduction of B-Line	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.2.1.05	Upgrade footpath at Willoughby Road	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.2.1.06	Implement capital works program for the North Sydney CBD	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.2.1.07	Implement public domain for the Crows Nest Masterplan	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.2.1.08	Implement public domain for the Education Precinct Masterplan	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.2.1.09	Implement public domain for the Cremorne and Neutral Bay Masterplans	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.2.1.10	Implement the capital works program for St Leonards Masterplan	Manager Engineering Infrastructure Landscape Architect	Jul-18	Jun-21	SOC
2.2.1.01	Implement Public Domain Style Manual and Design Codes	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC
2.2.2.02	Implement the Public Lighting Strategy	Manager Engineering Infrastructure	Jul-20	Jun-21	SOC

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ENGINEERING INFRASTRUCTURE (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.2.2.04	Upgrade streetscape lighting in village centres	Manager Engineering Infrastructure	Jul-18	Jun-21	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S50	General investigations	Investigation and responding to customer requests relating to infrastructure. Identification of work that has arisen from the investigation and plan for its implementation. Development of project briefs and including any capital works in the Capital Works Program. Preparation and issuing of maintenance work instructions. Tracking of requests using relevant systems to ensure that all matters are dealt within service level agreements.	2.1	SOC
S54	Infrastructure management and construction	Planning, project management and building of infrastructure provided by Council.	2.1	SOC
S61	Pollution control device cleaning and maintenance	Inspection, cleaning and maintenance of Council's pollution control devices.	2.1	SOC
S69	Stormwater/drainage management	Planning and building of stormwater/drainage infrastructure and water quality improvement devices. Investigation and resolving of stormwater/drainage or flooding emergencies and complaints in a timely manner. Maintenance of stormwater/drainage infrastructure, including gross pollutant traps, in accordance with adopted schedules and budget allocation.	2.1	SOC
S76	Project design briefs	Preparation of concept design briefs for all projects included in the Capital Works Program.	2.2	SOC

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DEPARTMENT PROJECT MANAGEMENT

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.1.6.01	Redevelop North Sydney Olympic Pool complex	Director EPS	Jul-18	Jun-21	SOC

Service Code	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S41	Building construction	Planning, project management and construction of buildings provided by Council.	2.1	SOC
S51	Infrastructure grant applications	Submission of applications for government grants for all projects considered suitable.	2.1	SOC
S72	Banner program	Management of the street banners program, seasonal banners, event banners and Christmas decorations for the local government area. Installation of banner poles throughout the LGA.	2.2	SOC
S73	Gateway treatments	Provision of gateway treatments throughout LGA.	2.2	SOC
S77	Project management	Preparation of concept plans, designs and estimates for projects. Preparation of working plans and submitting development applications if required. Preparing briefs, considering fee proposals, engaging, overseeing and managing consultants where specialised services are required. Calling for tenders as required. Reporting of progress of projects on a regular basis.	2.2	SOC
S79	Streetscape Committees	Engagement with local retailers and businesses, facilitating involvement in the preparation of capital works programs for local shopping areas.	2.2	SOC
S81	Streetscape improvements	Implementation of streetscape improvement works in accordance with the approved schedule, service level agreements and budget allocation.	2.2	SOC

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DEPARTMENT PROPERTY ASSETS

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.2.1.02	Implement the Public Amenities Strategy	Manager Property Assets	Jul-18	Jun-21	SOC
5.1.5.01	Identify commercial opportunities on Council's land and building assets	Director EPS	Jul-18	Jun-21	GOV

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S43	Community facilities management	Provision and management of community facilities for use by the community.	2.1	SOC
S44	Council building cleaning	Management, maintenance and monitoring of the cleaning of Council owned buildings in accordance with the standards adopted.	2.1	SOC
S45	Council building maintenance	Maintenance of Council owned buildings. Includes maintenance of fire and safety equipment within buildings.	2.1	SOC
S46	Council buildings lease management	Management of Council's commercial property portfolio to achieve maximum return with minimum risk.	2.1	SOC
S49	General administration of property matters	Responding to enquiries on Council's property matters.	2.1	SOC
S55	Lease and license administration	Negotiation of new and expiring leases and licenses, responding to enquiries.	2.1	SOC
S56	Lease register maintenance	Maintenance of register of leases.	2.1	SOC

PROPERTY ASSETS (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S58	North Sydney Indoor Sports Centre	Maintain a sports centre facility at Crows Nest for public recreation and fitness use.	2.1	SOC
S66	Security contract administration	Coordination of security monitoring services for Council facilities.	2.1	SOC
S75	Outdoor dining and trading	Assessment of applications for use of space in front of premises in accordance with policy and service level agreements.	2.2	SOC
S78	Public toilet cleaning	Cleaning of public toilets in accordance with service level agreements.	2.2	SOC
S82	Bus shelters	Provision of bus shelters to support the bus system.	2.3	SOC



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DEPARTMENT TRAFFIC & TRANSPORT OPERATIONS

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.1.1.14	Prepare transport and traffic infrastructure capital works program	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.1.1.15	Implement transport and traffic infrastructure capital works program	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.3.1.01	Advocate the state government to improve planning and delivery of integrated and efficient public transport	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.3.1.02	Implement community education campaigns that encourage active transport/use of public transport and alternative modes of transport	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.3.1.03	Implement North Sydney Integrated Cycling Strategy	Sustainable Transport Project Co-Ordinator	Jul-18	Jun-21	SOC
2.3.1.04	Implement Priority Cycling Route 2 - Young St	Manager Traffic & Transport Operations	Jul-19	Jun-21	SOC
2.3.1.05	Provide bike rail facilities for cyclists	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.3.1.06	Monitor bike share schemes and work with operators to improve management of schemes	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.3.1.09	Participate in TfNSW Travel Choices Program	Sustainable Transport Project Co-Ordinator	Jul-18	Dec-21	SOC
2.3.1.10	Implement Active Transport - Young Street, Neutral Bay	Manager Traffic & Transport Operations	Jan-19	Jun-21	SOC
2.3.1.12	Implement Active Transport - Winter Avenue, Neutral Bay	Manager Traffic & Transport Operations	Jan-19	Jun-21	SOC

TRAFFIC & TRANSPORT OPERATIONS (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.3.1.13	Implement Active Transport - Kurraba Road	Manager Traffic & Transport Operations	Jan-19	Jun-21	SOC
2.3.2.03	Advocate for continued improved public transport on Spit Road/Military Road transport corridor to the Warringah Peninsula and Northern Beaches	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.3.2.04	Participate in the Northern Beaches Transport Masterplan	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.3.5.01	Implement the Road Safety Action Plan including education and awareness programs	Road Safety Officer	Jul-18	Jun-21	SOC
2.3.6.01	Monitor advances in new forms of travel	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.4.1.01	Implement North Sydney Integrated Traffic and Parking Strategy	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.4.1.02	Implement Local Area Traffic Management Action Plans	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.4.1.03	Design and implement pedestrian/traffic signals and associated works at Gerard Street and MacPherson Street	Manager Traffic & Transport Operations	Jul-19	Jun-21	SOC
2.4.2.01	Investigate funding opportunities and apply for grant funding for new and upgrade of traffic, pedestrian and cycling facilities	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.4.3.01	Undertake a review of car parking restrictions	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC
2.4.3.02	Manage car share parking	Manager Traffic & Transport Operations	Jul-18	Jun-21	SOC

TRAFFIC & TRANSPORT OPERATIONS (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S47	Footpath and cycleway construction	Planning, project management and building of footpaths and cycleway provided by Council.	2.1	SOC
S68	Signage and street sign replacement	Maintenance of street and traffic signs in accordance with the approved schedule, service level agreements and budget allocation. Development of plans and specifications for the manufacture and supply of new street name signs, signage and relevant fixtures.	2.1	SOC
S80	Street Lighting Improvement Program	Pursue of improvements to North Sydney's street lighting network through the SSROC Street Lighting Improvement Program.	2.2	SOC
S83	Parking management	Provision of both on-street and off-street parking.	2.4	SOC
S85	Road and traffic permits	Assess, issue and regulate road and traffic permits for temporary third-party works to minimise impacts on public roads.	2.4	SOC
S86	Traffic and parking surveys	Printing, compiling and mailing of traffic and parking surveys and notifications.	2.4	SOC
S87	Traffic Committee support	Provision of support services for Traffic Committee meetings. Facilitation of the functions of the Traffic Committee. Processing of decisions of the Committee in accordance with service level agreements.	2.4	SOC
S88	Traffic grant applications	Preparation of submissions to the RMS and federal government to acquire grants for traffic related projects.	2.4	SOC
S89	Traffic investigations	Undertaking of traffic investigations.	2.4	SOC
S90	Traffic management designs	Preparation of traffic management designs and documents in accordance with service level agreements.	2.4	SOC

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DEPARTMENT WORKS ENGINEERING

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
2.1.1.19	Transfer the Ward St carpark back to Council ownership	Manager Parking Stations	Sep-19	Oct-20	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S42	Car park maintenance	Maintenance of Council's car parks in accordance with the approved schedule, service level agreements and budget allocation.	2.1	SOC
S48	Footpath and cycleway maintenance	Maintenance of footpaths and cycleways in accordance with the approved schedule, service level agreements and budget allocation.	2.1	SOC
S53	Infrastructure maintenance	Implementation of the infrastructure maintenance program.	2.1	SOC
S59	Plant and fleet management	Management of plant, equipment and fleet.	2.1	SOC
S60	Plant replacement	Replacement of plant to optimise cost effectiveness in accordance with approved budget allocation.	2.1	SOC
S62	Public art cleaning and maintenance	Cleaning and maintenance of Council's public art.	2.1	SOC
S63	Recoverable works reinstatements	Recovering to Council cost of works conducted for reinstatement of Council's roads and footpaths.	2.1	SOC

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WORKS ENGINEERING (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S64	Roads construction	Planning and building of local roads.	2.1	SOC
S65	Roads maintenance	Maintenance of local roads in accordance with the approved schedule, service level agreements and budget allocation.	2.1	SOC
S70	Street furniture and infrastructure cleaning, maintenance and replacement	Cleaning, maintenance and replacement of Council owned infrastructure and street furniture in accordance with the approved schedule, service level agreements and budget allocation.	2.1	SOC
S71	Vehicle and plant maintenance	Servicing of vehicles and plant in accordance with the service specification and on time.	2.1	SOC
S74	Graffiti removal	Removal of reported incidences of graffiti from public and private property and identified priority sites.	2.2	SOC
S84	Parking station equipment maintenance	Maintenance of Council's car parking station equipment.	2.4	SOC



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OPEN SPACE & ENVIRONMENTAL SERVICES DIVISION

Departments - Environmental Services, Landscape Planning & Design, North Sydney Olympic Pool, North Sydney Oval & Parks and Reserves



FINANCIAL SUMMARY

OPEN SPACE & ENVIRONMENTAL SERVICES DIVISION

(Continued)

	EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
Environmental Services Department				
	Expenditure	Operating	19,514,679	20,292,020
		Capital	-	20,000
	Expenditure Total		19,514,679	20,312,020
	Income	Operating	-18,305,396	-19,109,173
	Income Total		-18,305,396	-19,109,173
	Total		1,209,283	1,202,847
Landscape Planning & Design Department				
	Expenditure	Operating	605,862	734,020
	Expenditure Total		605,862	734,020
	Income	Operating	-11,000	-11,000
	Income Total		-11,000	-11,000
	Total		594,862	723,020
North Sydney Olympic Pool Department				
	Expenditure	Operating	2,983,437	200,470
	Expenditure Total		2,983,437	200,470
	Income	Operating	-2,723,700	-
	Income Total		-2,723,700	-
	Total		259,737	200,470

	EXPENDITURE/ INCOME	OPERATING/ CAPITAL	2019/20 ADOPTED BUDGET (\$)	2021/20 ADOPTED BUDGET (\$)
North Sydney Oval Department				
	Expenditure	Operating	1,591,045	1,392,220
		Capital	-	600,000
	Expenditure Total		1,591,045	1,992,220
	Income	Operating	-1,178,300	-823,350
	Income Total		-1,178,300	-823,350
	Total		412,745	1,168,870
Parks & Reserves Department				
	Expenditure	Operating	8,195,637	8,522,172
		Capital	4,824,600	4,010,000
	Expenditure Total		13,020,237	12,532,172
	Income	Operating	-487,700	-272,000
		Capital	-41,600	-
	Income Total		-529,300	-272,000
	Total		12,490,937	12,260,172
	TOTAL		14,967,564	15,555,379

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DEPARTMENT ENVIRONMENTAL SERVICES

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.1.1.01	Implement the Bushcare community workshops and events program	Manager Environmental Services	Jul-18	Jun-21	ENV
1.1.1.02	Implement the Native Havens, Wildlife Watch and Adopt and Plot Program	Manager Environmental Services	Jul-18	Jun-21	ENV
1.1.1.03	Implement the Bushland Plan of Management	Manager Environmental Services	Jul-19	Jun-21	ENV
1.1.1.04	Implement the Bushland Rehabilitation Plans	Manager Environmental Services	Jul-19	Jun-21	ENV
1.1.2.01	Implement the Coal Loader Centre for Sustainability Business Plan	Manager Environmental Services	Jul-18	Jun-21	ENV
1.1.3.01	Support the HarbourCare program	Manager Environmental Services	Jul-18	Jun-21	ENV
1.1.3.02	Implement water quality improvement programs	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.1.01	Implement energy and water conservation business education programs	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.1.04	Implement the Community Waste Education Program	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.1.05	Implement the Green Events and Workshops Program	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.1.06	Develop and implement energy and water efficiency guidelines for Council buildings	Manager Environmental Services	Jul-19	Jun-21	ENV

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ENVIRONMENTAL SERVICES (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.2.2.02	Implement the Environmental Sustainability Action Plan	Manager Environmental Services	Jul-20	Jun-21	ENV
1.2.2.03	Implement the Greenhouse Action Plan and Water Management Plan	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.2.05	Maximise Council's efforts to reduce energy and water use to reach reduction goals	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.2.06	Increase Council's renewable energy capacity	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.2.07	Participate in the NSROC Waste Strategy	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.2.08	Explore options for resource recovery and alternative waste treatment	Manager Environmental Services	Jul-19	Jun-21	ENV
1.2.3.01	Conduct sustainability awards for the community, businesses and Council staff	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.3.02	Undertake energy, water and waste reporting	Manager Environmental Services	Jul-19	Jun-21	ENV
1.2.4.01	Consider the impacts of climate change in Council's plans, strategies and policies	Manager Environmental Services	Jul-18	Jun-21	ENV

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ENVIRONMENTAL SERVICES (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.2.4.02	Support the Fire Service in the management of bushfire risk	Manager Environmental Services	Jul-18	Jun-21	ENV
1.2.4.03	Contribute to the development of the Mosman-North Sydney Local Emergency Management Plan	Manager Environmental Services	Jul-18	Jun-21	ENV
1.3.2.01	Support community in the development of community gardens, rooftop and hard surface greening	Manager Environmental Services	Jul-18	Jun-21	ENV
1.3.2.03	Establish a community garden at Grasmere Reserve, Cremorne	Manager Environmental Services	Jul-19	Jun-21	ENV
1.4.1.10	Upgrade Septic System at Balls Head Reserve	Bushland Management Co-ordinator	Jul-18	Jun-21	ENV
1.4.1.41	Upgrade Primrose Park walking track	Bushland Management Co-ordinator	Jul-20	Jun-21	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S1	Bushcare e-Bulletin	Production of a Bushcare e-newsletter.	1.1	ENV
S2	Bushcare newsletter	Production of a printed bushcare newsletter.	1.1	ENV
S3	Bushland regeneration	Regeneration of bushland. Management of the Bushcare program. Facilitation of community tree planting events.	1.1	ENV
S4	Environmental Levy program administration	Administration and project management of environmental levy programs.	1.1	ENV
S5	Pest management	Management of pest animals through appropriate control measures.	1.1	ENV

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ENVIRONMENTAL SERVICES (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S6	Street cleaning	Cleaning of streets in accordance with adopted the approved schedule, service level agreements and budget allocation.	1.1	ENV
S7	Tree preservation order administration	Assessment of applications for pruning or removal of trees in accordance with policy and service level agreements.	1.1	ENV
S8	Water quality monitoring	Monitoring of local waterway conditions.	1.1	ENV
S9	Water conservation	Promotion and provision of education to the community to reduce water use, and to use water more efficiently.	1.1	ENV
S10	Climate change planning	Development of planning tools to prepare Council and the community for the likely impacts associated with climate change.	1.2	ENV
S11	Dumped rubbish response	Responding to dumped rubbish removal requests.	1.2	ENV
S12	Emergency management	Council participates in the Mosman-North Sydney-Willoughby Bushfire Management Committee.	1.2	ENV
S13	Energy conservation	Provision of energy conservation programs and renewable energy programs.	1.2	ENV
S14	Environmental education	Design, production and distribution of educational and promotional materials and training for staff and the community to support sustainability. Promotion of environmental sustainability practices at community events and in Council's operations.	1.2	ENV
S15	Environmental grant program administration	Administration and project management of environmental grant programs to local schools that are the responsibility of Council.	1.2	ENV
S16	Green e-Bulletin	Production of a Green e-newsletter.	1.2	ENV

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ENVIRONMENTAL SERVICES (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S17	Greenwaste collection	Collection of garden waste from homes.	1.2	ENV
S18	Pre-booked clean up service	Processing of requests and preparing work schedules for the pre-booked clean up service.	1.2	ENV
S19	Public bin emptying	Emptying of litter from public bins in accordance with service level agreements.	1.2	ENV
S20	Recyclable materials collection	Collection of recycling from homes and public places, and sorting and processing of recyclable materials.	1.2	ENV
S21	Waste collection and disposal	Provision of a safe, convenient, reliable and environmentally sound collection and disposal of solid waste.	1.2	ENV
S22	Waste minimisation	Provision of kerbside recycling, green waste collections and recycling drop off facilities. Provision of programs that avoid waste generation, encourage reusing and recycling, and motivate behaviour change. Programs include business efficiency programs.	1.2	ENV
S23	Street tree management	Management of street trees for identified locations in accordance with the approved schedule, service level agreements and budget allocation.	1.3	ENV
S24	Streets Alive e-Bulletin	Production of a Streets Alive e-newsletter.	1.3	ENV

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DEPARTMENT LANDSCAPE PLANNING & DESIGN

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.3.1.01	Implement the Street Tree Strategy	Landscape Technical Officer	Jul-18	Jun-21	ENV
1.3.1.02	Conduct a street tree audit	Landscape Technical Officer	Jul-20	Jun-21	ENV
1.3.1.03	Implement the Urban Forest Strategy	Landscape Technical Officer	Jul-18	Jun-21	ENV
1.3.3.01	Underground overhead powerlines as opportunities arise	Director OSE	Jul-18	Jun-21	SOC
1.4.1.01	Provide opportunities to expand a network of multipurpose, accessible, fit for purpose open space, parks and recreation facilities for people of all ages and abilities, that respond to the needs of communities as the population grows	Landscape Technical Officer	Jul-18	Jun-21	SOC
1.4.1.03	Deliver shared and co-located sports and recreational facilities including shared school grounds, when opportunities arise	Director OSE	Jul-18	Jun-21	SOC
1.4.1.05	Investigate potential additional public open space opportunities	Landscape Planner	Jul-18	Jun-21	SOC
1.4.1.07	Pursue opportunities with owners of land with potential for use as public open space and to lease these for public use	Director OSE	Jul-18	Jun-21	SOC
1.4.1.09	Upgrade amenities block wastewater system at Blues Point Reserve	Director OSE	Jul-18	Sep-20	SOC
1.4.1.11	Expand open space at Hume Street, Crows Nest	Landscape Architect	Jul-20	Jun-21	SOC
1.4.1.13	Upgrade Henry Lawson Steps	Director - OSE	Jul-20	Jun-21	SOC

LANDSCAPE PLANNING & DESIGN (CONT.)

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.4.1.19	Review the Cremorne Reserve Plan of Management	Landscape Planner	Jul-20	Jun-21	SOC
1.4.1.21	Implement the Tunks Park Plan of Management	Landscape Planner	Jul-19	Jun-21	SOC
1.4.1.22	Review the St Leonards Park Plan of Management	Landscape Architect	Jul-19	Jun-21	SOC
1.4.1.23	Implement Bradfield Park South Masterplan	Director OSE	Jul-19	Jun-21	SOC
1.4.1.47	Implement the Anderson Park Masterplan	Landscape Planner	Jul-19	Jun-21	SOC
1.4.1.48	Finalise Plans of Management in line with the new Department of Crown Lands process	Landscape Planner	Jul-19	Jun-21	SOC
1.4.2.04	Implement landscaping improvements at Hayes Street beach	Landscape Planner	Jul-18	Jun-21	SOC
1.4.2.05	Work with the Harbour Trust to create parkland at the former HMAS Platypus site, Neutral Bay	Director OSE	Jul-19	Jun-21	SOC
1.4.4.05	Implement the North Sydney Oval Plan of Management	Landscape Architect	Jul-18	Jun-21	SOC
1.4.5.01	Advocate the relevant State Government departments to allow for permission to access space for Sydney Harbour Highline Project	Director OSE	Jul-18	Jun-21	SOC
2.2.1.10	Implement the capital works program for St Leonards Masterplan	Manager Engineering Infrastructure Landscape Architect	Jul-18	Jun-21	SOC

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LANDSCAPE PLANNING & DESIGN (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S32	Recreation and sport facilities and programs	Provision of recreational, and sporting facilities and opportunities. Supporting other significant sporting events.	1.4	SOC
S34	Recreation planning	Provision of planning and advice on the management of Council's open space.	1.4	SOC



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DEPARTMENT NORTH SYDNEY OLYMPIC POOL

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.4.1.24	Review the North Sydney Olympic Pool Marketing Plan	Manager North Sydney Olympic Pool	Jul-18	Jun-21	SOC
1.4.1.25	Investigate feasibility of profit making services of activities to contribute to the financial performance of North Sydney Olympic Pool facilities	Manager North Sydney Olympic Pool	Jul-19	Jun-21	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S26	Fitness centre programs	Provision of health and fitness programs using North Sydney Olympic Pool facilities.	1.4	SOC
S29	North Sydney Olympic Pool	Provision of pools and facilities for public recreational and fitness use.	1.4	SOC
S37	Swim school	Provision of Learn to Swim and swimming development programs.	1.4	SOC

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DEPARTMENT NORTH SYDNEY OVAL

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.4.4.01	Identify major regional and sporting events that may be attracted to North Sydney	Manager North Sydney Oval	Jul-18	Jun-21	SOC
1.4.4.02	Work with local, state and national sporting groups to attract state and national titles	Manager North Sydney Oval	Jul-18	Jun-21	SOC
1.4.4.03	Prepare bids to secure regional and sporting events	Manager North Sydney Oval	Jul-18	Jun-21	SOC
1.4.4.04	Implement the North Sydney Oval Business Plan	Manager North Sydney Oval	Jul-18	Jun-21	SOC
1.4.4.06	Maintain relationships with sponsors	Manager North Sydney Oval	Jul-20	Jun-21	SOC
1.4.4.07	Grow North Sydney Oval's food and beverage business	Manager North Sydney Oval	Jul-18	Jun-21	SOC
1.4.4.09	Upgrade outdoor video screen at North Sydney Oval	Manager North Sydney Oval	Jul-18	Jun-21	SOC

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S28	Mollie Dive Function Centre	Management of Mollie Dive Function Centre as an events venue.	1.4	SOC
S30	North Sydney Oval	Provision of oval and facilities for public recreational, fitness and event use. Hosting sporting events and supporting sports hosting.	1.4	SOC

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DEPARTMENT PARKS & RESERVES

PROJECT CODE	PROJECT DESCRIPTION	RESPONSIBLE OFFICER	START DATE	END DATE	QBL LINK
1.4.1.03	Deliver shared and co-located sports and recreational facilities including shared school grounds, when opportunities arise	Director OSE	Jul-18	Jun-21	SOC
1.4.1.04	Participate in the NSROC Regional Sportsground Management Strategy	Manager Parks & Reserves	Jul-18	Jun-21	SOC
1.4.1.06	Pursue contact with public schools and owners of private facilities to lease these for public use	Director OSE	Jul-18	Jun-21	SOC
1.4.1.14	Upgrade fences, furniture and signs at parks	Manager Parks & Reserves	Jul-18	Jun-21	SOC
1.4.1.15	Restore fence and upgrade entry at Kurraba Reserve	Manager Parks & Reserves	Jul-20	Jun-21	SOC
1.4.1.17	Implement remedial works for open space assets	Manager Parks & Reserves	Jul-18	Jun-21	SOC
1.4.1.33	Upgrade playground at St Thomas Rest Park	Parks and Reserves	Jul-19	Sep-21	SOC
1.4.1.35	Upgrade naming signs and bike racks at sportsgrounds	Manager Parks & Reserves	Jul-20	Jun-21	SOC
1.4.1.40	Upgrade Gore Cove to Smoothey Park walking track	Manager Parks & Reserves	Jan-20	Jun-21	SOC
1.4.3.01	Consider the needs of all community members when carrying out park and reserves upgrades	Director OSE	Jul-18	Jun-21	SOC
4.1.6.01	Provide opportunities for indigenous and intercultural learning opportunities	Manager Parks & Reserves	Jul-18	Jun-21	SOC

PARKS & RESERVES (CONT.)

SERVICE CODE	SERVICE NAME	SERVICE DESCRIPTION	OUTCOME NUMBER	QBL LINK
S25	Boat ramps and water craft storage facilities	Management of boat ramps and water craft storage facilities at Tunks Park and around the foreshore for recreational use.	1.4	SOC
S27	Maccallum Pool	Provision of outdoor ocean pool for public recreational and fitness use	1.4	SOC
S31	Open space maintenance	Maintenance of active and passive open space in accordance with adopted schedules and budget allocation. Includes cleaning of public amenities.	1.4	SOC
S33	Recreation facilities maintenance	Maintenance of recreation facilities in accordance with the approved schedule, service level agreements and budget allocation. Includes maintenance of children's play equipment and cleaning of public amenities.	1.4	SOC
S35	Sportsgrounds	Provision and maintenance of specialised sportsgrounds for organised sports and other recreational activities.	1.4	SOC
S36	Streetscape maintenance	Mowing of nature strips, maintaining lighting and other streetscape maintenance activities in accordance with the approved schedule, service level agreements and budget allocation.	1.4	SOC
S38	Weed control	Inspection of roads and other prominent locations and treatment as necessary.	1.4	ENV



North Sydney Council Operational Plan 2020/21

APPENDIX 1: REVENUE POLICY 2020/21 (PAGE 1 OF 7)

1. PROVISIONS

1.1 COMPLIANCE

North Sydney Council's rate revenue estimates for 2020/21 complies with the relevant provision of the *Local Government Act 1993* (the Act) and the *Office of Local Government's Rating and Revenue Raising Manual*.

1.2 GENERAL GUIDELINES

The following general guidelines apply to Council revenue:

- a) Council will endeavour to apply all revenue policies on an equitable basis;
- b) The "user pays" principle will, in general, be the basis for the full recovery of costs;
- c) Fees and charges will take into account the movements in the CPI Index (Sydney);
- d) Income earned from Council's assets will be maximised, based on industry market rates;
- e) As a minimum, Council will seek to recover the administrative costs in performing its statutory duties; and
- f) Consideration will be given to those groups and/or members of the community, who are disadvantaged and may not otherwise be able to access the service. Generally, this will be reflected by discounting the fee or charge.

1.3 SUMMARY

In summary, in 2020/21 Council will:

- a) Increase total rates income by 7% (inclusive of the annual rate peg), including a 7% increase in the minimum rate. This is in accordance with IPART's determination, commencing 1 July 2019.

- b) Continue a loan borrowing program commenced in September 2015. All loans comply with Council's *Debt Management Policy*;
- c) No "finance" leases are implemented;
- d) Only use the current overdraft and credit card facilities (in cases of emergency) to a maximum of 180 days;
- e) Continue to transfer any savings from debt retirement to reserves which are held as restricted assets, for the ongoing capital works program;
- f) Allocate "bonus" income and any additional capital funds received will be allocated in accordance with Council's *Financial Management Policy*;
- g) Disclose annually, the nature and value of subsidies and donations; and
- h) Prepare the long term financial model in conjunction with the asset management models. Both are inherently uncertain and as such, will provide guidance in the long term sourcing and allocation of funds, as articulated in Council's *Resourcing Strategy*.

1.4 RATE PEGGING AND SPECIAL RATE VARIATIONS

The NSW Government introduced 'rate pegging' in 1977. Each year IPART approves a maximum percentage increase in the total income a council can receive from rates, known as the 'rate-peg', which is 2.6% in 2020/21. Councils may apply for a 'special variation' to increase general rate income, if it identifies a program of works that requires funding over and above the rate peg. Council applied to IPART in accordance with 'preferred' Scenario 3 of its Long Term Financial Plan (7% per annum SRV, inclusive of the annual rate peg) and minimum rate increase, for five years, effective from 1 July 2019). On 13 May 2019, IPART granted partial approval for three years; from 2019/20 to 2021/22 Council can increase its general rate income by 7% per annum, inclusive of the annual rate peg, and this will be retained permanently. Council will also increase the ordinary minimum rate by 7% per annum for the same period.

APPENDIX 1: REVENUE POLICY 2020/21 (PAGE 2 OF 7)

1.5 VALUATIONS

Rates are calculated on the land value of a property, multiplied by a 'rate in the dollar'. The land value is determined by the NSW Valuer General who issues a Notice of Valuation at least every four years. The *Valuation of Land Act 1916* requires that Council will assess rates using the most recent values provided. For the 2020/21 rating year, the valuation base date will be 1 July 2019.

1.6 RATING STRUCTURE

Rates are Council's primary source of operating income, making up 35% of our estimated annual income in 2020/21 (including Other Charges is 47%). Rates are used to provide essential infrastructure and services such as roads, footpaths, parks, sporting fields, playgrounds, swimming pools, community centres, cycleways, public amenities and Stanton Library.

In accordance with the Act, Council's structure of a rate can only be:

- ▶ an 'ad valorem' amount i.e. at value (s.498), or
- ▶ a base amount to which an ad valorem amount is added (s.499), or
- ▶ an 'ad valorem' amount (at value) plus minimum amounts (s.548).

An ad valorem amount is set as a proportion of the unimproved land value (UV) of the rateable property - that is, the value of the property without any buildings, houses or other capital investments. The rate in the dollar is to apply uniformly to the land value of all rateable land.

The Act also provides for all rateable properties to be categorised into one of four categories of ordinary rates:

- ▶ Residential
- ▶ Business
- ▶ Farmland (not applicable in the North Sydney LGA)
- ▶ Mining (not applicable in the North Sydney LGA)

Rates are applied to those properties categorised as either residential or business for rating purposes. Properties that are subject to a Mixed Development Apportionment Factor (MDAF) as supplied by the Valuer General are rated part Residential and part Business on the basis of that MDAF and are not categorised according to the dominant use of the property.

1.6.1 ORDINARY RATES

The rating strategy for 2020/21 is as follows:

	MINIMUM		AD VALOREM			TOTALS	%
	No	\$ Values	No	Cents in \$	\$ Value	\$ Value	
Residential (\$602.00 min)	28,055	16,889,110	8,491	0.083323	11,249,186	28,138,296	60
Business (\$602.00 min)	1,221	735,042	2,342	0.428271	18,024,264	18,759,306	40
TOTAL	29,276	17,624,152	10,833		29,273,450	46,897,602	

Rate paying pensioners that hold a current Pensioner Concession Card and the property is their sole or principal place of residence, may be eligible to receive a rebate.

The rebate varies from one property to another and will be calculated at the time the application is made. The rebate for a full year from 1 July to 30 June will be based on 50% of the residential rate levy to a maximum of \$250. Pro rata rebates are available and will be calculated for each full quarter following the quarter in which the pensioner becomes eligible.

The total amount a ratepayer will pay in 2020/21 will depend on how each property has been affected by the following five factors:

APPENDIX 1: REVENUE POLICY 2020/21 (PAGE 3 OF 7)

- a) **Infrastructure Levy** - all rateable properties within the North Sydney LGA are charged the Infrastructure Levy. In July 2012 Council was granted an ongoing extension of the quantum of this levy. This program was formulated to address backlogs in maintenance of Council infrastructure. As part of Council's general rate, this levy is collected and restricted for infrastructure and maintenance. It consists of a base amount (50%) and an ad valorem amount (at value).

	BASE AMOUNT 50%		AD VALOREM			TOTALS
	No	\$ Values	No	Cents in \$	\$ Value	\$ Value
All rateable properties (base \$25.66)	40,109	1,029,197	40,109	0.003866	1,029,507	2,058,704

- b) **Environment Levy** - all rateable properties within the North Sydney LGA are charged the Infrastructure Levy. In July 2012 Council was granted an ongoing extension of the quantum of this levy. As part of Council's general rate, this levy is collected and restricted for environmental projects. Levy funds are used to implement Council's *Bushland* and *Fauna Rehabilitation Plans*, *Street Tree Strategy*, *Water Management Plan* and *Greenhouse Action Plan* as detailed in the approved program of works (articulated in the *Delivery Program*). It consists of a base amount (50%) and an ad valorem amount (at value).

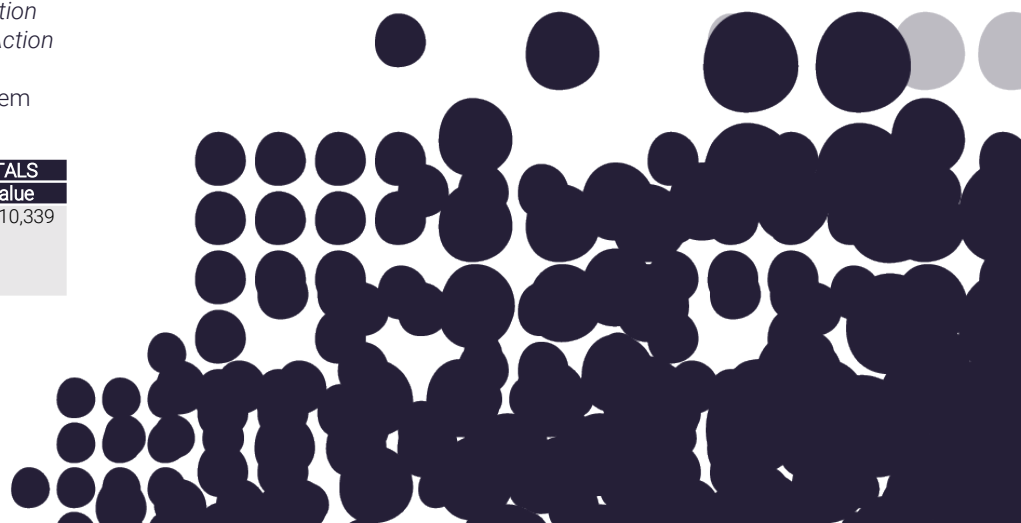
	BASE AMOUNT 50%		AD VALOREM			TOTALS
	No	\$ Values	No	Cents in \$	\$ Value	\$ Value
All rateable properties (base \$28.80)	40,109	1,155,139	40,109	0.004338	1,155,200	2,310,339

- c) **Mainstreet Levies** - two Mainstreet Levies apply to business ratepayers in the designated areas only within the North Sydney LGA.

- i) **Crows Nest Mainstreet Levy** - was established to fund streetscape works within the Crows Nest business area. In July 2012 Council was granted an ongoing extension of the quantum of this levy. As part of Council's general rate, this levy is collected and restricted for streetscape works. It consists of a base amount (30%) and an ad valorem amount (at value).

	BASE AMOUNT 0%		AD VALOREM			TOTALS
	No.	\$ Values	No.	Cents in \$	\$ Value	\$ Value
Business properties (base \$112.17)	797	89,399	797	0.021611	208,599	297,998

Refer to map (over page) showing the boundaries of the applicable area of the approved Crows Nest Mainstreet Levy.



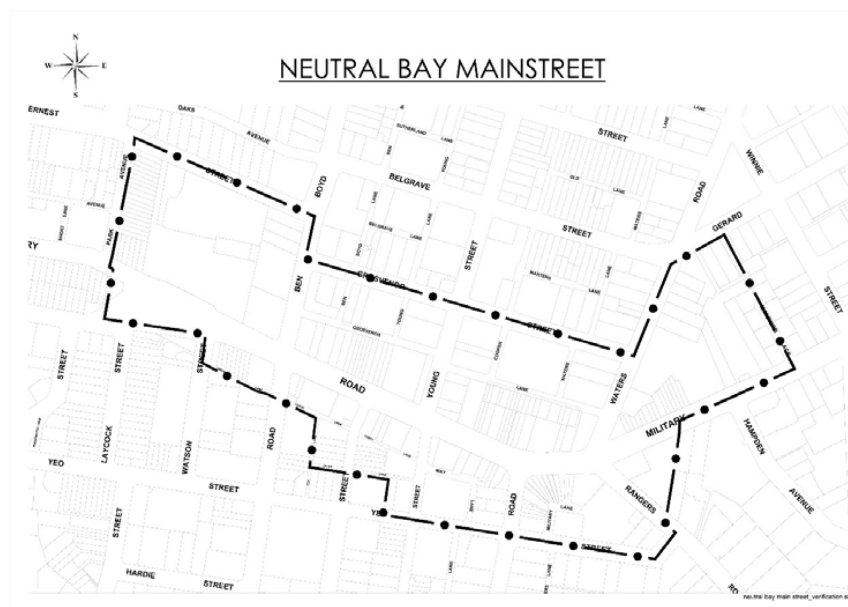
APPENDIX 1: REVENUE POLICY 2020/21 (PAGE 4 OF 7)



North Sydney Council Operational Plan 2020/21

ii) **Neutral Bay Mainstreet Levy** - was established to fund streetscape works within the Neutral Bay business area. In July 2012 Council was granted an ongoing extension of the quantum of this levy. As part of Council's generate rate, this levy is collected and restricted for streetscape works. It consists of a base amount (30%) and an ad valorem amount (at value). Refer to map (over page) showing the boundaries of the applicable area of the approved levy.

	BASE AMOUNT 0%		AD VALOREM		TOTALS
	No.	\$ Values	No.	Cents in \$	\$ Value
Business properties (base \$132.74)	452	59,998	452	0.031941	139,999
					199,997



APPENDIX 1: REVENUE POLICY 2020/21 (PAGE 5 OF 7)

d) Domestic Waste Management Charge (DWMC) - the DWMC charge funds Council's waste and recycling service (red and yellow bins and free clean-up services). The 2020/21 DWMC is will increase by \$4.00 to \$404.00.

Rate paying pensioners that hold a current Pensioner Concession Card and the property is their sole or principal place of residence, may be eligible to receive a rebate.

The rebate for a full year from 1 July to 30 June will be based on 50% of the standard charge for a 80 litre bin annual pick-up service. The eligible pensioner annual charge for 2020/21 is \$202.00 (an increase of \$2.00).

1.6.2 OTHER SPECIFIC RATING ISSUES:

- Council will, upon registration of a new strata plan or deposited plan, re-rate the property(s) from the date of registration.
- Aggregation of rates in accordance with s.548A will apply in the following situations - for all lots categorised as Residential or Business for rating purposes, one separately titled car space and one separately titled utility lot that are in the same ownership as the residential or business lot and are within the same building or strata plan. All aggregations will only apply from the commencement of the quarter following the lodgement of the application with Council. An application fee is applicable to all applications for aggregation.
- At the end of each month all rate balances will be written off up to a maximum of \$5.00 per assessment and the resulting abandonments shall be incorporated in Council's final accounts.

1.7 STORMWATER MANAGEMENT CHARGE (SWMC)

Council is responsible for managing stormwater across the North Sydney LGA. This involves the management and maintenance of over 95km of pipes, many of which were installed in the early 1900s when suburbs were first established. Some of these are now coming to the end of their useful life.

Since 2006, Council has been proactively investigating the condition of the pipe network with CCTV and has discovered that more than 15km is in poor condition and needs replacing. The replacement of these pipes in poor condition will cost about \$22 million. To help fund this work, Council introduced, from 1 July 2014, a SWMC. This charge has been in place in some other NSW councils (including Mosman, Willoughby and the City of Sydney) since 2006.

The charge will be between \$5.00 and \$25.00 per year depending on the property category for rating purposes. The following table outlines the charge structure:

RATING CATEGORY	ANNUAL CHARGE (\$)
Residential (Maximum)	\$25.00
Residential Strata Plan or Company Title (Maximum)	\$12.50
Business (Capped)	\$25.00
Business Strata Plan or Company Title (Capped)	\$5.00

The charge will be dedicated to stormwater management upgrades and will provide approximately \$550,000 additional funding for the stormwater works program.

1.8 INTEREST

Council will adopt the maximum rate applicable each year for outstanding rates and the DWMC in accordance with s.566(3) of the Act and its *Financial Management Policy*. Commencing 1 July 2020 to 31 December 2020 the maximum interest rate applicable on overdue rates and charges will be 0%, then 7% per annum for the period 1 January 2021 to 30 June 2021.

1.9 GOODS AND SERVICES PROVIDED BY COUNCIL

The goods and services supplied by Council are classified based on the following criteria:

APPENDIX 1: REVENUE POLICY 2020/21 (PAGE 6 OF 7)

- Preference will be given to firstly to people living within the North Sydney LGA; then to people or groups working within the North Sydney LGA, and then on a "first come first served basis";
- Council must be able to supply that good or service in a cost effective manner; and
- The supply of that good or service could be refused if that person or group was not the intended "target" of that good or service.

Users and consumers of Council's facilities and services can either be located within (local) or outside the LGA (non-local), and/or have a status of being either permanent (12 or more uses per annum) or casual (less than 12 uses per annum).

Council's different types or classes of users are classified as follows :

CLASSIFICATION	TYPE
1. Ratepayers (including pensioners)	1.1 Residential 1.2 Business
2. Residents (including pensioners)	2.1 Ratepayers 2.2 Non-Ratepayers
3. Non-profit Organisations or Groups	3.1 Pre-School (government funded) 3.2 Primary school (government/public) 3.3 Secondary school (government) 3.4 Further education providers e.g. colleges (government) 3.5 Sporting clubs 3.6 Community groups 3.7 Other clubs or groups
4. Profit Orientated Groups	4.1 Pre-school (private) 4.2 Primary school (private) 4.3 Secondary school (private) 4.4 Further education providers (private) 4.5 Commercial sporting clubs 4.6 Other commercial clubs or groups
5. Other	5.1 Visitors 5.2 Others

Council's *Fees and Charges Schedule* lists all the adopted fees, available from Council's website.

1.10 FINANCIAL HARDSHIP POLICY

Council's *Financial Hardship Policy* complies with s.601 of the Act and covers situations where residential ratepayers believe that they have suffered financial hardship by way of Council utilising a General Revaluation for rating purposes for the first time i.e. hardship caused from the use of new valuations. The policy is available from Council's website.

1.11 GOODS AND SERVICE CLASSES

CLASSIFICATION/TYPES	DISCOUNTS APPLY
1. Information/Advice	Yes
2. Halls, Parks and Reserves - Hire	Yes
3. Swimming Pools	Yes
4. Family Day Care	Yes
7. North Sydney Oval Function Centre	Yes
8. Regulatory Functions (including fines)	No
9. Parking	No
- On street	No
- Off street (based on availability)	Yes



APPENDIX 1: REVENUE POLICY 2020/21 (PAGE 7 OF 7)

2. RESPONSIBILITY/ACCOUNTABILITY

2.1 Council's Manager Revenue Services will review this Policy annually or as required by Council or senior management.

3. ADDITIONAL INFORMATION

The following table indicates where additional information relating to this Policy can be found:

INFORMATION	SOURCE
Detailed estimate of Council's income and expenditure	Delivery Program/Operational Plan
Statement indicating each ordinary rate to be levied	Delivery Program/Operational Plan
Statement indicating each proposed fee or charge	Fees and Charges Schedule
Amounts of any proposed borrowings	Resourcing Strategy - Long Term Financial Plan Financial Management Policy



APPENDIX 2: CAPITAL WORKS PROGRAM 2020/21 (PAGE 1 OF 2)

This table is an extract of Year 3 of the Capital Works Program included in the Delivery Program 2018/19-2021/22, inclusive of the projects to be funded by the rate increase. The projects are ordered by the related Delivery Program/Operational Plan (DP/OP) code.

PROJECT NAME	RESPONSIBLE DIVISION	QBL LINK	RELATED DP/OP CODE	2020/21 (\$)
Parking Enforcement Handheld Infringement Devices Replacement	CIS	SOC	S85 (2.4)	35,000
Community Centres Equipment and Playgrounds	CLS	SOC	4.3.3.05	7,000
Forsyth Park Community Centre Playground	CLS	SOC	4.3.3.05	200,000
Kelly's Place Playground Improvements	CLS	SOC	S136 (4.1)	50,000
Library Books, etc	CLS	SOC	4.3.2.03	432,000
Library Furniture & Fittings Replacement	CLS	SOC	4.3.2.03	10,000
Library Special Collections	CLS	SOC	4.3.2.03	12,000
Local Art Collection Acquisitions	CLS	SOC	4.2.1.02	5,000
Minor Access Works	CLS	SOC	4.3.3.03	50,000
Planet X Equipment and Furniture	CLS	SOC	4.1.2.11	11,000
Stanton Library Masterplan Internal Fitout	CLS	SOC	4.1.2.19	50,000
Banner Flag Poles	EPS	SOC	S74 (2.2)	25,000
Bike Share Infrastructure Program	EPS	SOC	2.3.1.07	20,000
Bike Strategy Priority Route Items	EPS	SOC	2.3.1.03	668,000
Bike Strategy Projects to be established	EPS	SOC	2.3.1.03	100,000
Bollards	EPS	SOC	2.1.1.03	20,000
Bus Shelter Replacement Program	EPS	SOC	S82 (2.2)	60,000
CBD Street Furniture Replacement Program	EPS	SOC	2.2.1.01	25,000
CBD Streetscape Upgrade - NS Public Domain Upgrades	EPS	SOC	2.2.1.03	500,000
Crows Nest Public Domain Masterplan Implementation	EPS	SOC	2.2.1.08	200,000
Drainage Capital Works Program	EPS	SOC	2.1.1.09	2,159,124
Drainage Critical Inlet Program	EPS	SOC	2.1.1.09	50,000
Drainage CWP designs	EPS	SOC	2.1.1.09	120,000
Education Precinct Domain Implementation	EPS	SOC	2.2.1.09	150,000
Expansion of Parking Meter Network - Stage 1	EPS	SOC	S86 (2.4)	50,000
Footpath Reconstruction Program	EPS	SOC	2.1.1.07	658,070
GPT Upgrade Program Capital	EPS	SOC	2.1.1.13	250,000
Kerb & Gutter Reconstruction Program	EPS	SOC	2.1.1.06	615,000
LATM Implementation - 7 Zones	EPS	SOC	2.4.1.02	1,000,000
Marine Structures Reconstruction Program	EPS	SOC	2.1.1.13	127,000
Military Road Public Domain Upgrade - B-Line Works	EPS	SOC	2.2.1.04	250,000
Neutral Bay & Cremorne Public Domain Masterplan Projects	EPS	SOC	2.2.1.09	500,000

APPENDIX 2: CAPITAL WORKS PROGRAM 2020/21 (PAGE 2 OF 2)

PROJECT NAME	RESPONSIBLE DIVISION	QBL LINK	RELATED DP/OP CODE	2020/21 (\$)
North Sydney Olympic Pool Complex Upgrade	EPS	SOC	2.1.6.01	24,000,000
Parking Meter Replacement Program	EPS	SOC	S86 (2.4)	25,000
Pedestrian Crossing Lighting Upgrades	EPS	SOC	2.1.1.17	50,000
Plant Purchases	EPS	SOC	S60 (2.1)	2,110,000
Property Portfolio - Projects to be Established	EPS	SOC	2.1.1.03	900,000
Public Amenities Strategy - Implementation	EPS	SOC	2.2.1.02	100,000
Retaining Wall Reconstruction Program	EPS	SOC	2.1.1.11	530,000
Roads Reconstruction Program	EPS	SOC	S64 (2.1)	3,300,610
Safety Barrier Construction Program	EPS	SOC	2.1.1.14	100,000
Seawall Reconstruction Program	EPS	SOC	2.1.1.12	600,000
Street Furniture Upgrades Village Centres - Parks and Plazas	EPS	SOC	2.2.1.01	150,000
Streetscape Lighting Upgrades - North Sydney Centre	EPS	SOC	2.2.2.03	50,000
Streetscape Lighting Upgrades - Village Centres	EPS	SOC	2.2.2.04	286,074
Timber Fences	EPS	SOC	2.1.1.03	90,000
Anderson Park Plan of Management Implementation	OSE	ENV	1.4.1.19	100,000
Henry Lawson Steps Upgrade	OSE	SOC	1.4.1.13	250,000
Hodgson Lookout Upgrade	OSE	SOC	1.4.1.12	250,000
Kurraba Reserve Entry Road Upgrade	OSE	SOC	1.4.1.15	110,000
Litter Bins Replacement	OSE	SOC	S21 (1.2)	20,000
North Sydney Oval Outdoor Video Screen	OSE	SOC	1.4.1.09	600,000
OSES Asset Condition report - Remedial work	OSE	SOC	1.4.1.17	200,000
Primrose Park Walking Track Upgrade	OSE	SOC	1.4.1.41	90,000
Smoothey Park Pathway/Access Improvements	OSE	SOC	1.4.1.40	300,000
St Leonards Park - Landscape Masterplan Implementation	OSE	ENV	1.2.1.23	2,200,000
Tunks Park Plan of Management Implementation	OSE	ENV	1.4.1.22	100,000
Various Parks - Fence Construction/Upgrade	OSE	ENV	1.4.1.35	100,000
Various Parks - Park Furniture	OSE	ENV	1.4.1.14	80,000
Various Parks - Park Signs	OSE	ENV	1.4.1.14	30,000
Various Parks - Pathway construction	OSE	ENV	1.4.1.14	200,000
TOTAL				45,330,878

APPENDIX 3: SUPPORTING STRATEGIES AND PLANS (PAGE 1 OF 3)

SUPPORTING STRATEGY/PLAN	RESPONSIBLE DEPARTMENT	DIRECTION 1: OUR LIVING ENVIRONMENT	DIRECTION 2: OUR BUILT INFRASTRUCTURE	DIRECTION 3: OUR FUTURE PLANNING	DIRECTION 4: OUR SOCIAL VITALITY	DIRECTION 5: OUR CIVIC LEADERSHIP
Affordable Housing Strategy (2015)	Community Development				●	
Anderson Park Plan of Management (2019)	Landscape Planning & Design					
Anzac Club Masterplan (2012)	Strategic Planning	●		●		
Arts & Cultural Strategic Plan (2019)	Community Development				●	
Asset Management Plan - various asset classes (2019)	Asset Management		●			
Bradfield Park and Kirribilli Foreshore Masterplan (1998)	Landscape Planning & Design	●				
Bradfield Park Plan of Management (2014)	Landscape Planning & Design	●				
Bushfire Danger Period Public Access Management Plan (2018)	Environmental Services	●				
Bushland Plan of Management (2014)	Environmental Services	●				
Bushland Rehabilitation Plan - various (2019)	Environmental Services	●				
CBD Marketing and Promotion Strategy (2014)	Communications & Events			●		
Coal Loader Centre for Sustainability Business Plan (2019)	Environmental Services	●				
Community Engagement Protocol (2019)	Integrated Planning & Special Projects					●
Construction Works Management Strategy (2017)	Environment & Building Compliance			●		
Corporate Communications and Visual Standards Manual (2019)	Communications & Events					●
Councillor Professional Development Plan (2016)	Governance & Committee Services					●
Cremorne Reserve Plan of Management (2019)	Landscape Planning & Design	●				
Crisis Management Plan (2019)	Risk Management					●
Crows Nest Community Centre Plan of Management (2019)	Community Development				●	
Crows Nest Masterplan (2019)	Project Management		●			
Customer Service Strategy (2019)	Customer Services & Records Management					●
Delivery Program (2019)	Integrated Planning & Special Projects			●		
Delivery Program (2019)	Integrated Planning & Special Projects			●		
Disability Inclusion Action Plan (2016)	Community Development				●	
Economic Development Strategy (2016)	Integrated Planning & Special Projects			●		

APPENDIX 3: SUPPORTING STRATEGIES AND PLANS (PAGE 2 OF 3)

SUPPORTING STRATEGY/PLAN	RESPONSIBLE DEPARTMENT	DIRECTION 1: OUR LIVING ENVIRONMENT	DIRECTION 2: OUR BUILT INFRASTRUCTURE	DIRECTION 3: OUR FUTURE PLANNING	DIRECTION 4: OUR SOCIAL VITALITY	DIRECTION 5: OUR CIVIC LEADERSHIP
Education Precinct Public Domain Masterplan (2014)	Strategic Planning			●		
Environmental Sustainability Action Plan (2020)	Environmental Services	●				
Equal Employment Opportunity (EEO) Management Plan (2016)	Human Resources					●
Events Strategy (2019)	Communications & Events				●	
External Communications Strategy (2019)	Communications & Events					●
Family and Children's Services Strategy (2018)	Community Development				●	
Foreshore Access Strategy (2007)	Landscape Planning & Design					
GIS Strategy (2007)	Information Management					●
Greenhouse Action Plan and Water Management Plan (2015)	Environmental Services	●				
Homeless Strategy (2013)	Community Development				●	
Information and Communication Technology (ICT) Strategy (2017)	Information Management					●
Internal Communications Strategy (2019)	Communications & Events					●
Kirribilli Neighbourhood Centre Plan of Management (2017)	Community Development				●	
Lavender Bay Parklands Masterplan (2007)	Parks and Reserves	●				
Library and Historical Services Strategic Plan (2016)	Library Services				●	
Local Area Traffic Management Action Plans (2019)	Traffic & Transport Operations		●			
Local Strategic Planning Statement (2020)	Strategic Planning			●		
May Gibbs Nutcote Joint Plan of Management (2017)	Community Development				●	
Neutral Bay and Cremorne Domain Masterplan	Project Management		●			
North Sydney CBD Public Domain Strategy (2020)	Strategic Planning			●		
North Sydney Community Centre Plan of Management (2019)	Community Development				●	
North Sydney Community Strategic Plan (2018)	Integrated Planning & Special Projects					●
North Sydney Development Control Plan (2013)	Strategic Planning			●		
North Sydney Integrated Cycling Strategy (2014)	Traffic & Transport Operations		●			
North Sydney Integrated Traffic and Parking Strategy (2016)	Traffic & Transport Operations		●			
North Sydney Local Development Strategy (2009)	Strategic Planning			●		
North Sydney Local Environmental Plan (2013)	Strategic Planning			●		
North Sydney Local Housing Strategy (2019)	Strategic Planning			●		
North Sydney Olympic Pool Marketing Plan (2009)	North Sydney Olympic Pool	●				

APPENDIX 3: SUPPORTING STRATEGIES AND PLANS (PAGE 3 OF 3)

SUPPORTING STRATEGY/PLAN	RESPONSIBLE DEPARTMENT	DIRECTION 1: OUR LIVING ENVIRONMENT	DIRECTION 2: OUR BUILT INFRASTRUCTURE	DIRECTION 3: OUR FUTURE PLANNING	DIRECTION 4: OUR SOCIAL VITALITY	DIRECTION 5: OUR CIVIC LEADERSHIP
North Sydney Oval Business Plan (2014)	North Sydney Oval	●				
North Sydney Oval Plan of Management (2015)	North Sydney Oval	●				
North Sydney Smart City Strategy (2019)	Economic Development			●		
North Sydney Transport Strategy (2013)	Traffic & Transport Operations		●			
North Sydney Visitor Economy Strategy (2019)	Economic Development			●		
Older Persons Plan (2013)	Community Development				●	
Open Space Provision Strategy (2009)	Landscape Planning & Design	●				
Playgrounds Plan of Management (2016)	Landscape Planning & Design	●				
Primrose Park Arts and Craft Centre Plan of Management (2019)	Community Development				●	
Privacy Management Plan (2013)	Customer Services & Records Management					●
Public Amenities Strategy and Action Plan (2018)	Property Assets		●			
Public Domain Style Manual and Design Codes (2019)	Engineering Infrastructure		●			
Recordkeeping Plan of Management (2015)	Customer Services & Records Management					●
Resourcing Strategy (2020)	Financial Services					●
Retention and Disposal of Records Strategy (2008)	Document Management Services					●
Road Safety Action Plan (2014)	Traffic & Transport Operations		●			
Small Watercraft Storage Strategy (2018)	Landscape Planning & Design	●				
Smoothey Park Plan of Management (2016)	Landscape Planning & Design	●				
Sportsground Plan of Management (2017)	Landscape Planning & Design	●				
St Leonards Masterplan (2011)	Project Management		●			
St Leonards Park Plan of Management (2011)	Landscape Planning & Design	●				
St Leonards Park Landscape Masterplan (2016)	Landscape Planning & Design					
St Thomas Rest Park Plan of Management (2016)	Landscape Planning & Design					
Stanton Library and Historical Services Strategic Plan (2016)	Library Services					
Stanton Library Masterplan (2015)	Library Services				●	
Street Tree Strategy (2016)	Parks & Reserves	●				
Sydney Metro Planning Study (2017)	Strategic Planning			●		
Tunks Park Plan of Management (2018)	Landscape Planning & Design	●				
Urban Forest Strategy (2018)	Parks & Reserves	●				
Youth Work Action Plan (2016)	Community Development				●	

This plan reflects our intentions at the time of publication. As with any plan or budget, the actual results may vary from that forecast.

View the document online at
www.northsydney.nsw.gov.au

For further information phone 9936 8100 or email
council@northsydney.nsw.gov.au

Draft exhibited - June 2020

Artwork credit: Jonathon, BM. Shore
School
(Part of the Community Strategic Plan
Review Phase 1 engagement program)



8.4. 2020/21 Rating Structure

AUTHOR: Garry Ross, Manager Financial Services

ENDORSED BY: Margaret Palmer, Director Corporate Services

ATTACHMENTS: Nil

PURPOSE:

The main financial resource of council is rates revenue, which needs to be assessed each financial year in accordance with the Local Government Act 1993. In making the rates for the 2020/21 financial year, Council has given public notice of its draft Operational Plan for the year including the Revenue Policy which incorporates the proposed rating structure.

EXECUTIVE SUMMARY:

The 2020/21 Rating Structure has been calculated based on the IPART determination and applies to a special variation increase in the general income of 7.0% and includes a 7.0% increase in the minimum rates for both residential and business rateable properties.

The 2020/21 rate peg for NSW councils has been set at 2.6%. This increase is included in the SRV determination and is not in addition to the 7.0% variation. The minimum ordinary rate for 2020/21 has been set at \$602.

FINANCIAL IMPLICATIONS:

Council rates are the primary source of operating income and the rating structure is consistent with the IPART approval for a Special Rate Variation (SRV) and Council's Revenue Policy.

RECOMMENDATION:

1. THAT Council make the following rates for the financial year 1 July 2020 to 30 June 2021:

Category	Ad Valorem	Minimum/Base Amount
Residential Rate	0 .083323 cents in the dollar	\$602.00 minimum
Business Rate	0.428271 cents in the dollar	\$602.00 minimum
Infrastructure Levy	0.003866 cents in the dollar	\$25.66 base amount
Environmental Levy	0.004338 cents in the dollar	\$28.80 base amount
Crows Nest Mainstreet Levy	0.021611 cents in the dollar	\$112.17 base amount
Neutral Bay Mainstreet Levy	0.031941 cents in the dollar	\$132.74 base amount

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

BACKGROUND

The proposed 2020/21 rating structure is based upon the determination set by the Independent Pricing and Regulatory Tribunal (IPART). The increase of 7.0% for the General Variation.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

It is proposed to commence the distribution of the rates notices for the 2020/21 financial year immediately after the rates are made.

The following rates be made for the year 1 July 2020 to 30 June 2021:

Ordinary Rates

	MINIMUM		AD VALOREM			TOTALS	%
	No	\$ Values	No	Cents in \$	\$ Value	\$ Value	
Residential Properties (\$602.00 min)	28,055	16,889,110	8,491	0.083323	11,249,186	28,138,296	60
Business Properties (\$602.00 min)	1,221	735,042	2,342	0.428271	18,024,264	18,759,306	40
	29,276	17,624,152	10,833		29,273,450	46,897,602	

Special Rates (Infrastructure Levy)

	BASE AMOUNT 50%		AD VALOREM			TOTALS
	No.	\$ Values	No.	Cents in \$	\$ Value	\$ Value
All rateable properties (base \$ 25.66)	40,109	1,029,197	40,109	0.003866	1,029,507	2,058,704

Special Rates (Environmental Levy)

	BASE AMOUNT 50%		AD VALOREM			TOTALS
	No.	\$ Values	No.	Cents in \$	\$ Value	\$ Value
All rateable properties (base \$28.80)	40,109	1,155,139	40,109	0.004338	1,155,200	2,310,339

Special Rates (Crows Nest Mainstreet Levy)

	BASE AMOUNT 30%		AD VALOREM			TOTAL \$
	No.	\$ Values	No.	Cents in \$	\$ Value	\$ Value
Business properties (base \$112.17)	797	89,399	797	0.021611	208,599	297,998

Special Rates (Neutral Bay Mainstreet Levy)

	BASE AMOUNT 30%		AD VALOREM			TOTALS
	No.	\$ Values	No.	Cents in \$	\$ Value	\$ Value
Business properties (base \$132.74)	452	59,998	452	0.031941	139,999	199,997

8.5. 2020/21 Fees & Charges Schedule - Post Exhibition

AUTHOR: Garry Ross, Manager Financial Services

ENDORSED BY: Margaret Palmer, Director Corporate Services

ATTACHMENTS:

1. Attachment 1 2020/21 Fees and Charges Schedule [8.5.1 - 72 pages]
2. Attachment 2 Submissions Summary [8.5.2 - 5 pages]
3. Attachment 3 Parking Space Levy Map [8.5.3 - 1 page]

PURPOSE:

The purpose of this report is to adopt the *2020/21 Fees & Charges Schedule* (Attachment 1) following its 28-day public exhibition.

EXECUTIVE SUMMARY:

The draft *2020/21 Fees and Charges Schedule* was endorsed for exhibition by Council at its meeting of 21 June 2020. The public exhibition period ran from 24 June to 21 July 2020, concurrent with the exhibition of the draft *2020/21 Operational Plan & Budget*.

Where permissible, the majority of Council's existing fees and charges have been increased by an estimated CPI amount of 2.0% over the 2019/20 adopted schedule and comparable market rates. All existing fees and charges have been assessed according to the nature of the services being provided. One existing fee will be discontinued, concerning Resident Parking Permanent Permit - Interstate vehicle (6, 9 and 12 months) because only a 3-month permit is available for vehicles registered interstate in accordance with the *Road Act 1993*. New fees were proposed under the following areas as detailed in the report:

- Ward Street Car Park;
- Reinstatements;
- Standard Development Applications;
- Development Applications - Amended Plans; and
- Fire Safety Compliance.

Two submissions were received during the exhibition period, summarised in Attachment 2.

FINANCIAL IMPLICATIONS:

The financial impacts from the *2020/21 Fees & Charges Schedule* have been incorporated into the financial estimates within the *2020/21 Operational Plan & Budget*.

RECOMMENDATION:

1. THAT the 2020/21 Fees & Charges Schedule be adopted, inclusive of the revised fees for the Ward Street Car Park - now \$715.00 (\$485.00 fee + \$230.00 Levy) and \$770 (\$540.00 fee + \$230.00 Levy) per month per space for unreserved and reserved parking spaces respectively, to reflect incorporation of the NSW State Government Parking Space Levy; and

2. THAT levy income be held by Council in a holding account, for the purpose of paying the NSW State Government Parking Space Levy at the time of the annual return and payment process.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

5.4 Council's service delivery is well supported

BACKGROUND

In accordance with Section 608(1) of the *Local Government Act 1993* and Clause 201 of the *Local Government (General) Regulation 2005*, a schedule of fees and charges must be prepared annually as a provision within Council's annual *Revenue Policy*.

The draft *2020/21 Fees & Charges Schedule* was endorsed for exhibition by the Council at its meeting of 22 June 2020, via the Governance and Finance Committee minutes of 1 June 2020.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

Where permissible, the majority of Council's existing fees and charges have been increased by an estimated CPI amount of 2.0% over the 2019/20 adopted schedule and comparable market rates. All existing fees and charges have been assessed according to the nature of the services being provided.

1. New Fees

The following table lists the proposed new fees for 2020/21 which were exhibited:

* amendments required to these fees, as detailed in Section 3 of this report.

Fee Area	Fee Name	Fee Amount	Fee Type
Ward Street Car Park - refer to page 22 of Attachment 1 Note: a bond is required for permanent hirers (equivalent to 1 months fees)	Rate per calendar month - Reserved	\$540.00*	User Fee
	Reserved Parking - Signage Fee	\$50.00	User Fee
	Rate per calendar month - Unreserved	\$485.00*	User Fee
	Rate per calendar month - Discount (5 to 9 vehicles)	\$23.00	User Fee
	Rate per calendar month - Discount (10 to 15 vehicles)	\$33.00	User Fee
	Rate per calendar month - Discount (Staff Parking)	\$33.00	User Fee
	Account application cancellation fee	\$55.00	User Fee
	Permanent Resident Parking - per calendar month	\$375.00	User Fee

Fee Area	Fee Name	Fee Amount	Fee Type
	Casual rate first hour or part	\$8.00	User Fee
	Casual rate per half-hour or part	\$6.00	User Fee
	Maximum daily rate	\$56.00	User Fee
	Early Bird per day (when available)	\$25.00	User Fee
	Night and Weekend flat rate	\$11.00	User Fee
Reinstatements - refer to pages 29 and 30 of Attachment 1	Hourly fee for inspection requested with min. 48 hours' notice - Mon to Fri 9am to 5pm (minimum 1 hour charge)	\$100.00	User Fee
	Hourly fee for inspection requested with min. 28 hours' notice - Sat 8am to 1pm (minimum 4 hour charge)	\$150.00	User Fee
	Hourly fee for inspection requested with min. 48 hours' notice - Outside the above hours (minimum 4 hour charge)	\$200.00	User Fee
	Hourly fee for inspection requested with less than 48 hours' notice - Mon to Fri 9am to 5pm (minimum 1 hour charge)	\$150.00	User Fee
	Hourly fee for inspection requested with less than 28 hours' notice - Sat 8am to 1pm (minimum 4 hour charge)	\$200.00	User Fee
	Hourly fee for inspection requested with less than 48 hours' notice - Outside the above hours (minimum 4 hour charge)	\$250.00	User Fee
Standard Development Applications - refer to page 63 of Attachment 1	Development Application (DA) Compliance Levy - Section 608 of the Local Government Act 1993 and Environmental Protection and Assessment (EP&A) Act 1979 Part 4.64 (f1)	0.20% rate based on estimates cost of works associated with the DA	Statutory
Development Applications - Amended Plans - refer to page 64 of Attachment 1	Review of decision to reject development application - Section 8.2(1)(c) estimated cost - less than \$100,000	\$55.00	Statutory
	Review of decision to reject development application - Section 8.2(1)(c) estimated cost - \$100,000 to \$1,000,000	\$150.00	Statutory
	Review of decision to reject development application - Section 8.2(1)(c) estimated cost - greater than \$1,000,000	\$250.00	Statutory
Fire Safety Compliance - refer to page 68 of Attachment 1	Annual Fire Safety Statement - Registration fee	\$85.00	Regulatory
	Compliance Cost Notice Fee (Preparation or serving of an EP&A order) - to a maximum of set fee under 281C	\$500.00	Statutory
	Compliance Cost Notice Fee (Investigation of an EP&A order) - to a maximum of set fee under 281C	\$1,000.00	Statutory

The following table details the proposed fee to be discontinued:

Fee Name	Reason
Resident Parking Permanent Permit - Interstate vehicle (6, 9 and 12 months)	Only a 3-month permit is available for vehicles registered interstate in accordance with the <i>Road Act 1993</i> . Note: the related report to the Governance & Finance Committee meeting of 1 June 2020 incorrectly advised that the Resident Parking Temporary Permit - Interstate vehicle fee was to be discontinued.

2. Public Exhibition Summary - Level of Participation and Submissions Received

The 28-day public exhibition of the draft *2020/21 Fees & Charges Schedule* ran from 24 June to 21 July 2020 concurrent with the exhibition of the draft *2020/21 Operational Plan & Budget*.

The exhibition was promoted via Council's website and the YourSayNorthSydney site; via the July 2020 issue of Council E-news (of which 19 of the 1,255 subscribers opened the article); via the July 2020 issue of Business E-news (of which 2 of the 689 subscribers opened the article); to all active Precinct Committees via memo and the weekly Precinct E-news (item ran weekly during exhibition period - 135 subscribers); and via A3 signage at the following locations - Customer Service Centre and Civic Park.

Between 24 June to 21 July 2020 there were 52 views on the YourSay page (via Council's website); of these, 3 visitors downloaded the document, and 36 visitors viewed the web page but did not download the document.

Two submissions were received during the exhibition period, summarised in Attachment 2.

3. Amendments Required

The following amendments to the Ward Street Car Park fees are required for 2020/21:

Fee Area	Fee Name	Initial Fee	Revised Fee
Ward Street Car Park - refer to page 22 of Attachment 1	Rate per calendar month - Reserved	\$540.00	\$770.00
	Rate per calendar month - Unreserved	\$485.00	\$715.00

While the draft *2020/21 Fees & Charges Schedule* did include the relevant fees for leasing the Ward Street Car Park spaces, the advertised fee was not inclusive of the fee that will be charged to lessees to recover the cost of the Parking Space Levy.

The Ward Street Carpark returns to Council ownership and operation on 24 August 2020.

A parking space levy is by default, levied on all spaces in parking stations that fall within the *NSW State Government Parking Space Levy Act 2009* areas. The Ward Street Carpark falls within the Category 1 area of Sydney, North Sydney and Milsons Point (refer to map, Attachment 3), and as such an annual levy of \$2,490 (excl GST) is payable for each parking space.

Exemptions are provided for unoccupied spaces for both leased and casual parking. However, it can be reduced due to certain exemptions that are provided. The key exemptions with regards to Council's operation of the parking station, relate to occupancy. The simple principle is that unoccupied (unused) parking spaces do not attract the levy.

Council's operation of the parking station, will fall broadly into two categories:

- a) **Leased (Permanent) Parking Spaces:** this is where customers lease a parking space from Council on a longer-term basis. Fees are paid monthly, and - for the purposes of the parking space levy - any leased space is considered fully occupied.
- b) **Casual Parking Spaces:** these are the spaces used by day-to-day customers, such as customers parking to shop or visit local businesses, with most of these visits being much shorter in duration - typically less than one day. For these spaces, daily occupancy data collected by the parking station equipment can be used to demonstrate how many spaces were in use, and hence the levy payable.

The difference between the categories is that as soon as a space is permanently leased, it is considered fully occupied and the levy is payable. For casual parking, the levy payable is proportionally reduced based on number of spaces in use at a given time of the day, as determined by the Chief Commissioner of State Revenue.

For the casual parking category, Council will compile occupancy data and utilise it to determine the number of spaces in use for casual parking each day at 1pm - the current time determined by the Commissioner: this occupancy data will determine the number of spaces in use, and thus the levy payable for Casual Parking spaces in the annual Parking Space Levy return completed in July each year.

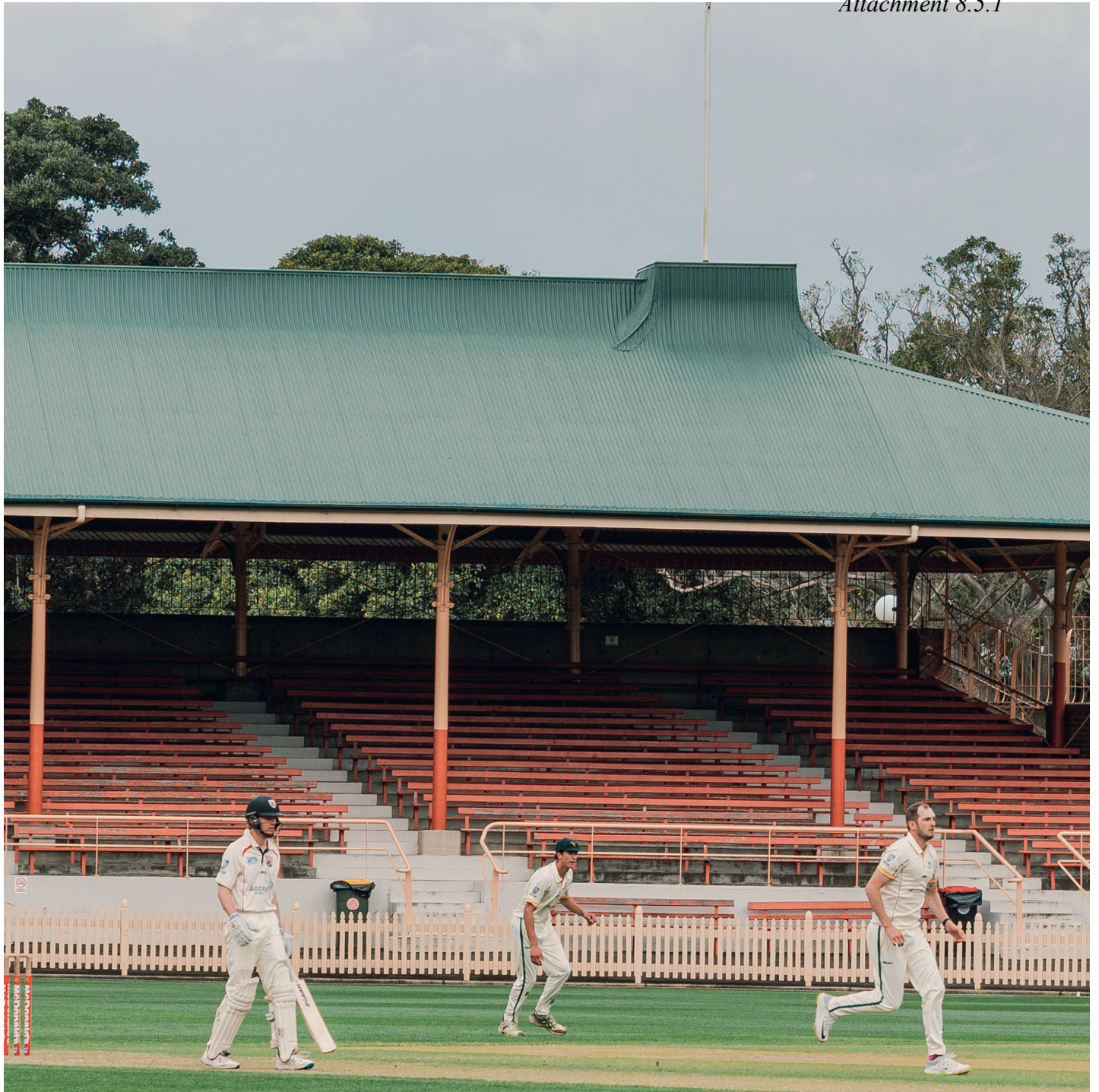
For the Leased Parking Spaces, all spaces that are leased are liable for the Parking Space Levy in full. If the space is not leased, no levy is payable. Given that a customer taking a lease on a parking space causes Council to be liable for the Parking Space Levy, it is appropriate that the parking space levy be charged to the customer leasing the space. This is also how the Parking Space Levy is administered by the current operator of the Ward Street Carpark.

The Parking Space Levy was set at \$2,490 (excl GST) per space for 2019/20. This equates to \$207.50 (excl GST) or \$230.00 (incl GST) per month per leased space. The amount applicable for the current financial year is not yet available, however it will be indexed to CPI for Sydney.

It is proposed therefore that leased parking customers of Ward Street Carpark be invoiced two separate amounts:

- 1. Their monthly lease fee, per the 2020/21 fees and charges for Ward Street Carpark; and
- 2. The NSW State Government Parking Space Levy of \$230.00 (incl GST) per month per space.

The parking space levy income from customers will be placed in a holding account, and then paid to the State Government at the time of the annual parking space levy return.



FEES AND CHARGES SCHEDULE 2020/21

progressive *vibrant* diverse



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NORTH SYDNEY COUNCIL

COMMUNITY & LIBRARY SERVICES

COMMUNITY SERVICES

CHILDREN SERVICES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Family Day Care – Carer Levy	3% of income will vary per educator			User Fee
Family Day Care – Parent Levy	The scheme levies \$1.25 per hour per family of care			User Fee
Family Day Care – Enrolment Fee	\$50.00	\$50.00	0.00%	User Fee

ART PRIZE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Entry Fee – Adults	\$30.00	\$35.00	16.67%	User Fee
Entry Fee – Concessional	\$20.00	\$30.00	50.00%	User Fee
Commission on sale of artwork (Represented artist)	40% of sale price			User Fee
Commission on sale of artwork (Unrepresented artist)	30% of sale price			User Fee

LIBRARY SERVICES

SALE OF LIBRARY PUBLICATIONS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Life and Death on the North Side	\$5.00	\$5.00	0.00%	User Fee
Aboriginal North Sydney	Free			User Fee
Harbour lights: the life and times of Peter Kingston	\$50.00	\$50.00	0.00%	User Fee
Building a Bridge for Sydney	Free			User Fee
Greenway	\$1.00	\$1.00	0.00%	User Fee
Was Thinking of Home	Free			User Fee
Sydney Harbour: A History	\$40.00	\$40.00	0.00%	User Fee
New Publications	At cost			User Fee
Ruby Graham: A Bush Garden (DVD)	\$10.00	\$10.00	0.00%	User Fee
The Art of Fun (DVD)	\$10.00	\$10.00	0.00%	User Fee
Shifting old North Sydney (DVD)	\$10.00	\$10.00	0.00%	User Fee
Bob Gordon (DVD)	\$10.00	\$10.00	0.00%	User Fee
Down the Bay (CD-ROM)	\$2.00	\$2.00	0.00%	User Fee
Return to Community: Ball's Head DVD	\$10.00	\$10.00	0.00%	User Fee
A District's Sorrow: North Sydney's Dead in the Great War	\$10.00	\$10.00	0.00%	User Fee
Coast: A History of the NSW Edge	\$49.95	\$49.95	0.00%	User Fee
Shifting About: Henry Lawson's Home Addresses in North Sydney	\$5.00	\$5.00	0.00%	User Fee
North Sydney Nuances: Crows Nest in the Fifties (DVD)	\$15.00	\$15.00	0.00%	User Fee

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SALE OF LIBRARY PUBLICATIONS [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Naming North Sydney	\$5.00	\$5.00	0.00%	User Fee
North Sydney Olympic Pool	Free			User Fee
Set of walking maps	\$5.00	\$5.00	0.00%	User Fee

LOSS OF OR DAMAGE TO LIBRARY MATERIALS**DAMAGED ITEMS BEYOND REPAIR OR FAILURE TO RETURN**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Full replacement value	At cost			User Fee
Processing fee	\$10.00 Per item			User Fee
Processing fee – Magazine or children's picture book	\$5.00	\$5.00	0.00%	User Fee
Major repair costs	\$30.00	\$30.00	0.00%	User Fee

OTHER DAMAGE TO BOOKS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Minor repair costs	\$10.00	\$10.00	0.00%	User Fee

BOOKS/DISCS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Replacement Fee (Part of set)	\$20.00	\$20.00	0.00%	User Fee
Full replacement value (unable to replace item)	At cost			User Fee
Processing fee	\$10.00 Per item			User Fee
Audio Visual case or Box (Single)	\$16.00	\$16.00	0.00%	User Fee
Audio Visual case or Box (Multi Set)	\$20.00	\$20.00	0.00%	User Fee
Libretto	\$20.00	\$20.00	0.00%	User Fee
Insert	\$10.00	\$10.00	0.00%	User Fee

LATE FEES FOR OVERDUE LIBRARY BOOKS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Late fee (per item per day)	\$0.30	\$0.30	0.00%	User Fee
Late Fee – Fast Reads/Fast Flicks Service (per item per day)	\$1.00	\$1.00	0.00%	User Fee
Late fee (maximum per item)	\$18.00	\$18.00	0.00%	User Fee

LIBRARY CHARGES

PHOTOCOPYING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
A4 (Black & White)	\$0.20	\$0.20	0.00%	User Fee
A3 (Black & White)	\$0.40	\$0.40	0.00%	User Fee
A4 (Colour)	\$1.00	\$1.00	0.00%	User Fee
A3 (Colour)	\$2.00	\$2.00	0.00%	User Fee
Rechargeable Photocopy Card	\$2.00	\$2.00	0.00%	User Fee

GENERAL LIBRARY CHARGES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Replacement of membership card	\$6.00	\$6.00	0.00%	User Fee
Reservation Fee	\$2.50	\$2.50	0.00%	User Fee
Inter-Library Loan Fee	\$3.50 plus any additional charges passed on by the lending institute.			User Fee
Cloth Library Bags	\$2.00	\$2.00	0.00%	User Fee
Prints	\$0.25	\$0.25	0.00%	User Fee

BOOK FAIR

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Red dot specials	\$5.00	\$5.00	0.00%	User Fee
Large coffee table books	\$2.00	\$2.00	0.00%	User Fee
Small to medium books (hard and soft cover)	\$1.00	\$1.00	0.00%	User Fee
Paperbacks & Children's Picture Books	\$0.50 each or 3 for \$1.00			User Fee
DVD and CD Sales	\$2.00	\$2.00	0.00%	User Fee
Magazines	\$0.25	\$0.25	0.00%	User Fee

LIBRARY MEETING ROOMS

ROOM HIRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Conference Room Hire Fee – Mon to Fri (9:00 am to 5:00 pm)	\$270.00	\$280.00	3.70%	User Fee
Daily Conference Room Hire Fee – Weekends (10:00 am to 5:00 pm)	\$205.00	\$210.00	2.44%	User Fee
Hourly Conference Room Hire Fee – Mon to Fri (9:00 am to 5:00 pm)	\$57.00	\$60.00	5.26%	User Fee
Hourly Conference Room Hire Fee – Week nights (5:00 pm to 9:00 pm)	\$67.00	\$70.00	4.48%	User Fee
Hourly Conference Room Hire Fee – Weekends (10:00 am to 5:00 pm)	\$67.00	\$70.00	4.48%	User Fee
Hourly Small Meeting Room Hire Fee – Weekdays (10:00 am to 5:00 pm)	\$30.00	\$30.00	0.00%	User Fee

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ROOM HIRE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Small Meeting Room Hire Fee – Week nights (5:00 pm to 9:00 pm)	\$40.00	\$40.00	0.00%	User Fee
Hourly Small Meeting Room Hire Fee – Weekends (10:00 am to 5:00 pm)	\$40.00	\$40.00	0.00%	User Fee

HISTORICAL SERVICES**SALE OF LOCAL STUDIES MATERIAL**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Digital file (single private use)	\$30.00	\$30.00	0.00%	User Fee
15 days turn around (add 100% for 5 day turn around)				
Digital file (single commercial use)	\$45.00	\$60.00	33.33%	User Fee
15 days turn around (add 100% for 5 day turn around)				

HISTORICAL RESEARCH SERVICES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Enquiries from the public (Less than 1 Hour)	1st Hour Free			User Fee
Enquiries from the public (Greater than 1 Hour) completed by Library Staff	\$28.00	\$28.00	0.00%	User Fee
20 day turn around				
Enquiries from a business completed by Library staff	\$45.00	\$45.00	0.00%	User Fee
10 working days turn around				

DON BANK MUSEUM

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Entry Fee – Adults	\$2.00	\$2.00	0.00%	User Fee
Entry Fee – Concession	\$1.00	\$1.00	0.00%	User Fee
Hourly Room Hire Fee – Mon to Fri (9:00 am to 5:30 pm)	\$17.50	\$40.00	128.57%	User Fee
NPO (Not for Profit Organisations)				
20% Discount applicable for regular users				
Hourly Room Hire Fee – Sat (9:00 am to 10:00 pm); Sun (9:00 am to 6:00pm)	\$22.50	\$50.00	122.22%	User Fee
NPO (Not for Profit Organisations)				
20% Discount applicable for regular users				
Hourly Room Hire Fee – Mon-Fri (5:30 pm to 10:00 pm)	\$35.00	\$50.00	42.86%	User Fee
Daily Room Hire Fee – Mon to Fri (9:00 am to 5:30 pm)	\$70.00	\$100.00	42.86%	User Fee

CORPORATE SERVICES

FINANCIAL SERVICES

REVENUE SERVICES

SECTION 603 CERTIFICATES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Certificate Fee	\$85.00	\$85.00	0.00%	Regulatory
Electronic delivery service Fee – Email or Fax (Urgent requests only)	\$20.00	\$20.00	0.00%	User Fee

INTEREST ON OVERDUE RATES & CHARGES (Section 566)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Applicable interest rate	Maximum allowed by OLG			Regulatory

RATES NOTICES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Copy of Rates/Instalment notice	\$22.00	\$22.00	0.00%	User Fee
Rates statement letter (1 rating year)	\$22.00	\$22.00	0.00%	User Fee
Rates statement letter (Additional rating year)	\$7.00	\$7.00	0.00%	User Fee

AGGREGATION OF RATEABLE PROPERTIES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$300.00	\$300.00	0.00%	User Fee
Fee per application for aggregation as outlined in Councils Aggregation Policy				

ENVIRONMENTAL UPGRADE AGREEMENT (EUA)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$2,200.00	\$2,200.00	0.00%	User Fee
All Fees are payable in advance prior to the acceptance of the EUA.				
Administration Fee – Per Year of Agreement	\$650.00	\$650.00	0.00%	User Fee
Payable in advance for EACH year of the agreement (10 yrs x applicable fee)				
Late Payment Fee	\$77.00	\$77.00	0.00%	User Fee
Levied at each step of enforcement procedure, in addition to court fees				
Amendment Fee	\$330.00	\$330.00	0.00%	User Fee

DEBT RECOVERY

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Conduct Money	\$75.00	\$75.00	0.00%	Statutory
Statutory fee for producing documents as required by a subpoena				
Subpoena Processing Charge per hour – as per Section 2 Local Government Act	\$80.00	\$80.00	0.00%	Statutory

FINANCIAL OPERATIONS**TRANSACTIONAL BANKING**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Processing Fee – Bank Dishonour Fee	\$40.00	\$40.00	0.00%	User Fee
Credit Card Service Fee %	Council charges a 0.75% service fee on credit card transactions.			User Fee
Council charges a 0.75% service fee on credit card transactions				

INFORMATION TECHNOLOGY**GIS DATA**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Sale of Standard Maps – A0 (Cadastral & Property information)	\$87.00	\$89.00	2.30%	User Fee
Sale of Standard Maps – A1 (Cadastral & Property information)	\$75.00	\$75.00	0.00%	User Fee
Sale of Standard Maps – A2 (Cadastral & Property information)	\$65.00	\$65.00	0.00%	User Fee
Sale of Standard Maps – A3 (Cadastral & Property information)	\$47.00	\$47.00	0.00%	User Fee
Sale of Standard Maps – A4 (Cadastral & Property information)	\$42.00	\$42.00	0.00%	User Fee
Digital Data & Specialised Maps – Minimum charge	\$164.00	\$168.00	2.44%	User Fee

CHANGE OF PROPERTY ADDRESS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Request to change street number	\$275.00	\$280.00	1.82%	User Fee

CUSTOMER SERVICES**RESIDENT PARKING**

Pensioners with an appropriate discount card receive a 50% discount.

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
FIRST PERMIT VEHICLE– 12 MONTHS	\$60.00	\$64.00	6.67%	User Fee

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RESIDENT PARKING [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
FIRST PERMIT MOTORBIKE/SCOOTER– 12 MONTHS	\$45.00	\$48.00	6.67%	User Fee
WHEN PURCHASED IN COMBINATION WITH ANOTHER VEHICLE, THE MOTORBIKE/SCHOOTER WILL ALWAYS BE CHARGED AS THE SECOND PERMIT FEE. NO REFUNDS GIVEN FOR PREVIOUSLY PURCHASED PERMITS.				
FIRST PERMIT VEHICLE – 9 MONTHS	\$45.00	\$48.00	6.67%	User Fee
FIRST PERMIT MOTORBIKE/SCOOTER– 9 MONTHS	\$35.00	\$36.00	2.86%	User Fee
FIRST PERMIT VEHICLE – 6 MONTHS	\$30.00	\$32.00	6.67%	User Fee
FIRST PERMIT MOTORBIKE/SCOOTER– 6 MONTHS	\$25.00	\$24.00	-4.00%	User Fee
FIRST PERMIT VEHICLE – 3 MONTHS	\$15.00	\$16.00	6.67%	User Fee
FIRST PERMIT MOTORBIKE/SCOOTER– 3 MONTHS	\$10.00	\$12.00	20.00%	User Fee
SECOND PERMIT VEHICLE – 12 MONTHS	\$140.00	\$144.00	2.86%	User Fee
SECOND PERMIT MOTORBIKE/SCOOTER– 12 MONTHS	\$100.00	\$108.00	8.00%	User Fee
SECOND PERMIT VEHICLE – 9 MONTHS	\$105.00	\$108.00	2.86%	User Fee
SECOND PERMIT MOTORBIKE/SCOOTER– 9 MONTHS	\$80.00	\$81.00	1.25%	User Fee
SECOND PERMIT VEHICLE – 6 MONTHS	\$70.00	\$72.00	2.86%	User Fee
SECOND PERMIT MOTORBIKE/SCOOTER– 6 MONTHS	\$50.00	\$54.00	8.00%	User Fee
SECOND PERMIT VEHICLE – 3 MONTHS	\$35.00	\$36.00	2.86%	User Fee
SECOND PERMIT MOTORBIKE/SCOOTER– 3 MONTHS	\$25.00	\$27.00	8.00%	User Fee

SHARED RESIDENT PARKING PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Additional sticker (Shared between 2 residents at same address)	\$18.00	\$19.00	5.56%	User Fee
In addition to applicable standard fee				

RESIDENT PARKING REPLACEMENT STICKERS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Standard Sticker – (Discounts not applicable)	\$35.00	\$36.00	2.86%	User Fee
Shared Permit Sticker – (Discounts not applicable)	\$46.00	\$47.00	2.17%	User Fee

RESIDENT PARKING TEMPORARY PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Vehicle in for repair	\$15.00	\$15.00	0.00%	User Fee
Approved building works at residence	\$15.00	\$15.00	0.00%	User Fee
Pro-rata on monthly basis				
Interstate Registered Vehicle 3 Month Permit	\$15.00	\$16.00	6.67%	User Fee

RESIDENT PARKING TRADESMEN PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Tradesmen Permit (Maximum 2 weeks)	\$97.00	\$100.00	3.09%	User Fee
NO Discounts apply				

VISITOR PARKING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Vistor Parking Permit	\$2.00	\$2.00	0.00%	User Fee
Maximum of 30 permits per residential property				
Vistor Parking Permit – Health card & seniors card holders	\$1.00	\$1.00	0.00%	User Fee
Maximum of 30 permits per residential property				
Vistor Parking Permit – Aged, TPI & Veterans Affairs pension card holders	Free			User Fee

TEMPORARY CARE WORKER PARKING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Parking Permit	\$66.00	\$66.00	0.00%	User Fee
Replacement Sticker	\$0.00	\$36.00	∞	User Fee

FILMING IN PUBLIC AREAS

Local Government Filming Protocol. Absolute minimum notice - 2 working days

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee – major revision of original application	75% of the applicable application fee			Statutory
Operational staff cost recovery – film site	\$40.00	\$41.00	2.50%	User Fee
per hour				
Technical staff cost recovery – film site, liaise with external bodies & review of weight restrictions	\$58.00	\$60.00	3.45%	User Fee
per hour				
Professional staff cost recovery – film site, liaise with external bodies & review of weight restrictions	\$97.00	\$99.00	2.06%	User Fee
per hour				
Temporary road closure – Full closure	\$80.00	\$82.00	2.50%	User Fee
per hour				
Temporary road closure – Partial closure for parking	\$50.00	\$51.00	2.00%	User Fee
Permit parking – restricted zone	\$10.00	\$10.00	0.00%	User Fee
per vehicle				
Permit parking – unrestricted zone	\$10.00	\$10.00	0.00%	User Fee
per vehicle				

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FILMING IN PUBLIC AREAS [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Recovery of foregone parking meter revenue – High demand area	\$32.00	\$33.00	3.13%	User Fee
Per Space				
Recovery of foregone parking meter revenue – Medium demand area	\$28.00	\$29.00	3.57%	User Fee
Per Space				
Recovery of foregone parking meter revenue – Low demand area	\$18.00	\$19.00	5.56%	User Fee
Per Space				
Provision of alternate parking for residents or businesses	Fee on application			User Fee
Reinstatement of pavement	At cost			User Fee
Inspection fee – Parks & Reserves	\$88.00	\$90.00	2.27%	User Fee
Refundable Bond – Parks & Reserves	\$500.00	\$500.00	0.00%	User Fee

FILMING WITH ULTRA LOW DISRUPTION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	Free			Statutory
Assessment of Traffic Management Plans	\$93.00	\$94.00	1.08%	Statutory

FILMING WITH LOW DISRUPTION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$150.00	\$150.00	0.00%	Statutory
Assessment of Traffic Management Plans	\$165.00	\$165.00	0.00%	Statutory

FILMING WITH MEDIUM DISRUPTION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$300.00	\$300.00	0.00%	Statutory
Assessment of Traffic Management Plans	\$330.00	\$330.00	0.00%	Statutory

FILMING WITH HIGH DISRUPTION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$500.00	\$500.00	0.00%	Statutory
Assessment of Traffic Management Plans	Applicable temporary road closure fees apply			Statutory

ADVERTISING LEAFLETS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Licence Fee	\$74.00	\$75.00	1.35%	User Fee
Charities, Political paraphernalia and community groups are exempt from all charges.				
Weekly Licence Fee	\$325.00	\$332.00	2.15%	User Fee
Refundable Bond – Daily Applicants	\$250.00	\$250.00	0.00%	User Fee
Refundable Bond – Weekly Applicants	\$500.00	\$500.00	0.00%	User Fee

DOCUMENT MANAGEMENT

DOCUMENT REPRODUCTION

COUNCIL DOCUMENTS & GIPA REQUESTS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
A4 (B&W) (Per Copy)	\$1.00	\$1.00	0.00%	User Fee
A3 (Black & White)	\$1.50	\$1.50	0.00%	User Fee
A4 (Colour)	\$2.50	\$2.50	0.00%	User Fee
A3 (Colour)	\$3.50	\$3.50	0.00%	User Fee
Production of document by CD*	\$5.00	\$5.00	0.00%	User Fee
*50% discount of applicable photocopying fee applies when documents reproduced electronically or digitally and produced by email or CD.				

GOVERNMENT INFORMATION PUBLIC ACCESS (GIPA)

FORMAL REQUEST – PERSONAL AFFAIRS

As per Part 4 Division 5 of the Government Information (Public Access) Act 2009

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$30.00	\$30.00	0.00%	Statutory
The application fee paid by the applicant counts as a payment towards any processing charge payable by the applicant				
Processing fee	\$30.00	\$30.00	0.00%	Statutory
Fee not applicable for first 20 hours. Discounts may be applicable upon request.				
Internal review fee	\$40.00	\$40.00	0.00%	Statutory
NO Fee is applicable if applicant not informed within 15 working days of the decision.				

FORMAL REQUEST – OTHER

Access to applicants personal information

FORMAL REQUEST – OTHER [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$30.00	\$30.00	0.00%	Statutory
The application fee paid by the applicant counts as a payment towards any processing charge payable by the applicant				
Processing fee	\$30.00	\$30.00	0.00%	Statutory
Fee applicable after first hour. Discounts may be applicable upon request.				
Internal review fee	\$40.00	\$40.00	0.00%	Statutory
NO Fee is applicable if applicant not informed within 15 working days of the decision.				

COMMUNICATIONS AND EVENTS**PUBLIC EVENTS**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Complex Events Permit – Application Fee	\$565.00	\$575.00	1.77%	User Fee
Complex Event Permit Fee – Neighbourhood Park	\$565.00	\$575.00	1.77%	
Complex Event Permit Fee – Premium Park	\$5,600.00	\$5,700.00	1.79%	User Fee
Refundable Bond – Complex Events	\$2,000.00	\$2,000.00	0.00%	User Fee
Detailed Event Permit Fee – Neighbourhood Park	\$225.00	\$230.00	2.22%	User Fee
Detailed Event Permit Fee – Premium Park	\$565.00	\$575.00	1.77%	User Fee
Refundable Bond – Detailed Events	\$1,000.00	\$1,000.00	0.00%	User Fee
Simple Event Permit Fee – Neighbourhood Park & Premium Park	No Fee or Bond Applicable			User Fee
Litter Bin Charges Apply	Refer to Cleaning Charges Parks, Ovals & Reserves. Non-refundable if booking cancelled within 2 days of event.			User Fee

TWILIGHT FOOD FAIR

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Stall fee	\$250.00	\$250.00	0.00%	User Fee

BUSKING PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Busking Permit – Casual hirer	\$15.00	\$15.00	0.00%	User Fee
Daily Busking Permit – Casual hirer (Non profit & children under 18 years of age)*	\$0.00	\$0.00	∞	User Fee
*Parental consent required for under age performers				
Daily Busking Permit – Frequent hirer	\$15.00	\$15.00	0.00%	User Fee
Public Liability and Workers Compensation insurance required				

BUSKING PERMIT [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Busking Permit – Frequent hirer (Non profit & children under 18 years of age)*	\$0.00	\$0.00	∞	User Fee
*Parental consent required for under age performers. Public Liability and Workers Compensation insurance required.				

PUBLICITY, PROMOTIONS & PRODUCT LAUNCHES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee – per location	\$270.00	\$275.00	1.85%	User Fee
Late Application Fee – per location (within 2-5 working days of event)	\$265.00	\$270.00	1.89%	User Fee
Application Fee – per location (major revision of original application)	\$85.00	\$85.00	0.00%	User Fee
Hire Rate – hourly	\$260.00	\$265.00	1.92%	User Fee
Hire Rate – half day (4 hours)	\$970.00	\$990.00	2.06%	User Fee
Hire Rate – Full day (8 hours)	\$1,940.00	\$1,980.00	2.06%	User Fee
Cancellation fee	Application fees non-refundable			User Fee

ENGINEERING & PROPERTY SERVICES

CARPARKING AREAS

RIDGE STREET CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per calendar month	\$485.00	\$485.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Rate Per calendar month – Discount (5 to 9 Vehicles)	\$23.00	\$23.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Rate Per calendar month – Discount (10 to 15 Vehicles)	\$33.00	\$33.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Rate Per calendar month – Discount (Staff Parking)	\$33.00	\$33.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Account application cancellation fee	Applicable fee			User Fee
	Fee incl. GST: \$55.00			
Casual rate first hour or part	\$8.20	\$8.00	-2.44%	User Fee
Casual Rate per half-hour or part (after first hour)	\$6.20	\$6.00	-3.23%	User Fee
Maximum daily rate	\$57.00	\$56.00	-1.75%	User Fee
Holders of parking stickers (first 1.5 hours)	Free			User Fee
Holders of parking stickers (after first 1.5 hours)	Casual rates			User Fee
Early Bird per day (when available)	\$25.00	\$25.00	0.00%	User Fee
Night Rate	\$9.00	\$11.00	22.22%	User Fee
North Sydney Community Centre Discounted Rate – 60 Minutes	\$4.20	\$4.00	-4.76%	User Fee
North Sydney Community Centre Discounted Rate – 90 Minutes	\$8.40	\$7.00	-16.67%	User Fee
North Sydney Community Centre Discounted Rate – 120 Minutes	\$12.60	\$10.00	-20.63%	User Fee
North Sydney Community Centre Discounted Rate – 150 Minutes	\$16.80	\$13.00	-22.62%	User Fee
North Sydney Community Centre Discounted Rate – 180 Minutes	\$22.00	\$16.00	-27.27%	User Fee
North Sydney Community Centre Discounted Rate – 210 Minutes	\$27.20	\$18.90	-30.51%	User Fee
North Sydney Community Centre Discounted Rate – 240 Minutes	\$33.40	\$22.00	-34.13%	User Fee
North Sydney Community Centre Discounted Rate – 270 Minutes	\$39.60	\$28.00	-29.29%	User Fee
North Sydney Community Centre Discounted Rate – 300 Minutes	\$45.00	\$34.00	-24.44%	User Fee
North Sydney Community Centre Discounted Rate – 330 Minutes	\$48.00	\$40.00	-16.67%	User Fee
North Sydney Community Centre Discounted Rate – 360 Minutes	\$49.00	\$46.00	-6.12%	User Fee
North Sydney Community Centre Discounted Rate – 390 Minutes	\$51.10	\$52.00	1.76%	User Fee
North Sydney Community Centre Discounted Rate – 420 Minutes	\$53.00	\$56.00	5.66%	User Fee
North Sydney Community Centre Discounted Rate – 450 Minutes	\$55.00	\$56.00	1.82%	User Fee
North Sydney Community Centre Discounted Rate – 480 Minutes	\$57.00	\$56.00	-1.75%	User Fee
Resident Passcard Holders (Concession) (first 1.5 hours)	Free			User Fee
Resident Passcard Holders (Concession) – 120 Minutes	\$6.20	\$6.00	-3.23%	User Fee
Resident Passcard Holders (Concession) – 150 Minutes	\$12.40	\$12.00	-3.23%	User Fee
Resident Passcard Holders (Concession) – 180 Minutes	\$18.60	\$18.00	-3.23%	User Fee
Resident Passcard Holders (Concession) – 210 Minutes	\$24.80	\$24.00	-3.23%	User Fee
Resident Passcard Holders (Concession) – 240 Minutes	\$31.00	\$30.00	-3.23%	User Fee

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RIDGE STREET CAR PARK [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Resident Passcard Holders (Concession) – 270 Minutes	\$37.10	\$36.00	-2.96%	User Fee
Resident Passcard Holders (Concession) – 300 Minutes	\$43.40	\$42.00	-3.23%	User Fee
Resident Passcard Holders (Concession) – 330 Minutes	\$49.60	\$48.00	-3.23%	User Fee
Resident Passcard Holders (Concession) – 360 Minutes	\$55.80	\$54.00	-3.23%	User Fee
Resident Passcard Holders (Concession) – 390 Minutes	\$57.00	\$56.00	-1.75%	User Fee
Resident Discount Parking	\$18.00	\$19.00	5.56%	User Fee

HOLTERMANN STREET CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per calendar month	\$470.00	\$470.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Rate Per calendar month – Discount (5 to 9 Vehicles)	\$23.00	\$23.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Rate Per calendar month – Discount (10 to 15 Vehicles)	\$33.00	\$33.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Account application cancellation fee	Applicable fee			User Fee
	Fee incl. GST: \$55.00			
Permanent Resident Parking – per calendar month	\$0.00	\$345.00	∞	User Fee
Casual rate (first 2 hours)	Free			User Fee
Casual Rate for first hour or part (after 2 hours free)	\$8.20	\$8.20	0.00%	User Fee
Casual Rate per half-hour or part (after 3.0 hours)	\$6.20	\$6.20	0.00%	User Fee
Maximum daily rate	\$57.00	\$57.00	0.00%	User Fee
Early Bird per day (when available)	\$0.00	\$25.00	∞	User Fee
Discounted Rate – Crows Nest Community Centre – 300 Minutes	\$6.20	\$6.20	0.00%	User Fee
Discounted Rate – Crows Nest Community Centre – 330 Minutes	\$12.40	\$12.40	0.00%	User Fee
Discounted Rate – Crows Nest Community Centre – 360 Minutes	\$18.60	\$18.60	0.00%	User Fee
Discounted Rate – Crows Nest Community Centre – 390 Minutes	\$24.80	\$24.80	0.00%	User Fee
Discounted Rate – Crows Nest Community Centre – 420 Minutes	\$31.00	\$31.00	0.00%	User Fee
Discounted Rate – Crows Nest Community Centre – 450 Minutes	\$37.10	\$37.20	0.27%	User Fee
Discounted Rate – Crows Nest Community Centre – 480 Minutes	\$43.40	\$43.40	0.00%	User Fee
Discounted Rate – Crows Nest Community Centre – 510 Minutes	\$49.60	\$49.60	0.00%	User Fee
Discounted Rate – Crows Nest Community Centre – 540 Minutes	\$55.80	\$55.80	0.00%	User Fee
Discounted Rate – Crows Nest Community Centre – 570 Minutes	\$57.00	\$57.00	0.00%	User Fee

HUME STREET CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per calendar month	\$425.00	\$425.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				

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HUME STREET CAR PARK [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per calendar month – Discount (5 to 9 Vehicles)	\$23.00	\$23.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Rate Per calendar month – Discount (10 to 15 Vehicles)	\$33.00	\$33.00	0.00%	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Account application cancellation fee	Applicable fee Fee incl. GST: \$55.00			User Fee
Permanent Resident Parking – per calendar month	\$0.00	\$300.00	∞	User Fee
Casual rate (first 2 hours)	Free			User Fee
Casual Rate first hour or part (after 2 hours free)	\$8.20	\$6.00	-26.83%	User Fee
Casual Rate per half-hour or part (after 3.0 hours)	\$6.20	\$6.00	-3.23%	User Fee
Maximum daily rate	\$57.00	\$48.00	-15.79%	User Fee
Early Bird per day (when available)	\$25.00	\$25.00	0.00%	User Fee
Night Rate	\$9.00	\$9.00	0.00%	User Fee
Discount Night Rate (Flat Rate) for NSBA Members	\$6.00	\$6.00	0.00%	User Fee

ALEXANDER STREET CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per calendar month	\$470.00	\$470.00	0.00%	User Fee
Rate Per calendar month – Discount (5 to 9 Vehicles)	\$0.00	\$23.00	∞	User Fee
Rate Per calendar month – Discount (10 or more Vehicles)	\$0.00	\$33.00	∞	User Fee
Casual rate (first 2 hours)	Free			User Fee
Casual rate first hour or part (after 2 hours free)	\$8.20	\$8.20	0.00%	User Fee
Casual Rate per half-hour or part (after 3.0 hours)	\$6.20	\$6.20	0.00%	User Fee
Maximum daily rate	\$57.00	\$57.00	0.00%	User Fee
Early Bird per day (when available)	\$0.00	\$25.00	∞	User Fee

NICHOLSON STREET CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per calendar month	\$350.00	\$350.00	0.00%	User Fee
Account application cancellation fee	Applicable fee Fee incl. GST: \$55.00			User Fee
Permanent Resident Parking – per calendar month	\$0.00	\$225.00	∞	User Fee
Casual rate (first 2 hours)	Free			User Fee
Casual Rate first hour or part (after 2 hours free)	\$8.20	\$6.00	-26.83%	User Fee
Casual Rate per half-hour or part (after 3.0 hours)	\$6.20	\$4.00	-35.48%	User Fee
Maximum daily rate	\$57.00	\$44.00	-22.81%	User Fee
Early Bird per day (when available)	\$0.00	\$15.00	∞	User Fee

PARRAWEE STREET CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per calendar month – Commercial users	\$220.00	\$250.00	13.64%	User Fee
Rate Per calendar month – Residential users	\$57.00	\$60.00	5.26%	User Fee
Replacement Permit	\$24.00	\$25.00	4.17%	User Fee
Casual rate – residents (first 3 hours)	Free			User Fee

BARRY STREET CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Casual rate – (first 2 hours)	Free			User Fee

CAMMERAY CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Casual rate – (first 2 hours)	Free			User Fee

GROSVENOR LANE CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Casual rate – (first 1.5 hours)	Free			User Fee

WARD STREET CAR PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per calendar month – Reserved	\$0.00	\$540.00	∞	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee) An additional fee of \$230.00 (incl GST) per month is applicable for the NSW Government Parking Space Levy.				
Reserved Parking – Signage Fee	\$0.00	\$50.00	∞	User Fee
Rate Per calendar month – Unreserved	\$0.00	\$485.00	∞	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee) An additional fee of \$230.00 (incl GST) per month is applicable for the NSW Government Parking Space Levy.				
Rate Per calendar month – Discount (5 to 9 Vehicles)	\$0.00	\$23.00	∞	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Rate Per calendar month – Discount (10 to 15 Vehicles)	\$0.00	\$33.00	∞	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Rate Per calendar month – Discount (Staff Parking)	\$0.00	\$33.00	∞	User Fee
A bond is required for permanent hirers (equivalent to 1 months fee)				
Account application cancellation fee	Applicable Fee Fee incl. GST: \$55.00			User Fee

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WARD STREET CAR PARK [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Permanent Resident Parking – per calendar month	\$0.00	\$375.00	∞	User Fee
Casual rate first hour or part	\$0.00	\$8.00	∞	User Fee
Casual Rate per half-hour or part (after first hour)	\$0.00	\$6.00	∞	User Fee
Maximum daily rate	\$0.00	\$56.00	∞	User Fee
Early Bird per day (when available)	\$0.00	\$25.00	∞	User Fee
Night and Weekend Flat Rate	\$0.00	\$11.00	∞	User Fee

OUTDOOR DINING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$230.00	\$230.00	0.00%	User Fee
A bond is required. \$1,000.00 or 3 months fee, whichever is higher)				

OUTDOOR DINING – HIGH RATE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual fee (per m2)	\$680.00	\$680.00	0.00%	User Fee
Area Management Map (Crows Nest, Kirribilli, North Sydney CBD and Blues Pt Rd)				

OUTDOOR DINING – MEDIUM RATE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual fee (per m2)	\$510.00	\$510.00	0.00%	User Fee
Area Management Map (Crows Nest, Cremorne, Cammeray, Kirribilli, Neutral Bay and St Leonards)				

OUTDOOR DINING – LOW RATE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual fee (per m2)	\$360.00	\$360.00	0.00%	User Fee
Elsewhere within North Sydney LGA				

WATERCRAFT FACILITIES

WILLOUGHBY STREET BOAT SHED

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual Dinghy and kayak storage	\$1,255.00	\$1,255.00	0.00%	User Fee
Payable in advance				
Key Bond	\$100.00	\$120.00	20.00%	User Fee
Refundable on return of key				

LAVENDER BAY BOAT SHED

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual Dinghy and kayak storage	\$690.00	\$690.00	0.00%	User Fee
Payable in advance				
Key Bond	\$100.00	\$120.00	20.00%	User Fee
Refundable on return of key				

COUNCIL RESERVES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual Dinghy and kayak storage – per rack	\$280.00	\$290.00	3.57%	User Fee
Payable in advance				

TUNKS PARK

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Boat ramp & carpark permit	\$90.00	\$90.00	0.00%	User Fee
vehicles over 4 tonnes				
Vehicle access and storage of material (not exceeding 7 days)	\$300.00	\$300.00	0.00%	User Fee
vehicles over 4 tonnes				
Refundable Bond – for vehicles and loads in excess of 10 tonnes	\$5,000.00	\$5,000.00	0.00%	User Fee

ROADS, FOOTPATHS & OPEN SPACE

PARKING METERS

METER RATES

HIGH DEMAND PARKING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Day Time rate	\$7.80	\$8.00	2.56%	User Fee
Hourly rate (after 6:00 pm)	\$3.70	\$4.00	8.11%	User Fee
North Sydney CBD and Alfred Street Sth (Fitzroy to Harbour Bridge)				
Hourly Park & Swim scheme (10:00 am to midnight)	\$10.30	\$10.50	1.94%	User Fee
Alfred Street Sth (angle parking opposite Olympic Pool)				

MEDIUM DEMAND PARKING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Day Time rate	\$5.90	\$6.00	1.69%	User Fee
Hourly rate (after 6:00 pm)	\$3.60	\$3.70	2.78%	User Fee
North Sydney CBD shoulder areas including Crows Nest, Neutral Bay, St Leonards and Milsons Pt CBDs				

LOW DEMAND PARKING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Day Time rate	\$3.30	\$3.40	3.03%	User Fee
Hourly rate (after 6:00 pm)	\$2.20	\$2.50	13.64%	User Fee
Fringe areas				

PARKING METER SPACE OCCUPATION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per Meter Space Per day (or part thereof)	\$165.00	\$170.00	3.03%	User Fee
Occupation of a parking meter space. Includes stand plant permits for cranes, concrete pumps, hoists, cherry pickers and other equipment or occupation of the roadway.				

PARKING METER & SENSOR ADJUSTMENTS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Parking Meter Removal/Relocation Fee – per meter	\$1,970.00	\$2,020.00	2.54%	User Fee
Temporary or Permanent Adjustment per meter. Meter requires removal or relocating due to building works.				

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PARKING METER & SENSOR ADJUSTMENTS [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Parking Meter Removal/Relocation Fee – per meter	\$1,970.00	\$2,020.00	2.54%	User Fee
Temporary or Permanent Adjustment per meter. Meter requires removal or relocating due to building works.				
Note that when signage and linemarking are not included under the WorkZone Permit, additional signage and linemarking fees will be added to this fee				
Parking Meter Replacement – per meter	\$8,650.00	\$8,800.00	1.73%	User Fee
Applied when a meter has been damaged				
Parking Meter Height Adjustment or Straighten (result of change to pavement level) – per meter	\$830.00	\$850.00	2.41%	User Fee
Parking Meter Configuration – per meter	\$115.00	\$118.00	2.61%	User Fee
Adjustment to parking meter configuration for the purposes of matching changed street signage.				
Parking Sensor Removal & Replacement (7 business days notice or greater) – per sensor	\$750.00	\$770.00	2.67%	User Fee
Parking Sensor Removal & Replacement– Urgency Fee (Less than 7 business days & min 3 business days notice) – per sensor	\$950.00	\$970.00	2.11%	User Fee
Urgency Fee Per Sensor \$200.00				
Parking Sensor Removal, Storage & Reinstallation (7 business days notice or greater) – per sensor	\$350.00	\$360.00	2.86%	User Fee
Parking Sensor Removal, Storage & Reinstallation – Urgency Fee (Less than 7 business days & min 3 business days notice) – per sensor	\$550.00	\$565.00	2.73%	User Fee
Parking Meter Linemarking (1 line)	\$270.00	\$280.00	3.70%	User Fee
Parking Meter Linemarking (2 Lines)	\$400.00	\$410.00	2.50%	User Fee
Parking Meter Bay number replacement – per bay/space	\$45.00	\$50.00	11.11%	User Fee
Bond During Building Works for Parking Meters	\$14,000.00	\$14,500.00	3.57%	User Fee

STAND PLANT PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate Per day (Commercial areas)	\$590.00	\$605.00	2.54%	User Fee
Includes stand plant permits for cranes, concrete pumps, hoists, cherry pickers and other equipment or occupation of the roadway.				
Rate Per day (Residential areas)	\$410.00	\$420.00	2.44%	User Fee
Includes stand plant permits for cranes, concrete pumps, hoists, cherry pickers and other equipment or occupation of the roadway.				
Rate Per day (Out of Hours) minimum 3 working days notice required	\$565.00	\$565.00	0.00%	User Fee
Includes stand plant permits for cranes, concrete pumps, hoists, cherry pickers and other equipment or occupation of the roadway.				
Urgency fee (2 Working Days notice required)	\$340.00	\$350.00	2.94%	User Fee
Includes stand plant permits for cranes, concrete pumps, hoists, cherry pickers and other equipment or occupation of the roadway.				
Daily Occupation fee (non-metered space)	\$88.00	\$90.00	2.27%	User Fee
Includes stand plant permits for cranes, concrete pumps, hoists, cherry pickers and other equipment or occupation of the roadway and/or road closure.				

STAND PLANT PERMIT [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Change of Date Fee	\$95.00	\$100.00	5.26%	User Fee
Includes stand plant permits for cranes, concrete pumps, hoists, cherry pickers and other equipment or occupation of the roadway.				

CAR SHARE PARKING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee (non-refundable)	\$465.00	\$475.00	2.15%	User Fee
Car share permit (Annual)	\$410.00	\$420.00	2.44%	User Fee
Per parking space				
Car share parking signs (Per Bay)	\$1,090.00	\$1,200.00	10.09%	User Fee
Application Fee – Car share pavement marking	\$140.00	\$145.00	3.57%	User Fee
Car share pavement marking (Per Bay)	Tender Rates			User Fee

SIGN POSTING & LINE MARKING**DRIVEWAYS**

Expense borne by landowner

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Signpost erection (2 posts)	\$790.00	\$810.00	2.53%	User Fee
Signpost erection (1 post)	\$535.00	\$550.00	2.80%	User Fee
Painted lines (2 lines)	\$400.00	\$410.00	2.50%	User Fee
Painted lines (1 line)	\$270.00	\$280.00	3.70%	User Fee

WORK ZONE PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee (non refundable)	\$1,605.00	\$1,640.00	2.18%	User Fee
Includes work zones, No stopping & No parking areas				
Reinstallation of signs (if applicable)	\$485.00	\$495.00	2.06%	User Fee
Painted Lines (per linear metre) if required	\$115.00	\$118.00	2.61%	User Fee
Delineation of limits of Work Zone where required by Council's Traffic Engineers				

AREAS WITH PARKING METERS**COMMERCIAL & MIXED USE AREAS**

Fee based on average revenue raised per meter per week

COMMERCIAL & MIXED USE AREAS [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Signposting – parallel parking (per linear metre per week)	\$123.00	\$126.00	2.44%	User Fee
Includes Commerical, Mixed Used and Industrial Areas LEP Zones B1, B3, B4, IN2, & IN4. Fee is per lineal metre.				
Signposting – angle parking (per linear metre per week)	\$293.00	\$300.00	2.39%	User Fee
Includes Commerical, Mixed Used and Industrial Areas LEP Zones B1, B3, B4, IN2, & IN4 Fee is per lineal metre.				

OTHER AREAS

Fee based on average revenue raised per meter per week

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Signposting – parallel parking (per linear metre per week)	\$82.00	\$85.00	3.66%	User Fee
All other LEP zones. Fee is per lineal metre.				
Signposting – angle parking (per linear metre per week)	\$185.00	\$190.00	2.70%	User Fee
All other LEP zones. Fee is per lineal metre.				

AREAS WITHOUT PARKING METERS**COMMERCIAL & MIXED USE AREAS**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Signposting – parallel parking (per linear metre per week)	\$93.00	\$95.00	2.15%	User Fee
Includes Commerical, Mixed Used and Industrial Areas LEP Zones B1, B3, B4, IN2, & IN4. Fee is per lineal metre. Applies to all non-metered road space regardless of parking restriction.				
Signposting – angle parking (per linear metre per week)	\$216.00	\$220.00	1.85%	User Fee
Includes Commerical, Mixed Used and Industrial Areas LEP Zones B1, B3, B4, IN2, & IN4. Fee is per lineal metre. Applies to all non-metered road space regardless of parking restriction.				

OTHER AREAS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Signposting – parallel parking (per linear metre per week)	\$72.00	\$75.00	4.17%	User Fee
All other LEP zones. Fee is per lineal metre. Applies to all non-metered road space regardless of parking restriction.				
Signposting – angle parking (per linear metre per week)	\$154.00	\$160.00	3.90%	User Fee
All other LEP zones. Fee is per lineal metre. Applies to all non-metered road space regardless of parking restriction.				

BUILDING MATERIALS ON FOOTPATH

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Permit fee	\$100.00	\$105.00	5.00%	User Fee
Includes placement of all temporary mobile structures, scissor lifts, ladders, abseil/rope access, storage of building materials etc.				
Materials– 1st week	\$41.00	\$45.00	9.76%	User Fee
Per square metre				
Materials– 2nd week	\$47.00	\$50.00	6.38%	User Fee
Per square metre				
Materials– 3rd week and subsequent weeks	\$62.00	\$65.00	4.84%	User Fee
Per square metre				
Impound fee	Actual cost plus overheads			User Fee
Release fee	\$2,255.00	\$2,305.00	2.22%	User Fee

SKIPS & BUILDING WASTE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Permit fee	\$100.00	\$105.00	5.00%	User Fee
Fee for Parking Meter Space Occupation will apply if in metered area				
Impound fee	\$1,435.00	\$1,465.00	2.09%	User Fee
Release fee	Actual cost plus overheads			User Fee

SKIP BINS LESS THAN 5 CUBIC METRES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate – 1st Week	\$65.00	\$70.00	7.69%	User Fee
Rate – 2nd Week	\$70.00	\$75.00	7.14%	User Fee
Rate – 3rd Week	\$90.00	\$95.00	5.56%	User Fee
Rate – 4th and subsequent weeks	\$110.00	\$115.00	4.55%	User Fee

SKIP BINS FROM 5 CUBIC METRES TO 10 CUBIC METRES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate – 1st Week	\$110.00	\$115.00	4.55%	User Fee
Rate – 2nd Week	\$125.00	\$130.00	4.00%	User Fee
Rate – 3rd Week	\$140.00	\$145.00	3.57%	User Fee
Rate – 4th and subsequent weeks	\$170.00	\$175.00	2.94%	User Fee

SKIP BINS FROM 10 CUBIC METRES TO 20 CUBIC METRES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate – 1st Week	\$230.00	\$235.00	2.17%	User Fee
Rate – 2nd Week	\$325.00	\$335.00	3.08%	User Fee
Rate – 3rd Week	\$405.00	\$415.00	2.47%	User Fee
Rate – 4th and subsequents weeks	\$460.00	\$470.00	2.17%	User Fee

SKIP BINS OVER 20 CUBIC METRES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Rate – 1st Week	\$460.00	\$470.00	2.17%	User Fee
Rate – 2nd Week	\$495.00	\$505.00	2.02%	User Fee
Rate – 3rd Week	\$535.00	\$550.00	2.80%	User Fee
Rate – 4th and subsequents weeks	\$575.00	\$590.00	2.61%	User Fee

REINSTATEMENTS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Road opening permit	\$155.00	\$160.00	3.23%	User Fee
Out of Hours Work Permit Application Fee (minimum 3 working days notice required)	\$565.00	\$565.00	0.00%	User Fee
Hourly fee for inspection requested with min. 48hours notice – Monday to Friday 9am-5pm – (minimum 1 hour charge)	\$0.00	\$100.00	∞	User Fee
Hourly fee for inspection requested with min. 48hours notice – Saturday 8am-1pm – (minimum 4 hour charge)	\$0.00	\$150.00	∞	User Fee
Hourly fee for inspection requested with min. 48hours notice – Outside the above hours – (minimum 4 hour charge)	\$0.00	\$200.00	∞	User Fee
Hourly fee for inspection requested with less than 48hours notice – Monday to Friday 9am-5pm – (minimum 1 hour charge)	\$0.00	\$150.00	∞	User Fee
Hourly fee for inspection requested with less than 48hours notice – Saturday 8am-1pm – (minimum 4 hour charge)	\$0.00	\$200.00	∞	User Fee
Hourly fee for inspection requested with less than 48hours notice – Outside the above hours – (minimum 4 hour charge)	\$0.00	\$250.00	∞	User Fee
Items or work not covered by listed reinstatement charges .	Work shall be undertaken on the basis of actual costs plus overheads			User Fee

REINSTATEMENTS – ROAD PAVEMENT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Asphalt (50mm thick) on Concrete Base (200mm thick) Dowelled and Reinforced (per m2)	\$722.00	\$1,700.00	135.46%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Concrete 200mm – Dowelled and Reinforced (per m2)	\$513.00	\$525.00	2.34%	User Fee

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REINSTATEMENTS – ROAD PAVEMENT [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Concrete 200mm – Dowelled and Reinforced (per m2)	\$513.00	\$525.00	2.34%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Driveway Crossing Asphalt Adjustment (50mm thick) (per m2) – Minimum 1.5 m2	\$328.00	\$335.00	2.13%	User Fee
Asphalt (50mm thick) (per m2)	\$436.00	\$445.00	2.06%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Additional Asphalt Thickness – per 25mm Layer (per m2)	\$77.00	\$80.00	3.90%	User Fee
Minimum restoration charge – 50mm Asphalt Road Pavement	\$1,000			User Fee
Minimum restoration charge – 50mm Asphalt on Concrete road base pavement	\$4,650			User Fee

REINSTATEMENTS – FOOTPATHS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Concrete (75mm thick) (per m2)	\$385.00	\$395.00	2.60%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Asphalt (50mm thick) (per m2)	\$328.00	\$335.00	2.13%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Grass Verge – Including Approved Turf, Soil and Maintenance Period of 20 Working Days (per m2)	\$303.00	\$310.00	2.31%	User Fee
Concrete Driveway (130mm thick) – Reinforced (per m2)	\$487.00	\$500.00	2.67%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Construction of a standard concrete pram Ramp	\$0.00	\$845.00	∞	User Fee
Pavers (230 x 185; 230 x 115) on 25mm Sand Bedding and DGB 20 Basecourse (per m2)	\$380.00	\$390.00	2.63%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Concrete Pavers (400 x 400; 400 x 200; 300 x 200) on 25mm Wet Mortar Bedding on Reinforced Concrete Basecourse Dowelled Into Existing Slab (per m2)	\$1,020.00	\$1,040.00	1.96%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				

REINSTATEMENTS – FOOTPATHS [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Concrete Pavers (400 x 400; 400 x 200; 300 x 200) on 25mm Wet Mortar Bedding on Reinforced Concrete Basecourse Dowelled Into Existing Slab (per m2)	\$1,020.00	\$1,040.00	1.96%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Interlocking Pavers on Sand Bedding or 6 in 1 Cobble Units on 25mm Wet Mortar Bedding on Reinforced Concrete Basecourse Dowelled Into Existing Slab (per m2)	\$1,020.00	\$1,040.00	1.96%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Additional Thickness per 25mm Layer – Asphalt (per m2)	\$67.00	\$70.00	4.48%	User Fee
Additional Thickness per 25mm Layer – Concrete (per m2)	\$57.00	\$60.00	5.26%	User Fee
Granite Paving on 25mm Wet Mortar Bedding on Reinforced Concrete Basecourse Dowelled Into Existing Slab (per m2) or Granite Kerbing on Wet Mortar Bedding on Concrete Basecourse with 300mm Wide Concrete Gutter (per m)	\$1,657.00	\$1,690.00	1.99%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Sandstone CBD Paving on 25mm Wet Mortar Bedding on Reinforced Concrete Basecourse Dowelled Into Existing Slab (per m2)	\$1,657.00	\$1,690.00	1.99%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
Minimum restoration charge – Concrete Footpath	\$1,000			User Fee
Minimum restoration charge – Concrete Driveway	\$1,450			User Fee
Minimum restoration charge – Interlock, Pebblecrete Paved footpath and driveways (with Concrete Base)	\$1,800			User Fee
Minimum restoration charge – CBD Granite Footpath, Kerb-Ramp and Driveway	\$2,150			User Fee

REINSTATEMENTS – OTHER WORKS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
150mm Concrete Kerb and Gutter or Driveway Layback (per m)	\$385.00	\$395.00	2.60%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
900mm Concrete Dish Crossing (per m)	\$395.00	\$405.00	2.53%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				

REINSTATEMENTS – OTHER WORKS [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
150mm Concrete Kerb or 450mm Concrete Gutter only (per m)	\$273.00	\$280.00	2.56%	User Fee
Where backfilling has not been undertaken in accordance with Council's specification - either material used or compaction achieved - Council shall remove, reconstruct and recover costs on the basis of actual costs plus overheads.				
For one off large scale projects a rate may be negotiated based on actual costs plus overheads.				
EKI Gully Pit – up to 2.5m deep (each)	\$4,478.00	\$4,600.00	2.72%	User Fee
EKI – Replacement of Precast Inlet only (each)	\$826.00	\$845.00	2.30%	User Fee
Connection to Stormwater (each)	\$57.00	\$60.00	5.26%	User Fee
Parking Meter Linemarking	\$267.00	\$275.00	3.00%	User Fee

TEMPORARY ROAD CLOSURE (ASSOCIATED WITH BUILDING WORKS)

Absolute minimum 5 working days notice

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee (2 or more weeks notice)	\$1,630.00	\$1,665.00	2.15%	User Fee
Applicable to road closures associated with construction, building works, filming and private events.				
Application Fee (1 week notice)	\$3,250.00	\$3,315.00	2.00%	User Fee
Applicable to road closures associated with construction, building works, filming and private events.				
Change of date	\$370.00	\$380.00	2.70%	User Fee
Daily Occupation fee (non-metered space)	\$88.00	\$100.00	13.64%	User Fee
Applies for stand Plant and/or road closure				
Daily Occupation fee (metered space)	\$165.00	\$170.00	3.03%	User Fee
Applicable to stand plant and/or road closure permits				

BICYCLE LOCKERS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Quarterly Locker Rental Fee	\$70.00	\$75.00	7.14%	User Fee
Refundable Bond – (Upon Key return)	\$50.00	\$50.00	0.00%	User Fee

MULTI-PURPOSE POLES – BANNER DISPLAYS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee	\$350.00	\$360.00	2.86%	User Fee
Cancellation fee	50% of agreed fees			User Fee
Installation / Removal Fee (Per Banner)	\$60.00	\$65.00	8.33%	User Fee
Unscheduled Removal Fee	\$200.00	\$205.00	2.50%	User Fee
Banner Recycling/Storage Fee	\$150.00	\$155.00	3.33%	User Fee

BANNER DISPLAYS – ZONE A (PACIFIC H/WAY & NTH SYD CBD)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Weekly Banner pole hire – Commercial (per banner)	\$105.00	\$105.00	0.00%	User Fee
Weekly Banner pole hire – Government/NFP (per banner)	\$75.00	\$75.00	0.00%	User Fee
Weekly Banner pole hire – Charities/ Not for Profit (per banner)	\$30.00	\$30.00	0.00%	User Fee

BANNER DISPLAYS – ZONE B (Local Shopping Precincts)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Weekly Banner pole hire – Commercial (per banner)	\$95.00	\$95.00	0.00%	User Fee
Weekly Banner pole hire – Government/NFP (per banner)	\$70.00	\$70.00	0.00%	User Fee
Weekly Banner pole hire – Charities/Not for Profit (per banner)	\$30.00	\$30.00	0.00%	User Fee

NATIONAL HEAVY VEHICLE PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Access permit	\$75.00	\$80.00	6.67%	Regulatory
Route assessment fee	\$700.00	\$715.00	2.14%	Regulatory
Pavement assessment fee	Actual cost plus overheads			Regulatory

CONSTRUCTION TRAFFIC MANAGEMENT PLAN ASSESSMENT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Assessments requiring referral to North Sydney Traffic Committee	\$1,340.00	\$1,500.00	11.94%	User Fee

CERTIFICATE – SECTION 88G CONVEYANCING ACT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Certificate Fee	\$100.00	\$102.00	2.00%	User Fee

OWNERS CONSENT FOR DA ON COUNCIL LAND

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee – Minor DA (eg. Shop fit-out)	\$270.00	\$280.00	3.70%	Regulatory
Application Fee – Major DA (eg. Structures on, over or below Council land)	\$1,570.00	\$1,600.00	1.91%	Statutory

CONSENT TO PLACE STRUCTURE ON OR OVER ROAD

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Approval Fee – (Consent under S138 of Roads Act 1993)	\$1,570.00	\$1,600.00	1.91%	Statutory

COUNCIL PROPERTIES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Public Liability Insurance fee – small non– profit groups (Per casual hire)	\$44.00	\$45.00	2.27%	User Fee

COUNCIL BUILDINGS**FRED HUTLEY HALL**

Fred Hutley Hall is part of Council's Administration Centre.

Hire of the Hall may be limited to Council auspiced activities, hire to education providers or Art/Antique exhibitions (including the sale of exhibited items).

After hour access may be limited for security of the Administration Centre.

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Room Hire Fee – Mon to Fri (8:30 am to 6:00 pm)	\$83.00	\$85.00	2.41%	User Fee
Minimum hire - 2 hours				
Room Hire Supervision charge – Mon to Fri (8:30 am to 6:00 pm)	\$62.00	\$65.00	4.84%	User Fee
Hourly Room Hire Fee – Mon to Fri (6:00 pm to midnight)	\$98.00	\$100.00	2.04%	User Fee
Minimum hire - 2 hours. A refundable bond of \$600.00 is applicable				
Hourly Room Hire Supervision charge – Mon to Fri (6:00 am to midnight)	\$62.00	\$65.00	4.84%	User Fee
Hourly Room Hire Fee – Sat to Sun (8:30 am to 6:00 pm)	\$113.00	\$120.00	6.19%	User Fee
Minimum hire - 2 hours. A refundable bond of \$600.00 is applicable				
Room Hire Supervision charge – Sat to Sun (8:30 am to 6:00 pm)	\$67.00	\$70.00	4.48%	User Fee
Hourly Room Hire Fees – Sat to Sun (6:00 pm to midnight)	\$134.00	\$140.00	4.48%	User Fee
Minimum hire - 2 hours. A refundable bond of \$600.00 is applicable				
Hourly Room Hire Supervision charges – Sat to Sun (6:00 pm to midnight)	\$67.00	\$70.00	4.48%	User Fee
Weekly Room Hire Fees – Artist co-operative	\$241.00	\$250.00	3.73%	User Fee
Equipment Hire (Per booking)	Price on application			User Fee
Partition Hire -15 available (Per item)	\$10.00	\$10.00	0.00%	User Fee
Non-Refundable Deposit	A \$100.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Failure to vacate premises on time)	\$100.00 deducted from bond			User Fee
Cancellations (within 2 days of event)	NO refund available			User Fee
Refundable Bond (Non-Profit cultural groups & charities)	\$200.00	\$200.00	0.00%	User Fee
Refundable Bond (Corporate events, functions and commercial ventures)	\$600.00	\$600.00	0.00%	User Fee

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FRED HUTLEY HALL [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE FOR FRED HUTLEY HALL

Category (i): No Charge

Health related services of wide community importance (e.g., Australian Red Cross Blood Bank), Precincts (and similar groups endorsed by Council resolution), Council and other levels of Government statutory/regulatory activities (Citizenship).

Category (ii): 50% Discount

Peak local cultural groups (e.g., North Sydney Orchestra)

Category (iii): 25% Discount

Non-profit cultural groups and charities.

Category (iv): 15% Discount (bookings of eight (8) hours or more)

Corporate events, functions and commercial ventures (e.g., antiques, paintings and oriental rugs).

Category (v): Bond Charge Only: (Applicable to Artists Co-operative)

One week block booking (limited to 2 separate bookings per annum) for Artists Co-operative if endorsed by the Community Services Reference Group

GEDDES ROOM

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Room Hire Fee – Mon to Fri (6:00 pm to midnight)	\$67.00	\$70.00	4.48%	User Fee
Minimum hire - 2 hours				
Hourly Room Hire Fee – Sat to Sun (9:00 am to midnight)	\$77.00	\$80.00	3.90%	User Fee
Minimum hire - 2 hours				
Non-Refundable Deposit	A \$100.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Cancellations (within 2 days of event)	NO refund available			User Fee
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE FOR GEDDES ROOM

Category (i): No Charge

Health related services of wide community importance (e.g., Australian Red Cross Blood Bank), Precincts (and similar groups endorsed by Council resolution), Council and other levels of Government statutory/regulatory activities (Citizenship).

Category (ii): 50% Discount

Peak local cultural groups (e.g., North Sydney Orchestra)

Category (iii): 25% Discount

Non-profit cultural groups and charities.

Category (iv): 15% Discount (bookings of eight (8) hours or more)

Corporate events, functions and commercial ventures (e.g., antiques, paintings and oriental rugs).

Category (v): Bond Charge Only: (Applicable to Artists Co-operative)

One week block booking (limited to 2 separate bookings per annum) for Artists Co-operative if endorsed by the Community Services Reference Group

ROS CRICHTON PAVILION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Room Hire Fee – Mon to Fri (5:30 pm to midnight)	\$77.00	\$80.00	3.90%	User Fee
Minimum hire - 2 hours				
Hourly Room Hire Fee – Sat to Sun (9:00 am to midnight)	\$88.00	\$90.00	2.27%	User Fee
Minimum hire - 2 hours				
Non-Refundable Deposit	A \$100.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee

GENIA McCAFFERY BUILDING – COAL LOADER

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Room Hire Fee – Mon to Fri (9:00 am to 4:00 pm)	\$83.00	\$85.00	2.41%	User Fee
Minimum hire - 2 hours. A refundable bond is applicable				
Hourly Room Hire Fee – Mon to Fri (4:00 pm to 10:00 pm)	\$98.00	\$100.00	2.04%	User Fee
Minimum hire - 2 hours. A refundable bond is applicable				
Hourly Room Hire Fee – Sat (10:00 am to 4:00 pm)	\$108.00	\$110.00	1.85%	User Fee
Minimum hire - 2 hours. A refundable bond is applicable				
Hourly Room Hire Fee – Sat (4:00 pm to 11:00 pm)	\$134.00	\$140.00	4.48%	User Fee
Minimum hire - 2 hours. A refundable bond is applicable				
Non-Refundable Deposit	A \$100.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Refundable Bond (Non-Profit cultural groups & charities)	\$200.00	\$200.00	0.00%	User Fee
Refundable Bond (Corporate events, functions and commercial ventures)	\$600.00	\$600.00	0.00%	User Fee
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE FOR GENIA McCAFFERY CENTRE

Category (i): No Charge

- North Sydney Council
- Precincts (and similar groups endorsed by Council resolution)
- Self-guided School visits & excursions. (Note: A separate fee schedule applies for guided school excursions)
- Artists participating in North Sydney Council's Artist Studio program

Category (ii): 50% Discount

- Peak environmental groups eg Wilderness Society, Nature Conservation Council
- Peak cultural groups eg Royal Australain Historical Society
- Registered non-government organisations (NGO's), or not for profit organisations, with an environmental or sustainability focus eg Planet Ark
- Local environmental groups within North Sydney LGA eg Permaculture Sydney North
- Local cultural groups within North Sydney LGA eg Shakespeare on the Green

Category (iii): 25% Discount

- Non-profit cultural groups and charities.

Category (iv): 15% Discount (bookings of seven (7) hours or more)

- Corporate events & functions for bookings

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GENIA McCAFFERY BUILDING – COAL LOADER [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE FOR GENIA MCCAFFERY CENTRE

Category (i): No Charge

- North Sydney Council
- Precincts (and similar groups endorsed by Council resolution)
- Self-guided School visits & excursions. (Note: A separate fee schedule applies for guided school excursions)
- Artists participating in North Sydney Council's Artist Studio program

Category (ii): 50% Discount

- Peak environmental groups eg Wilderness Society, Nature Conservation Council
- Peak cultural groups eg Royal Australain Historical Society
- Registered non-governmnet organisations (NGO's), or not for profit organisations, with an environmental or sustainability focus eg Planet Ark
- Local environmental groups within North Sydney LGA eg Permaculture Sydney North
- Local cultural groups within North Sydney LGA eg Shakespeare on the Green

Category (iii): 25% Discount

- Non-profit cultural groups and charities.

Category (iv): 15% Discount (bookings of seven (7) hours or more)

- Corporate events & functions for bookings
- Other levels of Government whose organisational focus or specific use of teh site directly relates to the Coal Loader Centre for Sutainability focus

COAL LOADER MESS BUILDING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Room Hire Fee – Mon to Fri (8:00 am to 4:00 pm)	\$83.00	\$85.00	2.41%	User Fee
Minimum hire - 2 hours. A refundable bond is applicable				
Hourly Room Hire Fee – Mon to Fri (4:00 pm to 10:00 pm)	\$98.00	\$100.00	2.04%	User Fee
Minimum hire - 2 hours. A refundable bond is applicable				
Hourly Room Hire Fee – Sat (8:00 am to 4:00 pm)	\$108.00	\$110.00	1.85%	User Fee
Minimum hire - 2 hours. A refundable bond is applicable				
Hourly Room Hire Fee – Sat (4:00 pm to 11:00 pm)	\$134.00	\$140.00	4.48%	User Fee
Minimum hire - 2 hours. A refundable bond is applicable				
Non-Refundable Deposit	A \$100.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Refundable Bond (Non-Profit cultural groups & charities)	\$200.00	\$200.00	0.00%	User Fee
Refundable Bond (Corporate events, functions and commercial ventures)	\$600.00	\$600.00	0.00%	User Fee
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee
DISCOUNTS SCHEDULE FOR MESS HALL				
Category (i): No Charge				
• North Sydney Council				
• Precincts (and similar groups endorsed by Council resolution)				
• Self-guided School visits & excursions. (Note: A separate fee schedule applies for guided school excursions)				
• Artists participating in North Sydney Council's Artist Studio program				

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COAL LOADER MESS BUILDING [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE FOR MESS HALL

Category (i): No Charge

- North Sydney Council
- Precincts (and similar groups endorsed by Council resolution)
- Self-guided School visits & excursions. (Note: A separate fee schedule applies for guided school excursions)
- Artists participating in North Sydney Council's Artist Studio program

Category (ii): 50% Discount

- Peak environmental groups eg Wilderness Society, Nature Conservation Council
- Peak cultural groups eg Royal Australain Historical Society
- Registered non-governmnet organisations (NGO's), or not for profit organisations, with an environmental or sustainability focus eg Planet Ark
- Local environmental groups within North Sydney LGA eg Permaculture Sydney North
- Local cultural groups within North Sydney LGA eg Shakespeare on the Green

Category (iii): 25% Discount

- Non-profit cultural groups and charities.

Category (iv): 15% Discount (bookings of seven (7) hours or more)

- Corporate events & functions for bookings
- Other levels of Government whose organisational focus or specific use of teh site directly relates to the Coal Loader Centre for Sutainability focus

COMMUNITY FACILITIES**MUSIC SHELL – ST LEONARDS PARK**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Rate	\$77.00	\$80.00	3.90%	User Fee
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee

KENDALL COMMUNITY CENTRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hall Hire Fee – Mon to Fri (6:00 pm to 9:00 pm) ONLY available to permanent hirer	\$57.00	\$60.00	5.26%	User Fee
Hourly Hall Hire Fee – Sat (8:00 am to midnight)	\$62.00	\$65.00	4.84%	User Fee
Hourly Hall Hire Fee – Sun (8:00 am to 6:00 pm)	\$62.00	\$65.00	4.84%	User Fee
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Replacement of lost key	\$60.00	\$60.00	0.00%	User Fee
Refundable Bond for all social gatherings (coming of age party not permitted)	\$500.00	\$500.00	0.00%	User Fee

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KENDALL COMMUNITY CENTRE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge
Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount
Peak (local) seniors groups for other activities, Non-profit groups providing counselling targeting alcohol, drugs and tobacco addiction (AA, Al anon)

Council Resolution 20th March 2006

Category (iii): 50% Discount
Non-profit cultural groups and charities (except for those in category (iv)).

Category (iv): 25% Discount
Registered Political Parties and Local cultural and recreational use*

* Activities to promote wellbeing, e.g., karate, dance, meditation, art classes, yoga, music lessons, language lessons.

Category (v): No Discount
Corporate Events and Commercial Ventures.
If a single booking exceeds eight (8) hours, then a 15% discount will apply.

Category (vi): Variable
Leaseholders when using the Centres outside the hours specified in the lease will be able to book as follows:

- No Charge - Clean Ups, Fundraisers for non-profit groups if regular users.
- No Discount - *AGM's and Parent Teacher Meetings

* Unless booking twelve (12) sessions or more (at the one time), then a 15% discount will apply.

Category (vii): Primrose Park Community Hall

- Applies to artists only

Flat fee per day (maximum 6 day block booking)

NEUTRAL BAY COMMUNITY CENTRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hall Hire Fee – Mon to Fri (8:00 am to midnight)	\$52.00	\$55.00	5.77%	User Fee
Hourly Hall Hire Fee – Sat (8:00 am to midnight)	\$67.00	\$70.00	4.48%	User Fee
Hourly Hall Hire Fee – Sun (8:00 am to 8:00 pm)	\$67.00	\$70.00	4.48%	User Fee
Hourly Room Hire Fee – Mon to Fri (8:00 am to midnight)	\$47.00	\$50.00	6.38%	User Fee
Hourly Room Hire Fee – Sat (8:00 am to midnight)	\$52.00	\$55.00	5.77%	User Fee
Hourly Room Hire Fee – Sun (8:00 am to 8:00 pm)	\$52.00	\$55.00	5.77%	User Fee
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Replacement of lost key	\$60.00	\$60.00	0.00%	User Fee
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge
Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount
Peak (local) seniors groups for other activities, Non-profit groups providing counselling targeting alcohol, drugs and tobacco addiction (AA, Al anon)

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NEUTRAL BAY COMMUNITY CENTRE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge

Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount

Peak (local) seniors groups for other activities, Non-profit groups providing counselling targeting alcohol, drugs and tobacco addiction (AA, AI anon)

Council Resolution 20th March 2006

Category (iii): 50% Discount

Non-profit cultural groups and charities (except for those in category (iv)).

Category (iv): 25% Discount

Registered Political Parties and Local cultural and recreational use*

* Activities to promote wellbeing, e.g., karate, dance, meditation, art classes, yoga, music lessons, language lessons.

Category (v): No Discount

Corporate Events and Commercial Ventures.

If a single booking exceeds eight (8) hours, then a 15% discount will apply.

Category (vi): Variable

Leaseholders when using the Centres outside the hours specified in the lease will be able to book as follows:

- No Charge - Clean Ups, Fundraisers for non-profit groups if regular users.

- No Discount - *AGM's and Parent Teacher Meetings

* Unless booking twelve (12) sessions or more (at the one time), then a 15% discount will apply.

Category (vii): Primrose Park Community Hall

- Applies to artists only

Flat fee per day (maximum 6 day block booking)

FORSYTH PARK COMMUNITY CENTRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hall Hire Fee – Mon to Fri (6:00 pm to 10:30 pm) ONLY available to permanent hirer	\$67.00	\$70.00	4.48%	User Fee
Hourly Hall Hire Fee – Sat (8:00 am to midnight)	\$72.00	\$75.00	4.17%	User Fee
Hourly Hall Hire Fee – Sun (8:00 am to 8:00 pm)	\$72.00	\$75.00	4.17%	User Fee
Hourly Room Hire Fee – Mon to Fri (8:00 am to midnight)	\$47.00	\$50.00	6.38%	User Fee
Hourly Room Hire Fee – Sat (8:00 am to midnight)	\$52.00	\$55.00	5.77%	User Fee
Hourly Room Hire Fee – Sun (8:00 am to 8:00 pm)	\$52.00	\$55.00	5.77%	User Fee
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Refundable Bond for all social gatherings	\$500.00	\$500.00	0.00%	User Fee
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge

Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount

FORSYTH PARK COMMUNITY CENTRE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge
Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount
Peak (local) seniors groups for other activities, Non-profit groups providing counselling targeting alcohol, drugs and tobacco addiction (AA, Al anon)

Council Resolution 20th March 2006

Category (iii): 50% Discount
Non-profit cultural groups and charities (except for those in category (iv)).

Category (iv): 25% Discount
Registered Political Parties and Local cultural and recreational use*

* Activities to promote wellbeing, e.g., karate, dance, meditation, art classes, yoga, music lessons, language lessons.

Category (v): No Discount
Corporate Events and Commercial Ventures.
If a single booking exceeds eight (8) hours, then a 15% discount will apply.

Category (vi): Variable
Leaseholders when using the Centres outside the hours specified in the lease will be able to book as follows:

- No Charge - Clean Ups, Fundraisers for non-profit groups if regular users.
- No Discount - *AGM's and Parent Teacher Meetings

* Unless booking twelve (12) sessions or more (at the one time), then a 15% discount will apply.

Category (vii): Primrose Park Community Hall

- Applies to artists only

Flat fee per day (maximum 6 day block booking)

CREMORNE BABY HEALTH CENTRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Room Hire Fee – Mon to Fri (6:00 pm to 9:30 pm)	\$57.00	\$60.00	5.26%	User Fee
Hourly Room Hire Fee – Sat to Sun (9:00 am to 6:00 pm)	\$62.00	\$65.00	4.84%	User Fee
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge
Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount
Peak (local) seniors groups for other activities, Non-profit groups providing counselling targeting alcohol, drugs and tobacco addiction (AA, Al anon)

Council Resolution 20th March 2006

Category (iii): 50% Discount
Non-profit cultural groups and charities (except for those in category (iv)).

Category (iv): 25% Discount
Registered Political Parties and Local cultural and recreational use*

* Activities to promote wellbeing, e.g., karate, dance, meditation, art classes, yoga, music lessons, language lessons.

Category (v): No Discount

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CREMORNE BABY HEALTH CENTRE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge

Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount

Peak (local) seniors groups for other activities, Non-profit groups providing counselling targeting alcohol, drugs and tobacco addiction (AA, AI anon)

Council Resolution 20th March 2006

Category (iii): 50% Discount

Non-profit cultural groups and charities (except for those in category (iv)).

Category (iv): 25% Discount

Registered Political Parties and Local cultural and recreational use*

* Activities to promote wellbeing, e.g., karate, dance, meditation, art classes, yoga, music lessons, language lessons.

Category (v): No Discount

Corporate Events and Commercial Ventures.

If a single booking exceeds eight (8) hours, then a 15% discount will apply.

Category (vi): Variable

Leaseholders when using the Centres outside the hours specified in the lease will be able to book as follows:

- No Charge - Clean Ups, Fundraisers for non-profit groups if regular users.

- No Discount - *AGM's and Parent Teacher Meetings

* Unless booking twelve (12) sessions or more (at the one time), then a 15% discount will apply.

Category (vii): Primrose Park Community Hall

- Applies to artists only

Flat fee per day (maximum 6 day block booking)

McMAHONS POINT COMMUNITY CENTRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Upper Hall Hire Fee – Sat (8:00 am to midnight)	\$67.00	\$70.00	4.48%	User Fee
Hourly Upper Hall Hire Fee – Sun (8:00 am to 6:00 pm)	\$67.00	\$70.00	4.48%	User Fee
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Replacement of lost key	\$60.00	\$60.00	0.00%	User Fee
Refundable Bond for all social gatherings	\$500.00	\$500.00	0.00%	User Fee
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge

Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount

Peak (local) seniors groups for other activities, Non-profit groups providing counselling targeting alcohol, drugs and tobacco addiction (AA, AI anon)

Council Resolution 20th March 2006

Category (iii): 50% Discount

Non-profit cultural groups and charities (except for those in category (iv)).

Category (iv): 25% Discount

McMAHONS POINT COMMUNITY CENTRE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS			User Fee

DISCOUNTS SCHEDULE APPLICABLE TO HIRERS OF COMMUNITY CENTRES

Category (i): No Charge
Playgroups and health related preschool services, Precincts (and groups convened on an issue endorsed by Council resolution)
Peak (local) cultural groups, Peak (local) seniors groups for approved activities, Council and other levels of Government statutory/regulatory Activities

Category (ii): 75% Discount
Peak (local) seniors groups for other activities, Non-profit groups providing counselling targeting alcohol, drugs and tobacco addiction (AA, Al anon)

Council Resolution 20th March 2006

Category (iii): 50% Discount
Non-profit cultural groups and charities (except for those in category (iv)).

Category (iv): 25% Discount
Registered Political Parties and Local cultural and recreational use*

* Activities to promote wellbeing, e.g., karate, dance, meditation, art classes, yoga, music lessons, language lessons.

Category (v): No Discount
Corporate Events and Commercial Ventures.
If a single booking exceeds eight (8) hours, then a 15% discount will apply.

Category (vi): Variable
Leaseholders when using the Centres outside the hours specified in the lease will be able to book as follows:

- No Charge - Clean Ups, Fundraisers for non-profit groups if regular users.
- No Discount - *AGM's and Parent Teacher Meetings

* Unless booking twelve (12) sessions or more (at the one time), then a 15% discount will apply.

Category (vii): Primrose Park Community Hall

- Applies to artists only

Flat fee per day (maximum 6 day block booking)

PRIMROSE PARK ARTIST STUDIO

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Weekly Hire Fee – (9 to 12 months rental period applicable)	\$40.00	\$45.00	12.50%	User Fee
Refundable Bond (Non-Profit cultural groups & charities)	\$200.00	\$200.00	0.00%	User Fee

OPEN SPACE & ENVIRONMENTAL SERVICES

OLYMPIC POOL

ENTRY FEES

GENERAL ADMISSION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Entry Fee – Adult	\$8.50	\$8.50	0.00%	User Fee
Entry Fee – Child (5 Yrs + Or Primary/Secondary)	\$4.30	\$4.30	0.00%	User Fee
Entry Fee – Student (Full Time Tertiary – Show Id)	\$7.10	\$7.10	0.00%	User Fee
Entry Fee – Public/Spectator	\$2.70	\$2.70	0.00%	User Fee
Entry Fee – Aged, Tpi & Eda Pensioners (NSC Resident)	Free			User Fee
Entry Fee – Aged, Tpi & Eda Pensioners (Non NSC Resident)	\$4.30	\$4.30	0.00%	User Fee
Entry Fee – Benefits/Health Care Card	\$4.30	\$4.30	0.00%	User Fee
Entry Fee – Seniors Card	\$7.10	\$7.10	0.00%	User Fee

MISCELLANEOUS ADMISSION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Entry Fee – Sauna/Swim/Spa	\$13.00	\$13.00	0.00%	User Fee
Entry Fee – Sauna/Spa	\$10.00	\$10.00	0.00%	User Fee
Entry Fee – School Group/Community Group (Account/Invoice)	\$3.55	\$3.55	0.00%	User Fee
Entry Fee – Shower	\$0.50	\$0.50	0.00%	User Fee
Entry Fee – Creche (Per Hour)	\$5.50	\$5.50	0.00%	User Fee

BULK PURCHASE ADMISSION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Entry Fee – Adult (20 Visits)	\$142.00	\$142.00	0.00%	User Fee
Entry Fee – Child (20 Visits)	\$71.00	\$71.00	0.00%	User Fee
Entry Fee – Benefits Card (20 Visits)	\$71.00	\$71.00	0.00%	User Fee

POOL PASS SUBSCRIPTIONS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Entry Fee – Family Season Aquatic Membership – 6 Mths	\$800.00	\$800.00	0.00%	User Fee
Entry Fee – Adult Season Aquatic Membership – 6 Mths (Pool Only)	\$530.00	\$530.00	0.00%	User Fee
Entry Fee – Child/Benefits Card Holder Season Aquatic Membership – 6 Mths (Pool Only)	\$185.00	\$185.00	0.00%	User Fee
Entry Fee – Sauna Only -Summer/Winter – 6 Mths	\$300.00	\$300.00	0.00%	User Fee
Replacement of lost Access Card	\$6.00	\$6.00	0.00%	User Fee
Cancellation Fee – Pool Pass Subscriptions	\$30.00	\$30.00	0.00%	User Fee

EQUIPMENT HIRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual Locker Rental	\$160.00	\$160.00	0.00%	User Fee
Annual Long Locker Rental	\$235.00	\$235.00	0.00%	User Fee
Annual Cubicle Rental	\$310.00	\$310.00	0.00%	User Fee
Annual Locker/Cubicle Key Replacement	\$120.00	\$120.00	0.00%	User Fee
Cancellation Fee – Annual Locker/Cubicle	\$30.00	\$30.00	0.00%	User Fee
Daily Locker Hire	\$2.60	\$2.60	0.00%	User Fee
Daily Locker Hire – Key Deposit	\$3.50	\$3.50	0.00%	User Fee
Daily Cubicle Hire	\$4.00	\$4.00	0.00%	User Fee
Daily Cubicle Hire – Key Deposit	\$3.50	\$3.50	0.00%	User Fee
Daily Swim Aid Hire (Kickboards/Flippers)	\$7.50	\$7.50	0.00%	User Fee
Daily Swim Aid Hire (Kickboards/Flippers) – Equipment Deposit	\$3.50	\$3.50	0.00%	User Fee

POOL HIRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Carnival Hire – Day	\$1,500.00	\$1,500.00	0.00%	User Fee
Carnival Hire – Evening	\$1,624.00	\$1,624.00	0.00%	User Fee
Carnival Hire – Student admission fee	\$2.20	\$2.20	0.00%	User Fee
Carnival Miscellaneous Admission	\$80.00	\$80.00	0.00%	User Fee

LANE HIRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Lane Hire Fee – Off Peak Times	\$23.50	\$23.50	0.00%	User Fee
Hourly Lane Hire Fee – Mon -Fri (5:30 am to 9:00 am / 12:30 pm to 1:30 pm / 3:00 pm to 9:00 pm)	\$29.00	\$29.00	0.00%	User Fee
Hourly Lane Hire Fee – Sat (7:00 am to 1:30 pm)	\$29.00	\$29.00	0.00%	User Fee
Hourly Summer Season Lane Hire Fee – Mon -Fri (5:30 am to 9:00 am / 12:30 pm to 1:30 pm / 3:00 pm to 9:00 pm)	\$49.00	\$49.00	0.00%	User Fee
Hourly Summer Season Lane Hire Fee – Sat (7:00 am to 1:30 pm)	\$49.00	\$49.00	0.00%	User Fee

MEETING ROOM

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Room Hire Fee	\$55.00	\$55.00	0.00%	User Fee

GYMNASIUM

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Membership Fee (6 months In Advance)	\$560.00	\$560.00	0.00%	User Fee

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GYMNASIUM [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Membership Fee (12 months In Advance)	\$1,050.00	\$1,050.00	0.00%	User Fee
Membership Fee – Monthly Direct Debit	\$95.00	\$95.00	0.00%	User Fee
Cancellation Fee – Gymnasium Membership	\$30.00	\$30.00	0.00%	User Fee
Entry Fee – Bulk Purchase (10 Visits)	\$185.00	\$185.00	0.00%	User Fee
Entry Fee – Casual visit	\$22.10	\$22.10	0.00%	User Fee

EXERCISE ACTIVITIES PROGRAMS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Entry Fee – Concession (Benefit Card)	\$16.00	\$16.00	0.00%	User Fee
Entry Fee – Bulk Purchase (10 Visits)	\$165.00	\$165.00	0.00%	User Fee
Entry Fee – Birthday Parties (Per Person)	\$18.50	\$18.50	0.00%	User Fee
Entry Fee – Fitness Assessment & Program	\$75.00	\$75.00	0.00%	User Fee
Entry Fee – Gym Program	\$45.00	\$45.00	0.00%	User Fee
Entry Fee – Casual (Single Visit)	\$22.00	\$22.00	0.00%	User Fee
Entry Fee – Casual (Single Visit) Sauna/Spa Add On	\$4.50	\$4.50	0.00%	User Fee

PERSONAL TRAINING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Entry Fee – 1 Hour Session	\$70.00	\$70.00	0.00%	User Fee
Entry Fee – 0.5 Hour Session	\$45.00	\$45.00	0.00%	User Fee
Entry Fee – 10 X 1 Hour Session	\$650.00	\$650.00	0.00%	User Fee
Entry Fee – 10 X 0.5 Hour Session	\$390.00	\$390.00	0.00%	User Fee

SPECIAL EVENTS & VENUE HIRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hire of Pool Complex	Negotiated market rate on application			User Fee
Location Filming in Public areas Fees apply. Still Photography and Tourism production/Documentaries are free for the first 4 hours.				

MERCHANDISE ITEMS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Various Aquatic items on sale to the public	Prices as displayed			User Fee

SPORTING FIELDS

Anderson Park, Forsyth Park, Primrose Park, Tunks Park, Waverton Park & St Leonards Park Netball

continued on next page ...

SPORTING FIELDS [continued]

Courts

HIRER – SENIORS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee	\$36.00	\$36.00	0.00%	User Fee
Hourly Hire Fee – Turf Wicket	\$380.00	\$395.00	3.95%	User Fee
Hourly Hire Fee – Synthetic Practice Wicket	\$23.00	\$23.00	0.00%	User Fee
Hourly Hire Fee – Netball Courts	\$29.00	\$28.00	-3.45%	User Fee
Hourly Hire Fee – Additional Lighting (100 Lux)	\$20.00	\$22.00	10.00%	User Fee
Hourly Hire Fee – Additional Lighting (200 Lux)	\$30.00	\$32.00	6.67%	User Fee

HIRER – JUNIORS / SCHOOLS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee	\$28.50	\$29.00	1.75%	User Fee
Hourly Hire Fee – Turf Wicket (Weekdays)	\$283.00	\$298.00	5.30%	User Fee
Daily Hire Fee – Turf Wicket (Weekends)	\$343.00	\$358.00	4.37%	User Fee
Hourly Hire Fee – Synthetic Practice Wicket	\$23.00	\$23.00	0.00%	User Fee
Hourly Hire Fee – Netball Courts	\$20.50	\$20.00	-2.44%	User Fee
Hourly Hire Fee – Additional Lighting (100 Lux)	\$20.00	\$22.00	10.00%	User Fee
Hourly Hire Fee – Additional Lighting (200 Lux)	\$30.00	\$32.00	6.67%	User Fee

HIRER – SOCIAL / CASUAL

Casual Hirer: Less than 12 bookings in a season

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee	Triple the listed fee for Seniors and Juniors			User Fee
Daily Hire Fee – Turf Wicket	Triple the listed fee for Seniors and Juniors			User Fee
Hourly Hire Fee – Synthetic Practice Wicket	Triple the listed fee for Seniors and Juniors			User Fee
Hourly Hire Fee – Additional Lighting (100 Lux)	\$28.00	\$28.50	1.79%	User Fee
Hourly Hire Fee – Additional Lighting (200 Lux)	\$49.00	\$50.00	2.04%	User Fee
Daily Public Liability Insurance fee	\$150.00	\$153.00	2.00%	User Fee
Non refundable if booking cancelled within 2 days of event.				
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee

HIRER – COMMERCIAL USERS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Applicable Hire rates – Type of use	25% surcharge on listed fee			User Fee

HIRER – ALL USERS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Litter Bin Charges Apply	Refer to Cleaning Charges Parks, Ovals & Reserves. Non-refundable if booking cancelled within 2 days of event.			User Fee

BON ANDREWS OVAL**HIRER – SENIORS**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee	\$76.00	\$78.00	2.63%	User Fee
Daily Hire Fee – Turf Wicket (Weekdays)	\$372.00	\$380.00	2.15%	User Fee
Daily Hire Fee – Turf Wicket (Weekends)	\$392.00	\$400.00	2.04%	User Fee
Hourly Hire Fee – Turf Practice Wicket (per net)	\$35.00	\$36.00	2.86%	User Fee
Hourly Hire Fee – Additional Lighting (100 Lux)	\$20.00	\$22.00	10.00%	User Fee

HIRER – JUNIORS / SCHOOLS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee	\$43.00	\$44.00	2.33%	User Fee
Daily Hire Fee – Turf Wicket (Weekdays)	\$320.00	\$327.00	2.19%	User Fee
Daily Hire Fee – Turf Wicket (Weekends)	\$392.00	\$400.00	2.04%	User Fee
Hourly Hire Fee – Additional Lighting (100 Lux)	\$20.00	\$20.40	2.00%	User Fee

HIRER – SOCIAL / CASUAL

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee	Triple the listed fee for Seniors and Juniors			User Fee
Hourly Hire Fee – Additional Lighting (100 Lux)	\$28.00	\$28.00	0.00%	User Fee
Daily Hire Fee – Turf Wicket	Triple the listed fee for Seniors and Juniors			User Fee
Daily Public Liability Insurance fee	\$150.00	\$153.00	2.00%	User Fee
Non refundable if booking cancelled within 2 days of event.				
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee

HIRER – COMMERCIAL USERS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Applicable Hire rates – Type of use	25% surcharge on listed fee			User Fee

HIRER – ALL USERS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Litter Bin Charges Apply	Refer to Cleaning Charges Parks, Ovals & Reserves. Non-refundable if booking cancelled within 2 days of event.			User Fee

CAMMERAY PARK – SYNTHETIC FIELD

Organised sports exclusive use

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee – Local Primary Schools	Free			User Fee
Hourly Hire Fee – Casual users	\$157.00	\$160.10	1.97%	User Fee
Hourly Hire Fee – Permanent (Seasonal) users	\$45.00	\$46.00	2.22%	User Fee
Hourly Hire Fee – Additional Lighting (100 Lux)	\$28.00	\$28.50	1.79%	User Fee
Hourly Hire Fee – Additional Lighting (200 Lux)	\$49.00	\$50.00	2.04%	User Fee
Applicable Hire rates – Surcharge	25% surcharge on listed fee for organisations excluding registered charities or NPO			User Fee

PARKS AND RESERVES**HIRER – SOCIAL / CASUAL**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Hire Fee – Under 60 people	Free			User Fee
Daily Hire Fee – Between 60 and 100 people	\$293.00	\$299.00	2.05%	User Fee
Daily Hire Fee – Between 100 and 150 people	\$472.00	\$482.00	2.12%	User Fee
Daily Hire Fee – Between 150 and 200 people	\$723.00	\$738.00	2.07%	User Fee
Daily Hire Fee – Between 200 and 250 people	\$943.00	\$962.00	2.01%	User Fee
Daily Hire Fee – more than 250 people	\$1,215.00	\$1,240.00	2.06%	User Fee
Daily Public Liability Insurance fee	\$150.00	\$153.00	2.00%	User Fee
Non refundable if booking cancelled within 2 days of event.				
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
No bookings within 2 days of event				
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee

HIRER – SCHOOL EXCURSIONS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Hire Fee – No exclusive use	Free			User Fee

HIRER – ALL USERS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Litter Bin Charges Apply	Refer to Cleaning Charges Parks, Ovals & Reserves. Non-refundable if booking cancelled within 2 days of event.			User Fee

CLEANING CHARGES PARKS, OVALS & RESERVES

Refer to hirer group classification for applicable hire fees

LITTER BIN SCHEDULE FOR HIRERS

Permits will be issued for a maximum duration of 5 hours

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Events with 100 attendees	Minimum of 3 Garbage Bins required			User Fee
Events with between 100 & 200 attendees	Minimum of 6 Garbage Bins required			User Fee
Events with between 200 & 400 attendees	Minimum of 9 Garbage Bins required			User Fee
Events with more than 400 attendees	Minimum number of Garbage Bins to be negotiated			User Fee

HIRER GROUPS – LITTER BIN SCALE OF CHARGES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Bin Hire Fee – Regular Sporting Hirers (Football / Cricket)	\$64.00	\$66.00	3.13%	User Fee
Refundable Bond – Regular Sporting Hirers	\$500.00	\$500.00	0.00%	User Fee
Daily Bin Hire Fee – Irregular Hirers (Annual Games / Promotions / Gatherings)	\$64.00	\$66.00	3.13%	User Fee
Refundable Bond – Irregular Hirers	\$400.00	\$400.00	0.00%	User Fee
Daily Bin Hire Fee – Schools Non-Sporting events (Picnics / Excursions)	\$64.00	\$66.00	3.13%	User Fee
Refundable Bond – Schools Non-Sporting events	\$100.00	\$100.00	0.00%	User Fee
Daily Bin Hire Fee – Training events (Football / Cricket / Netball)	\$64.00	\$66.00	3.13%	User Fee
Refundable Bond – Training events	N/A			User Fee
Daily Bin Hire Fee – Filming events (TV Series)	\$64.00	\$66.00	3.13%	User Fee
Refundable Bond – Filming events	\$500.00	\$500.00	0.00%	User Fee
Daily Bin Hire Fee – Other events	\$64.00	\$66.00	3.13%	User Fee
Refundable Bond – Other events	\$500.00	\$500.00	0.00%	User Fee

WENDY WHITELEY SECRET GARDEN

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee – Up to 20 people	\$220.00	\$225.00	2.27%	User Fee
Hourly Hire Fee – Between 20 and 60 people	\$365.00	\$375.00	2.74%	User Fee
Hourly Hire Fee – Between 60 and 100 people	\$520.00	\$530.00	1.92%	User Fee
Hourly Hire Fee – Between 100 and 150 people (Maximum permitted)	\$690.00	\$700.00	1.45%	User Fee
Daily Public Liability Insurance fee	\$150.00	\$150.00	0.00%	User Fee
Non refundable if booking cancelled within 2 days of event.				
Non-Refundable Deposit	A \$50.00 deposit is payable on application			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Litter Bin Charges Apply	Refer to Cleaning Charges Parks,Ovals & Reserves. Non-refundable if booking cancelled within 2 days of event.			User Fee
Refundable Bond for all social gatherings	\$500.00	\$500.00	0.00%	User Fee

BANNER INSTALLATION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Installation / Removal Fee – Banners	\$500.00	\$510.00	2.00%	User Fee

POSSUM BOXES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Sale price per box	\$85.00	\$85.00	0.00%	User Fee

RECYCLED STORMWATER

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Sale price to external organisations (Per 1000 Litres)	\$1.25	\$1.30	4.00%	User Fee

WASTE MANAGEMENT

DOMESTIC WASTE

DWM ANNUAL CHARGE

Rateable residential properties will be charged for one (1) base domestic waste charge per occupancy.

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual Pickup – 60 Litre (SEC 496 LGA) Council Approved ONLY	\$400.00	\$404.00	1.00%	Regulatory
Annual Pickup – 60 or 80 Litre (SEC 496 LGA) PENSIONER	\$200.00	\$202.00	1.00%	Regulatory

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DWM ANNUAL CHARGE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual Pickup – 80 Litre (SEC 496 LGA)	\$400.00	\$404.00	1.00%	Regulatory
Annual Pickup – 120 Litre (SEC 502 LGA)	\$690.00	\$690.00	0.00%	Regulatory
Annual Pickup – 240 Litre (SEC 502 LGA)	\$1,220.00	\$1,220.00	0.00%	Regulatory
Service Availability charge	\$50.00	\$50.00	0.00%	Regulatory

DWM EXCESS CHARGE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Excess Sticker purchase	\$6.50	\$6.50	0.00%	User Fee

RECYCLING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Compost Bin purchase	\$40.00	\$40.00	0.00%	User Fee
Worm Farm purchase	\$80.00	\$80.00	0.00%	User Fee
120 Litre Green Waste Bin purchase	\$80.00	\$80.00	0.00%	User Fee
240 Litre Green Waste Bin purchase	\$100.00	\$100.00	0.00%	User Fee

WAVERTON COAL LOADER

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Event Tier 1 – Stall Hire (Food Sales)	\$130.00	\$140.00	7.69%	User Fee
Event Tier 1 – Stall Hire (Non Food Sales)	\$80.00	\$88.00	10.00%	User Fee

WAVERTON COAL LOADER PLATFORM

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Event Tier 2 – Stall Hire (Food Sales)	\$250.00	\$250.00	0.00%	User Fee
Event Tier 2 – Stall Hire (Non Food Sales)	\$140.00	\$160.00	14.29%	User Fee
Garden Allotment Fee (per sqm)	\$30.00	\$30.00	0.00%	User Fee
Guided Tour Fees (Commercial Groups)	\$200.00	\$200.00	0.00%	User Fee

HIRER – SOCIAL / CASUAL

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Hire Fee – Under 60 people	Free			User Fee
Daily Hire Fee – Between 60 and 100 people	\$290.00	\$295.00	1.72%	
Daily Hire Fee – Between 100 and 150 people	\$470.00	\$480.00	2.13%	User Fee

HIRER – COMMERCIAL USERS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee – Under 60 people (Exclusive use area 60 sqm)	\$365.00	\$370.00	1.37%	User Fee
Hourly Hire Fee – Between 60 and 100 people (Exclusive use area 150 sqm)	\$520.00	\$530.00	1.92%	User Fee
Hourly Hire Fee (Min 5 hrs) – Between 100 and 150 people (Exclusive use area 200 sqm)	\$690.00	\$700.00	1.45%	User Fee
Hourly Hire Fee – Between 150 and 300 people	BY NEGOTIATION			User Fee
Refundable Bond	Less than 60 people - \$500.00 60 to 100 people - \$1,000.00 Greater than 100 people - \$2,000.00			User Fee

SPECIAL EVENTS & VENUE HIRE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hire Fee – Small Scale Event (Max 5 fete stalls)	\$550.00	\$550.00	0.00%	User Fee
Hire Fee – Medium Scale Event (Max 30 fete stalls)	\$5,500.00	\$5,500.00	0.00%	User Fee
Hire Fee – Large Scale Event (Greater than 30 fete stalls or commercially restricted)	BY NEGOTIATION			User Fee
Holding Fee – Secure overnight storage	\$520.00	\$520.00	0.00%	User Fee
Refundable Bond	Small Scale Event - \$1,000.00 Medium Scale Event - \$5,000.00 Large Scale Event - \$20,000.00			User Fee

WAVERTON COAL LOADER TUNNEL #1

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee (Min 2 Hrs) – Mon to Fri (9:00 am to 4:00 pm)	\$80.00	\$85.00	6.25%	User Fee
A refundable bond is applicable				
Hourly Hire Fee (Min 2 Hrs) – Mon to Fri (4:00 pm to 10:00 pm)	\$95.00	\$110.00	15.79%	User Fee
Hourly Hire Fee (Min 2 Hrs) – Sat to Sun (10:00 am to 4:00 pm)	\$105.00	\$150.00	42.86%	User Fee
Hourly Hire Fee (Min 2 Hrs) – Sat to Sun (4:00 pm to 11:00 pm)	\$130.00	\$250.00	92.31%	User Fee
Non-Refundable Deposit	A \$100.00 deposit is payable on application.			User Fee
Late fee (Bookings made within 7 days of use)	\$25.00	\$25.00	0.00%	User Fee
Penalty fee (Booking altered after written confirmation)	\$25.00	\$25.00	0.00%	User Fee
Refundable Bond (Non-Profit cultural groups & charities)	\$200.00	\$200.00	0.00%	User Fee
Refundable Bond (Corporate events, functions and commercial ventures)	\$600.00	\$600.00	0.00%	User Fee
Venue Hire Discount	DISCOUNTS APPLICABLE ON APPLICATION FOR APPROVED HIRERS. DAY RATES APPLY FOR BOOKINGS THAT ARE 2 OR MORE CONSECUTIVE DAYS.			

DISCOUNTS SCHEDULE FOR COAL LOADER TUNNEL

Category (i): No Charge

- North Sydney Council

continued on next page ...

WAVERTON COAL LOADER TUNNEL #1 [continued]

- Precincts (and similar groups endorsed by Council resolution)
 - Self-guided School visits & excursions. (Note: A separate fee schedule applies for guided school excursions)
 - Artists participating in North Sydney Council's Artist Studio program
- Category (ii): 50% Discount
- Peak environmental groups eg Wilderness Society, Nature Conservation Council
 - Peak cultural groups eg Royal Australian Historical Society
 - Registered non-government organisations (NGO's), or not for profit organisations, with an environmental or sustainability focus eg Planet Ark
 - Local environmental groups within North Sydney LGA eg Permaculture Sydney North
 - Local cultural groups within North Sydney LGA eg Shakespeare on the Green
- Category (iii): 25% Discount
- Non-profit cultural groups and charities.
- Category (iv): 15% Discount (bookings of seven (7) hours or more)
- Corporate events & functions for bookings
 - Other levels of Government whose organisational focus or specific use of the site directly relates to the Coal Loader Centre for Sustainability focus

NORTH SYDNEY OVAL COMPLEX

OVAL FUNCTIONS

SPORTING EVENTS

A litter bin charge is compulsory if the event involves the serving of food. Refer to Cleaning Charges Parks, Ovals & Reserves

HIRER – SENIORS

A 100% surcharge applies to bookings made on a public holiday

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Hire Fee – Training (Day time hours)	\$255.00	\$255.00	0.00%	User Fee
Hourly Hire Fee – Training (Night time hours)	\$340.00	\$340.00	0.00%	User Fee
Daily Hire Fee – Match Play (Max 3 Games)	\$1,490.00	\$1,490.00	0.00%	User Fee
Daily Hire Fee – Match Play (Night time hours – Max 3 Games)	\$1,575.00	\$1,575.00	0.00%	User Fee
Daily Hire Fee – Turf Wicket	\$750.00	\$750.00	0.00%	User Fee
Daily Hire Fee – Television Broadcasting (First 4 hours)	\$1,500.00	\$1,500.00	0.00%	User Fee
Cleaning Fee (Non-Refundable)	Fee to be negotiated on application			User Fee

HIRER – JUNIORS

A 100% surcharge applies to bookings made on a public holiday

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Hire Fee – Match Play (Day time hours)	\$470.00	\$470.00	0.00%	User Fee
Daily Hire Fee – Match Play (Night time hours)	\$560.00	\$560.00	0.00%	User Fee
Daily Hire Fee – Turf Wicket (Day time hours)	\$750.00	\$750.00	0.00%	User Fee
Daily Hire Fee – Carnivals (Day time hours)	\$1,538.00	\$1,569.00	2.02%	User Fee
Daily Hire Fee – Television Broadcasting (First 4 hours)	\$1,500.00	\$1,500.00	0.00%	User Fee
Cleaning Fee (Non-Refundable)	Fee to be negotiated on application			User Fee

HIRER – SOCIAL / COMMERCIAL

A 100% surcharge applies to bookings made on a public holiday

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Hire Fee – (Day time hours, minimum 4 hours – max 8 hours)	\$3,500.00	\$3,500.00	0.00%	User Fee
Daily Hire Fee – (Night time hours, minimum 3 hours – max 6 hours)	\$4,000.00	\$4,000.00	0.00%	User Fee
Daily Hire Fee – Turf Wicket	\$4,500.00	\$4,500.00	0.00%	User Fee
Daily Public Liability Insurance fee (non-refundable if booking cancelled within 2 days of event)	\$140.00	\$140.00	0.00%	User Fee
Non refundable if booking cancelled within 2 days of event.				

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HIRER – SOCIAL / COMMERCIAL [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Hire Fee – Television Broadcasting (First 4 hours)	\$1,500.00	\$1,500.00	0.00%	User Fee
Cleaning Fee – (Non-Refundable)	Fee to be negotiated on application			User Fee

EVENTS

A litter bin charge is compulsory if the event involves the serving of food. Refer to Cleaning Charges Parks, Ovals & Reserves

A 100% surcharge applies to bookings made on a public holiday

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Daily Hire Fee – Television Broadcasting Non-Sporting Event (First 4 Hours)	\$1,500.00	\$1,500.00	0.00%	User Fee
Refundable Bond – Filming events	\$1,000.00	\$1,000.00	0.00%	User Fee
Daily Hire Fee – Advertising (Non-Sporting Event)	\$1,500.00	\$1,500.00	0.00%	User Fee
Cleaning Fee (Non-Refundable)	Fee to be negotiated on application			User Fee

FUNCTION CENTRE**PRIVATE EVENTS / FUNCTIONS**

Fees subject to negotiation - Large functions

A 100% surcharge applies to bookings made on a public holiday

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Hourly Room Hire Fee – Mon to Sun (Min 3 Hours booking period)	\$175.00	\$175.00	0.00%	User Fee
Daily Room Hire Fee – Mon to Thurs (Max 8 Hours booking period)	\$850.00	\$850.00	0.00%	User Fee
Daily Room Hire Fee – Fri to Sun	\$1,000.00	\$1,000.00	0.00%	User Fee
Hourly Hire Fee – Oval Lights (Min 2 hours)	\$180.00	\$180.00	0.00%	User Fee
Hourly Hire Fee – Bar Staff – Mon – Fri (Min 3 hours)	\$60.00	\$60.00	0.00%	User Fee
Hourly Hire Fee – Bar Staff – Sat (Min 3 hours)	\$80.00	\$80.00	0.00%	User Fee
Hourly Hire Fee – Bar Staff – Sun (Min 3 hours)	\$100.00	\$100.00	0.00%	User Fee
Hourly Hire Fee – Supervisor / Event Management – Mon – Fri (Min 3 hours)	\$70.00	\$70.00	0.00%	User Fee
Hourly Hire Fee – Supervisor / Event Management – Sat (Min 3 hours)	\$90.00	\$90.00	0.00%	User Fee
Hourly Hire Fee – Supervisor / Event Management – Sun (Min 3 hours)	\$110.00	\$110.00	0.00%	User Fee
Hourly Hire Fee – Event Staff – Mon – Fri (Min 3 hours)	\$60.00	\$60.00	0.00%	User Fee
Hourly Hire Fee – Event Staff – Sat (Min 3 hours)	\$80.00	\$80.00	0.00%	User Fee
Hourly Hire Fee – Event Staff – Sun (Min 3 hours)	\$100.00	\$100.00	0.00%	User Fee
Hourly Hire Fee – Security (Min 3 hours)	\$80.00	\$80.00	0.00%	User Fee
Kitchen Fee – Own Cateres Supplied	\$300.00	\$300.00	0.00%	User Fee
Cleaning Fee – (Non-Refundable)	\$400.00	\$400.00	0.00%	User Fee
Daily Equipment Hire Fee – Audio Visual & Comms	\$300.00	\$300.00	0.00%	User Fee

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PRIVATE EVENTS / FUNCTIONS [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Refundable Bond – Venue Hire	\$2,000.00	\$2,000.00	0.00%	User Fee

CITY STRATEGY

LOCAL ENVIRONMENTAL PLAN

Planning Proposals - (Amendments to NSLEP 2013) Section 3.33 EP&A Act

PLANNING PROPOSAL (COMPLEX)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Lodgement Fee	\$100,000.00	\$100,000.00	0.00%	User Fee

PLANNING PROPOSAL (Major)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Lodgement Fee (Major)	\$65,000.00	\$65,000.00	0.00%	User Fee

PLANNING PROPOSAL (Minor)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Lodgement Fee (Minor)	\$30,000.00	\$30,000.00	0.00%	User Fee

COUNCIL INITIATED PROPOSAL

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Internal Proposal Fee	Fees may not be payable. Contact Council's Strategic Planning Department for clarification			User Fee

REFERRAL TO PLANNING PANELS

PLANNING & DEVELOPMENT CERTIFICATES

PLANNING CERTIFICATES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Planning Certificate 10.7 (Part 2) Fee (within 3-5 working days)	\$53.00	\$53.00	0.00%	Statutory
Planning Certificate 10.7 (Parts 2 & 5) Fee (within 3-5 working days)	\$133.00	\$133.00	0.00%	Statutory
Planning Certificates Urgency Fee – (Within 1 working day)	\$150.00	\$150.00	0.00%	User Fee

SECTION 735A & 121ZP CERTIFICATE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
S735A & 121ZP Certificate Fee – (within 3-5 working days)	\$120.00	\$120.00	0.00%	User Fee

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SECTION 735A & 121ZP CERTIFICATE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
S735A & 121ZP Certificate Urgency Fee – (Within 1 working day)	\$150.00	\$150.00	0.00%	User Fee

CONSTRUCTION CERTIFICATE**CONSTRUCTION CERTIFICATE – SINGLE DWELLING AND STRUCTURES ANCILLARY TO BUILDINGS (CLASS 10)**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Construction Certificate Fee – Works less than \$5,000.00	\$250.00	\$250.00	0.00%	User Fee
Construction Certificate Fee – Works from \$5,001.00 to \$10,000.00	\$500.00	\$500.00	0.00%	User Fee
Construction Certificate Fee – Works from \$10,001.00 to \$50,000.00	\$1,000.00	\$1,000.00	0.00%	User Fee
Construction Certificate Fee – Works from \$50,001.00 to \$1,000,000.00	\$2,500.00	\$2,500.00	0.00%	User Fee
Construction Certificate Fee – Works from \$1,000,001.00 to \$2,000,000.00	\$3,500.00	\$3,500.00	0.00%	User Fee
Construction Certificate Fee – Works greater than \$2,000,001.00	\$3,500.00 plus 0.2% of the value over \$2,000,000.00			User Fee
Resubmitted Construction Certificate application (Previously refused by Council)	50% of original Construction Certificate fee			User Fee
Progress Inspection / Re-inspection fee (Council is the PCA)	\$300.00	\$300.00	0.00%	User Fee
Administration fee (If critical stage inspection missed)	\$300.00	\$300.00	0.00%	User Fee
Re-assessment fee (Council not the original PCA)	50% of Construction Certificate fee as determined by Council			User Fee

CONSTRUCTION CERTIFICATE – MULTI-OCCUPANCY

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Construction Certificate Fee – Works less than \$5,000.00	\$250.00	\$250.00	0.00%	User Fee
Construction Certificate Fee – Works from \$5,001.00 to \$10,000.00	\$500.00	\$500.00	0.00%	User Fee
Construction Certificate Fee – Works from \$10,001.00 to \$50,000.00	\$1,000.00	\$1,000.00	0.00%	User Fee
Construction Certificate Fee – Works from \$50,001.00 to \$1,000,000.00	\$2,500.00	\$2,500.00	0.00%	User Fee
Construction Certificate Fee – Works from \$1,000,001.00 to \$2,000,000.00	\$3,500.00	\$3,500.00	0.00%	User Fee
Construction Certificate Fee – Works greater than \$2,000,001.00	\$3,500.00 plus 0.2% of the value over \$2,000,000.00			User Fee
Construction Certificate Fee – Per additional dwelling (in addition to applicable fee)	\$400.00	\$400.00	0.00%	User Fee
Resubmitted Construction Certificate application (Previously refused by Council)	50% of original Construction Certificate fee			User Fee
Progress Inspection / Re-inspection fee (Council is the PCA)	\$300.00 plus \$100.00 per dwelling			User Fee
Administration fee (If critical stage inspection missed)	\$300.00	\$300.00	0.00%	User Fee
Re-assessment fee (Council not the original PCA)	50% of Construction Certificate fee as determined by Council			User Fee

CONSTRUCTION CERTIFICATE – COMMERCIAL / INDUSTRIAL / RETAIL

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Construction Certificate Fee – Works less than \$5,000.00	\$250.00	\$250.00	0.00%	User Fee
Construction Certificate Fee – Works from \$5,001.00 to \$10,000.00	\$500.00	\$500.00	0.00%	User Fee
Construction Certificate Fee – Works from \$10,001.00 to \$50,000.00	\$1,000.00	\$1,000.00	0.00%	User Fee
Construction Certificate Fee – Works from \$50,001.00 to \$1,000,000.00	\$2,500.00	\$2,500.00	0.00%	User Fee
Construction Certificate Fee – Works from \$1,000,001.00 to \$2,000,000.00	\$3,500.00	\$3,500.00	0.00%	User Fee
Construction Certificate Fee – Works greater than \$2,000,001.00	\$3,500.00 plus 0.2% of the value over \$2,000,000.00			User Fee
Construction Certificate Fee – Per 100m2 gross floor area (in addition to applicable fee)	\$400.00	\$400.00	0.00%	User Fee
Resubmitted Construction Certificate application (Previously refused by Council)	50% of original Construction Certificate fee			User Fee
Progress Inspection / Re-inspection fee (Council is the PCA)	\$300.00 plus \$100.00 per 100 m2 gross floor area			User Fee
Administration fee (If critical stage inspection missed)	\$300.00	\$300.00	0.00%	User Fee
Re-assessment fee (Council not the original PCA)	50% of Construction Certificate fee as determined by Council			User Fee

CONSTRUCTION CERTIFICATE – MIXED DEVELOPMENT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Construction Certificate Fee – Works less than \$5,000.00	\$250.00	\$250.00	0.00%	User Fee
Construction Certificate Fee – Works from \$5,001.00 to \$10,000.00	\$500.00	\$500.00	0.00%	User Fee
Construction Certificate Fee – Works from \$10,001.00 to \$50,000.00	\$1,000.00	\$1,000.00	0.00%	User Fee
Construction Certificate Fee – Works from \$50,001.00 to \$1,000,000.00	\$2,500.00	\$2,500.00	0.00%	User Fee
Construction Certificate Fee – Works from \$1,000,001.00 to \$2,000,000.00	\$3,500.00	\$3,500.00	0.00%	User Fee
Construction Certificate Fee – Works greater than \$2,000,001.00	\$3,500.00 plus 0.2% of the value over \$2,000,000.00			User Fee
Construction Certificate Fee – Per additional dwelling plus per 100m2 gross floor area (in addition to applicable fee)	\$400.00	\$400.00	0.00%	User Fee
Resubmitted Construction Certificate application (Previously refused by Council)	50% of original Construction Certificate fee			User Fee
Progress Inspection / Re-inspection fee (Council is the PCA)	\$300.00 plus \$100.00 per dwelling plus \$100.00 per 100 m2 gross floor area			User Fee
Administration fee (If critical stage inspection missed)	\$300.00	\$300.00	0.00%	User Fee
Re-assessment fee (Council not the original PCA)	50% of Construction Certificate fee as determined by Council			User Fee

COMPLYING DEVELOPMENT CERTIFICATE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Complying Development Certificate Fee – Works less than \$10,000.00	\$750.00	\$750.00	0.00%	User Fee
Complying Development Certificate Fee – Works from \$10,001.00 to \$50,000.00	\$1,000.00	\$1,000.00	0.00%	User Fee

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COMPLYING DEVELOPMENT CERTIFICATE [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Complying Development Certificate Fee – Works from \$50,001.00 to \$1,000,000.00	\$2,000.00	\$2,000.00	0.00%	User Fee
Complying Development Certificate Fee – Works from \$1,000,001.00 to \$2,000,000.00	\$3,000.00	\$3,000.00	0.00%	User Fee
Complying Development Certificate Fee – Works greater than \$2,000,001.00	\$3,000.00 plus 0.2% of the value over \$2,000,000.00			User Fee
Complying Development Certificate Fee – Subdivision	\$750.00 plus \$500.00 per lot			User Fee
Advertising Fee (if required)	\$440.00	\$440.00	0.00%	User Fee
Complying Development Certificate Fee – Amended application	50% of original Complying Development Certificate fee			User Fee

OCCUPANCY CERTIFICATE**OCCUPANCY CERTIFICATE – SINGLE DWELLING AND STRUCTURES ANCILLARY TO BUILDINGS (CLASS 10)**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Occupancy Certificate Fee	\$300.00	\$300.00	0.00%	User Fee
Occupancy Certificate Fee (works under \$50,000.00)	\$150.00	\$150.00	0.00%	User Fee

OCCUPANCY CERTIFICATE – MULTI-OCCUPANCY

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Occupancy Certificate Fee	\$450.00 plus \$100.00 per assessment per dwelling			User Fee
Occupancy Certificate Fee (works under \$50,000.00)	\$150.00	\$150.00	0.00%	User Fee

OCCUPANCY CERTIFICATE – COMMERCIAL / INDUSTRIAL / RETAIL

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Occupancy Certificate Fee	\$450.00 plus \$100.00 per 100 m2 gross floor area			User Fee
Occupancy Certificate Fee (works under \$50,000.00)	\$150.00	\$150.00	0.00%	User Fee

OCCUPANCY CERTIFICATE – MIXED DEVELOPMENT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Occupancy Certificate Fee	\$450.00 plus \$100.00 per dwelling plus \$100 per 100 m2 gross floor area			User Fee
Occupancy Certificate Fee (works under \$50,000.00)	\$150.00	\$150.00	0.00%	User Fee

CERTIFICATION REGISTER

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Lodgement Fee – Construction Certificate (issued by Private Certifier)	\$36.00	\$36.00	0.00%	Statutory
Lodgement Fee – Occupancy Certificate (issued by Private Certifier)	\$36.00	\$36.00	0.00%	Statutory
Lodgement Fee – Strata & Sub-Division Certificate (issued by Private Certifier)	\$36.00	\$36.00	0.00%	Statutory
Lodgement Fee – Complying Development Certificate (issued by Private Certifier)	\$36.00	\$36.00	0.00%	Statutory

SUBDIVISION OR STRATA CERTIFICATE

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Lodgement Fee – Strata Certificate	\$550.00	\$550.00	0.00%	User Fee
Lodgement Fee – Strata Certificate (Per unit or lot)	\$250.00	\$250.00	0.00%	User Fee
Lodgement Fee – Subdivision Certificate	\$550.00	\$550.00	0.00%	User Fee
Lodgement Fee – Subdivision Certificate (Per unit or lot)	\$550.00	\$550.00	0.00%	User Fee
Lodgement of 88B Endorsement	Refer to DA Consent condition review			User Fee
Signing of 88B Instrument	Refer to DA Consent condition review			User Fee
Administration Fee – Signed documentation lodged with NSW Land & Property Management Authority	\$200.00	\$200.00	0.00%	User Fee
Administration Fee – Termination of strata scheme	\$100.00	\$100.00	0.00%	User Fee
Administration Fee – Subdivision Amendments / Lodgement errors	50% of original Certificate fee			User Fee
Administration Fee – Strata Amendments / Lodgement errors	50% of original Certificate fee			User Fee

DEVELOPMENT APPLICATIONS

STANDARD DEVELOPMENT APPLICATIONS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
DA Fee – Works from \$5,001.00 to \$50,000.00	\$170.00 plus additional \$3 per \$1,000 or part thereof of the estimated cost			Statutory
DA Fee – Works from \$50,001.00 to \$250,000.00	\$352.00 plus additional \$3.64 per \$1,000 or part thereof of the estimated cost which exceeds \$50,000			Statutory
DA Fee – Works from \$250,001.00 to \$500,000.00	\$1,160.00 plus additional \$2.34 per \$1,000 or part thereof of the estimated cost which exceeds \$250,000			Statutory
DA Fee – Works from \$500,001.00 to \$1,000,000.00	\$1,745.00 plus additional \$1.64 per \$1,000 or part thereof of the estimated cost which exceeds \$500,000			Statutory
DA Fee – Works from \$1,000,001.00 to \$10,000,000.00	\$2,615.00 plus additional \$1.44 per \$1,000 or part thereof of the estimated cost which exceeds \$1,000,000			Statutory
DA Fee – Works greater than \$10,000,000.00	\$15,875.00 plus additional \$1.19 per \$1,000 or part thereof of the estimated cost which exceeds \$10,000,000			Statutory
DA Fee – Public Buildings (school, hospital, police stations)	Standard DA fee based on estimated cost			Statutory
DA Fee – Designated Development	\$920.00 plus standard DA fee based on estimated cost			Statutory

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STANDARD DEVELOPMENT APPLICATIONS [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
DA Fee – Integrated Development	\$140 submission fee for each approval body paid to Council at time of lodgement of DA. The DPIE will invoice applicants \$320 per each approval body through the planning portal.			Statutory
DA Fee – Concurrence Development	\$140 submission fee for each approval body paid to Council at time of lodgement of DA. The DPIE will invoice applicants \$320 per each approval body through the planning portal.			Statutory
DA Compliance Levy (Section 608 of the Local Government Act 1993 and EP&A Act Part 4.64 (f1))	0.20% rate based on estimated cost of works associated with the Development Application.			Statutory
Assessment Inspection Fee – Compulsory	\$220.00	\$220.00	0.00%	User Fee
Archiving Fee – Compulsory	RE: Applicable Archiving Fee			User Fee
DA Advertising Fee	RE: Applicable DA Advertising Fee			Statutory

STANDARD DEVELOPMENT APPLICATIONS – MINOR WORKS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
DA Fee – Erection of Building or other works < \$5,000	\$110.00	\$110.00	0.00%	Statutory
DA Fee – Erection of New Dwelling House < \$100,000	\$455.00	\$455.00	0.00%	Statutory
DA Fee – Change of Use (no construction)	\$285.00	\$285.00	0.00%	Statutory
DA Fee – Advertising Signs	\$285.00 plus \$93.00 for each additional advertisement or the fee calculated in accordance with the Table under 246B in EP&A Regs, whichever is the greater.			Statutory
DA Fee – Public Buildings (school, hospital, police stations)	Standard DA fee based on estimated cost			Statutory
Archiving Fee – Compulsory	RE: Applicable Archiving Fee			User Fee
DA Advertising Fee	RE: Applicable DA Advertising Fee			Statutory

DEVELOPMENT APPLICATIONS – AMENDED PLANS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
DA Fee – Amended Plans	25% of original DA fee (Minor amendments - not required to be renotified) 50% of original DA fee (Major amendments - renotification required)			User Fee
Assessment Inspection Fee – Compulsory	\$150.00	\$150.00	0.00%	User Fee
Archiving Fee – Compulsory	RE: Applicable Archiving Fee			User Fee
DA Advertising Fee	RE: Applicable DA Advertising Fee			Statutory

REVIEW OF DETERMINATION

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Review of Determination – Section 8.2 (Does not involve the erection of a building, the carrying out of a work or the demolition of a work or building)	50% of original DA fee			Statutory
Review of Determination – Section 8.2 (Erection of a dwelling-house with an estimated construction cost of \$100,000.00 or less)	\$190.00	\$190.00	0.00%	Statutory
Review of Determination – Section 8.2 (Any other development application) Estimated Cost – Up to \$5,000.00	\$55.00	\$55.00	0.00%	Statutory
Review of Determination – Section 8.2 (Any other development application) Estimated Cost – \$5,001 – \$250,000	\$85, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of estimated cost			Statutory
Review of Determination – Section 8.2 (Any other development application) Estimated Cost – \$250,001 – \$500,000	\$500, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000			Statutory
Review of Determination – Section 8.2 (Any other development application) Estimated Cost – \$500,001 – \$1,000,000	\$712, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000			Statutory
Review of Determination – Section 8.2 (Any other development application) Estimated Cost – \$1,000,001 – \$10,000,000	\$987, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000			Statutory
Review of Determination – Section 8.2 (Any other development application) Estimated Cost – greater than \$10,000,000	\$4,737, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000			Statutory
Review of decision to reject development application – Section 8.2(1)(c) estimated cost – less than \$100,000	\$0.00	\$55.00	∞	Statutory
Review of decision to reject development application – Section 8.2(1)(c) estimated cost – \$100,000 – \$1,000,000	\$0.00	\$150.00	∞	Statutory
Review of decision to reject development application – Section 8.2(1)(c) estimated cost – greater than \$1,000,000	\$0.00	\$250.00	∞	Statutory
Assessment Inspection Fee – Compulsory	\$220.00	\$220.00	0.00%	User Fee
Archiving Fee – Compulsory	RE: Applicable Archiving Fee			User Fee
DA Advertising Fee	RE: Applicable DA Advertising Fee			Statutory

SECTIONS 4.55 & 4.56 APPLICATIONS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
DA Fee – Section 4.55 (1) – Modifications involving minor error, misdescription or miscalculation	\$71.00 Maximum fee			Statutory
DA Fee – Section 4.55 (1A) & 4.56 – Modifications involving minimal environment impact	50% of original DA fee up to a \$645.00 max			Statutory
DA Fee – Section 4.55 (2) & 4.56 – Other modifications – Original application less than \$100.00	50% of original DA fee plus notification costs			Statutory
DA Fee – Section 4.55 (2) & 4.56 – Other modifications – Original application greater than \$100.00	If development application does not involve the erection of a building, the carrying out of a work or demolition of a work or building, the fee is 50% of original DA fee and and			Statutory
Assessment Inspection Fee – Compulsory	\$150.00	\$150.00	0.00%	User Fee
Archiving Fee – Compulsory	RE: Applicable Archiving Fee			User Fee
Advertising Fee – Payable for 4.55 (2) and all 4.56 applications	RE: Applicable DA Advertising Fee			Statutory

LAND AND STRATUM SUBDIVISIONS

In addition to DA Fees. Where two fees are applicable, the sum of fees is to be charged.

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Land Subdivision Fee – New Road	\$665.00 plus \$65.00 per additional lot			Statutory
Land Subdivision Fee – No New Road	\$330.00 plus \$53.00 per additional lot			Statutory
Strata Subdivision Fee	\$330.00 plus \$65.00 per additional lot			Statutory
Assessment Inspection Fee – Compulsory	\$220.00	\$220.00	0.00%	User Fee
Archiving Fee – Compulsory	RE: Applicable Archiving Fee			User Fee
DA Advertising Fee	RE: Applicable DA Advertising Fee			Statutory

ADVERTISING FEES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
DA Advertising Fee – Value of works up to \$5,000.00	\$250.00	\$250.00	0.00%	Statutory
DA Advertising Fee – Value of works from \$5,000.00 to \$100,000.00	\$460.00	\$460.00	0.00%	Statutory
DA Advertising Fee – Value of works over \$100,000.00	\$580.00	\$580.00	0.00%	Statutory
DA Advertising Fee – Value of works over \$3,000,000.00	\$1,105.00	\$1,105.00	0.00%	Statutory
DA Advertising Fee – Integrated Development	\$550.00	\$550.00	0.00%	Statutory
DA Advertising Fee – Designated Development	\$2,220.00	\$2,220.00	0.00%	Statutory
DA Advertising Fee – Amended Plans	\$400.00	\$400.00	0.00%	Statutory
Advertising Fee – Section 4.55(2) & 4.56 (payable for all 4.56 applications seeking to modify a court consent)	\$400.00	\$400.00	0.00%	Statutory
DA Advertising Fee – Review of Determination (submissions lodged with Council)	100% of original DA Advertising fee to a maximum of \$620.00			Statutory

DA CONSENT CONDITION REVIEWS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Administration Fee – Consent consideration	\$350.00	\$350.00	0.00%	User Fee

TEMPORARY TIE BACK ANCHORS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Permit Application Fee	\$0.00	\$350.00	∞	User Fee
Permit Fee (per anchor)	\$0.00	\$750.00	∞	User Fee

HOARDING PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Permit Application Fee – Non Refundable	\$135.00	\$140.00	3.70%	User Fee
Weekly Hoarding Permit Fee – Occupied or Unoccupied	\$19.00 Per m2 of Council Owned Property/Land per week			User Fee
Weekly Hoarding Permit Fee – Minimum charge	\$350.00	\$350.00	0.00%	User Fee

REFERRAL TO PLANNING PANELS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee – Referral to Sydney North Planning Panel (SNPP)	Fee subject to the advice from the DPE			Statutory

OTHER PLANNING SERVICES

ARCHIVING OF DOCUMENTS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Archiving Fee	\$75.00	\$85.00	13.33%	User Fee

PRE-DEVELOPMENT APPLICATION CONSULTATION SERVICES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Consultation Fee – Small scale single dwellings & duplexes	\$700.00	\$700.00	0.00%	User Fee
Meeting with Team Leader, Assessment Officers and Administration Assistant (minutes of meeting to be taken)				
Consultation Fee – Residential flat buildings, Commercial alterations & additions only	\$900.00	\$900.00	0.00%	User Fee
Meeting with Team Leader, Assessment Officers & Administration Assistant (minutes to be taken)				
Consultation Fee – Large scale developments for mixed use, new RFB	\$1,150.00	\$1,150.00	0.00%	User Fee
Meeting with Executive Planners, Team Leader, Relevant Referring Officers & Administration Assistant (minutes to be taken)				
Consultation Fee – Strategic issues	\$1,150.00	\$1,150.00	0.00%	User Fee
Meeting with Strategic Manager plus Strategic Officers & Administration Assistant (Minutes of meeting taken)				

VEHICLE CROSSINGS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee – Single Domestic Crossing	\$370.00 plus \$160.00 per additional dwelling served			User Fee
Application Fee – Temporary Single Crossing	\$370.00	\$370.00	0.00%	User Fee
Application Fee – Commercial / Industrial / Retail Crossing	\$700.00 plus \$95.00 per car on site			User Fee
Application Fee – Double Domestic Crossing (exceeding 3.5 metres in width)	\$700.00 plus \$95.00 per car on site			User Fee
Application Fee – Temporary Double Crossing	\$700.00	\$700.00	0.00%	User Fee
Inspection Fee – Additional works	\$155.00	\$155.00	0.00%	User Fee

PLANNING INSTRUMENTS, DOCUMENTS, MAPS & REPORTS

STRATEGIC PLANNING

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Nslep Map A0 (Current Or Draft)	\$94.00	\$94.00	0.00%	User Fee
Nslep Map A1 (Current Or Draft)	\$77.00	\$77.00	0.00%	User Fee
Nslep Map Abstract A3 (Current Or Draft)	\$45.00	\$45.00	0.00%	User Fee
Current LEP Instrument	\$90.00	\$93.00	3.33%	User Fee
Current DCP Instrument	\$140.00	\$145.00	3.57%	User Fee
Local Infrastructure Contribution Plan, Standard Document	\$65.00	\$65.00	0.00%	User Fee

OTHER DOCUMENTS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
CIS Documents Up To 20 Pages	\$28.00	\$29.00	3.57%	User Fee
CIS Documents 21 To 50 Pages	\$33.00	\$34.00	3.03%	User Fee
CIS Documents 51 To 100 Pages	\$43.00	\$44.00	2.33%	User Fee
CIS Documents 101 + Pages	\$54.00	\$55.00	1.85%	User Fee

ENVIRONMENT & BUILDING COMPLIANCE

SECTION 88B INSTRUMENT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Administration Fee – Consent consideration	\$350.00	\$350.00	0.00%	User Fee

PROTECTION OF ENVIRONMENT NOTICE

Imposed under the Protection of the Environment Operations Act 1997

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Environmental Notice Fee	\$563.00	\$577.00	2.49%	Statutory
Improvement or Prohibition Order Fee – Registered System Premises	\$560.00	\$560.00	0.00%	Statutory
Improvement or Prohibition Order Fee – Skin Penetration / Swimming Pools / Spas	\$270.00	\$270.00	0.00%	Statutory
Re-Inspection Fee – Prohibition Order	\$250.00 per Hour (Maximum 2 Hours)			Statutory

IMPROVEMENT NOTICE

Imposed under the Food Act 2003 Section 66A(1)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Improvement Notice Fee	\$330.00	\$330.00	0.00%	Statutory

OUT OF HOURS WORK PERMIT

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee (non refundable) minimum 3 working days notice required – fee per application	\$565.00	\$565.00	0.00%	User Fee

SWIMMING POOLS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Registration Fee – NSW Swimming Pool Register	\$10.00	\$10.00	0.00%	Statutory
Residential Swimming Pool 1st Inspection Fee & Compliance Certificate	\$150.00	\$150.00	0.00%	Statutory
Residential Swimming Pool Re-Inspection Fee (fee payable for each re-inspection required)	\$100.00	\$100.00	0.00%	Statutory
Public Swimming Pool – Health Inspection Fee	\$125.00	\$125.00	0.00%	Statutory
Application for Exemption Fee	\$250.00	\$250.00	0.00%	Statutory
BACT analysis Fee – If public swimming pool chemical parameters have failed	Total Cost Recovery			User Fee
Swimming Pool Signs – Sale price	\$14.00	\$14.00	0.00%	User Fee

FIRE SAFETY

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Annual Fire Safety Statement – Registration Fee	\$0.00	\$85.00	∞	Regulatory
Compliance Cost Notice Fee (Preparation or serving of an EP&A order) – to a maximum of set fee under 281C	\$0.00	\$500.00	∞	Statutory
Compliance Cost Notice Fee (Investigation of an EP&A order) – to a maximum of set fee under 281C	\$0.00	\$1,000.00	∞	Statutory

INSPECTION OF PREMISES

FOODSHOPS & FOOD OUTLETS – FOOD ACT 2003

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Inspection & Administration Fee – Category 1 (Venues with more than 6 food outlets)	\$700.00 inspection fee plus \$120.00 administration fee			User Fee
Inspection & Administration Fee – Category 2 (Venues with 3 – 6 food outlets)	\$485.00 inspection fee plus \$120.00 administration fee			User Fee
Inspection & Administration Fee – Category 3 (Venues with 2 food service areas plus bars)	\$350.00 inspection fee plus \$120.00 administration fee			User Fee
Inspection & Administration Fee – Category 4 (Venues / Hotels / bars with 1 food service area plus unlimited bars)	\$300.00 inspection fee plus \$120.00 administration fee			User Fee
Inspection & Administration Fee – Category 5 (Venues / Hotels / bars with 1 food service area plus 1 bar)	\$265.00 inspection fee plus \$120.00 administration fee			User Fee
Inspection & Administration Fee – Category 6 (Convenience Stores / Service Stations / kiosks)	\$160.00 inspection fee plus \$120.00 administration fee			User Fee
Inspection & Administration Fee – Category 7 (Childcare Centres where food prepared offsite / Newsagents / Sweet Shops selling packaged food where a complaint received)	\$140.00 inspection fee plus \$120.00 administration fee			User Fee

continued on next page ...

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FOODSHOPS & FOOD OUTLETS – FOOD ACT 2003 [continued]

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Inspection Fee – New Food premises (Pre opening as per condition of DA)	\$135.00	\$135.00	0.00%	User Fee
Re-Inspection Fee – (Less than 10 minutes and a compliant inspection)	\$80.00	\$80.00	0.00%	User Fee
Re-Inspection Fee – Category 1 – 4 (over 10 minutes and/or non compliant)	\$200.00 per food service area or full inspection fee			User Fee
Re-Inspection Fee – Category 5 – 7 (over 10 minutes and/or non compliant)	Full inspection fee payable			User Fee
Re-Inspection Fee – Bar Only	\$130.00 per bar			User Fee
Certificate Fee – Food Prohibition Clearance	Full inspection fee payable as per category			Regulatory

HAIR / BEAUTY / SKIN PENETRATION PREMISES -PUBLIC HEALTH ACT 2010

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application Fee – New registered premises	\$70.00	\$70.00	0.00%	User Fee
Inspection & Assessment Fee	\$200.00	\$200.00	0.00%	User Fee

PUBLIC HEALTH ACT– REGULATED SYSTEMS (COOLING TOWERS, WARM WATER SYSTEMS, ETC)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
New registered premises	\$70.00	\$70.00	0.00%	Regulatory
Administration Fee – Annual	\$120.00	\$120.00	0.00%	Regulatory
Annual Inspection & Assessment Fee – Cooling Towers (per system consisting of 1 – 2 towers)	\$260.00	\$260.00	0.00%	Regulatory
Annual Inspection & Assessment Fee – Cooling Towers (per system consisting of 3 – 4 towers)	\$300.00	\$300.00	0.00%	Regulatory
Annual Inspection & Assessment Fee – Cooling Towers (per system consisting of 5 or more towers)	\$340.00	\$340.00	0.00%	Regulatory
Annual Inspection & Assessment Fee – Warm Water Systems	\$200.00	\$200.00	0.00%	Regulatory
Cooling Tower Re-inspection Fee – (Less than 10 mins + compliant)	\$80.00	\$80.00	0.00%	Regulatory
Cooling Tower Re-inspection Fee – 1st Tower (Greater than 10 mins)	\$150.00	\$150.00	0.00%	Regulatory
Cooling Tower Re-inspection Fee – Per Additional Tower (Greater than 10 mins)	\$50.00	\$50.00	0.00%	Regulatory
BAC analysis Fee – If Cooling Tower chemical parameters have failed	Total Cost Recovery			Regulatory

TEMPORARY / FOOD PREMISES – FOOD ACT 2003

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Registration Fee – Temporary Food/Market Stall	\$70.00	\$70.00	0.00%	User Fee
Inspection Fee – Temporary Food/Market Stall	\$90.00	\$90.00	0.00%	User Fee
Registration Fee – Mobile Food Premises	\$150.00	\$150.00	0.00%	Regulatory
Inspection Fee – Mobile Food Premises	\$120.00	\$120.00	0.00%	Regulatory

BOARDING HOUSES / BACKPACKER HOSTELS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Inspection Fee – Boarding House/ Backpacker Hostel premises	\$250.00	\$250.00	0.00%	User Fee

BUILDING CERTIFICATE (SECTION 6.26)

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
S6.26 Building Information Certificate Fee – Class 1 Buildings (together with any class 10 buildings on the site) or a class 10 building, fee for each dwelling contained in the building or in any other building on the allotment	\$250.00	\$250.00	0.00%	Statutory
S6.26 Building Information Certificate Fee – Other class of Buildings (Floor area not exceeding 200 square metres)	\$250.00	\$250.00	0.00%	Statutory
S6.26 Building Information Certificate Fee – Other class of Buildings (Floor area exceeding 200 square metres but not exceeding 2,000 square metres)	\$250.00, plus an additional \$0.50 per m ² over 200			Statutory
S6.26 Building Information Certificate Fee – Other class of Buildings (Floor area exceeding 2000 square metres)	\$1,165.00, plus an additional \$0.075 per m ² over 2,000			Statutory
S6.26 Building Information Certificate Fee – Other class of Buildings (Part of building consisting an external wall only or does not otherwise have a floor area)	\$250.00	\$250.00	0.00%	Statutory
Re-Inspection / Additional Fee	\$90.00	\$90.00	0.00%	Statutory

ONSITE WASTE WATER SYSTEMS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Application fee to install – Residential Premises	\$350.00	\$350.00	0.00%	Regulatory
Application fee to install – Non-Residential Premises	\$700.00	\$700.00	0.00%	Regulatory
Application fee to operate – Residential Premises (inclusive of 1 inspection)	\$130.00	\$130.00	0.00%	Regulatory
Application fee to operate – Non-Residential Premises (inclusive of 1 inspection)	\$260.00	\$260.00	0.00%	Regulatory
Inspection fee and re-inspection fee – Residential Premises	\$130.00	\$130.00	0.00%	Regulatory
Inspection fee and re-inspection fee – Non-Residential Premises	\$260.00	\$260.00	0.00%	Regulatory

RANGER AND PARKING SERVICES**PARKING INFRINGEMENTS**

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Parking Fines	As per fixed penalty handbook - NSW Police Service			Statutory
Parking Fines – Request for Photograph (Hard Copy)	\$15.00	\$15.00	0.00%	Statutory
Parking Fines – Request for Photograph (Electronic Copy)	Free			Statutory

ABANDONED VEHICLES

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Release Fee – Impounded Vehicle	\$390.00	\$400.00	2.56%	User Fee

IMPOUNDING OF GOODS

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (incl. GST)	Increase %	Fee Type
Impounding Fee – Goods on Council Property (Advertising Boards, Shopping Trolleys, Bikes, Flower & Clothing Displays, Dinghies, Kayaks etc)	\$110.00	\$110.00	0.00%	User Fee
Impounding Fee – Construction Material & Skips (In street / Park / Boat Ramp)	\$140.00 per Hour per Ranger			User Fee
Impounding Fee – Construction Material & Skips (In street / Park / Boat Ramp) – Removal Costs	Total Cost Recovery			User Fee
Impounding Fee – Construction Material & Skips (In street / Park / Boat Ramp) – Storage Costs	\$70.00 per Month per metre			User Fee
Release Fee – Impounded Goods	Cost of applicable permit			User Fee

Draft 2020/21 Fees & Charges Schedule
Summary of submissions received during public exhibition period

Prepared July 2020

The following criteria are used to analyse all submissions received, and to determine whether the document would be amended:

1. The document **would be** amended if the point:
 - a provided additional information of relevance.
 - b indicated or clarified a change in government legislation, Council's commitment or management policy.
 - c proposed strategies that would better achieve or assist with Council's objectives.
 - d was an alternate viewpoint received on the topic and is considered a better option than that proposed in the document or;
 - e indicated omissions, inaccuracies or a lack of clarity.
2. The document **would not be** amended if the point:
 - a addressed issues beyond the scope of the document.
 - b was already in the document or will be considered during the development of a subordinate document (prepared by Council).
 - c offered an open statement, or no change was sought.
 - d clearly supported the draft document.
 - e was an alternate viewpoint received on the topic but the recommendation of the draft document was still considered the best option.
 - f was based on incorrect information.
 - g contributed options that are not possible (generally due to some aspect of existing legislation or government policy) or; involved details that are not appropriate or necessary for inclusion in a document aimed at providing a strategic community direction over the long term.

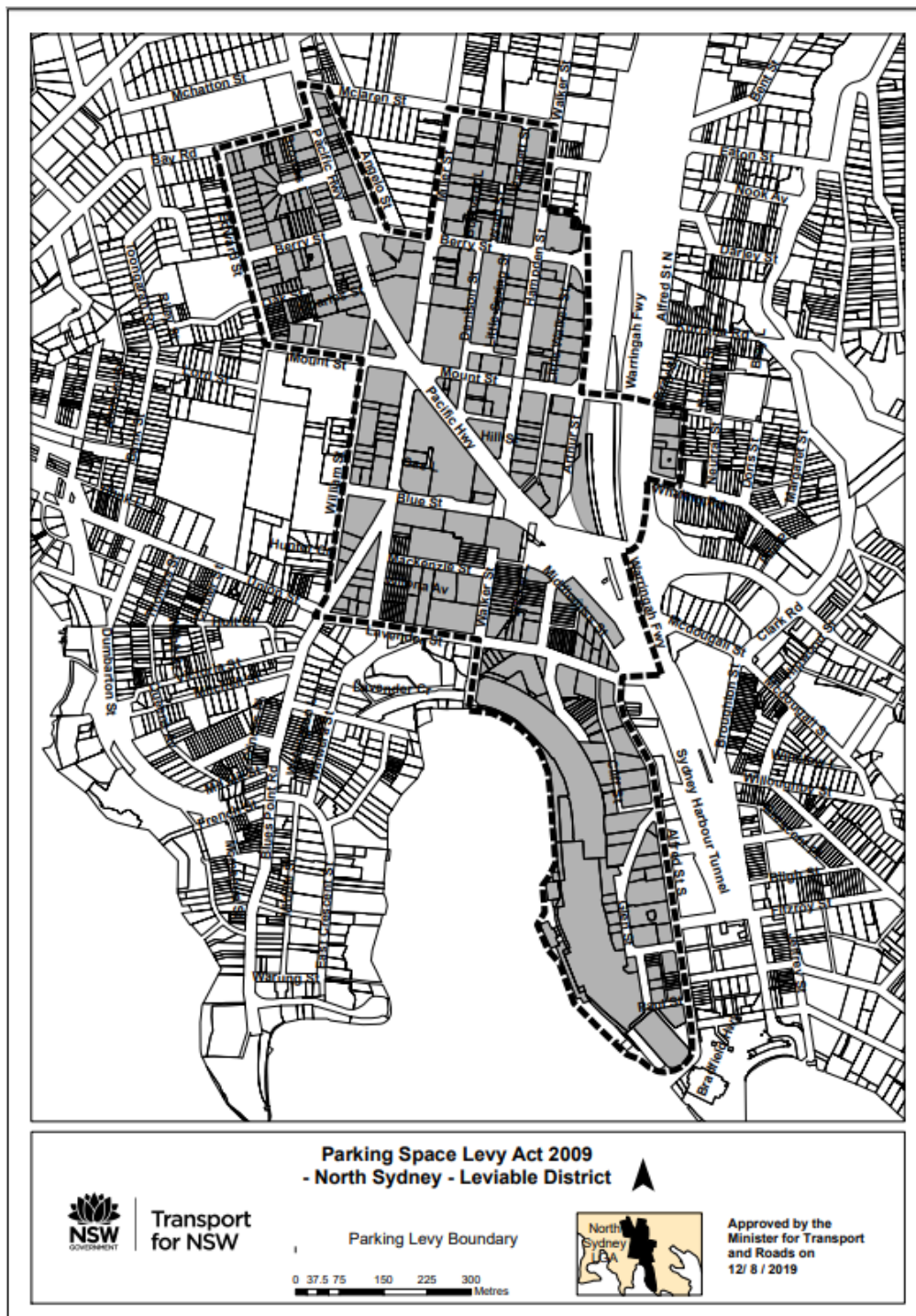
No.	Name	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
1		<p>On behalf of over 7,500 resident members in the North Sydney LGA, we are concerned that North Sydney Council is looking to further increase fees on carshare in FY20/21. Of particular concern, is that proposed fees for carshare continue to be in direct conflict with North Sydney Council's carshare policy, which in section 4.7 states "From July 2012 Car Share Parking Permits will be subject to the same fees as resident parking permits". Under the proposed fees and charges residents would pay a maximum of \$144, for their <i>second</i> parking permit, nearly three times less than the proposed \$420 for carshare vehicles.</p> <p>We request that the charges to carshare be adapted to reflect the maximum cost which a resident would be asked to pay for a resident parking permit, as was originally charged in line with Council's carshare policy.</p> <p>This policy was undertaken with extensive community consultation focused exclusively on carsharing, and sought viewpoints from all parties including council staff, carshare operators, carshare members, and the wider community. The outcome was to establish a leading carshare policy, which provided equity amongst residents, and a consistent and stable environment for operators to function within. The continued increase in carshare fees outside of this policy –through a process in which continued fee increases are hidden amongst other rate increases- runs counter to the value of the initial process of community consultation, and creates a much more challenging operating environment within the North Sydney LGA.</p> <p>Should the proposed fees be implemented [the submitter] will likely have to add a North Sydney Council Surcharge of an additional \$0.25 per hour, capped at \$2.00 per day, on the use</p>	The proposed fee increase is consistent with the CPI increase of other Council fees and reflects the cost of the demand for parking within the North Sydney Council LGA.	N	2e

No.	Name	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
		<p>of carshare bays in order to recover this added cost. This would place North Sydney Council carshare member residents at a disadvantage, particularly compared to other Council regions, and make carshare less attractive than private car ownership.</p> <p>Woollahra Council recently voted to reduce their carshare fees to resident permit rates, to ensure equity between residents who own, and residents who share. Doing so will have an immaterial effect on their budget, but will significantly assist a local service, which thousands of residents rely upon.</p> <p>Carshare has been proven to be an effective strategy for;</p> <ul style="list-style-type: none"> • Reducing overall demand for parking, particularly from poorly used 2nd and 3rd cars. • Reducing the number of kilometres driven annually by up to 50%, thereby reducing congestion and Co2 emissions, this has also been identified as one of the most cost-effective methods of doing so. • Improve overall road safety. <p>In North Sydney <i>Annual Member Survey 2019</i>, the percent of members who did not own a car grew from 30% (prior to joining the service) to 68% (after joining the service). While 47% of members have actively avoided purchasing a new or second car in the last year, because they can access carshare, 38% of these cars, had they been purchased, would have been parked on council streets, taking up parking.</p> <p>Based on this, we do not believe that North Sydney Council rate payers who choose to use Carshare should be penalised with higher rates than those who choose to own private vehicles, which do not provide the wider social benefits associated with shared mobility.</p> <p>In addition to the points outlined above, in light of the significant stress on society following the ongoing COVID-19</p>			

No.	Name	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
		crisis -where so many households and businesses are now looking for ways to save money and reduce unnecessary expenses- we believe now is an inappropriate time to increase costs to the service, which ultimately will be borne by local residents. As the COVID-19 pandemic has put unprecedented stress on carshare operators, we are no longer in the position to bear this cost alone. To illustrate this, [the submitter] is currently receiving the Commonwealth JobKeeper package.			
2		Council proposes a 0.2% Compliance and Enforcement levy for development works, in addition to the maximum DA fees under Environmental Planning and Assessment Regulation. The Regulation sets out maximum DA fees to establish consistency across LGAs and reasonable fees to support fair cost recovery. North Sydney Council is one of only a few councils in NSW that charges a Compliance Levy. In the current economic environment, we believe this additional Levy places a further strain on jobs and growth in NSW. Our members advise they are actively reconsidering making development applications as the result of this additional fee. In order to illustrate the magnitude of the additional cost we provide the following examples: A residential project with \$150 million CIV would be required to pay: - DA Fee = \$86,000 - Planning Reform Fee = \$95,000 - Compliance Levy = \$300,000 A commercial project with a \$95 million CIV would be required to pay: - DA Fee = \$55,000 - Planning Reform Fee = \$60,000 - Compliance Levy = \$190,000 There does not seem to be a relationship between the service provided and the Levy. In relation to development and building many compliance actions are completed by the relevant Principal Certifying Authority. We are concerned the Levy is also intended for general enforcement and education purposes, which has no relationship to the DA. In that sense, it	<p>The Development Compliance Levy is applied in accordance with Section 608 of the LGA and Part 4.64 (f1) under the EP&A Act. The proposed rate is not inconsistent with other Council's.</p> <p>With many construction sites across the LGA, and more expected, the demand for regulatory services has and will continue to increase. Since the introduction of Private Certification, Council has always been the last resort of regulatory obligation, without any additional resourcing or funding. Substantial resources are therefore dedicated to investigating noise, dust, traffic, and general construction compliance issues.</p> <p>It should be noted that Private Certifiers can only issue Notice of Intention to</p>	N	2e

No.	Name	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
		<p>imposes a tax burden on development and lacks transparency on expenditure. There are other mechanisms to improve monitoring and compliance on development: 1. Infringement notices under the Protection of the Environment Operations Act provides the opportunity to recover the costs of compliance activities from those who have breached restrictions such as erosion, waste, and out of hours work. Focussing on cost recovery from those who breach requirements is a more equitable approach to paying for compliance, instead of charging all applicants. 2. Performance Bonds are commonly used to mitigate construction phase impacts. These may be preferable to the Levy. Establishing reasonable 'construction phase' conditions on a development consent is a better way to introduce these requirements, not at the time of development application. [The submitter] recommends Council remove the Compliance Levy and return to charging the maximum DA fee permitted under the Environmental Planning and Assessment Regulation.</p>	<p>Issue Development Control Orders (NOI) and forward to Council for appropriate regulatory action. In all instances, Council re- investigate and re-issue NOIs. Therefore, whilst a Private Certifier may start the compliance investigation, in principle, it is the Council that is required to re-investigate and take the necessary regulatory actions to achieve compliance that may include lengthy/costly Court proceedings.</p> <p>The introduction of this levy by Council will partly offset the growing cost of development compliance.</p>		

Attachment 3: Transport NSW Map showing the North Sydney (Category 1) Parking Space Levy area



8.6. 2020/21 Community Grants & Subsidies

AUTHOR: Rebecca Aukim, Acting Director Community and Library Services

ENDORSED BY: Rob Emerson, A/General Manager

ATTACHMENTS:

1. Attachment 1 - Extract from Council Report 22 June 2020 (Item 9.14) [8.6.1 - 16 pages]

PURPOSE:

The purpose of this report is to adopt the *2020/21 Community Grants & Subsidies* recipients following public exhibition. Attachment 1 lists the 2020/21 grant and subsidies recipients; there were no changes to the report to Council of 22 June 2020 (Item 9.14).

EXECUTIVE SUMMARY:

Earlier this year Council invited community organisations to apply for a donation from the Council to assist in the provision of services for the North Sydney community. Applications closed early March 2020. All applications received were assessed in accordance with the following criteria outlined in Council's *Community Grants and Subsidies Policy*:

- the type of need being met;
- the uniqueness of the project;
- its level of innovation and the degree to which it meets the objectives of Council's social planning programs;
- the financial status of the organisation or service provider;
- the quality of its management and organisational structure;
- its funding levels and sources; and
- its ability to account for funding sources, fund applications and outcomes.

The purpose of the exhibition period was to advise the proposed recipients of Council's grants and subsidies for 2020/21 and invite submissions. The 28-day public exhibition ran from 24 June to 21 July 2020, concurrent with the exhibition of the draft *2020/21 Operational Plan & Budget* and the draft *2020/21 Draft Fees & Charges Schedule*. No submissions were received.

FINANCIAL IMPLICATIONS:

As previously reported to Council, cash grants to community services total \$833,840 (a net increase of \$23,892 from 2019/20). These amounts have already been incorporated into the draft estimates for 2020/21. The main elements are:

- Council's Community Centres - \$579,100
- Community Services not in Council Buildings - \$193,340

- Childcare - \$23,400
- New and innovative projects - \$24,000
- Food Grants - \$11,000
- Sport and Wellbeing - \$3,000

The financial circumstances for the services discussed in the report necessarily pre-date COVID-19 as they are based on audited figures for the 2018/19 financial year for Community Centres, and the Jan-Dec 2019 year for childcare. Each of these services has been impacted by COVID-19 and this will flow through to their 2020/21 financial results.

RECOMMENDATION:

1. **THAT** 2020/21 Community Grants & Subsidies recipients be adopted.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

4. Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

4.2 North Sydney is creative and home to popular events

4.3 North Sydney supports lifelong learning

BACKGROUND

North Sydney Council's method of delivery in community services is a combination of (i) direct service (minimal), (ii) contract management, and (iii) stimulating the not for profit and volunteer sector (particularly the volunteer Boards of the community centres and childcare centres) through Joint Plans of Management, professional support and a grants program.

Each year Council invites community organisations to apply for a donation from the Council to assist in the provision of services for the North Sydney community. Council's objectives in helping to fund selected projects and services are to:

- help organisations meet high priority needs within the local government area and to avoid reductions in prevailing levels of community support; and
- provide financial contributions in recognition of the value of selected services to the community. Note: Council's contribution is not intended to be the sole source of funding for any project or service.

The grants have made possible an important spread of services benefiting residents of the North Sydney local government area. The projects they support represent community initiatives displaying creativity, co-operation, originality and access and equity principles.

Applications are assessed in accordance with Council's *Community Grants & Subsidies Policy*. All groups seeking financial support have valid roles to play in extending the reach and variety of services available to the community. Over the period the program has existed, Council has maintained a balance between groups in supplying funding.

All grants are acquitted annually, either through the Joint Strategic Plan reviews or through specific acquittal forms.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

The draft *2020/21 Community Grants & Subsidies report* was endorsed for exhibition by the Council at its meeting of 22 June 2020.

Attachment 1 summarises the 2020/21 grant and subsidies recipients; there were no changes to the report to Council of 22 June 2020 (Item 9.14).

The categories of funding, responding to community needs and priorities as set out in the Community Strategic Plan and sub-plans, is expressed in the following breakdown:

- Category A: Community Centres and Cultural Facilities (2.2 Tables 1-3)
- Category B: Child Care Centres (2.2 Tables 4-8)
- Category C: Centres of local and sub regional importance (2.2 Table 9-10)
- Community Housing (2.2 Table 11)
- Aged Care Accommodation (2.2 Table 12)
- Recreational Facilities Program (2.2 Table 13)
- Subsidies for individuals (2.2 Table 14)
- Ongoing North Sydney community services not in Council buildings (2.2 Table 15)
- Internet/telephone support for seniors (2.2 Table 16)
- Small Grants: new and innovative; sport and well-being (2.3) (i)
- Food grants: (2.3) (ii)

Public Exhibition

The 28-day public exhibition ran from 24 June to 21 July 2020, concurrent with the exhibition of the draft *2020/21 Operational Plan & Budget* and the draft *2020/21 Draft Fees & Charges Schedule*. No submissions were received during the exhibition period.

The public exhibition was promoted via Council's website and the YourSayNorthSydney site via the July 2020 issue of Council E-news (of which 20 of the 1,255 subscribers opened the article); via the July 2020 issue of Business E-news (of which 0 of the 689 subscribers opened the article); to all active Precinct Committees via memo and the weekly Precinct E-news (item ran weekly during exhibition period - 135 subscribers); and via A3 signage at the following locations - Customer Service Centre and Civic Park.

Between 24 June to 21 July 2020 there were 54 views on the YourSay page (via Council's website); of these, 4 visitors downloaded the document, and 45 visitors viewed the web page but did not download the document.

Attachment 1: Extract from Council Report 22 June 2020 (Item 9.14)

2. Service Infrastructure

2.1 Joint Strategic Plans Model

The annual reporting format for JSPs for the community centres provides a detailed picture of the community centres' financial and operational progress. The centres' performance in the past year reflected a sustained range of cultural and educational programs. They have continued to develop and improve services they provide to the aged, youth, families, children and people with disabilities. All of the major centres have renewed or are renewing their strategic plans for the next three years. The JSPs also assist Community Centres to align their planning with the North Sydney Community Strategic Plan.

2.1.1 Crows Nest Centre (CNC)

The Centre's current lease has been renewed and will expire in June 2025. Excluded from the lease are:

- the joint Council/NSW Health's Family and Children's Health Centre on Level 4;
- Studio A, a not-for-profit organization that works with artists with a disability to enable them to enter the workforce, also on Level 4;
- the Lower North Shore Community Transport Office on Level 3 and
- the Occasional Care Centre (KidsNest) on level 2.

When the building opened in 1989, in order to support the Centre and ensure its financial stability, Council allocated Level 4 - at the time of the building's opening - to Council's commercial property portfolio, and diverted the income derived thereby to the Centre's operational budget. This arrangement has since been replaced with a fixed grant, with offsets also made for exclusion of the four premises mentioned above.

For 2018/19 the Centre has returned a small surplus of \$8,488, including depreciation of \$9,290.

The Centre's performance was reviewed against the Joint Strategic Plan and reported to Council at its meeting 24 February 2020. Council supports the Centre in-kind through nominal rent, parking and trade waste services. The new lease requires the Centre to pay water usage charges and an allowance to cover this has been made.

The total recommended cash subsidy for 2020/21 for this Centre (North Sydney's principal agency for delivering services to the aged and disabled) 2019/20 is \$415,600. Continuation of this subsidy will assist the Centre in recovering from COVID-19, particularly in view of the deficits in recent years and for the collapse of its one stream of revenue (room hire) apart from grants in January to June 2020.

Crows Nest Centre's Profit (Loss) from Ordinary Activities After Tax			
Year	Result	Reserves (Equity)	Funded Liabilities
2012/13	(\$13,893) deficit	\$355,362	
2013/14	(\$26,002) deficit	\$329,660	
2014/15	\$39,362 surplus	\$369,022	
2015/16	\$5,947 surplus	\$374,969	
2016/17	(\$7,929) deficit	\$367,040	
2017/18	(\$8,440) deficit	\$358,600	
2018/19	\$8,488 surplus	\$367,088	\$409,017

2.1.2 North Sydney Community Centre (NSCC)

The Centre's lease expires in 2021 and NSCC continues to provide a strong suite of programs in the newest building in Council's community services portfolio, under its volunteer Board. Following near insolvency during the Centre's demolition phase in 2006 and a reduced subsidy initiated by the Centre itself, for 2010/11 to \$67,514 (a reduction of \$20,166). The Centre has now delivered a deficit for the first time in 10 years. For 2018/19 the deficit was \$11,672, largely owing to necessary equipment upgrades.

The Centre's performance was reviewed against the Joint Strategic Plan and reported to Council at its meeting 28 October 2019. Council supports the Centre in-kind through nominal rent, parking and trade waste services.

The total recommended cash subsidy for 2020/21 for this Centre (North Sydney Council's principal agency for adult education classes and operator of the Northside Produce Markets) is for a small increase of \$2,830 over 2019/20 and is \$63,000. Continuation of this subsidy will assist the Centre in recovering from COVID-19, particularly in view of the deficit for the last complete financial year

NSCC Profit (Loss) from Ordinary Activities After Tax			
Year	Result	Reserves (Equity)	Funded Liabilities
2012/13	\$15,845 surplus	\$262,766	
2013/14	\$6,195 surplus	\$268,961	
2014/15	\$33,247 surplus	\$302,208	
2015/16	\$42,697 surplus	\$344,905	
2016/17	\$44,912 surplus	\$389,817	
2017/18	\$39,836 surplus	\$429,683	
2018/19	(\$11,672) deficit	\$417,981	\$119,084

2.1.3 The Kirribilli Centre (TKC)

The Centre's lease expires in 2020 and is in the process of being renewed, along with a lease over The Centre in the Park [Blue Knot Foundation left these premises in 2019 and now occupy a commercial tenancy in Council's No 1 James Place, made possible by a significantly increased Federal Grant]).

Council will be aware that some of TKC's activities are funded by a Federal Government (Department of Social Services) grant which expires in June 2020. This grant was aimed at people who provide support and respite for someone with a mental illness. In 2018/19 the Centre did not take on new carers but continued to offer care to the 233 existing carers. Over the life of the program the Centre served 876 carers.

The Carer's Program at its peak in 2015/16 provided \$420,151 of Federal Grants to the Centre, reducing each year since that time. This is the source of the healthy surplus reported each year.

For 2018/19 the Centre has returned a surplus of \$81,459. This was achieved by the Centre reducing Carers' program staff by a number of full and part time positions and the TKC Manager taking on the duties of the Carers' Program Manager. The salary for the TKC Manager costs has in effect since been charged to the Carers' Federal grant cost centre. This contributes significantly to the surplus.

In 2016/17 the Board commenced a series of initiatives to meet the looming financial challenge. These initiatives continued in 2018/19. The most productive strategy has been an increase in Room Hire Income of \$57,000 per annum. The approximate target for increased income and/or efficiencies in service delivery is \$78,000 per annum.

The Centre's performance was reviewed against the Joint Strategic Plan and reported to Council at its meeting 25 November 2019. Council supports the Centre in-kind through parking subsidies, trade waste services and the use of Bradfield Park Central for the Kirribilli Markets.

The total recommended cash subsidy for 2020/21 for this Centre (North Sydney Council's only significant community facility on the eastern side of the Warringah Freeway, provider of adult education classes and operator of the famous Kirribilli Markets) is maintained at 2019/20 levels with a small increase of \$2,600 and is \$53,300. Provision of this grant will partly cushion the Centre's fall into deficit in 2020/21 arising from cessation of the Federal Grant.

TKC Profit (Loss) from Ordinary Activities After Tax

Year	Result	Reserves (Equity)	Funded Liabilities
2012/13	(\$39,892) deficit	\$234,575	
2013/14	\$5,848 surplus	\$240,424	
2014/15	\$57,673 surplus	\$298,096	
2015/16	\$1,582 surplus	\$299,678	
2016/17	\$68,206 surplus	\$367,884	
2017/18	\$150,575 surplus	\$518,460	
2018/19	\$81,459 surplus	\$599,919	\$194,674

2.1.4 May Gibbs' Nutcote

Attendance for the year at the Museum was 9,192, an increase of 55% over the previous year and for the first time in many years Nutcote made a small operating profit of \$21,342. This was gained largely from increased donations, retail sales and admission fees, possibly driven by public interest in visiting Nutcote arising from the 100-year Anniversary of the publication of Snugglypot and Cuddlepie, in the view of the Treasurer.

The Trust's articles prevent the Endowment Fund being applied to operating costs, but 25% of the interest earned on this fund is available for operating costs, currently providing around \$6,243 p.a.

Nutcote's balance sheet also shows a Capital Account and Asset Revaluation Reserve that relate to the premises Nutcote owns at 2a Wallaringa Avenue, Neutral Bay, serving as an office

for Nutcote's Curator, amenities, a boardroom, archives and a residential unit, the income from which contributes to Nutcote's balance sheet.

Council has recently undertaken a limited governance review of Nutcote, prompted by the submission of a revised constitution for Council's consideration. Nutcote now has a modern constitution and North Sydney Council has become the sole shareholder, holding the only two shares, and has delegated its voting entitlements at the Annual General Meeting to the General Manager and Director, Community and Library Services.

Nutcote's cash donation each year is towards operating costs and to sharing the cost of business and public liability insurance premiums (approximately 50%). Council supports the Centre in-kind through rates, parking subsidies and trade waste services.

The Centre's performance was reviewed against the Joint Strategic Plan and was reported to Council at its meeting 25 November 2019.

The total recommended cash subsidy for 2020/21 for the Museum (North Sydney Council's only property listed on the National Heritage Register) is held at the same level as for 2019/20 and is \$40,900.

Nutcote's Profit (Loss) from Ordinary Activities After Tax			
Year	Result	Endowment Fund	Funded Liabilities
2011	\$26,295 surplus	\$289,809	
2012	(\$12,046) deficit	\$304,560	
2013	(\$12,429) deficit	\$319,898	
2014	(\$24,879) deficit	\$335,279	
Jan 2015 - June 2016	(\$15,781) deficit	\$346,833	
2016/17	(\$10,793) deficit	\$352,428	
2017/18	(\$6,265) deficit	\$360,209	
2018/19	\$21,342 surplus	\$366,940	\$20,800

2.1.5 Primrose Park Art and Craft Centre

Under its Disability Inclusion Action Plan 2016-19, Council approached the Board in early 2017 with a proposal to refurbish the Art and Craft Centre interior, installing a lift and accessible amenities, as well as enhancing the building's heritage fabric and relocating and widening the entrances. The Board agreed and, after considerable preparations commencing March 2018, granted Council vacant possession on 25 June 2018. The Centre was reopened by the Mayor on 27 April 2019.

During the renovation period contribution levies were suspended. Insurance was maintained. Post renovations tenant storage changes and restocking amounting to \$3,600 was incurred, additionally \$1,000 was contributed supporting the NSC Art Awards. These costs were met from accumulated reserves. Prudential reserves for \$16,684 are considered adequate and appropriate.

The Centre's lease expires on 31 December 2020. The Centre's performance was reviewed against the Joint Strategic Plan and reported to Council at its meeting 24 February 2020.

Direct Grant	NSC	Other		
	<i>Nil</i>	<i>Nil</i>		
Turnover	Year	Income	Expenditure	
	2016/17	\$9,054	\$6,166	
	2017/18	\$6,739	\$5,499	
	2018/19	\$2,649	\$9,086	
Sustainability	Year	Result	Equity	Liabilities
	2016/17	\$2,888 surplus	\$21,891	0
	2017/18	\$1,240 surplus	\$23,131	0
	2018/19	(\$6,447) deficit	\$16,684	0

2.1.6 North Sydney Men's Shed

The Centre's lease expires on 31 December 2020. The Centre's performance was reviewed against the Joint Strategic Plan and reported to Council at its meeting 28 October 2019.

*During the year the Treasurer undertook an inspection of the Shed's equipment and created a schedule of items that belong to the shed, and those which are owned by Council and loaned to the Shed. There was consequently a substantial reduction in the Shed's fixed assets (machinery and equipment) over previous years.

Direct Grant	NSC	Other		
	\$4,921	<i>Nil</i>		
Turnover	Year	Income	Expenditure	
	2017/18	\$5,148	\$4,206	
	2018/19	\$3,830	\$3,799	
Sustainability	Year	Result	Equity	Liabilities
	2017/18	\$9,42 surplus	\$61,821*	0
	2018/19	\$31 surplus	\$17,487	0

2.2 Contributions and Subsidies

Category A: Community Centres and Cultural Facilities

1: Direct Grants		(\$)
Crows Nest Centre - programs		393,300
Crows Nest Centre - recognition of LNS Community Transport Lease		22,300
Crows Nest Centre	Subtotal	\$415,600
North Sydney Community Centre - programs -	Subtotal	\$63,000
Kirribilli Neighbourhood Centre - programs		45,300
Kirribilli Neighbourhood Centre - Wellness Services		8,000
Kirribilli Neighbourhood Centre	Subtotal	\$53,300
Nutcote - programs		31,900
Nutcote - contribution to public liability and insurance premiums		9,000
Nutcote	Subtotal	\$40,900

1: Direct Grants		(\$)
North Sydney Men's Shed	Subtotal	\$6,300
Primrose Park Art and Craft Centre	Subtotal	Nil

2. Service Subsidies		(\$)
Crows Nest Centre - parking (permanent spaces guaranteed under lease (Centre; including Meals on Wheels and other Volunteers))		55,400
Crows Nest Centre - daily trade waste		19,656
Crows Nest Centre - 4 event banners per year		800
North Sydney Community Centre - parking (children's services discounts)		20,000
North Sydney Community Centre - daily trade waste;		5,824
Northside Produce Markets (twice per month): 14 waste and 12 recycling bins per month + 2 banners per month		12,096
Kirribilli Centre - daily trade waste;		5,096
Kirribilli Markets (twice per month) 40 waste and recycling bins per month+ 2 banners per month		28,000
Kirribilli Centre - on street parking - volunteers (7)		2,000 (est.)
Nutcote Museum - rates and maintenance		18,400
Kelly's Place Child Care Centre - parking subsidy (permanent spaces)		9,300

3. Rates, insurance, gardening, building maintenance etc.		(\$)
Crows Nest Centre (Includes whole building but Level 4 tenanted by Early Childhood and a disability arts service that pays rent)		193,800
North Sydney Community Centre		67,200
Kirribilli Centre (TKC) (Fitzroy Street)		43,100
North Sydney Indoor Sports Centre Complex		218,800
Primrose Park Arts and Craft Complex		21,000
TKC's Centre in the Park (Forsyth Park Scout Hall)		8,100
Men's Shed (Smoothey Park Scout Hall)		7,400
Kelly's Place Child Care Centre		26,900
Neutral Bay Community Centre (includes Seniors Room)		105,900
McMahons Point Community Preschool (includes Community Hall with stage on Level 2)		68,500

Category B (i): Parent-operated Child Care Centres:

Kelly's Place Long Day Care Centre*		Equity	Funded Liabilities	Leased until 31 August 2021
Year	End of year result			
2015	\$8,244 surplus			
2016	(\$3,517) deficit			
2017	\$17,257 surplus			
2018	(13,463) deficit			
2019	**(\$58,298) deficit			
Direct Grant	\$5,000			
Rent	Nil	\$38,815	\$281,299	

*Founded by Council

**includes:

- payment of entitlements to long serving former Director
- payment of payroll tax which is not required of a not for profit childcare centre and will be refunded by the ATO
- higher than budgeted expenditure on casuals due to staff absences
- higher than budget expenditure on food for the children

McMahons Point Community Preschool**		Equity	Funded Liabilities	Leased until 30 April 2021
Year	Result	\$17,149	\$52,412	
2015	(\$11,304) deficit			
2016	(\$9,861) deficit			
2017	(\$37,538) deficit			
2018	(\$1,681) deficit			
2019	\$34,557 surplus			
Direct Grant	\$9,400			
Rent	Nil			

**Founded by Council. The new Management Committee has implemented initiatives that have turned the finances around. More work needs to be done.

KidsNest Occasional Care*		Equity	Funded Liabilities	Leased until 30 June 2020
Year	Result	\$33,345	\$38,582	
Yr. end October 2015	(\$13,770) deficit			
Yr. end October 2016	(\$7,615) deficit			
Yr. end October 2017	(\$19,730) deficit			
Yr end October 2018	(\$4,996) deficit			
Yr end October 2019	\$2,415 surplus			
Direct Grant	\$9,000			
Rent	\$6,400			

* Founded by Council: the only dedicated occasional care facility in North Sydney

4. Cammeray Children's Centre*		Equity	Funded Liabilities	Leased until 15 April 2021
Year	Result	\$124,112	\$137,607	
2015	(\$6,843) deficit			
2016	(\$9,860) deficit			
2017	\$43,454 surplus			
2018	\$22,764 surplus			
2019	**(\$53,813) deficit			
Direct Grant	Nil			
Rent	\$12,606			

*Originally an offshoot of KidsNest, now long day care managed by parents

**One-off improvements to the centre plus additional outdoor cleaning from bushfire smoke: year of Rating and Assessments: costs won't be incurred in coming years

Category B (ii): Child Care Centres operated by not-for-profit entities

5. Facility	Maintenance p.a.	Rent p.a.
Forsyth Park Community Centre (Preschool; Vacation Care; Playgroup)	\$63,400	\$12,420 (from Montessori only)
Kendall C Centre (KU Preschool)	\$77,100	\$12,106
Kendall C Centre (Cammeray Children's Centre) Parent run		See table 7
Grandstand Kindergarten	\$26,450	\$11,629

Category C: Centres of Local and Sub-Regional Importance

9. SERVICE SUBSIDIES (\$)	
Early Childhood Centre (Crows Nest) - parking	30,000
Early Childhood Centre (Cremorne) - parking	9,600
Early Ed Clinic - parking	2,000
St Mary's Refuge - parking subsidy	21,000

10. Facility	Maintenance p.a.	Rent p.a.
Early Ed Clinic - Cunningham St North Sydney	\$16,700	Nil
Early Childhood Centre - Cremorne	\$30,000	Nil
Early Childhood Centre - CNC	Incl. in CNC	Nil
Neutral Bay Community Centre: Relationships Australia	Incl. in NBCC	Nil
Neutral Bay Community Centre: Seniors	Incl. in NBCC	Nil

Community Housing*

11. Manager/Co-owners	Outgoings 2018/19	Income 2018/19
Link Housing - 131 tenancies & 23 addresses	\$360,429	\$880,929
Taldumande Youth Services - 1 tenancy, 1 address	Unknown	Nil

*For further information, see Council Report CLS 03 *Council-owned residential properties – value outgoings and income* 19/2/2018.

Note: these figures have not been updated due to the complexity of the transfer to Link of FACs managed properties that have recently taken place. Link Housing is working through a property condition report which will be considered in due course.

Aged Care Accommodation**

12. Co-owner and Operator	Value of Lease	Revenue forgone by NSRT for supported and partially supported residents
North Sydney Retirement Trust (NSRT); James Milson Village	\$707,200	\$1,200,000

**For further information, see James Milson Village Annual Report 2018/19 "Social Justice Deliverables" and Council Report CLS *James Milson Village - Council nominees to the Board* 2018/19 - 30/4/2018

Recreational Facilities

13. (service subsidies)	(\$)
North Sydney Tennis Centre - parking	4,000
North Sydney Indoor Sports Centre (NSBA) - parking	13,000
North Sydney Olympic Pool - pensioner, seniors and benefit card discount*	111,277
North Sydney Olympic Pool - crèche subsidy	25,215
North Sydney Olympic Pool - Park'n'swim: totally offset by parking meter revenue	510,000
Cammeray Public School - free use of playing fields	n/a
Neutral Bay Public School - free use of playing fields	n/a
North Sydney Demonstration School - free use of playing fields	n/a

*The North Sydney Olympic Pool discount for pensioners, seniors and benefit card holders calculation is based a full fee paying adult.

Subsidies for Individuals

14. Service Subsidies	(\$)
Voluntary pensioner rate rebate (there is also a statutory rebate; but this is reimbursed to Council by the State Government and not reported here)	\$154,350
Graffiti removal: private properties (934 instances; 1,199 sq. m)	\$78,771

Ongoing Support for North Sydney Community Services not in Council Buildings

15. Direct Grants	(\$)
Ensemble Theatre - contribution to rates	3,800
Neutral Bay Seniors Club	6,000
Royal Art Society - contribution to rates	5,500
North Sydney Symphony Orchestra - operational	4,600
North Sydney Youth Symphony - operational	2,300
North Sydney Orchestras - contribution to venue hire	4,600
Story to Screen (youth arts program with local schools managed by Council's arts team)	18,000
Pensioner Christmas Relief	12,500
Pensioner Christmas dinners	3,500
Baptist Care (formerly Constant Companion): North Sydney residents	2,000
DARTS Bus internal hire costs	10,440
Phoenix House Youth Services	3,000
Taldumande Youth Refuge	4,000
Aboriginal Projects	5,000
Community Groups Insurance (Live Poets, Greenway Tenants, Neutral Bay Seniors)	4,000
Highland Dancers - Australia Day	3,000
Waverton Hub	3,300
Crows Nest Fair - fully funded from Streetscape Levy - includes 50% contribution to clean-up	73,000
North Sydney Sub-branch PA hire for ANZAC & Remembrance Days	2,500
Centre Playgrounds - play equipment and tree inspections contribution	25,000

Internet/Telephone Support for Seniors

16. Service subsidies	(\$)
Neutral Bay Seniors - annual Internet connection	500
McMahons Point U3A - annual Internet connection	500
Primrose Park Art and Craft Centre - annual Internet connection	500
Cammeray Croquet Club - annual Internet connection	500
Waverton hub – message bank in Don Bank	500
Greenway Tenants Union annual Internet connection	500
TOTAL	\$3,000

2.3(i) New and Innovative Small Grants 2020/21

Organisation	Amount Requested	Amount Recommended
Successful		
Calling Out Coercive Control Group	1,500	1,000
Early Education (EarlyEd) Inc.	2,000	1,200
Gidget Foundation Australia	1,950	1,000
Greenway Tenants Group Incorporated	1,000	1,000
KidsNest Crows Nest Occasional Care	1,600	1,200
Lower North Shore Child and Family Interagency	2,000	2,000
Lower North Shore Domestic Violence Network	2,000	2,000
Murray Street Libraries (auspice Link Housing Limited)	2,000	250
Neutral Bay Senior Citizens Club	1,500	1,500
North Shore Community Band	1,583	1,200
North Sydney Community Centre	2,000	250
Oz Harvest	2,000	1,500
Persian Morning Tea (auspice Crows Nest Centre)	1,500	800
Phoenix House Youth Services	2,000	1,500
Reach Your Potential: Employability Workshops for Skilled Migrants (auspice Crows Nest Centre)	2,000	800
St George Community Housing	1,200	1,200
St Vincent de Paul	3,750	2,500
Taldumande Youth Services	4,500	1,500
The Chinese Christian Church	1,500	800
The Shepherd Centre	2,000	800
Total Successful	\$35,583	\$24,000

Sports and Wellbeing Grants

Unsuccessful Applications		
Assisted Community Living Limited – Gig Buddies	2,000	0
Gilbert & Sullivan Opera Sydney (withdrawn due to COVID-19 restrictions)	500	0
Kelly's Place Children's Centre	1,999	0
StreetWork Australia Limited	2,000	0
Sydney Multicultural Community Services Inc	2,000	0
Total Unsuccessful	\$8,499	0

New and Innovative - Successful Applications**Calling out Coercive Control monthly discussion group**

This funding is for costs for facilitating a support group for people who have experienced coercive control and the impacts of psychological abuse in relationships. Funding will to help cover costs of room rent at Crows Nest Centre and organisation start-up costs. This group was established after the Jess Hill event at Crows Nest Centre last year and meets monthly and is in connection regularly by email and Facebook. The aim is to provide support, connection and respect for people who have been abused and specifically who have suffered from psychological abuse.

Successful Applications		
Organisation	Amount Requested	Amount Recommended
The Kirribilli Centre	2,000	1,550
1st North Sydney Scout Group	950	950
CAMMERAY CROQUET CLUB INC	500	500
Sports and Wellbeing Total	\$3,450	\$3,000

Early Education Inc.**Active Toddlers in Outdoor Spaces Social Media**

This project will produce social media information for families and particularly will support families of children with delayed development and a disability as well as the needs of children aged 0-4 years of all abilities. The information will support families to know how to engage their child in play, in ways that support early development and learning, while being active, particularly while out in the outdoor spaces of North Sydney. It will help families make use of the current useful community resources such as parent websites and “A Place to Play” Playground Guide for North Sydney Council and “Every One Can Play Guidelines 2019” for inclusion in play spaces.

Gidget House North Sydney - Bunny Book Project

Gidget Foundation Australia (GFA) supports expectant and new parents experiencing perinatal depression and anxiety via its programs. The Bunny Books are a collection of four stories for children with psychological strategies to help parents. The Bunny Books have each been written based on different techniques to help new parents with common problems that arise, equipping them with what they need to step into parenthood happily and powerfully. The strategies addressed include tackling insomnia, discovering the power of gratitude, managing anxiety and fear and overcoming low motivation. Existing or new Gidget House Northern Sydney clients will be gifted a set and in addition the Gidget Foundation will provide five (5) sets of Bunny Books to Stanton Library for local families to borrow. To launch this, a Gidget Foundation Psychologist could perform a reading of the Bunny Books at the library and invite local families and Mothers Groups to attend.

Greenway Tenants Group

The Community Centre at Greenway provides services to residents such as an internet cafe, a food distribution service, office services, a library and kitchen. Greenway has 400 residents who are disadvantaged citizens and need food assistance. The Community Centre kitchen serves hot meals cooked in the centre kitchen on Tuesdays. OZHarvest on Wednesday and Saturday and pies, sausage rolls and sandwiches on other days.

KidsNest Crows Nest Occasional Care

Zumba Dance Classes for children and families in care. The project will run for 16 weeks and will be held at KidsNest from 11am - 11:45am. Families who attend the centre will be able to participate in the Zumba classes with their children and socialise afterward at lunchtime.

Lower North Shore Child and Family Interagency

Crows Nest Safe Village Project will facilitate two events centred on healthy family relationships. The two events will engage well known speakers and authors to speak about families, parenting and healthy relationships. The events will be held next financial year and will be open to the general public in Crows Nest.

Lower North Shore Domestic Violence Network

Domestic Violence Community Services Resource for workers

A need has been identified for a comprehensive guide for workers seeing clients in the community and who suspect that their clients may be experiencing domestic/family violence. The intention of the guide is to help the workers understand what their clients may be experiencing and to help them to assist these clients with appropriate advice and referrals to services. A similar resource has recently been developed for services in the Eastern Suburbs and permission has been received to reprint with the required alterations to provide accurate service provider and referral information for North Sydney.

Murray Street Libraries (auspiced by Link Housing)

This application is for funding the building of 4 street libraries, 3 of which will be installed in the North Sydney municipality, to be installed on Link Housing properties or public areas. The street libraries are designed and built by John Murray, a Link Housing resident who is a retired Architect.

Neutral Bay Senior Citizens Club Inc.

Neutral Bay Seniors Volunteer Screening and Training - The aim of this project is to both upskill volunteers whilst also undertaking relevant screening. Volunteers will be advised in writing of changes to local policies and the introduction of police checks. They will then have three months to complete the check. Training will also be offered to all volunteers with a focus on customer service and engaging with the community.

North Shore Community Band Inc.

The Community Band currently has a band for complete beginners and wants to start a second band for people in the community who once played a musical instrument but haven't played for many decades. i.e., those adults who played an instrument at school and then life took over. The second band will target adults with a marketing plan and encouragement to rekindle their music and come together with like-minded music makers in the community. A dedicated weekly session for the second band will be funded by this grant and would help to cover operational costs such as conductor, music, hall hire and insurance.

North Sydney Community Centre

Funding for one day event with speakers discussing sustainability and innovation in our NS community and wider national and global contexts. The event will include local speakers, highlighting the events and actions taking place locally, and addressing how individuals in the community can contribute, as well as to speakers addressing national and international discussions on sustainability.

Oz Harvest NEST (Nutrition Education Skills Training)

The Nest project is a public health nutrition education program that brings together isolated and marginalised community members over educational group activities and will be delivered to Greenway residents with the aim to effecting long-term behaviour change. The toolkit of resources is targeted to low socio-economic status and low literacy adults and a qualified nutritionist will deliver the program over 6 weeks to a group of 6-15 participants. Each weekly session is 2.5 hours and features a key theme around healthy eating and all ingredients and kitchen equipment is included as well as post program resources including a NEST Cookbook, meal planning resources, and an evidence-based WOOP (Wish-Outcome-Obstacle-Plan) goal setting and behaviour change tool.

Persian Morning Tea (auspiced by Crows Nest Centre)

Persian Morning Tea is held monthly, on the third Saturday of most months. It targets Farsi speaking residents of North Sydney and surrounding areas and aims to create social inclusiveness and connectedness. The group comes together over morning tea, sharing a cuppa

and cultural food, listens to topical guest speakers, watches original films, connects with writers and scholars from across the world.

Phoenix House Youth Services

Fun Foodies aims to target youth 'at-risk' as well as CALD background youth residing in the local community area. The project sits within living skills program that helps to prepare young people for more independent living. The idea to deliver the project within Fun Friday curriculum - there are Fun Foodies sessions scheduled and supervised by the program manager.

Reach your Potential (auspiced by Crows Nest Centre)

Reach Your Potential: Employability Workshops for Skilled Migrants involves six half day workshops for migrants from North Sydney and surrounding areas and aims to enhance job application skills to improve their ability to find employment in Australia. The program is currently in its eighth year (Program 14) and focuses on participants getting jobs that utilise the qualifications they brought to Australia rather than “just getting any job.”

St Vincent De Paul

St Vincent de Paul has people contact them who are at risk of eviction because of rental arrears, others spending 70% of their income on rent and others who are homeless, sick or already evicted on to the street. The need is for an immediate solution of 3-7 night's accommodation, while a longer-term solution can be found with the housing agency.

Taldumande Youth Services

Taldumande Youth Services runs a high-demand Intensive Family Support Program which provides specialist case management support to children and young people aged 12-15 years and their families during a crisis. The aim is to help preserve family relationships and offer intensive, flexible and practical support with the intention of reducing family breakdown. Whilst accommodating at the Under 16s Refuge in Crows Nest, clients have limited financial resources and rely heavily on Centrelink as they are often disconnected from their families as a means of support. This program helps provide clients the financial means to improve their overall well-being and fulfillment by enabling them to achieve their personal development, educational, employment and independent living goals. Taldumande requires additional support to cover the cost of weekly food and groceries supplies for up to five young people at one time with three meals a day, seven days a week.

The Chinese Christian Church English Classes

The English classes are designed to help people in the community from different cultural backgrounds improve their English. It is open for anyone in the local area who wants to learn English. The English classes aim to help migrants improve their English competence and develop their confidence in order to thrive in the Australian society. The classes also help to build a sense of community both within the classes and beyond with improved English confidence. Classes are held during school term on Monday mornings.

The Shepherd Centre

'Talk Together' is a group program designed to educate and support parents of children who have recently been diagnosed with hearing loss who live in North Sydney. It seeks to provide parents with the fundamental skills and knowledge they need to support their child by developing listening, speech and language skills. 'Talk Together' creates a supportive, caring and stable environment for families through group discussions and activities between parents. Families are given a regular platform to exchange their feelings and concerns and to seek guidance from Child and Family Counsellors. Educating parents about hearing loss and supporting them at the start of their journey is the foundation of the transformative outcomes for children attending The Shepherd Centre. 'Talk Together' also includes access an online portal which has resources and modules that the family can complete at home. This empowers them with the skills and knowledge to turn everyday activities into listening and language learning opportunities for their child.

Sports and Wellbeing - Successful Applications

The Kirribilli Centre - Yoga for Everybody

This program targets people in the community who are either senior, financially disadvantaged or who are socially isolated and some who have self-esteem problems who are not attending health classes that could greatly improve their mental and physical wellbeing. The classes are being delivered by a qualified mental health and social counsellor who is also a qualified yoga teacher. This Yoga class is designed for those in our community who don't fit the 'norm' and who feel isolated and uncomfortable attending 'traditional' yoga classes.

1st North Sydney Scout Group - Personal Locator Beacons for adventurous activities

This Scout group is very active in the community and currently has 115 children and youth participating weekly. Regular adventurous activities for Scouts (10-14) and Venturers (14-17) such as bushwalking or canoe trips go into remote environments for 2-4 days. For the safety of all participants the groups need to be appropriately equipped with safety equipment. This includes UHF radios, GNSS (GPS) and Personal Locator Beacons (PLB). Currently there is only one PLB in the Scout Group which limits the number of Groups that can go out at any one time. This funding will go towards another two PLB for the Scout Group.

Cammeray Croquet Club

There have been a number of security incidents at the club over the past year with theft of cash and provisions from within the clubhouse and sheds, as well as vandalism to equipment. This funding will go towards the installation of security cameras that commence recording when movement is detected and where the captured video can be uploaded to a connected computer over the Internet. One camera is to be mounted inside the clubhouse and one external. This project will help to protect the Club's assets, deter criminal activity and reassure members about their safety when on Club premises. Signage will also be installed.

Unsuccessful Applications

Gig Buddies – ACL Disability Services

This application was for catering for volunteer training sessions in ACL Disability Services' office in McMahon's Point NSW and additional specialised volunteer training courses for Epilepsy and Diabetes management (for volunteers with buddies who have these conditions).

Kelly's Place Children's Centre

This application was to send 4 educators to St. John's First Aid course and 6 educators to Child Protection course. All Early Childhood Services are required by The Education and Care Services National Regulations for at least one educator/staff member to be on the premises with these qualifications.

StreetWork

The KickStart program provides one-on-one mentoring to at-risk young people across Sydney's North and this application is for funding to expand service delivery. Demand for StreetWork's services has increased significantly among young people affected by mental health issues, self-harm and suicide ideations.

Sydney Multicultural Community Services

SMCS provides support to newly arrived Migrants and Refugees to integrate them into the community. This funding application was for development of a brochure for their services.

<i>2.3 (ii) FOOD GRANTS – To be determined in November 2020 in time for Christmas</i>		
<i>TOTAL</i>		<i>\$10,600</i>

8.7. Investments and Loan Borrowings Held as at 30 June 2020

AUTHOR: Garry Ross, Manager Financial Services

ENDORSED BY: Margaret Palmer, Director Corporate Services

ATTACHMENTS:

1. Monthly Investment Report - June 2020 [8.7.1 - 18 pages]

PURPOSE:

This report provides details of the performance of Council's investment portfolio and borrowing limits for the period ending 30 June 2020.

EXECUTIVE SUMMARY:

Investment Portfolio:

The Investment portfolio provided an annualised return of 2.19% for the year to date as at 30 June 2020, 1.34% above the reportable BBSW Bank Bill Index. The strong performance continues to be driven by the handful of the longer-dated deposits that were locked-in prior to the RBA's rate cuts, as well as the Floating-Rate Notes (FRNs) locked in at attractive margins.

Official interest rates have fallen to record lows thus Council is likely to see a rapid decline in interest income over future financial years for future investments allocations. Returns between 0.75%-1¼% p.a. may potentially be the "norm" over the next few financial years.

Council's investment advisors have identified that Council's risk is not the potential loss of capital (given all the banks are well capitalised and regulated by APRA) but the loss of interest income due to the reduction in the funds available to invest and that interest rates are at an all-time low.

Borrowings:

Council entered into a fixed interest loan of \$9.5 million with quarterly interest and principal payments on 31 July 2018. The principal outstanding as at 30 June 2020 is \$8,099,526.94.

FINANCIAL IMPLICATIONS:

The 2019/20 budgeted returns on investments is estimated to be \$1,529,055.00. This is significantly less than previous returns due to the declining cash reserve balances and continued low interest rates. Any surplus funds generated in excess of adopted estimates will be transferred to Council's internally restricted reserves.

RECOMMENDATION:

1. **THAT** the report on Investments and Loan Borrowings held as at 30 June 2020 be received.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

BACKGROUND

The Responsible Accounting Officer must provide Council with a monthly report detailing all funds:

- a. Invested under Section 625 of the Local Government Act 1993. This report must include certification that the investments have been made in accordance with the Act and the Regulations made thereunder, the revised Investment Order issued by the Minister for Local Government and Council's Financial Investment Policy.
- b. Borrowed under Section 624 of the Local Government Act. This report must comply with the borrowings Order issued by the Minister for Local Government and Council's Debt Management Policy.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

Investment Portfolio

The following table provides details of the performance of Council's investment portfolio (excluding cash deposits) against the benchmark for the month of June 2020 and annualised for the year to date as at 30 June 2020 (including investments which have matured prior to 30 June 2020).

	June 2020	Annualised YTD as at 30 June 2020
Actual Return	0.19%	2.19%
Benchmark	0.01%	0.85%
Variance	0.18%	1.34%

The strong performance continues to be driven by the handful of the longer-dated deposits that were locked-in prior to the RBA's rate cuts, as well as the FRNs locked in at attractive margins.

During the month, Council also required to sell out of FRNs for ongoing cash flow requirements, managing to sell two major bank FRNs while realising capital gains close to \$75,000. This boosted the overall performance of the total portfolio during June.

Investment returns continue to exceed the indicative benchmark (BBSW Bank Bill Index). All funds have been invested in accordance with the Act and the Regulations made thereunder and

with Council's Financial Investment Policy. Further, Council's investment portfolio complies with the revised Investment Order issued by the Minister for Local Government, which places restrictions on the type of investments permitted. These restrictions have placed greater emphasis on obtaining competitive investment options and the need for sound investment advice from Council's independent advisor.

Council continues to seek independent advice for all investments and is actively managing the portfolio to ensure that returns are maximised taking into account diversification and risk. A complete analysis of the performance is covered in the Monthly Investment Report prepared by Council's Investment advisor. (refer attachment 1.)

The actual investment returns for the year to date as at 30 June 2020 have been reviewed and are \$367,605.00 greater than the revised budget.

Summary of Returns from Investments:

Year	Original Annual Budget	Revised Annual Budget	YTD Budget (June)	YTD/Annual Actual (June)	YTD Budget to Actual Variance (June)
2019/20	\$1,500,000	\$1,529,055	\$1,529,055	\$1,896,660	\$367,605
2018/19	\$1,590,000	\$1,730,000		\$2,253,497	\$523,497
2017/18	\$2,300,000	\$2,490,000		\$2,589,813	\$99,813
2016/17	\$2,000,000	\$3,000,000		\$3,276,518	\$276,518
2015/16	\$2,320,000	\$3,640,000		\$4,105,146	\$465,146
2014/15	\$3,400,000	\$4,150,000		\$4,414,692	\$264,692
2013/14	\$2,700,000	\$3,400,000		\$3,983,515	\$583,515
2012/13	\$2,000,000	\$2,887,751		\$4,238,785	\$1,353,069
2011/12	\$2,000,000	\$3,400,000		\$3,728,080	\$328,080

Financial Investment Policy

The maximum holding limit in each rating category and the target credit quality weighting for Council's portfolio shall be:

Long Term Rating Range	Maximum Policy Holding	Distribution as at 30 June 2020
AA Category	100.00%	45.16%
A Category	60.00%	17.80%
BBB Category	35.00%	35.94%
Unrated ADIs (NR)	10.00%	1.10%

The total of BBB rated investments exceed the maximum holding percentage due to the recent reduction of funds held in the investment portfolio as funds have been utilised to lessen the impact of cashflows associated with the COVID-19 Pandemic.

Loan Borrowings

Council's Debt Management Policy provides the framework for Council's borrowing activities and defines key responsibilities and the operating parameters within which borrowing and related risk management activities are to be carried out.

The Policy's objective is to control Council's exposure to movements in interest rates through the application of fixed, floating or a combination of both in order to maintain its risk averse strategy.

Loan borrowing will be undertaken in line with the following principles:

- a) That the capital cost of infrastructure be recognised over the period during which the benefits will be enjoyed.
- b) That loan funds are a resource to fund the replacement and upgrading of existing infrastructure and fund the creation of new infrastructure.
- c) That loan funds will be limited to:
 - acquisition or enhancement of income producing assets;
 - construction and/or upgrading of buildings; and
 - infrastructure assets that have a life expectancy of greater than 10 years.

The current Debt Facility is as follows:

The current facility is a fixed loan financing option, fully amortising the drawn down amount of \$9,500,000.00 over 10 years, fixed interest rate with quarterly repayments of interest and principal.

The current loan details are as follows:

Loan amount:	\$ 9,500,000.00			
Loan term:	10 years			
From:	31/07/2018			
To:	31/07/2028			
Interest rate:	4.02%p.a.(fixed)			
Repayment:	Quarterly			
Dates	Principal Outstanding	Interest	Principal	Payment
1/07/2019	\$ 8,910,951.91			
31/7/2019	\$ 8,711,603.51	\$ 90,291.14	\$ 199,348.40	\$ 289,639.54
31/10/2019	\$8,510,235.19	\$88,271.22	\$201,368.32	\$ 289,639.54
31/01/2020	\$8,306,826.48	\$86,230.83	\$203,408.71	\$289,639.54
30/04/2020	\$8,099,526.94	\$82,340.00	\$207,299.54	\$289,639.54

The next loan instalment is due on 31 July 2020.

Loan Funded Capital Projects as at 30 June 2020:

Project 1: Upgrading the Car Park in Alexander Street, Crows Nest

A **\$5 million** loan has been sourced to fund this project.

Current length of Loan as per LTFP: 10 years to 2028

Project 2: Upgrading of On-Street Parking Management System

A **\$4.5 million** loan has been sourced to fund this project.

Current length of Loan as per LTFP: 10 years to 2028



Monthly Investment Report

June 2020



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Impact of COVID-19 to Council's Portfolio

COVID-19 has adversely impacted financial markets, which in turn, has also affected Council's investment portfolio. We provide a quick summary in this section.

With regards to financial markets, of importance was the RBA cutting interest rates twice in March 2020, taking the official cash rate down to a record low of 0.25%. Shares (equities) experienced a significant correction, down over -20% in Australian and around -13% globally for the month of March. They have since rebounded strongly over the June quarter, returning around +16½% in Australia and +18½% abroad, mainly on the back of record stimulus measures provided by governments and central banks.

With regards to the medium-longer term outlook for financial markets, of importance is the RBA's outlook and stance on the current situation:

1. The RBA's official cash rate will remain unchanged at its emergency level of 0.25% until its objectives of full employment and inflation are reached (note, we are unlikely to see the unemployment rate down to 4½-5% and inflation within their 2-3% target band any time soon);
2. RBA Governor Lowe has commented that he has not seen any signs of stress in the financial system from this crisis because unlike the GFC, the banks have cash and are well capitalised. He also suggested that Australia had "*fantastic fundamentals*" and had so far been effective at containing the virus and providing policy stimulus
3. The RBA Board expects rates would be low "*for a very long period of time*".

The biggest impact to Council's investment portfolio is with regards to its largest exposure being assets held in bank term deposits, which accounts for around ~79% of Council's total investment. **The biggest risk that Council faces over the medium-longer term in this environment is not the potential loss of capital (given all the banks are well capitalised and regulated by APRA), but the rapid loss of interest income as interest rates have plummeted.**

Council's term deposit portfolio was yielding 1.91% p.a. at month-end, with a weighted average duration of around 464 days or 1.3 years. **This average duration will provide some income protection against the low interest rate environment over the next 12-18 months.** As existing deposits mature however, they will inevitably be reinvested at much lower prevailing rates.

Given official rates have fallen to record lows, Council is likely to see a rapid decline in interest income over future financial years. Its budgeted income over the medium-longer term needs to be revised to reflect the low interest rate environment. Returns between 0.75%-1¼% p.a. may potentially be the "norm" over the next few financial years.



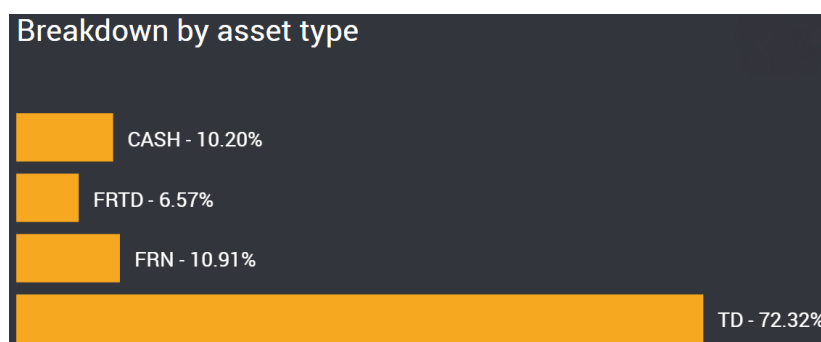
Council's Portfolio & Compliance

Asset Allocation

As at the end of June 2020, the portfolio was mainly directed to fixed and floating rate term deposits (78.89%). The remaining portfolio is directed to FRNs (10.91%) and overnight cash accounts (10.20%).

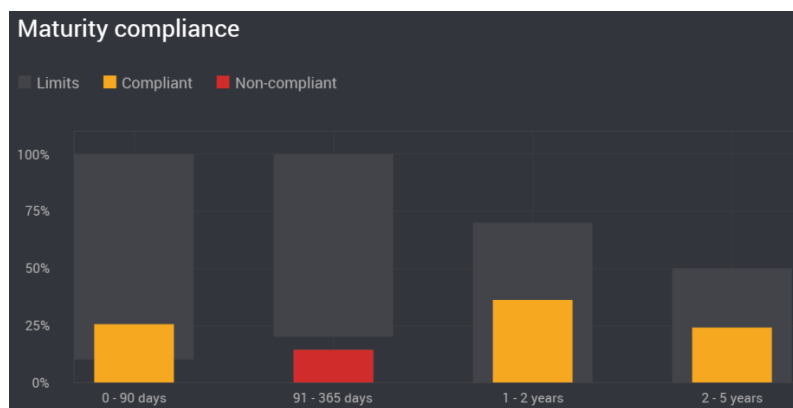
We would consider increasing the allocation to liquid senior floating rate notes (FRNs), if there are any remaining attractive securities in the primary or secondary market. This will not only offer additional upside with regards to the portfolio's investment returns, but also provide additional liquidity (FRNs are saleable – generally accessible within 2 business days). FRNs are also dominated by the higher rated ADIs which allows Council to maintain a bias towards the higher rated banks.

With official interest rates now at the RBA's effective lower bound, the priority should be to lock in any attractive medium-longer dated fixed deposits that may still be available to address reinvestment risk.



Term to Maturity

Overall, the portfolio remains lightly diversified from a maturity perspective. The 3-12 month duration is slightly below minimum limit, but this is more than offset by the high allocation in the 0-3 month allocation. Around 24% of assets directed to medium-term assets (2-5 years). There is still high capacity to invest in the medium-term horizon, with approximately \$24m at month-end.





Where liquidity permits, we recommend new surplus funds be directed to 2-5 year horizons given this is where the most attractive value can be found. We suggest this be allocated to fixed term deposits to address reinvestment risk.

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 90 days	\$23,306,390	25.54%	10%	100%	\$67,960,823
✗	91 - 365 days	\$13,007,092	14.25%	20%	100%	\$78,260,122
✓	1 - 2 years	\$33,000,000	36.16%	0%	70%	\$30,887,050
✓	2 - 5 years	\$21,953,731	24.05%	0%	50%	\$23,679,876
✓	5 - 10 years	\$0	0.00%	0%	25%	\$22,816,803
		\$91,267,214	100.00%			

Counterparty

As at the end of June, the exposure to ING Bank (A), Auswide (BBB) and BoQ (BBB+) were marginally overweight to the Policy limits, **due to the overall portfolio's recent shrinkage over the last couple of months**. There are no concerns with this temporary overweight position given this was purely due to the overall portfolio's balance shrinking over May and June (net outflows of around \$7m).

Effective 1st March 2020, Nexus Mutual (unrated ADI) merged with Beyond Bank Australia (BBB/A-2). As a result, all investors holding Nexus Mutual deposits (including Council) received a ratings upgrade.

Compliant	Issuer	Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	CBA (BankWest)	AA-	\$11,192,205	12.26%	30.00%	\$16,187,959
✓	NAB	AA-	\$4,024,552	4.41%	30.00%	\$23,355,612
✓	Westpac	AA-	\$26,000,000	28.49%	30.00%	\$1,380,164
✓	Suncorp	A+	\$1,247,995	1.37%	15.00%	\$12,442,087
✗	ING Bank	A	\$15,000,000	16.44%	15.00%	-\$1,309,918
✓	AMP Bank	BBB+	\$5,161,269	5.66%	10.00%	\$3,965,452
✗	BOQ	BBB+	\$10,000,000	10.96%	10.00%	-\$873,279
✗	Auswide Bank	BBB	\$10,000,000	10.96%	10.00%	-\$873,279
✓	Beyond (Nexus)	BBB	\$3,000,000	3.29%	10.00%	\$6,126,721
✓	ME Bank	BBB	\$3,252,020	3.56%	10.00%	\$5,874,701
✓	Newcastle PBS	BBB	\$1,389,172	1.52%	10.00%	\$7,737,549
✓	WAW CU	Unrated	\$1,000,000	1.10%	5.00%	\$3,563,361
			\$91,267,214	100.00%		

Overall, the portfolio is well diversified across the entire credit spectrum, including some exposure to the unrated ADIs.

We remain supportive of the regional and unrated ADI sector (and have been even throughout the GFC period). They continue to remain solid, incorporate strong balance sheets, while exhibiting high levels of capital – typically, much higher compared to the higher rated ADIs. Some unrated ADIs have up to 25-40% more capital than the domestic major banks, and well above the Basel III requirements.

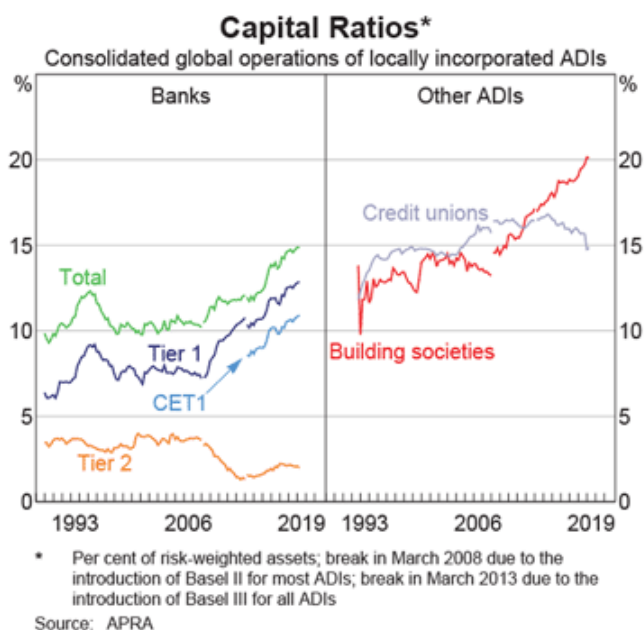


APRA's Chairman affirmed that the banks had satisfactorily moved towards an '*unquestionably strong*' capital position and that bank's stress testing contingency plans were now far better positioned than was previously the case years ago. ***RBA Governor Lowe has recently commented that they have not seen any signs of stress in the financial system and that unlike during the GFC, the banks now have cash, are well capitalised and are acting as "shock absorbers" in the current crisis.***

Overall, the lower rated ADIs (BBB and unrated) are generally now in a better financial position than they have been historically (see the Capital Ratio figure below). We believe that deposit investments with the lower rated ADIs should be continued going forward, particularly when they offer 'above market' specials. Not only would it diversify the investment portfolio and reduce credit risk, it would also improve the portfolio's overall returns.

In the current environment of high regulation and scrutiny, all domestic ADIs continue to carry high levels of capital, particularly amongst the lower ("BBB") and unrated ADIs. There is minimal (if any) probability of any ADI defaulting on their deposits going forward – this was stress tested during the GFC. ***APRA's mandate is to "protect depositors" and provide "financial stability".***

The biggest single risk that depositors face in the current low interest rate environment is not capital or credit risk, but reinvestment risk. Interest rates are now at their effective lower bound of 0.25%.





Credit Quality

The portfolio remains well diversified from a credit ratings perspective. As at the end of June 2020, the BBB category is slightly above the aggregate limits by around \$0.86m. This was attributed to the portfolio's balance shrinking by around \$7m over the past two months, as well as Nexus Mutual's merger with Beyond Bank on 1st March 2020 (\$3m of deposits that were previously 'unrated' formally received a credit rating of 'BBB').

From a ratings perspective, the BBB rated entities now generally dominate the number of ADIs issuing deposits within the investment grade space. We anticipate more investors will naturally allocate a higher proportion of their assets into this sector (on a historical basis), considering the most attractive assets from senior debt securities are generally offered by these ADIs.

Council may consider lifting the aggregate limit with the BBB and unrated ADI category at its next policy review.

Compliant	Credit Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AA Category	\$41,216,757	45.16%	100%	\$50,050,457
✓	A Category	\$16,247,995	17.80%	60%	\$38,512,333
✗	BBB Category	\$32,802,462	35.94%	35%	-\$858,937
✓	Unrated ADIs	\$1,000,000	1.10%	10%	\$8,126,721
		\$91,267,214	100.00%		



Performance

Council's performance for the month ending 30 June 2020 is summarised as follows:

Performance	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.02%	0.06%	0.21%	0.65%	0.65%
AusBond Bank Bill Index	0.01%	0.06%	0.32%	0.85%	0.85%
Council's T/D Portfolio	0.16%	0.49%	1.01%	2.21%	2.21%
Council's FRN Portfolio	0.34%	0.60%	1.09%	2.17%	2.17%
Council's Portfolio[^]	0.19%	0.51%	1.02%	2.19%	2.19%
Outperformance	0.18%	0.44%	0.70%	1.34%	1.34%

[^]Total portfolio performance excludes Council's cash account holdings. Overall returns would be lower if cash was included.

For the month of June, the total investment portfolio (excluding cash) provided a strong return of +0.19% (actual), outperforming the benchmark AusBond Bank Bill Index return of +0.18% (actual). The strong performance continues to be driven by the handful of the longer-dated deposits that were locked-in prior to the RBA's rate cuts, as well as the FRNs locked in at attractive margins.

During the month, Council also required to sell out of FRNs for ongoing cash flow requirements, managing to sell two major bank FRNs while **realising capital gains close to \$75,000**. This boosted the overall performance of the total portfolio during June.

We note the majority of the high-yielding deposits are fast maturing and will be reinvested at lower prevailing rates. With deposit margins tightening over the past few years, the FRN portfolio's performance has narrowed the gap compared to term deposits, although this is likely to reverse following the multiple interest rate cuts over the past year.

Over the financial year, the total portfolio (excluding cash) returned an outstanding +2.19% p.a., outperforming bank bills by 1.34% p.a. This has been very strong given deposit rates reached their all-time lows and credit margins have generally contracted over the past 3 years.

We are pleased that North Sydney Council remains amongst the best performing Councils in the state of NSW where deposits are concerned (as per our April 2020 Council Rankings). We have been pro-active in our advice about protecting interest income and addressing reinvestment risk for many years and encouraged to maintain a long duration position. This is now reflected by the high performance of the investment portfolio. Of the 27 individual deposits North Sydney Council held, 10 are still yielding higher than 1.85% p.a. That is, around 37% of outstanding deposits held are currently earning more than the highest rate available in the market from any rated bank.



Council's Term Deposit Portfolio & Recommendation

As at the end of June 2020, Council's deposit portfolio was yielding an **attractive 1.91% p.a.** (down 4bp from the previous month), with an average duration of around 464 days (~1¼ years). We recommend Council at least maintains this average duration.

As the past decade has highlighted (post-GFC era), we have seen too many portfolios' roll a high proportion of their deposits between 3-6 months, resulting in their deposits being reinvested at lower prevailing rates. That is, depositors have overpaid for liquidity and generally not insured themselves against the low interest rate environment by diversify their funding across various tenors (out to 5 years) but rather placed all their 'eggs in one basket' and kept all their deposits short. **Reinvestment risk has collectively been and continues to be the biggest detriment to depositors' interest income over the post-GFC period.**

At the time of writing, we see value in:

ADI	LT Credit Rating	Term	T/D Rate
ICBC, Sydney	A	5 years	1.75% p.a.
ICBC, Sydney	A	4 years	1.60% p.a.
ICBC, Sydney	A	3 years	1.40% p.a.
AMP Bank	BBB+	18m - 2 years	^1.40% p.a.
ICBC, Sydney	A	2 years	1.25% p.a.
ING Bank Australia	A	2 years	1.11% p.a.
BoQ	BBB+	2 years	1.10% p.a.

[^] AMP T/Ds – these are grossed up rates which includes a 0.20% p.a. rebated commission from Imperium Markets

The above deposits are suitable for investors looking to provide some income protection and mitigate reinvestment/rollover risk in the low interest rate environment.

For terms under 12 months, we believe the strongest value is currently being offered by the regional ADIs (dependent on daily funding requirements):



ADI	LT Credit Rating	Term	T/D Rate
AMP	BBB+	8-12 months	^1.40% p.a.
AMP	BBB+	7 months	^1.35% p.a.
BoQ	BBB+	12 months	1.05% p.a.
BoQ	BBB+	9 months	1.00% p.a.
BoQ	BBB+	7 months	0.95% p.a.

[^] AMP T/Ds – these are grossed up rates which includes a 0.20% p.a. rebated commission from Imperium Markets

Amongst the higher rated ADIs (“A” rated or higher), the following deposits remain attractive for terms under 12 months:

ADI	LT Credit Rating	Term	T/D Rate
ICBC, Sydney	A	12 months	1.10% p.a.
NAB	AA-	12 months	0.95% p.a.
ICBC, Sydney	A	6 months	0.93% p.a.
Westpac	AA-	12 months	0.92% p.a.
ING Bank Australia	A	12 months	0.90% p.a.



Senior FRNs Review

Over June, amongst the senior major bank FRNs, physical credit securities tightened by around 6-7bp across the 3-5 year part of the curve. Bid-ask spreads have largely normalised in recent months on the back of excess liquidity. Those investors that require liquidity with a domestic major bank (highly rated) and can roll down the curve should invest in 5 year terms over 3 year terms (or shorter), given the ability to lock in capital gains in subsequent years.

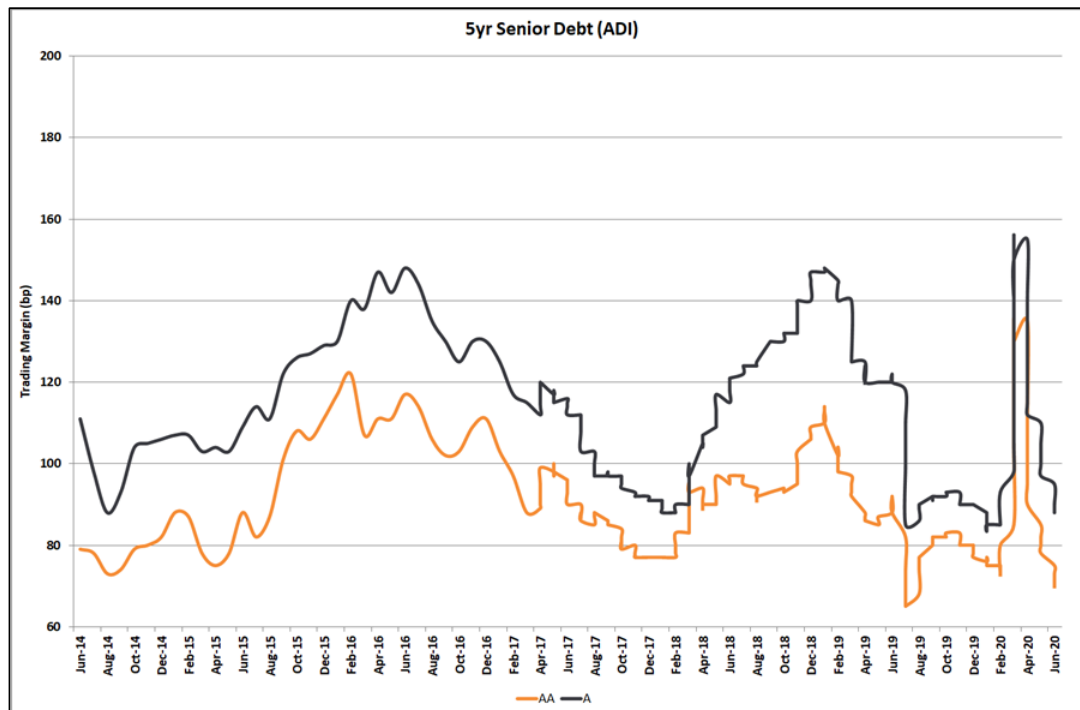
Any new 5 year senior major bank FRNs offered around +70-75bp appears to be fair value in our view, back to levels earlier this year (Feb 2020). We expect minimal primary issuance from the domestic banks in the immediate future given the RBA's \$90bn term funding facility (TFF) to the ADIs, offering a rate of 0.25% for 3 years. The lack of supply from new (primary) issuances has also driven the rally in credit markets over recent months.

Amongst the "A" and "BBB" rated sector, the senior securities were marked up to 10bp tighter over June. Earlier in the month, Sumitomo Mitsui Banking Corporation (A) issued a benchmark 5 year deal at +115bp, which we thought was issued at fair value. It has since tightened to around +107bp in the secondary market. There remains little trading in the secondary market amongst the regional bank sector, with turnover dominated by the major banks.

Credit margins are now trading back to their pre-COVID19 levels and remain fair value in our view without being overly exciting. FRNs will continue to play a role in investor's portfolios mainly on the basis of their liquidity and the ability to roll down the curve and gross up returns over ensuing years (in a relatively stable credit environment).

Senior FRNs (ADIs)	30/06/2020	31/05/2020
"AA" rated – 5yrs	+71bp	+78bp
"AA" rated – 3yrs	+49bp	+55bp
"A" rated – 5yrs	+88bp	+97bp
"A" rated – 3yrs	+67bp	+77bp
"BBB" rated – 3yrs	+100bp	+110bp

Source: IBS Capital



Source: IBS Capital

We now generally **recommend switches** ('benchmark' issues only) into new primary issues, out of the following senior FRNs that are maturing:

- **On or before early-2023 for the "AA" rated ADIs (domestic major banks);**
- **On or before early-mid 2021 for the "A" rated ADIs; and**
- **Within 12 months for the "BBB" rated ADIs (consider case by case).**

Investors holding onto the above senior FRNs ('benchmark' issues only) in their last 1-2 years are now generally holding sub-optimal investments and are not maximising returns by foregoing realised capital gains. In the current low interest rate environment, any boost in overall returns should be locked in when it is advantageous to do so.



Council's Senior FRNs Sale/Switch Recommendations

During the month, due to ongoing capital requirements, Council sold out of the following FRNs:

1. \$3.00m NAB (AA-) FRN maturing 26/09/2023 (ISIN: AU3FN0044996) – trading margin **+51.0bp** or capital price of \$101.374 (capital gain **\$41,220**).
2. \$2.00m ANZ (AA-) FRN maturing 06/12/2023 (ISIN: AU3FN0046231) – trading margin **+54.0bp** or capital price of \$101.683 (capital gain **~\$33,660**).

Total realised capital gains amounted to \$74,880.

In early 2021, we recommend Council switches out of the following FRN:

- \$2.00m CBA (AA-) FRN maturing 11/01/2024 (ISIN: AU3FN0046561) – trading margin marked around **+55.0bp** or capital price of \$102.00 (capital gain **~\$40,000**).

The above sale would result in capital gains totalling **~\$40,000** and would most likely be switched into a higher yielding complying FRN or term deposit. At this stage, we prioritise switching into any remaining attractive medium-longer dated fixed deposit given the depressed state of interest rates.



Economic Commentary

International Market

Despite concerns from the World Health Organisation (WHO) that *“the worst is yet to come”*, equity markets remained buoyed by the ongoing (record) stimulus packages being provided by global central banks.

In the US, equity markets had another solid month. The S&P 500 Index gained +1.84%, while the NASDAQ surged +5.99%. Across the main European markets, Germany’s DAX gained +6.25%, France’s CAC by +5.12% and UK’s FTSE finished the month up +1.53%.

The **US Federal Reserve** left the Funds rate target unchanged at near zero and reiterated its full commitment to use all its tools to support the economy. It also **intends to keep its ultra-easy policy setting unchanged at least until 2022**.

In the US, personal spending fell by a sharp -13.6% m/m in April against -12.9% expected. The core PCE deflator came in at -0.4% m/m (against -0.3% expected) and +1.0% y/y.

The US economy added a surprising 2.5 million jobs in May, rebounding from April’s record 20.7 million drop and pushing the unemployment rate down to 13.3% from 14.7%.

May retail sales (core control sales) in the US came in at +11% m/m, more than double the market consensus of 5.2%, and almost fully reversing the previous month’s -12.4% decline.

The ECB extended its Pandemic Emergency Pandemic Program (PEPP) by €600bn, adding to the existing €750bn program announced in March.

UK GDP shrank by a record -20.4% in April, on track for its weakest peacetime performance in over three centuries (the “Great Frost” of 1709).

The Bank of England kept rates unchanged at 0.1% and decided by 8:1 to increase QE by £100bn to £745bn.

China’s trade surplus rose to a record US\$63bn in May, with a smaller than expected fall in exports and a larger fall in imports.

The IMF downgraded global growth forecasts again to -4.9% from -3.0% in 2020, while also forecasting a less sharp bounce back with 2021 growth of +5.4% from +5.8% previously.

The MSCI World ex-Aus Index gained +2.42% for the month of June:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	+1.84%	+19.95%	+5.39%	+8.56%	+8.49%	+11.64%
MSCI World ex-AUS	+2.42%	+18.65%	+1.47%	+4.94%	+5.03%	+7.99%
S&P ASX 200 Accum. Index	+2.61%	+16.48%	-7.68%	+5.19%	+5.95%	+7.80%

Source: S&P, MSCI



Domestic Market

As expected, **the RBA kept monetary policy unchanged in its June meeting**, keeping the cash rate and its target yield for the 3 year government bonds at 0.25%. The Board reaffirmed it would do whatever is necessary to ensure bond markets remain functional. The RBA suggested that the economy is better than had been previously feared, but the shape and speed of the recovery is highly uncertain.

Drawdowns of the term funding facility (TFF) – which provides three-year funding to ADIs at an interest rate of 0.25% to lend to business – stood at \$6 billion, or about 0.6% of business credit, although *“further use of this facility is expected over coming months”*.

Governor Lowe testified that his main concern is that the Federal Government does not withdraw fiscal stimulus too early, with JobSeeker and JobKeeper legislated to end in September.

The government announced free childcare (costing \$2bn) would end on 12th July, largely returning to pre-virus arrangements.

Q1 GDP fell -0.3%, the first quarterly fall since Q1 2011, as the pandemic saw large falls in spending and investment.

Employment fell a further 228k in May, far worse than market expectations for a 79k fall. Over the past two months, a massive 835,000 people have lost their job.

The unemployment rose to 7.1% in May (from 6.4% in April), with the rise tempered by more people leaving the workforce, where **the participation rate has fallen to 62.9% (form 63.6%), its lowest level since 2001**. The ABS notes that if all of the 835k who had lost work in the past two months had actively sought work, the unemployment rate would be 11.3% by now.

Retail sales rose by a record +16% in May to be 4% higher than pre-virus levels in February.

The IMF forecasts a -4.5% contraction this year for Australia, less severe than the -6.7% fall it tipped in April, and a +4% recovery in 2021.

The AUD gained another +3.06% in June, finishing at US68.63 cents, from US66.59 cents the previous month.

Credit Market

The main global credit indices tightened again over June. The indices now trade at levels last experienced in late 2018:

Index	June 2020	May 2020
CDX North American 5yr CDS	76bp	78bp
iTraxx Europe 5yr CDS	66bp	72bp
iTraxx Australia 5yr CDS	88bp	101bp

Source: Markit



Fixed Interest Review

Benchmark Index Returns

Index	June 2020	May 2020
Bloomberg AusBond Bank Bill Index (0+YR)	+0.01%	+0.01%
Bloomberg AusBond Composite Bond Index (0+YR)	+0.31%	+0.29%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.23%	+0.32%
Bloomberg AusBond Credit Index (0+YR)	+0.72%	+0.73%
Bloomberg AusBond Treasury Index (0+YR)	+0.11%	+0.09%
Bloomberg AusBond Inflation Gov't Index (0+YR)	+1.49%	+2.36%

Source: Bloomberg

Other Key Rates

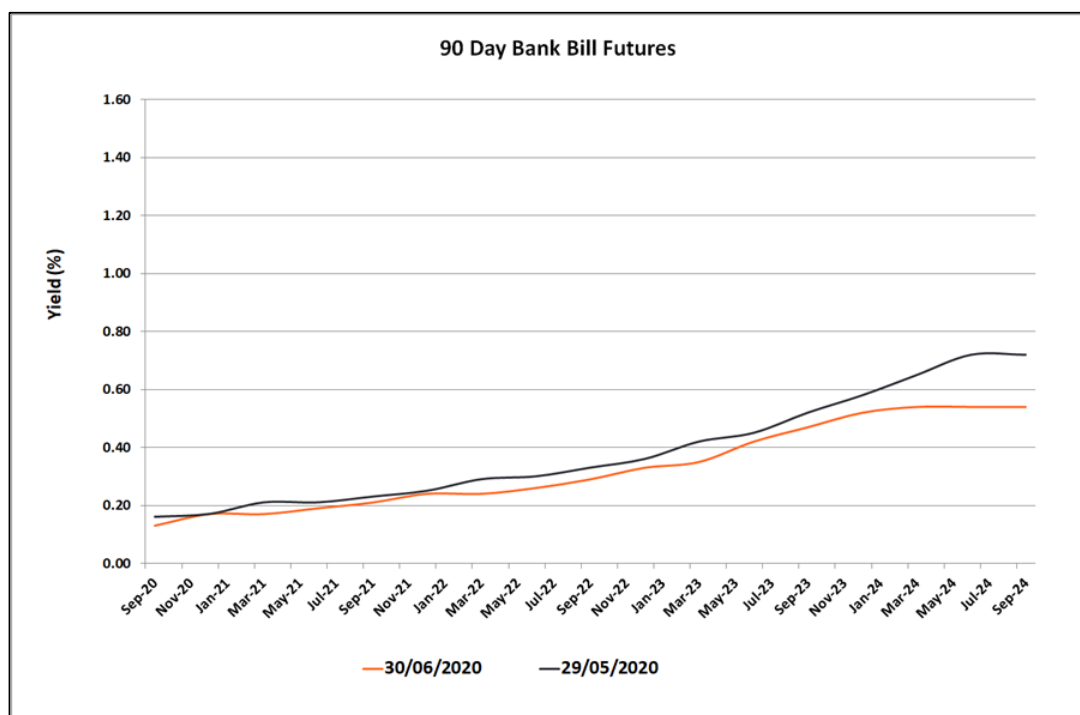
Index	June 2020	May 2020
RBA Official Cash Rate	0.25%	0.25%
90 Day (3 month) BBSW Rate	0.11%	0.10%
3yr Australian Government Bonds	0.26%	0.26%
10yr Australian Government Bonds	0.87%	0.89%
US Fed Funds Rate	0.00%-0.25%	0.00%-0.25%
10yr US Treasury Bonds	0.66%	0.65%

Source: RBA, AFMA, US Department of Treasury



90 Day Bill Futures

Over June, bill futures marginally fell at the long-end of the curve as the RBA continues to flag a prolonged low period of interest rates. With the RBA suggesting they will keep rates unchanged for the foreseeable future, bill futures are likely to trade in a relatively narrow range, particularly for terms out to 3 years given the RBA's target to keep the 3 year bond rate at 0.25%.



Source: ASX



Fixed Interest Outlook

There are ongoing discussions for policymakers to provide additional support to revive the global economic recovery, potentially as the threat to reimpose lockdowns are being considered.

The US Fed has signalled it is not considering raising interest rates at least until 2022. However, with the increasing risk that reopening plans in the US economy could be reversed should the infection rate continue to rise, Fed Chair Powell has exercised caution against expectations of a strong v-shape recovery. The futures market continues to consider the possibility that the US Fed may need to take rates into negative territory by the end of the calendar year (around 20%, although the Fed remains adamant this is not required for now).

With official rates at the RBA's effective lower bound of 0.25%, their forward guidance is to keep committing the official cash rate unchanged until there is a sustainable recovery and its economic objectives of full employment (unemployment rate of 4.5%-5.0%) and target inflation (2-3%) are on track.

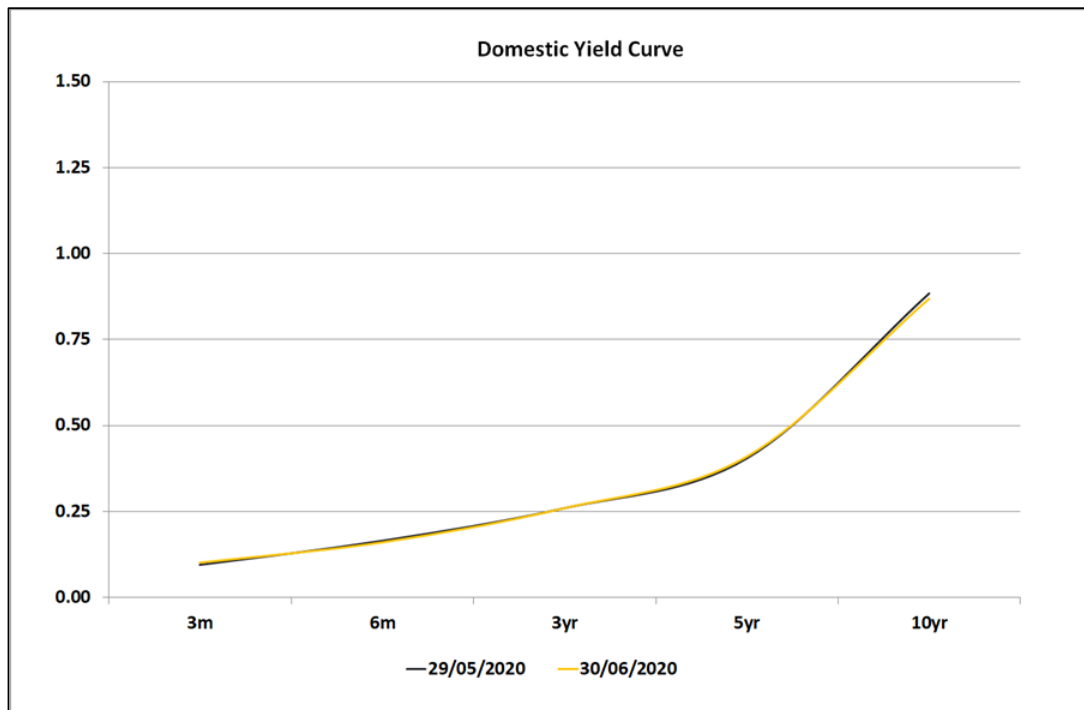
RBA Governor Lowe has commented that unlike during GFC, **the banks have cash and are well capitalised**, and that he was encouraged as the banks are acting as *"shock absorbers"* during this crisis. Importantly, he also suggested that they are **not seeing any signs of stress in the financial system**. Although the pandemic was still a shock to the economy, Lowe has also commented that Australia had *"fantastic fundamentals"* and had so far been effective at containing the virus and providing policy stimulus.

APRA's Chairman, Wayne Byres, noted that it would not be a concern to see the Australian major banks' CET1 capital ratios to fall below 10% on a temporary basis, repeating the observation that the banks had entered the pandemic crisis in a very strong position and that the CET1 ratio was roughly double that from when the banks entered the GFC and that aggregate CET1 capital ratios had been below 10% less than three years ago.

With official rates at 0.25% and the RBA undertaking quantitative easing (QE), interest rates are not expected to move from their current policy setting, although there is the possibility for the RBA to cut in smaller increments (less than 25bp) or adopting negative rates if the global economy continues to deteriorate (the RBA has reiterated that negative interest rates is currently not on their agenda).

Governor Lowe has repeatedly indicated that rates would be low "for a very long period of time" as the RBA needed to be confident inflation would be back in the 2 – 3% target range before considering lifting official rates. The RBA has noted that although the economy is performing better than had previously been feared, the shape and speed of the recovery is highly uncertain.

The domestic bond market continues to suggest a 'lower-for-longer' period of interest rates. Over the month, yields remained flat across the curve, with 10-year government bond yields remaining below the 1% barrier:



Source: AFMA, ASX, RBA

Disclaimer

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8.8. Access to Information Policy - Post Exhibition

AUTHOR: Carly Frew, Team Leader - Administrative Services and Jenny Gleeson, Manager Integrated Planning & Special Projects

ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS:

1. Access to Information Policy 2020 [8.8.1 - 6 pages]
2. Submissions Summary Without Names [8.8.2 - 10 pages]

PURPOSE:

The purpose of this report is to adopt the final *Access to Information Policy* (Attachment 1) following its 28-day public exhibition period.

EXECUTIVE SUMMARY:

Earlier this year the Information and Privacy Commission (IPC) released *Guideline 3: For local government - personal information* in development applications (January 2020). This guideline was released to assist councils in applying the public interest considerations for and against publishing personal information contained in documents associated with DAs on council websites.

The guidelines are clear in that councils are obliged to make DA submissions publicly available. In response and due to the move to mandatory tracking and accessing of information in relation to DAs through the NSW Planning Portal, a review of Council's document management practices was undertaken. The objectives were to include the principles encouraged by the Privacy Commissioner, minimise the number of GIPA applications received (noting that planning issues represent a significant portion of GIPA requests) and increase transparency in the DA assessment process and all public exhibitions by Council.

Whilst the initial scope was limited to the processing of DAs, the scope was expanded to include all Council projects that have been subject to formal community engagement. In order to provide further clarity around the release of information, particularly submissions, Council's *Access to Council Information Policy* (former title) was amended and publicly exhibited for 28 days.

Seven submissions were received, as detailed in Attachment 2. Minor amendments are proposed to the Policy in response to the submissions.

FINANCIAL IMPLICATIONS:

Nil.

RECOMMENDATION:

1. **THAT** the submissions received be noted.
2. **THAT** the Access to Information Policy be adopted.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.2 Council is well governed and customer focused

5.3 Community is informed and consulted

BACKGROUND

Earlier this year the Information and Privacy Commission (IPC) released *Guideline 3: For local government - personal information in development applications* (January 2020). This guideline was released to assist councils in applying the public interest considerations for and against publishing personal information contained in documents associated with DAs on council websites.

The guidelines are clear in that councils are obliged to make DA submissions publicly available. In response and due to the move to mandatory tracking and accessing of information in relation to DAs through the NSW Planning Portal, a review of Council's document management practices was undertaken. The objectives were to include the principles encouraged by the IPC, minimise the number of GIPA applications received, noting that planning issues represent approximately 80% of GIPA requests received since 2012 (e.g. DAs, Complying Development Certificates, Construction Certificates, Occupation Certificates, Local Environmental Plans, Development Control Plans) and increase transparency in the DA assessment process and all public exhibitions by Council.

Whilst the initial scope was limited to the processing of DAs, the scope was expanded to include all Council projects that have been subject to formal community engagement. In order to provide further clarity around the release of information, particularly submissions, Council's *Access to Council Information Policy* (former title) was amended and publicly exhibited for 28 days; endorsed for exhibition by Council at its meeting of 22 June 2020.

Council may publish all or part of a submission on its websites - including the Applications Tracking System or YourSayNorthSydney site and or in Council reports. The supply of personal contact information in a submission is voluntary pursuant to the *Privacy and Personal Information Protection Act 1988*. By including contact information in a submission, the submitter acknowledges that it will be made available for public view by Council. unless the submitter explicitly requests all or part of their submission be withheld.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

Public exhibition of the amended *Access to Information Policy* ran from 24 June to 21 July 2020. It was promoted via Council's website and the YourSayNorthSydney site; via the July 2020 issue of Council E-news (of which 7 of the 1,255 subscribers opened the article); via the July 2020 issue of Business E-news (of which none of the 689 subscribers opened the article); to all active Precinct Committees via memo and the weekly Precinct E-news (item ran weekly during exhibition period - 135 subscribers including office bearers); and via A3 signage at the following locations - Customer Service Centre, Stanton Library and Civic Park.

During the exhibition period there were 125 views on the "Policies on Exhibition" YourSay page (via Council's website); of these, there were 17 downloads of the amended *Access to Information Policy*, and 81 visitors viewed the web page but did not download the document. Hard copies were available for inspection from the Customer Service Centre and Stanton Library.

Seven submissions were received, as detailed in Attachment 2. In summary, the key issues raised in the submissions were:

- There should be a general presumption against releasing submitters personal information/Submitters' contact details (residential address, phone numbers and email address) should not be open access;
- Individuals' names should be fully redacted/not published;
- Lack of clarity around ability to request address/contact information be withheld; and
- Guidelines required indicating the criteria to be used in determining such requests and report aggregated outcomes on a regular basis.

In response to the submissions received several minor amendments to the Policy were made (reflected in Attachment 1), in summary the clauses amended were (amendments are shown in red font/italics):

- 4.2.4 All submissions received as part of a community engagement process will be considered to be open access information and any such submission will be made available for release to Councillors, Council officials, Determination Panel Members and the general public in its entirety, unless the submitter has *specifically requested all or part of their submission be withheld*.
- 4.3.3 All submissions received as part of a community engagement process will be considered to be open access information and any such submission will be made available for release to Councillors, Council officials and the general public in its entirety, unless the submitter has *specifically requested all or part of their submission be withheld*.
- 5.5 Submission/s - The supply of personal contact information in a submission is voluntary under the *Privacy and Personal Information Protection Act 1998*. By the submitter including their contact information in a submission they grant their consent and are acknowledging that information will be made available for public view through Council's website, YourSayNorthSydney website and/or Application Tracking System, *unless the submitter has specifically requested their personal information be withheld*.

Related Documentation

During the exhibition period the following related Council documentation and forms were updated to ensure customer awareness of the transition to proactive release of submissions:

- a) Council's *Privacy Statement* which is included on all consultations (surveys, feedback forms etc. including via the YourSayNorthSydney site) now reads:

Privacy Statement: North Sydney Council is collecting your personal information for the purposes of processing an application or submission. The supply of personal information is entirely voluntary. If you elect not to provide or do not wish to provide your personal information, Council may not be able to process your application or act on or acknowledge your submission. North Sydney Council shall be regarded as the agency that holds your personal information and access to your personal information by interested parties, may be released in line with Council policies. North Sydney Council may publish any personal information included in a submission on a proposal or proposed development. You have a right to access your personal information held by Council. You also have a right to have your personal information corrected or amended by Council. Applications by members of the public to view Council's records which are not in the public arena are subject to the provisions of Privacy and Personal Information Protection Act 1998, Government Information (Public Access) Act 2009 and North Sydney Council's Privacy Management Plan.

- b) Council's *Information Sheet: Making a Written Submission to Council* has been updated in accordance with the amended Policy provisions. This is available from Council's website, the Applications Tracking System and the YourSayNorthSydney site.
- c) DA Submission Form - for use by the general public.
- d) Precinct DA Submissions Form - for exclusive use by active Precinct Committees.

Applicability

The proactive release of submissions does not apply retrospectively - for non-planning related consultations/public exhibitions proactive release commences from 22 July 2020 i.e. does not apply to consultations that commenced prior to 22 July 2020; and commenced for planning matters (including DA notices issued) from 17 July 2020.

Conclusion

It is recommended that the submissions received (Attachment 2) be noted and that the final *Access to Information Policy* (Attachment 1) inclusive of the above-mentioned minor amendments be adopted.

Following adoption, promotion of the Policy will occur via Council's various publications and communication methods to ensure widespread community awareness of the new provisions, and the need for submitters to appropriately advise Council if they wish for their personal information to be withheld.



ACCESS TO INFORMATION POLICY

D5-01

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Policy Owner: General Manager

Category: 5. Our Civic Leadership

1. STATEMENT OF INTENT

North Sydney Council aims to provide the community as much access as possible to information held by Council, including submissions received in response to advertised proposals (which can include a policy, planning application, or agreement) consistent with the following principles:

- a) open and transparent government;
- b) consideration of the overriding public interest in relation to access requests;
- c) proactive disclosure and dissemination of information; and
- d) respect for the privacy of individuals.

2. ELIGIBILITY

- 2.1 This Policy applies to all Councillors and employees of North Sydney Council.
- 2.2 This Policy applies to all members of the public.

3. DEFINITIONS

- 3.1 Document - refers to files/correspondence, public registers, development and other applications, Council policies and any record of Council business, in whatever form.
- 3.2 Information - refers to records as defined in s.3(1) of the *State Records Act 1998*: “any document or other source of information compiled, recorded or stored in written form or on film, or by electronic process, or in any other manner or by any other means”.
- 3.3 Submission - refers to a written comment either by email, or letter, or online submission form made by an individual, group or organisation about a proposal that has been publicly notified by Council.
- 3.4 Submitter - refers to the individual, group or organisation who makes any form of submission.

4. PROVISIONS

- 4.1 Publication Guide
 - 4.1.1 Council publishes specific open access information on our website, free of charge, unless to do so would impose unreasonable additional costs

Re-adopted by Council 27 July 2020

ACCESS TO INFORMATION POLICY

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to Council.

- 4.1.2 Council will facilitate public access through this and other appropriate means.
- 4.1.3 Council publishes, for inspection, documents held by it that are listed under the *Government Information (Public Access) Regulation 2009 (GIPA)*, unless there is an overriding public interest not to do so.
- 4.1.4 Council will keep a record of all open access information that is not published because of an overriding public interest against disclosure.
- 4.1.5 Council accepts no responsibility for defamatory or other similar matters included in any submissions whether it be planning, or non-planning related and reserves the right to reject any submission which in its opinion may expose Council or others to risk of actionable liability or legal action. Rejected submissions will not be considered. The author will be advised of any such rejection and invited to provide a revised submission for consideration.

4.2 Open Access Information - Planning Related

- 4.2.1 Council publishes, for inspection, plans and written documentation relating to planning matters including proposed new policies, amendments to existing policies, development applications, modification of consents, review of determinations, voluntary planning agreements and planning proposals.
- 4.2.2 Applicants, property owners and professional advisors of the above listed applications give authorisation to Council under the application process to the release all documents and plans, including third party plans and internal plans of the proposal for the purposes of notification and beyond. Documents and plans can be accessed through Council's Application Tracking System and in some cases may be extended to Council's website.
- 4.2.3 The public may access documents and information relating to planning applications from the Application Tracking System accessed through Council's website. Users do not need to make an application to access these documents and information but need to accept the Terms and Conditions prior to being granted access.
- 4.2.4 All submissions received as part of a community engagement process will be considered to be open access information and any such submission will be made available for release to Councillors, Council officials, Determination Panel Members and the general public in its entirety, unless the submitter has specifically requested all or part of their submission be withheld.

Re-adopted by Council 27 July 2020

ACCESS TO INFORMATION POLICY

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- 4.2.5 Submitters acknowledge by including any personal information in a submission that it will be made available for public view through Council's website and/or Application Tracking System. Should the author seek to withhold from publication any information they consider to be confidential or privileged including their address or contact details, this should be requested by way of a separate cover document which specifically indicates the reason/s why this information should not be made publicly available.
 - 4.2.6 Council reserves the right to remove or redact submissions (or petitions) if it becomes aware of submissions containing potentially defamatory material or third-party information that is not already in the public domain.
 - 4.3 Open Access Information - Non-Planning Related
 - 4.3.1 Council publishes, for inspection, written documentation (including but not limited to proposed new or amended policies, plans and strategies).
 - 4.3.2 The public may access documents and information relating to exhibited documents through Council's website and/or YourSayNorthSydney website. Users do not need to make an application to access these documents and information. When accessing documents via YourSayNorthSydney website the interest party is required to accept the Terms and Conditions prior to being granted access.
 - 4.3.3 All submissions received as part of a community engagement process will be considered to be open access information and any such submission will be made available for release to Councillors, Council officials and the general public in its entirety, unless the submitter has specifically requested all or part of their submission be withheld.
 - 4.3.4 Submitters acknowledge by including any personal information in a submission that it will be made available for public view through Council's website and/or YourSayNorthSydney website. Should the author seek to withhold from publication any information they consider to be confidential or privileged including their address or contact details, this should be specifically requested at the time of lodging the submission, indicating the reason/s why this information should not be made publicly available.
 - 4.3.5 Council reserves the right to remove or redact submissions (or petitions) if it becomes aware of submissions containing potentially defamatory material or third-party information that is not already in the public domain.
 - 4.4 Formal Access
-

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- 4.4.1 Some information may require a formal access application, in accordance with the GIPA Act. Council will assess each request for access to documents and information in a timely manner and in accordance with internal guidelines and relevant legislation.
- 4.4.2 Depending upon the nature of the request and the form of access requested, charges may be applied in accordance with Council's *Fees and Charges Schedule* and relevant legislation. A minimum statutory fee applies for formal access applications. The *Formal GIPA Access Application Form* is available from Council's website and the Customer Service Centre.
- 4.4.3 Council will assess requests for access to information with reference to the following legislation:
- *Government Information (Public Access) Act 2009*
 - *Privacy and Personal Information Protection Act 1998*
 - *Health Records and Information Privacy Act 2002*
 - *State Records Act 1998*
 - *Local Government Act 1993*
 - *Environmental Planning and Assessment (EPA) Act 1979*
 - *Companion Animals Act 1998*
 - and any other relevant legislation and guidelines as applicable.
- 4.4.4 Broad requests for access to a large number of unspecified documents which, if processed, would divert substantial Council resources from dealing with other requests, or from performing other Council functions, may be refused on the grounds that such a diversion of resources is contrary to the public interest. Council will endeavour to assist in refining the request to a more manageable one.
- 4.5 Informal Requests
- 4.5.1 Council also endeavours to release other information in response to an informal request, subject to any reasonable conditions Council may impose having regard to the circumstances of the case.
- 4.5.2 Council may release information in response to an informal request subject to any reasonable conditions, and in any format.
- 4.5.3 In order to maintain an internal record of requests and to ensure accuracy of Council's response, an *Informal GIPA Access Application Form* must be lodged. Application forms are available on Council's website and the Customer Service Centre.
- 4.5.4 Forms will be assessed by Council's Customer Services & Records Management Department, who will contact applicants to provide access to requested information either via hard or soft copy or by scheduling of an appointment.
-

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4.6 Disclosure Log

Where information is released to an applicant under a formal access application and Council considers that it will be of interest to other members of the public, Council will provide details of the information in a disclosure log for inspection by the public. The *Disclosure Log* will be published on Council's website.

4.7 Copyright

A large amount of North Sydney information available for public access belongs to third parties and is the subject of copyright. Access to this information is provided to members of the public in accordance with the GIPA Act and other relevant legislation, such as the *Environmental Planning and Assessment Act 1979*. Copyright laws apply to this information and applicants are advised to seek the consent of the copyright owner before reproducing the information in any way.

5 RESPONSIBILITY/ACCOUNTABILITY

- 5.1 Publishing of information to Council's website - Council's Customer Services & Records Management Department is responsible for providing access to information determined to be "open access" through Council's Application Tracking System, this extends to application for submissions to be kept confidential.
- 5.2 Publishing of information to Council's website - Council officers outside of the Customer Services & Records Management Department who are responsible for providing access to information determined to be "open access" through Council's webpage and YourSayNorthSydney website, this extends to application for submissions to be kept confidential.
- 5.3 Informal Access to Information Application - Council's Manager Customer Services & Records Management, GIPA Officer and authorised Department staff are responsible for assessing and determining Informal and Formal access applications in accordance with the requirements of the *Government Information (Public Access) Act 2009*, inclusive of the release of submissions which may not be publicly displayed and received prior to the endorsement of this policy.
- 5.4 Internal Review of Formal Access Application - The General Manager (Principal Officer), Public Officer (Director Corporate Services), Manager Customer Services & Records Management and Team Leader Records Management are responsible for determining an application for an Internal Review of a decision made with respect to a formal access application, in accordance with the requirements of the *Government Information (Public Access) Act 2009* for release of submissions which may not be publicly displayed, inclusive of submissions received prior to the endorsement of this policy.

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- 5.5 Submission/s - The supply of personal contact information in a submission is voluntary under the *Privacy and Personal Information Protection Act 1998*. By the submitter including their contact information in a submission they grant their consent and are acknowledging that information will be made available for public view through Council's website, YourSayNorthSydney website and/or Application Tracking System, unless the submitter has specifically requested their personal information be withheld.

6 RELATED POLICIES/DOCUMENTS/LEGISLATION

The Policy should be read in conjunction with the following Council policies and documents:

- Code of Meeting Practices
- Collection and Recording of Information Policy
- Community Engagement Policy
- Community Engagement Protocol (incorporating the Community Participation Plan)
- Complaints Handling Policy
- Confidentiality of Employee Information Policy (staff policy)
- Councillor Access to Information and Interaction with Staff Policy
- Fees and Charges Schedule
- Information Sheet: Written Submissions
- Open Government Policy
- Privacy Management Plan

The Policy should be read in conjunction with the following documents/legislation:

- Companion Animals Act 1998
- Environmental Planning and Assessment (EPA) Act 1979
- Government Information (Public Access) Act 2009
- Government Information (Public Access) Regulation 2018
- Health Records and Information Privacy Act 2002
- Local Government Act 1993
- Privacy and Personal Information Protection Act 1998
- State Records Act 1998

Version	Date Approved	Approved by	Resolution No.	Review Date
1	2 August 2004	Council	794	2008/09
2	16 February 2009	Council	61	2012/13
3	2 August 2010	Council	473	2012/13
4	18 February 2013	Council	61	2016/17
5	25 June 2018	Council	214	2020/21
6	27 July 2020	Council	#	2021/22

Re-adopted by Council 27 July 2020

**Amended Access to Information Policy
Summary of submissions received during public exhibition period**

Prepared July 2020

The following criteria are used to analyse all submissions received, and to determine whether the document would be amended:

1. The document **would be** amended if the point:
 - a provided additional information of relevance.
 - b indicated or clarified a change in government legislation, Council's commitment or management policy.
 - c proposed strategies that would better achieve or assist with Council's objectives.
 - d was an alternate viewpoint received on the topic and is considered a better option than that proposed in the document or;
 - e indicated omissions, inaccuracies or a lack of clarity.

2. The document **would not be** amended if the point:
 - a addressed issues beyond the scope of the document.
 - b was already in the policy or will be considered during the development of a subordinate document (prepared by Council).
 - c offered an open statement, or no change was sought.
 - d clearly supported the draft document.
 - e was an alternate viewpoint received on the topic but the recommendation of the draft document was still considered the best option.
 - f was based on incorrect information.
 - g contributed options that are not possible (generally due to some aspect of existing legislation or government policy) or; involved details that are not appropriate or necessary for inclusion in a document aimed at providing a strategic community direction over the long term.

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
1	Individuals' names and contact details should be fully redacted from published documents if requested.	<p>Clauses 4.2.5 and 4.3.4 of the exhibited Policy acknowledged that submitter contact details/address could be withheld following provision of a specific request made at time of lodging the submission.</p> <p>Clauses 4.2.4 and 4.3.3 have subsequently been amended to state that all submissions received as part of a community engagement process will be considered to be open access information unless the submitter as specifically requested their address or contact details be withheld.</p>	Y	1e
2	With regard to DA submissions, I do not have a problem with the content of submission being made available, however the name, address, contact details etc must be redacted. This is to protect the person from bullying and intimidation. Both my partner and I and other members of the community have been subjected to legal and physical intimidation and abusive language on various social media posts. Should our address be made available, this would certainly compromise our safety. One does not realise this when one initially makes a submission in good faith, however this can then be used against the person if their details are made available. At most the suburb could be stated, but nothing further. This in no way compromises the flow of information but protects individuals from constant and personal threats.	Same issues raised as Submission No. 1. Refer to above response - Clauses 4.2.4 and 4.3.3 of the Policy have been amended to provide clarity.	Y	1e
3	The review of this guideline is welcome. However, the change in the guidelines is quite broad and infringes on privacy and other information that should not be disclosed. Generally, when an individual makes a submission on a council matter whether it is a DA or other document for public comment there are three parts to that information. (1) The body of the comments, (2) The name	<p>Concerns regarding risk of deterrence to making submissions is noted.</p> <p>Same issues raised as Submission No. 1. Refer to above response - Clauses 4.2.4, 4.3.3 and 5.5 of the Policy have been amended to provide clarity.</p>	Y	1e

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
	<p>of the submitter and (3) personal information such as address, telephone and email address. I agree with making (1) available as this will decrease requests for information under GIPA. I object to making (2) and (3) openly available for all submissions. I understand that some government departments such as the department of Planning Industry and Environment make (1) and (2) available. Most other councils only make (1) available. I strongly object to making (3) available and quote the Information Commissioners Guidelines as follows: 57. The Information Commissioner considers the following information is personal information for which there may be an overriding public interest against disclosure:</p> <ul style="list-style-type: none"> - personal contact details of an individual, including personal phone/mobile numbers, residential address and email address - signatures on DA application or submission or objection letters - personal financial information, for example credit card details - health and medical information - photographs depicting identifiable aspects of the people depicted - video and audio content which capture personal information or reveal details about a person 58. <p>Placing such information on a council website does not further the public interest in transparent government decision-making about DAs for particular properties. The publication of information of the kind listed above would undermine the protection of personal information and individual privacy. For the reasons stated above, the revision to items 4.2.5, 4.3.4 and 5.3 should be revised to reflect access to information for the content of submissions and does not allow access to personal information. I object to the intent of the revision of the policy to put the onus on the individual submitter to make a specific submission to withhold their personal information. This will discourage individuals from making submissions thereby</p>			

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
	undermining any intent by Council to seek community submissions as individuals will not be forthcoming with submissions that will make their private information publicly available.			
4	<p>Summary:</p> <p>1. Submitters should be provided with an automatic opt out for publication of sensitive submissions.</p> <p>2. Publication of personal information should be limited to the submitter's name and suburb. Submitters should be provided with an automatic opt out for publication of their name.</p> <p>3. If opting out is not applied automatically, submitters should be advised of Council's determination and be able to amend or withdraw their submission before publication.</p> <p>4. Public access to past submissions (and personal information) should continue on the basis of the existing policy and past privacy statements.</p>	With regards to the Amended Policy not providing for confidential submissions, refer to above response as this submission raised same issue - Clauses 4.2.4, 4.3.3 and 5.5 of the Policy have been amended to provide clarity.	Y	1e
	<p>Concerns:</p> <p>5.1 If Council's policy is less conservative than other government bodies, people may not be aware that their personal and/or sensitive information has been published until there are negative consequences (which might include burglary, harassment, stalking and identity theft.)</p> <p>5.2 If Council's policy is likely to result in publication of a submitter's personal and/or sensitive information, people will be deterred from making submissions. That would not help improve community engagement.</p> <p>5.3 If Council's policy is likely to result in publication of a Precinct office-bearer's personal information, there may be greater reluctance to take on Precinct Committee roles and/or lodge Precinct Committee submissions. That would also impact on community engagement.</p>	<p>Concerns regarding risk of deterrence to making submissions is noted, as is the risk of false submitter details – however, it is an offence under section 10.6 of the <i>Environmental Planning & Assessment Act 1979</i> to provide false or misleading information in a submission.</p> <p>It is noted that the Policy nor cover report did not detail transition arrangements. Council will not retrospectively apply the amended Policy to past consultations. For DAs, the new provisions will apply for proposals notified from 17 July 2020 onwards. For non-planning related proposals, the new provisions will apply for proposals notified from 22 July 2020 onward.</p> <p><i>Council's Information Sheet: Making a Written Submission to Council</i> has been updated accordingly. The updated</p>	Y	1e

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
	<p>The Precinct DA submission form has recently been amended to remove the office-bearer's personal information (other than their name). However, it is not clear whether personal information provided with other submissions will be treated the same way.</p> <p>5.4 If Council's policy is likely to result in publication of a submitter's personal information, there may be increased use of false names, addresses, email addresses and phone numbers. There may also be increased use of disposable email addresses and phone numbers. That would not be helpful.</p> <p>5.5 Council's draft policy does not provide transition arrangements for past submissions. These submissions have been lodged in the expectation of previous commitments and practices.</p> <p>Until last week, the DA Making a Written Submission information sheet said that submissions "may be accessible upon request" and "may be open to inspection". The current Your Say website says that personal information "will not be disclosed to any third party without your written consent" and "will only be made available by application".</p> <p>As indicated in Section 3 of IPC Guideline 3, publication on a website is different to other forms of disclosure such as public viewing. Past commitments should be honoured.</p> <p>There should be a general presumption against publishing a submitter's personal information and sensitive information. Publication of personal and/or sensitive information does not further the public interest. Publishing the submitter's suburb is all that is required.</p>	<p>information was published on Council's website on 17 July 2020. Reference to "may be accessible upon request" has been removed.</p> <p>Council's <i>Privacy Statement</i> has also been amended accordingly. The amended Statement has been included on DAs notified from 17 July 2020 onwards, and from 22 July 2020 onwards for all new non-planning related proposals.</p>		
	<p>Conclusions:</p> <p>6.1 Submitters should be provided with an automatic opt out for publication of some or all of their submission, in line with the Orders in [2013] NSWADT 115 and the opt-out approach mentioned in the 22 June Council paper.</p>	<p>The opt-out approach referred to in the initial Council report, refers to the <i>Cover Sheet</i> whereby the submitter must indicate their preference regarding the level of information within their submission which is to be withheld.</p>	Y	1e

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
	<p>6.2 Submitters' personal details (including residential address, email address, phone numbers and signature) should not be published, in line with the Orders in [2013] NSWADT 115 and Section 3 of IPC Guideline 3.</p> <p>6.3 Submitters should be provided with an automatic opt out for publication of their name, in line with the practice at other government authorities.</p> <p>6.4 If opting out is not applied automatically, Council should publish guidelines indicating the factors to be used in determining such requests and report aggregated outcomes on a regular basis. Submitters should be advised of Council's determination and given the opportunity to amend or withdraw their submission before publication.</p> <p>6.5 Public access to submissions and personal information provided prior to the effective date of the new policy should continue to be provided in accordance with the current policy (i.e. inspection only upon request).</p>	Failure to provide the Cover Sheet (or similar by way of cover email) at the time of making a submission, enables Council to publish the full submission.		
5	<p>I wish to express concern and feedback that some of the proposed changes with regard to the publication on-line of public submissions will impact adversely on the personal privacy of people making submissions.</p> <p>In particular, I have serious concerns about the publication of submissions received as part of a community engagement process e.g. DAs. The changes proposed will result in a significant change to current practices. Whilst a reduction in GIPA requests will benefit Council administration, it must not be at the expense of personal privacy of individual community members.</p> <p>Protecting information privacy of people making submissions should be the top priority over cost savings. In this day and age</p>	Same issues raised as Submission No. 1. Refer to above response - Clauses 4.2.4, 4.3.3 and 5.5 of the Policy have been amended to provide clarity.	Y	1e

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
	<p>information placed online is a highly sought-after commodity which is actively sought after by those seeking to benefit from identity theft and other malicious uses.</p> <ul style="list-style-type: none"> • Submitters must be able to opt out of full publication of their submission. • No personal information which could potentially be used for illegal means by criminals should be published. Submitters must be able to opt out of publication of their name as is current practice, and some sort of de - identification process used instead. 			
6	<p>We have concerns about the changes proposed regarding the handling of personal information when making public feedback submission. In particular our Precinct is concerned about personal information being published online and the adverse impact this has on the personal privacy of people making submissions.</p> <p>The changes proposed will result in a significant change to current practices which would benefit Council but not individuals. Whilst a reduction in GIPA requests will benefit Council administration, it must not be at the expense of personal privacy of individual community members.</p> <p>Protecting information privacy of people making submissions should be the top priority over cost savings. In this day and age information placed online is a highly sought-after commodity which is actively sought after by those seeking to benefit from identity theft and other malicious uses.</p> <ul style="list-style-type: none"> • Submitters should be able to opt out of full publication of their submission. 	<p>Same issues raised as Submission No. 1. Refer to above response - Clauses 4.2.4, 4.3.3 and 5.5 of the Policy have been amended to provide clarity.</p> <p>It is noted that the Policy nor cover report did not detail transition arrangements. Council will not retrospectively apply the amended Policy to past consultations. For DAs, the new provisions will apply for proposals notified from 17 July 2020 onwards. For non-planning related proposals, the new provisions will apply for proposals notified from 22 July 2020 onward.</p> <p><i>Council's Information Sheet: Making a Written Submission to Council</i> has been updated accordingly - refer to response to Submission No. 4 for further details.</p>	Y	1e

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
	<ul style="list-style-type: none"> No personal information other than name and suburb should be published. Submitters should be able to opt out of publication of their name. If opting out is not applied automatically, submitters should be advised of Council's determination before publication, and be able to amend or withdraw their submission. Public access to past submissions (and personal information) should continue on the basis of the existing policy and past privacy statements. <p>The policy does not include transition arrangements for previous submissions. Past submissions have been lodged in the expectation of previous commitments and practices.</p> <p>The current DA Making a Written Submission information sheet says that submissions "may be accessible upon request" and "may be open to inspection".</p> <p>The current Privacy Statement on the Your Say website says that personal information "will not be disclosed to any third party without your written consent" and "will only be made available by application".</p> <p>As indicated in Section 3 of IPC Guideline 3, publication on a website is different to other forms of disclosure such as public viewing.</p> <p>There should be a general presumption against publishing a submitter's personal information and identified sensitive information. Publication of personal and sensitive information does not further the public interest. De-identification of personal</p>			

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
	information must be made available e.g. Publishing the submitter's suburb is all that is required.			
7	<p>It is critical, that in this electronic age, that the personal information of an individual is maintained "as private as is possible" by any government instrumentalities/agencies that they come in contact with. If people make a submission to council, they assume that under all the privacy acts their personal details will be withheld from being published on the web. That is to include: their address, phone number, email etc. It is acceptable, once asked, if they do not mind - and agreed to by the individual - to include a first initial and surname, and possibly Suburb. All other information should be kept strictly private by council. So my suggestions are:</p> <p>1 Submitters should be able to make some or all of their submission confidential, in line with the Orders in [2013] NSWADT 115 and the opt-out approach mentioned in the Council paper.</p> <p>2 Submitters' contact details (residential address, phone numbers and email address) should NOT be published, in line with the Orders in [2013] NSWADT 115 and Section 3 of IPC Guideline 3.</p> <p>3 Submitters should be able to opt out of having their name published, in line with the practice at other government authorities (DPIE)</p> <p>4 If opting out is not applied automatically, Council should publish guidelines indicating the factors to be used in determining such requests and report aggregated outcomes on a regular basis. Determinations should be made prior to publication, and submitters should be given the opportunity to amend or withdraw their submission.</p> <p>5 Public access to submissions and personal information provided prior to the effective date of the new policy should</p>	<p>Same issues raised as Submission No. 1. Refer to above response - Clauses 4.2.4, 4.3.3 and 5.5 of the Policy have been amended to provide clarity.</p> <p>It is noted that the Policy nor cover report did not detail transition arrangements. Council will not retrospectively apply the amended Policy to past consultations. For DAs, the new provisions will apply for proposals notified from 17 July 2020 onwards. For non-planning related proposals, the new provisions will apply for proposals notified from 22 July 2020 onward.</p> <p>Refer to response to Submission No. 4 regarding opt-out options.</p>	Y	1e

No.	Submission	Response	Recommend Document be Amended Y or N	Criteria Code
	continue to be provided in accordance with the current policy (i.e. inspection only upon request). Should not be moving the goal post mid game!			

8.9. 2020 LGNSW Annual Conference - Councillor Attendance and Call for Motions

AUTHOR: Ian Curry, Manager Governance & Committee Services

ENDORSED BY: Carrie Chan, Executive Governance Manager

ATTACHMENTS: Nil

PURPOSE:

To consider attendance by Councillors at the 2020 Local Government NSW Annual Conference and outline the process for submitting Motions for consideration at the Conference. In order for Councillors to attend the Conference, it is proposed that the date of the November Council meeting be changed.

EXECUTIVE SUMMARY:

The 2020 Local Government NSW Annual Conference will be held in the Hunter Valley from Sunday 22 November to Tuesday 24 November 2020.

Cessnock City Council will co-host the conference and assist with various aspects of the conference, such as showcasing their unique and distinctive experiences at social functions and partners' tours.

FINANCIAL IMPLICATIONS:

Costs will include delegate registration and travel costs. An amount of \$15,500.00 has been allocated in the 2020/21 budget for Mayor and Councillor attendance at conferences, seminars and training.

RECOMMENDATION:

- 1. THAT** Council nominates up to four voting delegates to attend the 2020 LGNSW Conference in Cessnock, in addition to the Mayor (voting delegate).
- 2. THAT** the Precinct Committees and local business community be invited to submit suggested issues for Council's consideration.
- 3. THAT** a further report be submitted to Council in August 2020 regarding any proposed Motions for the LGNSW Conference.
- 4. THAT** the 2020 meeting schedule be amended to hold the November Council meeting on Monday 30 November in order to allow Councillors to attend the 2020 LGNSW Conference.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

BACKGROUND

The LGNSW Annual Conference is the annual policy-making event for all NSW councils and associate members. It is the pre-eminent event of the local government year where councillors come together to share ideas and debate issues that shape the way we are governed.

All NSW councils, regional, country and metropolitan, meet with an anticipated 800 attendees from across the state, inclusive of mayors, councillors, general managers and senior staff.

The Mayor and Councillor Beregi were registered to attend the 2019 Conference, held at Warwick Farm.

The Mayor has already indicated that she wishes to attend the 2020 Conference.

The draft Conference program is available [here](#).

CONSULTATION REQUIREMENTS

Community engagement will be undertaken with its NSROC delegates, Precinct Committees and the local business community regarding suggested 'issues' for Council's consideration.

DETAIL

Registration as a Voting Delegate

To vote on motions at the Conference, delegates must be an elected member of a council, county council, the Norfolk Island Regional Council (NIRC) a Related Local Government Body (RLGB) or an Administrator appointed in accordance with the *Local Government Act 1993*.

Council is entitled to send 5 voting delegates to the Conference.

COVID-19 Precautions

The Conference will be following the government guidelines on safe events and social distancing, noting that this can change in the future. The organisers will be following hygiene practices by cleaning surfaces, arranging seating, overseeing food preparation and transport, as well as medical assistance as required.

Criteria for Motion Submission

The LGNSW Board has resolved that motions will be included in the Business Paper for the Annual Conference only where they:

1. are consistent with the objects of the Association (see Rule 4 of the Association's rules);
2. relate to local government in NSW and/or across Australia;
3. concern or are likely to concern local government as a sector;
4. seek to advance the local government policy agenda of the Association and/or improve governance of the Association;
5. have a lawful purpose (a motion does not have a lawful purpose if its implementation would require or encourage non-compliance with prevailing laws);
6. are clearly worded and unambiguous in nature, and
7. do not express preference for one or several members over one or several other members.

Further details regarding the submission of Motions can be found [here](#).

As in the past, it is proposed that Precinct Committees and the local business community (via Business e-news) will be invited to submit suggested issues for Council's consideration. It is also recommended that Council consult with its delegates to NSROC (the Mayor, Councillors Barbour, Brodie and Keen) regarding any issues that could be raised by a number of members Councils that have regional significance.

LGNSW Policy Platform

When submitting motions for Conference, members are encouraged to familiarise themselves with the LGNSW Policy Platform ([click here](#)). When submitting a motion, members will be asked to identify if the proposed motion conflicts or likely conflicts with the existing Fundamental Principles and this will be noted for delegates in the Business Paper.

The purpose of this Policy Platform is to consolidate the numerous policies and positions of LGNSW - as determined by members - into a single document for ease of reference for members and stakeholders.

LGNSW will update the Policy Platform document after each Annual Conference and present it to Conference the following year, for members to endorse its Fundamental Principles. This will occur prior to voting on motions.

Deadlines

Members are asked to submit their motions by midnight on Monday 28 September 2020 to allow for assessment of motions and distribution of the Business Paper before the Conference.

In order to meet this deadline, a further report will be submitted to Council at its meeting on 24 August 2020.

Council Meeting Schedule

As the Conference will be held between 22-24 November, it will be necessary to amend the 2020 meeting schedule to accommodate the November Council meeting, scheduled for Monday 23 November.

It is proposed that the 2020 meeting schedule be amended to hold the Council meeting on Monday 30 November.

8.10. Jacaranda Season - McDougall Street, Kirribilli - Response to Mayoral Minute

AUTHOR: Michaela Kemp, Manager Traffic & Transport Operations

ENDORSED BY: Duncan Mitchell, Director Engineering Services

ATTACHMENTS:

1. Attach 1 Table 2 - Summary of Additional Measures for Consideration [8.10.1 - 2 pages]
2. Attach 2 Mc Dougall Street Temporary Traffic Management - Plans A & B [8.10.2 - 2 pages]

PURPOSE:

This report has been prepared in response to the resolutions of Council of 25 November 2019 (MM01, Minute No. 325) and 6 April 2020 (Item 13, Minute No. 69) with regard to traffic and pedestrian management in McDougall Street, Kirribilli during the annual jacaranda blooming season.

EXECUTIVE SUMMARY:

Each year between September and November the jacarandas that line both sides of McDougall Street in Kirribilli come into flower for a period of approximately 6 weeks. This seasonal occurrence which generally peaks around mid-November has become a growing attraction for local North Sydney residents and tourists in recent years who wish to photograph themselves amongst the jacarandas which form a spectacular flowering avenue for the length of McDougall Street adjacent to Milson Park.

At the Council meeting on 25 November 2019 (MM01, Minute 325) Council resolved:

1. *THAT Council staff prepare a report on options for managing the impact of visitors in McDougall Street, Kirribilli;*
2. *THAT the options include traffic management, the provision of additional amenities or services, multilingual communications and the feasibility of holding a full day festival; and*
3. *THAT an estimate of costs for each option be provided.*

The report was considered at the Council meeting of 23 March 2020, held on 6 April 2020 where it was resolved (Item 13, Minute No. 69):

1. *THAT this matter be deferred until July 2020, given the current COVID-19 Pandemic restrictions on public gatherings.*

This report has been prepared in response to the resolutions of Council to outline measures that Council has implemented in previous seasons, the feasibility of additional measures in the future and taking into consideration COVID-19 implications.

FINANCIAL IMPLICATIONS:

The estimated cost to implement the recommended options for the management of Jacaranda season in McDougall Street, Kirribilli is \$5,600.00, as detailed in the following table:

Measure	2019/20 Approx. Cost (incl. staff costs) over 6 weeks
Council-owned Variable Message Sign (x2)	\$500
Temporary directional footpath	\$1,000
Hire of 3 x Porta loos	\$3,000
Extra cleaning of Porta loos and Milson Park toilets	\$1,100
Total	\$5,600

The relatively low cost of the recommended actions can be met from existing budgets, however if Council determines to implement a more extensive solution such as staffed traffic control, a commensurate specific budget allocation will be required.

RECOMMENDATION:

1. THAT Council, taking into consideration the financial and COVID-19 implications, proceed with the following measures for the 2020 Jacaranda season:

- Multi-lingual communications (Option 2 in Table 2 of this report);
- Installation of three (3) port-a-loos in Milson Park for two weeks (Option 4a in Table 2 of this report); and
- Installation of six (6) additional temporary garbage bins for rubbish and recyclables in Milson Park for two weeks (Option 4b in Table 2 of this report).

2. THAT Council continue to monitor conditions in McDougall Street during Jacaranda season and a report be brought back to the June 2021 Council meeting with regard to recommended measures for the 2021 Jacaranda season.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment

1.4 Public open space and recreation facilities and services meet community needs

2. Our Built Infrastructure

2.2 Vibrant centres, public domain, villages and streetscapes

2.4 Improved traffic and parking management

4. Our Social Vitality

4.2 North Sydney is creative and home to popular events

BACKGROUND

Each year between September and November the Jacarandas that line both sides of McDougall Street in Kirribilli come into flower for a period of approximately 6 weeks. This seasonal occurrence which generally peaks around mid-November has become a growing attraction for local North Sydney residents and tourists in recent years who wish to photograph themselves amongst the jacarandas which form a spectacular flowering avenue for the length of McDougall Street adjacent to Milson Park.

At the Council meeting on 25 November 2019 (MM01, Minute 325) Council resolved:

- 1. THAT Council staff prepare a report on options for managing the impact of visitors in McDougall Street, Kirribilli.*
- 2. THAT the options include traffic management, the provision of additional amenities or services, multilingual communications and the feasibility of holding a full day festival; and*
- 3. THAT an estimate of costs for each option be provided.*

The report was considered at the Council meeting of 23 March 2020, held on 6 April 2020 where it was resolved (Item 13, Minute No. 69):

- 1. THAT this matter be deferred until July 2020, given the current COVID-19 Pandemic restrictions on public gatherings.*

This report has been prepared in response to the resolutions of Council to outline measures that Council has implemented in previous seasons and the feasibility of additional measures in the future and taking into consideration COVID-19 implications.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

Each year between September and November the Jacarandas that line both sides of McDougall Street in Kirribilli come into flower for a period of approximately 6 weeks. This seasonal occurrence which generally peaks around mid-November has become a growing attraction for local North Sydney residents and tourists in recent years who wish to photograph themselves amongst the jacarandas which form a spectacular flowering avenue for the length of McDougall Street adjacent to Milson Park.

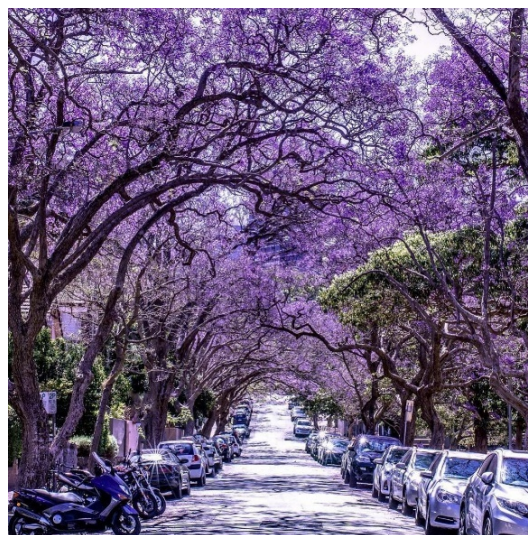


Figure 1 - Flowering Jacarandas McDougall Street in Kirribilli – October – November (Source: Daily Telegraph & Twitter)

Over recent years, Council has received numerous complaints and requests from members of the community concerning the increasing number of visitors to McDougall Street during the jacaranda blooming season. The subject of the complaints and requests are mostly concerned with public safety, traffic and parking management and streetscape amenity. While many members of the community have welcomed visitors to the area, some have requested that Council implement management strategies to address the safety and amenity concerns, while still enabling everyone to enjoy the spectacle. Some of the typical concerns that are raised include:

- Visitors and tourists blocking traffic on McDougall Street while taking photographs.
- Frequent honking of car horns from motorists attempting to move pedestrians on.
- Increase in number of tourist buses travelling through and parking on local streets.
- Visitors using bathroom facilities at local businesses in peak periods due to limited capacity of public toilets in Milson Park.

In addition to the above, the Mayoral Minute of 25 November 2019 (MM01, Minute 325) noted that some residents had expressed concern about people entering their properties to put rubbish in their bins or climb on their property to get the best angle for a photo.

Historical Monitoring

Traffic and Speed Data 2018

Monitoring of pedestrian, traffic and parking conditions was undertaken in 2018 before, during and after the jacaranda blooming season to analyse the extent of the issues raised.

Traffic counts were carried out in June 2018 and over 9 weeks starting from the last week of October 2018. Traffic volumes peaked in November with volumes in the order of 2,500 vehicles per day, compared to 1,992 vehicles per day in June. Generally, the 85th percentile vehicle speeds decreased slightly with increasing traffic volumes, ranging from 31.8km/h during peak traffic to 41km/h with lower traffic volumes.

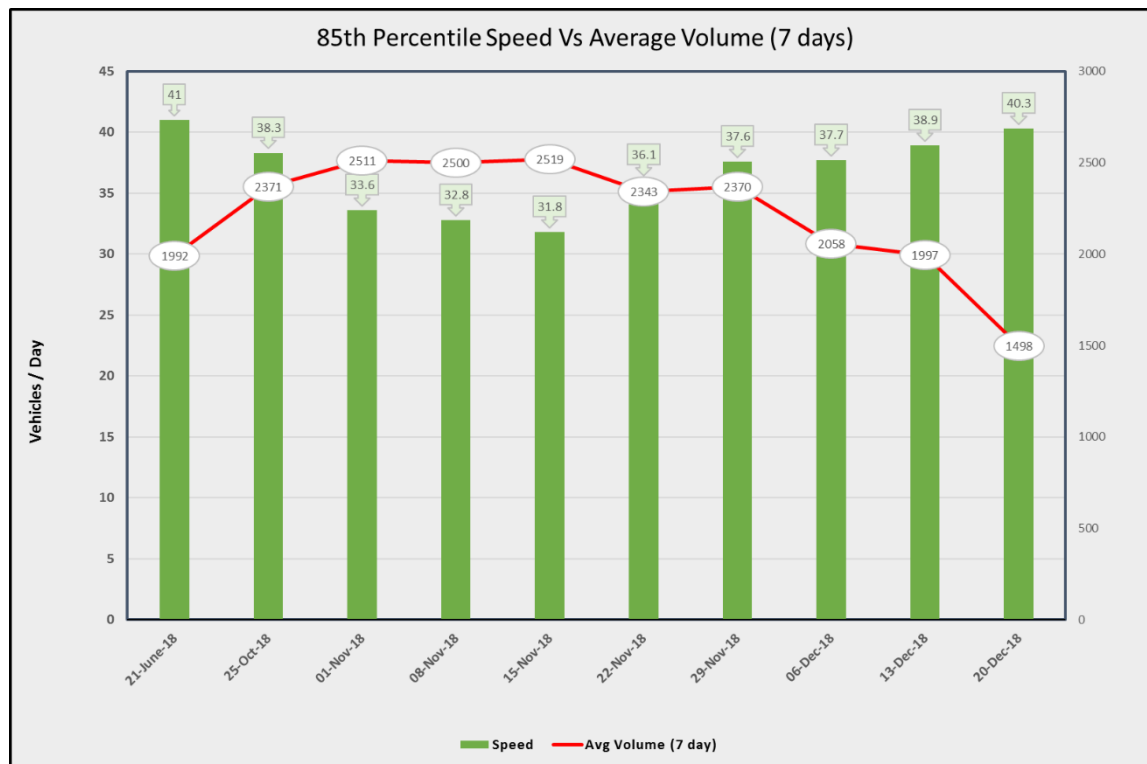


Figure 2 Traffic volume and speed data 2018

CCTV Observations - 2018

A mobile CCTV camera was installed in McDougall Street in early November 2018. Footage between 4/11/18-6/11/18 was reviewed by Council's Communications Officers during the peak jacaranda bloom.

At any one time, there were typically around 4 pedestrians observed standing on road to take photographs with the jacaranda trees throughout the day. At busier times of the day, up to 30 pedestrians were observed standing on the road at any one time.

Most pedestrians were observed to move away as cars were approaching. It is estimated from observations that the average time for pedestrians to clear the road was around 25 seconds.

However, in the worst case, larger groups and those with tripod setups were observed to remain for longer periods with some not moving until prompted by car horns. In the worst case, the delay to motorists was estimated in the order of 60 seconds.

From the observations, there were no serious conflicts or safety issues identified. While the majority of pedestrians and motorists were considerate of each other, some motorists used car horns to move pedestrians on, which has been the cause of frustrations for local residents.



Figure 3 typical observations from CCTV footage during jacaranda blooming (November 2018)

Parking

A parking occupancy survey was undertaken in September 2018 and revealed an average occupancy of 74% in McDougall Street. There is a mix of 1-hour, 2-hour and 4-hour parking restrictions in McDougall Street which have been implemented over the years in response to community feedback. The 4-hour parking was installed to enable some parking for Ensemble Theatre patrons whilst discouraging commuter parking.

Observations from the CCTV footage during the jacaranda season revealed an average parking occupancy of 90% in McDougall Street, which is within the upper limit of Council's target range for parking management.

Measures Implemented During 2019 Jacaranda Season

In an effort to address some of the concerns raised by the community in previous seasons, the following measures were implemented during the 2019 jacaranda season. There was no specific funding allocated to these measures which, while relatively minor in cost, were funded from existing 2019/20 operational budgets. It is highly likely that Council will be expected to implement these measures as a minimum during the annual jacaranda season for the foreseeable future. The costs of the implemented measures are summarised in Table 1.

Table 1 Costs of measures implemented in 2019 jacaranda season

Measure	2019/20 Approx. Cost (incl. staff costs) over 6 weeks
Council-owned Variable Message Sign (x2)	\$500
Temporary directional footpath	\$1,000
Hire of 3 x Porta loos	\$3,000
Extra cleaning of Porta loos and Milson Park toilets	\$1,100
Total	\$5,600



Figure 4 McDougall Street Council-owned VMS sign installed November 2019

Additional Measures for Consideration for 2020

Officers from Council’s Traffic & Transport Operations; Communications & Events; and Parks & Reserves departments considered various options to address or resolve some of these impacts going forward. The measures and options considered are outlined in Table 2 attached to this report.

Community Submission

Council received a submission from a resident of McDougall Street on behalf of 40 of her neighbours in Kirribilli. The submission requests the following additional measures over a six-week period:

- To close McDougall Street for 7 days a week between Broughton Street and Willoughby Street with the exception of residents and service vehicles
- Allow residents of McDougall Street, Hipwood Street, Bradly Avenue and Broughton Street to park on McDougall Street - with residents to be supplied with a “jacaranda” sticker for identity purposes.
- Provide drop-off point (e.g. 5 minute parking) on Clark Road outside the shop which would allow passengers to alight from buses
- Negotiate with Sydney Harbour Federation Trust to provide additional parking for jacaranda visitor in the Platypus carpark, including a small fee to offset the cost of traffic controllers.

All of these suggestions have financial implications and would also require consideration by the North Sydney Traffic Committee.

COVID-19 Implications

At the time of writing this report, there are currently COVID-19 Public Health Orders in place that restrict the number of people gathering in open areas to a maximum of 20 people.

It is not possible to predict if the Public Health Order will be lifted before the anticipated October 2020 Jacaranda blooming season, however it is important to ensure that Council’s

activities in and around McDougall Street do not create or promote a public event that does not comply with any Public Health Order in place at that time. In this regard it is strongly recommended that Council does not proceed with a festival for the 2020 Jacaranda season. Council may wish to pursue this option in future years, once the COVID-19 Public Health Orders have lifted.

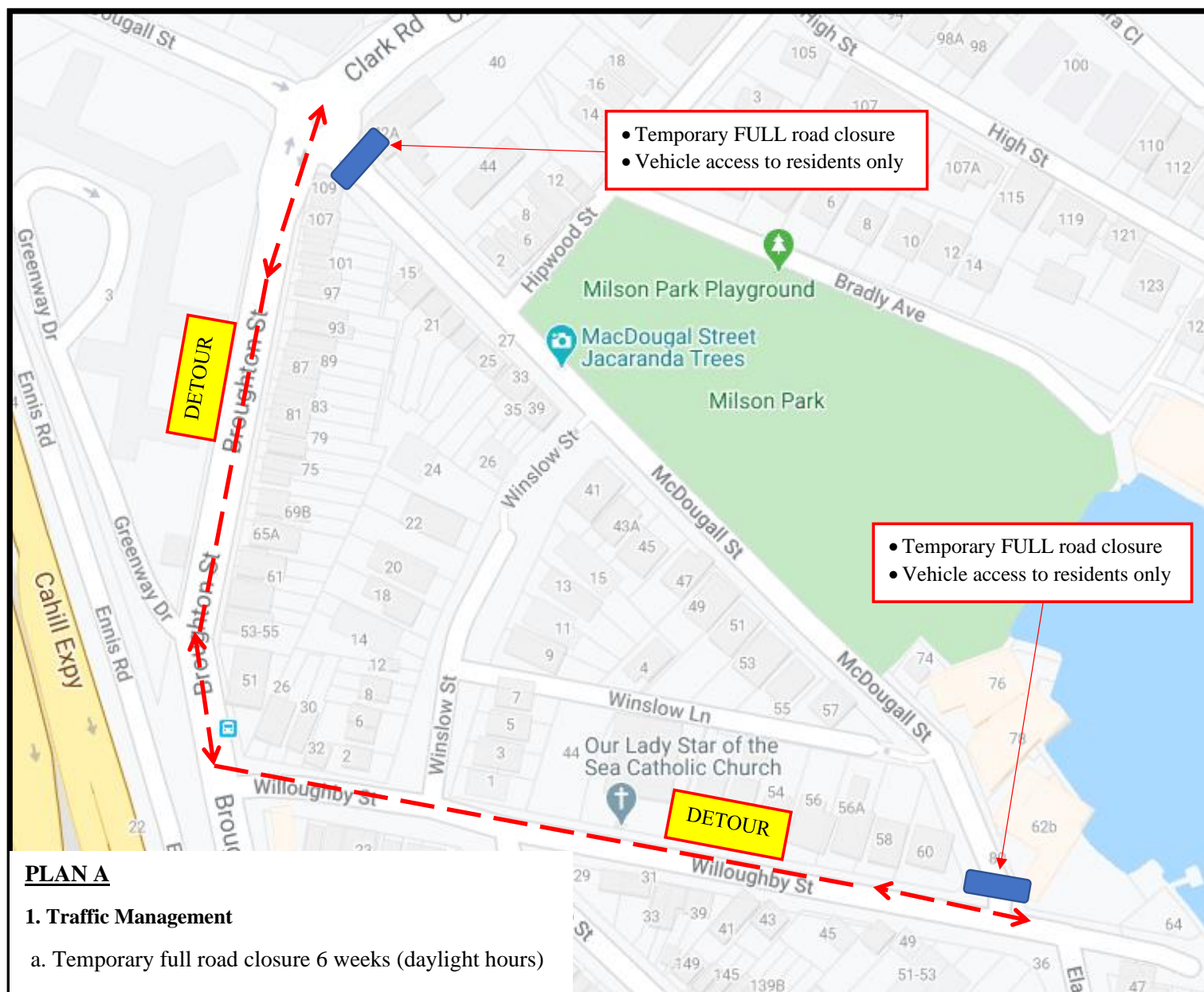
In addition, as a result of COVID-19, visitor numbers for the 2020 Jacaranda season are expected to be lower than previous years due to international travel restrictions. This report recommends similar measures to that implemented in previous years including a combination of options including multilingual communications (Option 2), installation of three port-a-loos in Milson Park (Option 4a) and installation of 8 temporary garbage bins and recyclables around McDougall Street and Milson Park (Option 4b). Communications in Option 2 can also be used to display appropriate messaging regarding social distancing.

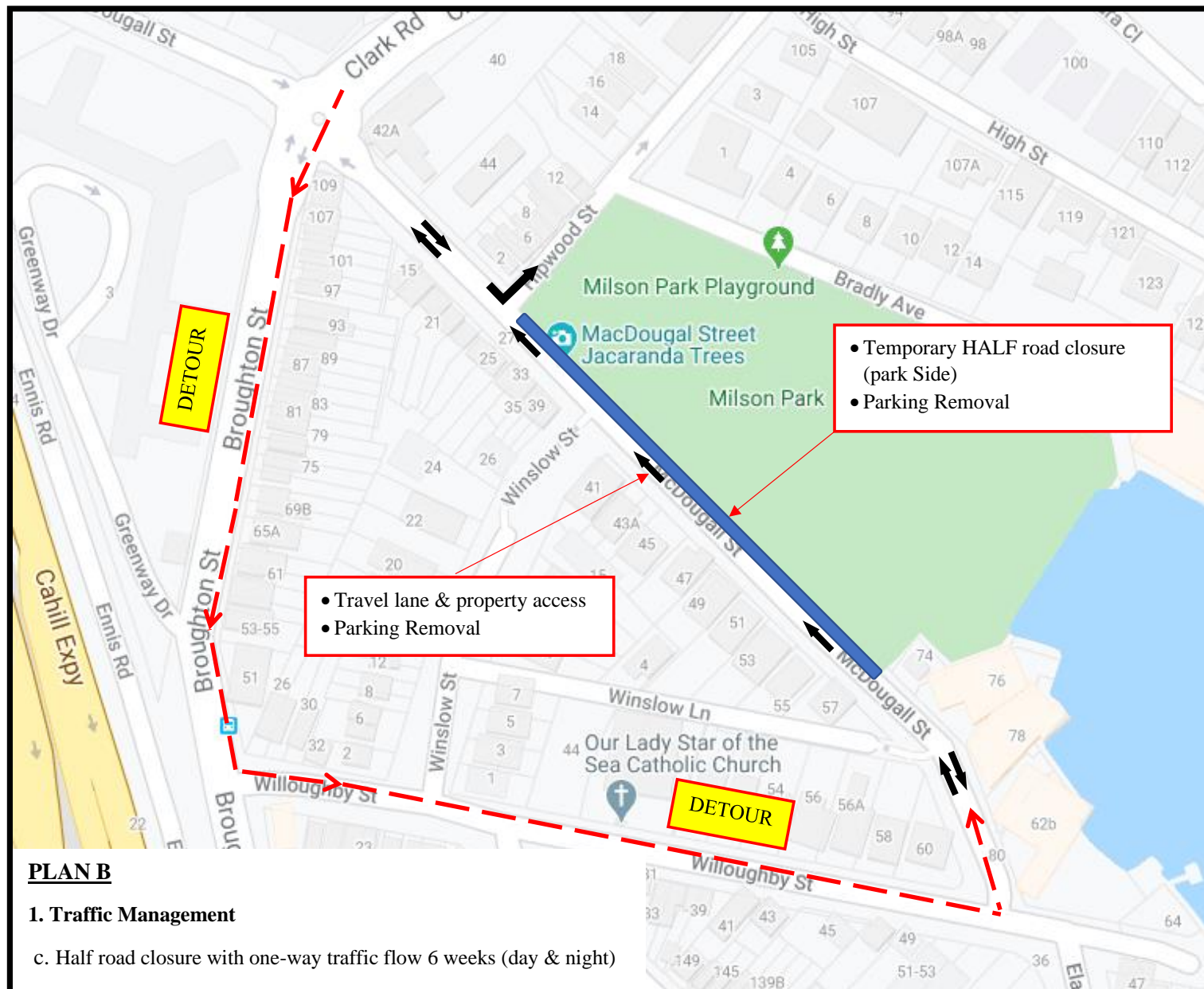
It is also recommended that Council continue to monitor the situation during the 2020 Jacaranda season and that a report be brought back to the June 2021 Council meeting with regard to recommendations for the 2021 Jacaranda season.

Table 2 Summary of additional measures for consideration

Measure	Options	Considerations	Level of Impact to community	Level of Council Involvement	Consultation (C)/ Notification (N) Required?	Indicative Costs
1. Traffic Management	a. Temporary full road closure 6 weeks (daylight hours) Refer to Plan A attached	Divert all traffic around and remove parking. Requires min. 2 traffic controllers at all times to maintain access for residents Plan A attached demonstrates how this temporary road closure and traffic diversion will work.	High	High	C & N	\$45,000 (7 days x 6 weeks)
	b. Stop/Slow Control (daylight hours)	Daily charge for minimum of 2 traffic controllers Pedestrians may be difficult to control, and some may ignore directions from traffic controllers	Medium	High	N	\$45,000 (7 days x 6 weeks) \$30,000 Peak only (7 days x 4 weeks)
	c. Half road closure with one-way traffic flow 6 weeks (day & night) Refer to Plan B attached	<ul style="list-style-type: none"> • Park side – photos • Residential side – travel lane & property access • One-way towards Broughton Street • Closure from Hipwood Street to before boat ramp • Boat ramp access needs to be maintained • Divert via Willoughby Street • Reduced on-street parking for theatre patrons/residents • Will require parking removal on both sides within designated road closure area. Plan B attached demonstrates how this road closure and traffic flow will work.	Medium	High	C & N	\$10,000

Measure	Options	Considerations	Level of Impact to community	Level of Council Involvement	Consultation (C)/ Notification (N) Required?	Indicative Costs
2. Multi-lingual communications	VMS sign Website Social media	<ul style="list-style-type: none"> Would need to hire VMS with multi-lingual capability 	Low	Low	N	\$2500
3. Full day festival	Within Milson park and temporary full road closure	<p>Current COVID-19 Public Health Orders in place as of 1 July 2020 prohibit outdoor gatherings of more than 20 people. While this may change between now and October/November, it is important to ensure that Council's activities in and around McDougall Street do not a public event that does not comply with any Public Health Order in place at the time.</p> <p>Would potentially need to outsource due to demands on current resources at this time of year. Won't address concerns on non-festival days. Market stalls/entertainment would be needed.</p>	High	Very High	N	\$70,000
4. Amenity Management	a. Install three (3) Port-a-loos in Milson Park for two weeks.	Based on the use of Port-a-loos in 2019, it is recommended that three (3) is adequate to meet demand.	Medium	High	N	\$5,600 (3 Port-a-loos for two weeks)
	b. Install six (6) additional, temporary Garbage Bins for rubbish and recyclables around McDougall Street and Milson Park for two weeks.	This includes servicing of the garbage bins 12 times per day over the two-week period.	Medium	High	N	\$1,680 (for two weeks)





8.11. Response to Mayoral Minute - Prioritising Pedestrians

AUTHOR: Michaela Kemp, Manager Traffic & Transport Operations

ENDORSED BY: Duncan Mitchell, Director Engineering Services

ATTACHMENTS: Nil

PURPOSE:

The purpose of this report is to respond to the Council resolution of 24 February 2020 (Item MM04, Min. No. 8).

EXECUTIVE SUMMARY:

At the Council meeting on 24 February 2020 it was resolved (Item MM04, Min. No. 8):

1. THAT staff prepare a report on options for improving our focus on pedestrian needs and that the report considers how to ensure that all voices are equally heard when balancing the needs of motorists, cyclists, pedestrians and public transport.

This report outlines the Council's current Strategies and Action Plans relating to walking and pedestrians and planned future Strategies and Action Plans to identify missing links in Council's pedestrian networks.

The report also outlines how Council undertakes community engagement with regard to the development and implementation of the Strategies and Action Plans.

FINANCIAL IMPLICATIONS:

This report recommends that funding for the Walking Strategy (\$60,000) and the PAMPs be allocated from the LATM Implementation Program budget for 2020/21.

RECOMMENDATION:

1. THAT Council allocates \$60,000 to the development of a North Sydney Walking Strategy and concurrently also develops Pedestrian and Mobility Plans (PAMPs) for each of the 7 identified LATM Zones.

2. THAT the funding allocation comes from the LATM Implementation Program budget for 2020/21.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- 2. Our Built Infrastructure
- 2.3 Sustainable transport is encouraged
- 2.4 Improved traffic and parking management

BACKGROUND

At the Council meeting on 24 February 2020 it was resolved (Item MM04, Min. No. 8):

1. THAT staff prepare a report on options for improving our focus on pedestrian needs and that the report considers how to ensure that all voices are equally heard when balancing the needs of motorists, cyclists, pedestrians and public transport.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

Current Strategies and Action Plans

Council has a series of existing Strategies and Action Plans which each carry through a consistent objective to improve the way people move around North Sydney with an integrated transport system that makes sustainable transport modes such as walking, cycling and public transport an easy and convenient option for residents, workers and visitors in our LGA.

North Sydney Community Strategic Plan 2018-2028

The *North Sydney Community Strategic Plan 2018-2028* sets the future direction for the community. It is Council's most important strategic document and identifies the community's main priorities and aspirations for its future, and details strategies for achieving them. The plan is the highest-level plan that councils prepare in accordance with Integrated Planning and Reporting statutory requirements.

The current *North Sydney Community Strategic Plan 2018-2028* evolved from the previous 2013 Plan and was adopted following a review and extensive community engagement in 2017 and 2018. The Plan includes the following strategic vision:

"The way people move around North Sydney will have improved. North Sydney has integrated transport system that make it easy to get to and around the local government area. North Sydney has a wide choice of transport. People can cycle, walk, take public transport or drive a vehicle. Public transport is efficient offering a good alternative to cars."

North Sydney Transport Strategy (2017)

The *North Sydney Transport Strategy 2017 (NSTS)* is Council's guiding document for the delivery of its transport planning and management functions including strategic transport planning, delivery of local transport projects and transport advocacy.

NSTS bridges the gap between Community Strategic Plan objectives and practical, everyday transport planning and management decision making by:

- Defining a holistic Vision for transport in North Sydney.
- setting a principled, best practice approach to achieving this Vision.
- identifying requirements for the development of mode specific action plans.
- defining a Council-wide transport implementation framework.
- outlining a delivery methodology that will help to ensure quick, consistent and robust responses to increasingly complex transport issues; and
- re-assessing shared CSP/NSTS measuring and reporting requirements.

The NSTS is based on extensive feedback from preliminary community consultation undertaken in 2016.

North Sydney Integrated Traffic & Parking Strategy (2014)

The *North Sydney Integrated Traffic & Parking Strategy (2014)* outlines the key principles in Council's approach to traffic and parking management on Council roads in line with the objectives and goals of the Community Strategic Plan.

The goals and objectives of the Strategy are to:

- Improve traffic and parking management across the LGA.
- Ensure that traffic and parking is balanced to meet the needs of road users, particularly residents and businesses both now and into the future.
- Encourage sustainable transport modes as alternatives to private motor vehicle use.

Local Area Traffic Management Action Plans (2017)

As part of the *North Sydney Integrated Traffic and Parking Strategy*, Council adopted *Local Area Traffic Management (LATM) Action Plans* in 2017. The Action Plans were developed based on feedback from extensive community engagement in 2016. The Action Plans form the basis of a works program to be implemented by Council going forward. The Action Plans are also updated and reviewed on an ongoing basis and as new issues arise to ensure they are relevant and up to date.

The LATM implementation procedure adopts a methodology that takes into consideration an area wide traffic management scheme and allows the community's high priority traffic projects to be ranked according to a number of criteria, including safety, traffic volume, speeds, pedestrian and cycling volumes, surrounding land uses, and alignment with the Community Strategic Plan.

Impacts on all road users, including pedestrians, are taken into consideration for all project listed in the LATM Action Plans, not just the projects directly benefiting pedestrians, as part of the ranking criteria assessment. The assessment uses both quantitative inputs taking into consideration existing road users and the road environment (such as relative pedestrian and vehicle volumes, traffic speeds, and number of crashes involving vulnerable road users), and qualitative inputs using the Transport Planning and Management Decision Matrix from the *North Sydney Transport Strategy (2017)*. This rigorous assessment ensures that Council's resources are focused on delivering the projects which provide the greatest impact on achieving the objectives of the *North Sydney Transport Strategy* and the *North Sydney Integrated Traffic & Parking Strategy*.

Future Strategies and Action Plans

Council's existing Strategies also contain recommendations for the development of further Strategies and Action Plans. The future Strategies and Action Plans are listed below.

Walking Strategy

The *North Sydney Transport Strategy (NSTS 2017)* identifies the delivery of a *Walking Strategy*, which maintains that:

...walking will be accorded the highest level of priority in North Sydney to ensure that it is both pleasurable and safe.

The *NSTS* states that the *Walking Strategy* will be based on *walking catchment* assessments for North Sydney's key trip attractors. Mapping the physical efficiency of walking networks will help to define how urban form affects North Sydney walkability, providing a clear rationale for the identification of:

1. North Sydney's "Strategic Walking Network".
2. major projects that will contribute significantly to delivering missing links and improving existing links in this "Strategic Walking Network" (e.g. Miller Place)
3. missing links in local walking networks; and
4. those projects already identified in Council's LATM project lists that best contribute to the delivery of both strategic and local walking networks.

The *Walking Strategy* will respond to the Vision and community priorities identified in the *NSTS* and will provide the framework for the delivery of individual Pedestrian Access and Mobility Plans (PAMPs) for identified North Sydney centres and other important trip attractors (e.g. Lunar Park & the North Sydney Olympic Pool). In addition, the *Walking Strategy* will assess emerging trends that might affect the uptake of walking in North Sydney (e.g. increased working from home due to COVID-19), land use diversity in North Sydney centres and how typical walking infrastructure treatments affect the transport Vision and community priorities detailed in the *NSTS*.

Pedestrian and Mobility Plans (PAMPs)

The future *Walking Strategy* will outline the strategic walking network for the LGA, while *Pedestrian and Mobility Plans (PAMPs)* will identify the specific infrastructure required to

complete the missing links in the strategic walking network. PAMPs are comprehensive action plans that involves detailed investigation and auditing of existing and strategic walking routes to determine appropriate pedestrian facilities and where these are needed to support a safe, convenient and connected walking network, and improve access for all pedestrians including mobility-impaired people. The development of PAMPs are listed as short-term priority actions in each of the 7 LATM Action Plan Zones. As noted above, some commercial and village centres in each zone where there is greater pedestrian activity may also necessitate and benefit from their own PAMP study. Although the *Walking Strategy* will provide the framework for the development of the PAMPs, it is recommended that the *Walking Strategy* and the PAMPs with the highest priority be prepared in parallel to enable Council to progress the implementation of these plans as soon as possible.

Community Engagement

Community engagement for all Strategies, Action Plans and pedestrian, cycling and traffic facilities is undertaken in accordance with Council's Community Engagement Protocol and Community Engagement Strategies are tailored for the specific projects.

All journeys involve some degree of walking. Therefore, everyone can be considered a pedestrian. Council generally sends notifications to all properties in proximity of a proposal. This ensures that the community most impacted by a proposal has the opportunity to provide specific feedback on how it will affect them.

Current and Recently Completed Projects

Council currently has a grant of \$800K from Transport for NSW (TfNSW) to undertake a series of projects in Kirribilli and Milsons Point to provide a safer environment for all footpath and road users. These projects currently underway are part of the NSW Safe Speeds in High Pedestrian Activity and Local Areas program. The treatments include traffic calming devices such as pedestrian crossings and raised thresholds, these road and footpath treatments help to distinguish the different driving conditions and create a self-enforcing maximum 40km/h speed environment within the village centres.

Other projects Council has completed in recent years include the following:

Location - Project	Photo	Year Completed
West Street at Ernest Street – install kerb ramps		2020

Location - Project	Photo	Year Completed
Mount Street at Edward Street – continuous footpath treatment		2019
Alexander Street at Chandos Street – pedestrian signals		2019
Atchison Street at Oxley Street – kerb extensions		2019
Abbott Street at Palmer Street – pedestrian crossing		2019

Location - Project	Photo	Year Completed
Ernest Street at Merlin Street – traffic & pedestrian signals		2018/19
Yeo Street at Watson Street – pedestrian crossing		2018/19

Links to Current Strategies and Action Plans

North Sydney Community Strategic Plan 2018-2028

https://www.northsydney.nsw.gov.au/Council_Meetings/Policies_Plans/Integrated_Planning_Reporting/Community_Strategic_Plan

North Sydney Transport Strategy (2017)

https://www.northsydney.nsw.gov.au/Traffic_Transport/Transport_Strategy/North_Sydney_Transport_Strategy

North Sydney Integrated Traffic and Parking Strategy (2014)

https://www.northsydney.nsw.gov.au/Transport_Parking/Transport_Strategy/North_Sydney_Traffic_Parking_Strategy

North Sydney Local Area Traffic Management Action Plans

https://www.northsydney.nsw.gov.au/Transport_Parking/Transport_Strategy/North_Sydney_Traffic_Parking_Schemes

Conclusion

To address the Mayoral Minute to ensure that all voices are equally heard when balancing the needs of motorists, cyclists, pedestrians and public transport it is proposed that Council allocates \$60,000 to the development of a North Sydney Walking Strategy in the 2020/21 Financial year as well as concurrently develop Pedestrian and Mobility Plans (PAMPs) for each of the 7 identified LATM Zones. This funding is proposed to be allocated from the LATM Implementation Program budget for 2020/21.

By developing both the North Sydney Walking Strategy and a series of Pedestrian and Mobility Plans (PAMPs) concurrently, Council will be able to expedite the delivery of appropriate

pedestrian facilities where these are needed to support a safe, convenient and connected walking network, and improve access for all pedestrians including mobility-impaired people.

Proposed Program

The following program is proposed for development of the proposed Walking Strategy and PAMPs.

Activity	Proposed Completion Date
1. Brief preparation and seeking quotations from specialist consultants for the preparation of the North Sydney Walking Strategy.	Aug-Sept 2020
2. Engage Consultants to do investigation and analysis to for preparation of the North Sydney Walking Strategy	Oct 2020
3. Prepare draft Walking Strategy for Community Consultation	Nov-Dec 2020
4. Exhibit Draft strategy for 28 days – undertake community consultation	Feb 2020
5. Develop final Walking Strategy and accompanying PAMPs for adoption by Council	April-May 2020
6. Commence implementation of adopted Walking Strategy and PAMPS	June 2021

8.12. Temporary Walking and Cycle Network Improvements

AUTHOR: Lindsay Munday, Sustainable Transport Project Co-ordinator

ENDORSED BY: Duncan Mitchell, Director Engineering Services

ATTACHMENTS: Nil

PURPOSE:

The purpose of this report is to brief Council on the options for temporary or ‘pop-up’ improvements to the public domain and North Sydney Council’s walking and cycle network.

EXECUTIVE SUMMARY:

Temporary public spaces, footpath widening and bike lanes have recently been installed in cities around the world in response to COVID-19 to ensure that walking and cycling remain available as transport options that facilitate social distancing and to help reduce overcrowding on road and public transport networks that are under pressures as a result of the COVID-19 pandemic. The NSW State Government has recently indicated support for the installation of temporary or “pop-up” public spaces and bike lanes, with a number of projects currently being implemented across parts of metropolitan Sydney.

This report details options for “pop-up” walking and cycling projects in the North Sydney LGA. The options identified are those considered most likely to assist with transport network efficiency under social distancing requirements, be deliverable and cost effective, and align with Council’s long-term transport network planning.

As “pop-up” infrastructure is low cost, easy to install and removable, it also provides a unique opportunity to test facility types, usage and route alignments to inform the development of permanent infrastructure.

This report recommends that Council undertake advocacy and/or design development for temporary projects in the following locations:

- Miller Street footpath widening and placemaking.
- Pacific Highway temporary bike lane (advocacy/input to TfNSW).
- Middlemiss Street.

FINANCIAL IMPLICATIONS:

This report recommends that \$140,000 from the draft 2020/2021 North Sydney Cycling Strategy Priority items budget be allocated to the design and implementation of projects detailed in this report.

RECOMMENDATION:

- 1. THAT** Staff engage with TfNSW regarding options for temporary footpath widening on Miller Street and temporary bike lanes on the Pacific Highway – west side from Blue Street to Herbert Street, St Leonards.
- 2. THAT** a concept design be prepared for a temporary shared zone/public art project in Middlemiss Street and that a further report be brought to Council once the concept design has been finalised.
- 3. THAT** \$140,000 from the 2020/2021 North Sydney Cycling Strategy Priority Items budget be allocated to the design and implementation of projects identified in this report.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2. Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

2.3 Sustainable transport is encouraged

2.4 Improved traffic and parking management

4. Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

BACKGROUND

Temporary public spaces, footpath widening and bike lanes have been implemented in several cities globally as part of government responses to transport and social distancing requirements under COVID-19. In built-up areas, the provision of more public space and wider footpaths is allowing people to practice social distancing while walking to destinations that are located in busy areas such as transport nodes, major retail and commercial centres and popular tourist attractions. “Pop-up” bike lanes are similarly being implemented or widened to cater for increased participation in cycling to reduce congestion on the road and public transport networks. As a result of COVID-19 and public health orders the capacity on the public transport is restricted and more people are using private vehicles to travel to work.

It has been recognised by government authorities and the general public that walking and cycling has a significant role to play in allowing for social distancing while travelling to and from work and or between desired destinations instead of taking public transport or driving.

The NSW State Government has indicated in-principle support for the implementation of temporary walking and cycling projects. The NSW Planning Minister recently stated that “whether it’s new cycle lanes, pedestrian-only streets or wider footpaths, we’re committed to working with councils and communities to fund projects that can make life better for everyone – both now and once the pandemic is over”. These statements are supported by State Government funding programs such as the *Streets as Shared Space Program*, and Councils such as the City of Sydney are now in the process of implementing temporary public space and bike lane projects.



Figure 5 Temporary cycle lane in Berlin Photograph: Annegret Hilse/Reuters



Figure 6 Map of City of Sydney pop-up cycle lanes

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol and/or the TfNSW COVID-19 Traffic Regulation Delegation to Councils.

DETAIL

Link to Council Plans and Policies

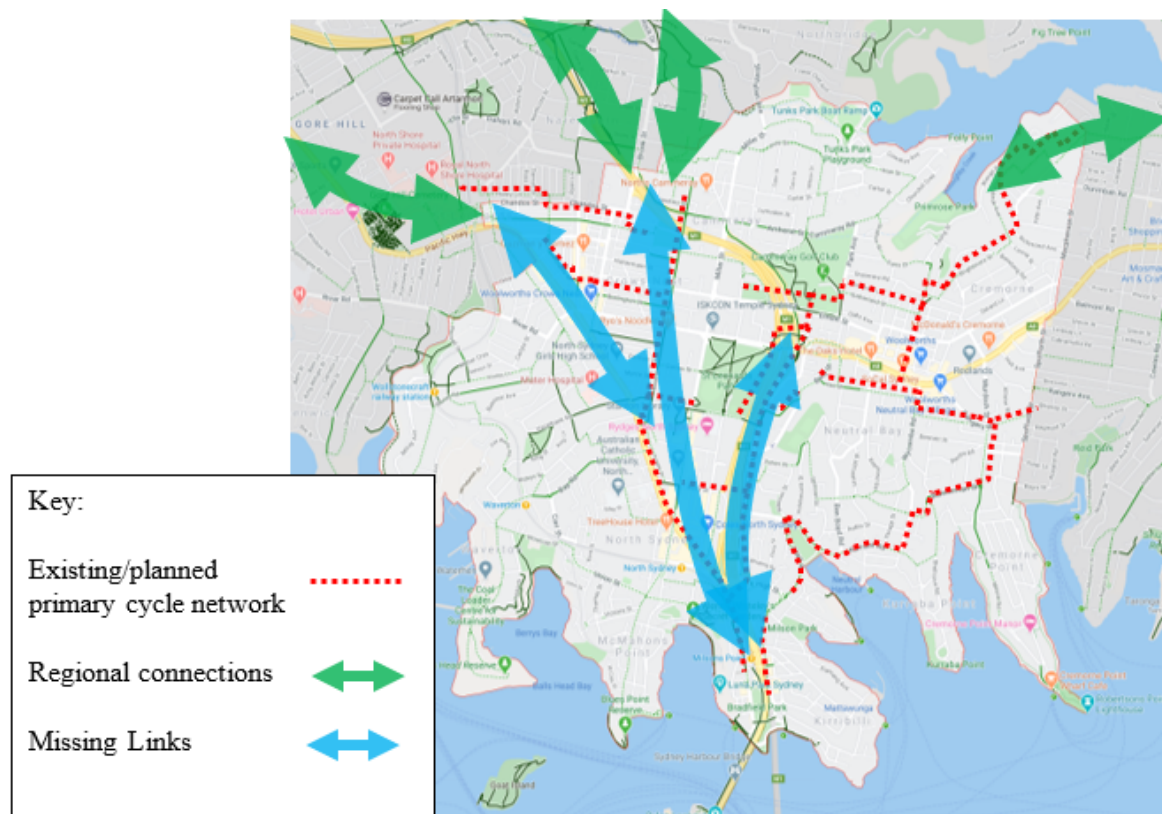
Walking and cycling are considered in Council plans and policies as follows:

- *North Sydney Community Strategic Plan* – Identifies community support for sustainable transport options including walking and cycling and improved traffic management.
- *North Sydney Transport Strategy* – North Sydney Transport Strategy consultation (2017) established that the North Sydney Community aspires to have safe streets, designed to connect local communities using healthy and low impact travel options such as walking, cycling and public transport. Increased use of these travel modes and corresponding reductions in private vehicle use were the best way to help minimise the community's impact on the environment, traffic congestion and parking demand.
- *North Sydney Integrated Cycling Strategy* – makes a commitment to deliver a cycling network that is accessible to people of all ages and abilities and identifies a 'priority' cycling network that includes the alignments and route selection discussed in this report.
- *North Sydney Public Domain Strategy* - identifies 19 projects that reinforce Miller Street as the main, civic spine of North Sydney, deliver over 17,000 m² of new parks and plazas, create a new and upgraded network of laneways and improve pedestrian safety and amenity.

The map below provides a consolidated overview of the primary cycle network (i.e. not including local or feeder connections) identified across Council's planning and policy

documents, overlaid with key links to the surrounding/regional network shown in green and major missing links through North Sydney LGA in blue.

Figure 7 Overview of primary/priority cycling network identified in Council plans and policies



Previous Stakeholder Feedback

TfNSW contacted Council staff in April 2020 to discuss options for temporary public space, walking and cycling projects that could be delivered as short term ‘pop-up’ projects to allow for social distancing and reduce pressure on the road network and public transport services.

The list of options for temporary or ‘pop-up’ projects provided in this report have been developed with consideration of feedback received from TfNSW at this time, in particular with respect to network connectivity, route selection and technical matters that would influence the deliverability of projects.

Council also submitted funding applications for five high priority projects as part of the NSW Department of Planning, Industry and Environment *Streets as Shared Spaces* Program.

Local cycling groups and media have also advocated for measures to be implemented and the former made direct requests to Council for temporary bike lanes to be implemented on the Pacific Highway, West Street and Sydney Harbour Bridge.

Changes to Approvals Processes for Temporary Infrastructure

On 29 May 2020 TfNSW introduced special COVID-19 traffic regulation delegation to councils. This increases Council’s scope to implement temporary measures by reducing

approval requirements. The delegation can be accessed via the following link <https://www.rms.nsw.gov.au/trafficinformation/downloads/s115-delegation-to-councils.pdf>

Current Walking Network Considerations

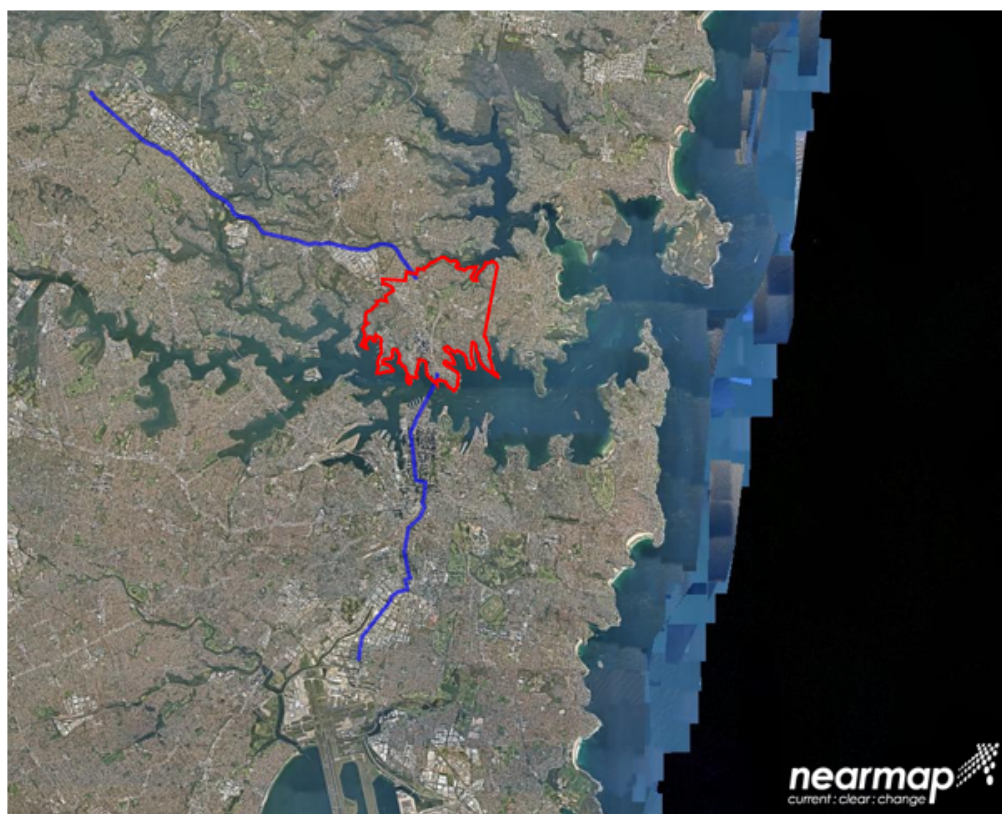
Council has identified key public domain improvements for the North Sydney CBD in the CBD Public Domain Strategy. These projects are intended to respond to growing demand for public space and pedestrian circulation space, particularly in the context of pressures arising from significant development in the North Sydney CBD and expanded public transport at the completion of the forthcoming Metro station. An expanded pedestrian network will be critical to meeting the demand as these changes occur. Pedestrian capacity is similarly critical now given that social distancing requirements have reduced the capacity of the existing walking network in the CBD, particularly around major transport nodes and office buildings where thousands of people enter and exit each day.

Current Cycling Network Considerations

There are several features of the current/existing cycling network relevant to the consideration of installing “*pop-up*” lanes, specifically:

- North Sydney LGA currently has a major gap in the Sydney regional cycling network. Figure 4 below shows sections of an existing regional cycling connection via separated paths or off-road paths that is continuous between Epping and Botany (approximately 27km) except for the section traversing North Sydney LGA. Completing this gap with pop-up lanes will enable more residents in North Sydney and neighboring LGAs to cycle to work as it provides a direct link to the Sydney and North Sydney CBDs.
- Community feedback indicates that people in North Sydney want to cycle for day to day transport trips but feel uncomfortable doing so due to network conditions, in particular, safety concerns over mixing with traffic. Data and feedback from North Sydney LGA, TfNSW, City of Sydney and Australian academic sources all indicate that separated cycling paths are the facility most likely to enable this ‘latent demand’, however these may be difficult to deliver as temporary infrastructure. Notwithstanding, any further design development undertaken on the projects identified in this report should seek to maximise separation from vehicles to ensure access to the widest possible range of potential riders.
- Customer research undertaken by TfNSW indicates the greatest potential for increased participation in cycling sits within up to 5km to destinations and 10km from CBDs. Therefore, the provision pop-up lanes that align with this demand are most likely to have the greatest impact in terms of improving overall transport network efficiencies, and reliving pressures during social distancing requirements. All the projects considered within this report fit within this scope.

Figure 8 Epping to Botany Regional cycling connection showing existing gap in North Sydney LGA. Blue shows existing link, North Sydney LGA outlined in red.



Proposed ‘Pop-up’ Walking and Cycling Improvements

A table and map are provided below which detail a range of options for temporary ‘*pop-up*’ improvements to the public domain and walking and cycling networks. The options were identified through a review of current Council plans and policies, assessment of network conditions, available data on current cycling rates and demand for cycling, and feedback/advice provided by TfNSW and cycling advocacy groups in April 2020.

The key criteria used in the identification and prioritisation of potential pop-up projects were:

1. Likelihood the project will immediately enable more people to choose walking and cycling as a transport option, facilitate social distancing, and take pressure off other modes of transport as more people return to office-based employment (particularly in the context of reduced public transport capacity and anticipated increase in private vehicle use).
2. Extent that temporary options align with long term strategic transport priorities and network planning, in recognition that temporary projects may remain in place for an extended period or provide a pathway to permanent infrastructure.
3. Degree to which a “*pop-up*” project in the location provides a mechanism to test projects identified in current Council plans or policies to inform longer term planning and project development (noting that the nature of ‘pop-up’ projects allows them to be implemented and removed quickly, and that they therefore provide a unique opportunity to trial facility types).
4. Likely to be low cost, have appropriate impact on others aspect of the transport network and make general improvements to senses of place/public domain.

Table 1 identifies a list of three (3) potential short-term projects identified by staff and recommended for further development. The three (3) recommended projects are anticipated to enable immediate increases in walking and cycling or ensure social distancing can be maintained and have been determined to be likely deliverable as short term projects.

The projects identified for further development are:

1. Miller Street, widening of footpaths and placemaking between Pacific Highway and Berry Street.
2. Pacific Highway (West side) temporary cycle lane from Herbert Street to Blue Street (TfNSW project with Council in an advisory role).
3. Middlemiss Street – shared zone trial and public art project.

Further detail regarding these projects is provided in Table 2 and Figure 9 and Figure 10 below.

Figure 9 Proposed temporary cycleway along Pacific Highway
(adapted from Northern Sydney Cycling Guide & Map)

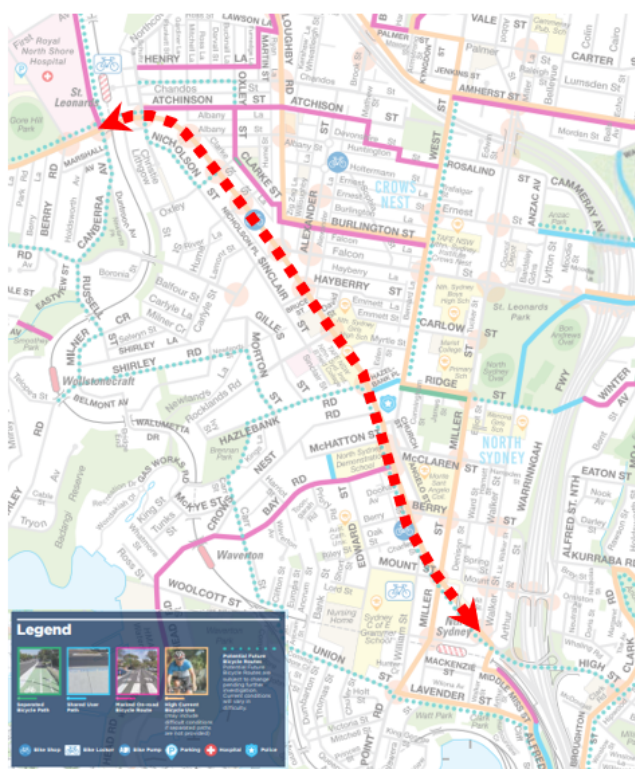


Figure 10 Proposed locations for Miller Street footpath widening and Middlemiss Street shared zone & public art trials

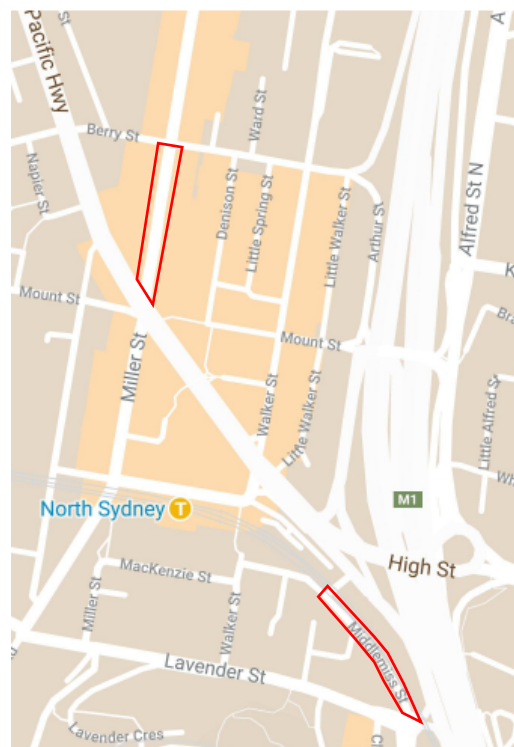


Table 2 Details of Potential Temporary Bike Lane Projects (recommended projects are shaded grey)



Location and Project	Comments/Considerations	Network Priority	Deliverability (relative)	Recommended Actions
Miller Street between Pacific Highway and Berry Street	<p>Priority project identified in long term vision for CBD and critical infrastructure to support walking access to new Metro Station.</p> <p>Current footpath widths require additional capacity to allow social distancing</p> <p>(Will impact on parking – numbers subject to design)</p>	1	1	Seek TfNSW funding and technical support to implement pop-up footpath widening and placemaking works
<p>Pacific Highway (North Sydney to St Leonards)</p> <p>Temporary cycle lanes</p>	<p>Priority connection for local trips and major missing link in regional network. Current conditions are challenging and create barrier for potential riders</p> <p>Likely to enabling immediate uptake of cycling during social distancing</p> <p>“Priority Route 1” in Council Bike Plan, and likely ‘Tier 1’ Route on forthcoming State Network</p> <p>State Road – design, approval and implementation primarily with TfNSW</p> <p>(Will impact on parking – numbers subject to design)</p>	2	4	<p>Advocate to TfNSW to progress designs for temporary lanes</p> <p>Provide stakeholder and technical input into any design process undertaken by TfNSW</p>
Middlemiss Street	Existing cycle route and space identified for possible public domain upgrades	3	2	Further investigate design options for a temporary shared zone



Location and Project	Comments/Considerations	Network Priority	Deliverability (relative)	Recommended Actions
	Opportunity for low cost/easy to implement public art project/placemaking process to encourage more walking and cycling and improve place outcomes			and public art project. (joint walking and cycling)


Potential Options for Temporary Facilities



Table 2 provides further details regarding potential temporary facility types for projects identified in this report.

Table 3 Potential temporary or pop-up walking/cycling/placemaking facilities

Facility Type	Advantages	Key Considerations	Precedent Images
Temporary public space/footpath widening	<p>Quick and cost-effective way to provide new pedestrian areas/public spaces</p> <p>Opportunity for additional landscaping to improve public domain quality</p>	Likely to require the removal of car parking	 <p>New York's Times Square transformation started as an interim project – Photo credit: NACTO-GDCI</p> <p>Before and after of New York Times Square with temporary public space. Source NACTO-GDCI</p>  <p>High Street in Auckland.</p> <p>Footpath widening in Auckland. Source https://www.tvnz.co.nz/one-news/new-zealand/government-wants-widening-footpaths-more-cycleways-so-people-can-maintain-2m-distance-after-lockdown</p>

Facility Type	Advantages	Key Considerations	Precedent Images
Mural painted on road/artwork	<p>Opportunity to raise awareness/affirm status of the route as a cycling connection</p> <p>Opportunity to improve sense of place/celebrate local identity</p>	<p>Paint needs to be appropriate for vehicle (including bike) use.</p> <p>Will not provide physical separation between people riding and vehicles and therefore limited in terms of providing access for people of all ages and abilities</p>	 <p>Source: Spackman Mossop Michaels</p>  <p>Source: Spackman Mossop Michaels</p>

Facility Type	Advantages	Key Considerations	Precedent Images
<p>Separated lane delineated by water filled barriers/bolt down separator/planter boxes.</p>	<p>Can be installed in a short time period (several days)</p> <p>Can be installed in parking lane without impacting existing traffic/public transport movements</p> <p>Provides an opportunity to test lane locations, facility types and route alignments.</p> <p>Low cost and easy to remove and amend</p>	<p>May require temporary removal of parking</p> <p>People cycling will likely still have to mix with other traffic at intersections</p>	 <p>Dunsmuir Separated Bike Lane, Vancouver. Copyright: Paul Krueger</p>

Facility Type	Advantages	Key Considerations	Precedent Images
Temporary painted lanes	<p>Provides an opportunity to test lane locations, facility types and route alignments</p> <p>Can be installed in a short time period (several days)</p> <p>Low cost and easy to remove and amend</p>	<p>Potentially more complex to install than barriers as old linemarking may need to be removed at start/replaced at end</p> <p>Will not provide physical separation between people riding and vehicles and therefore limited in terms of providing access for people of all ages and abilities</p>	 <p>An expanded cycle lane on Zossener Strasse in Berlin. Photograph: Philip Oltermann/The Guardian</p>
Painted cycle lanes	<p>Low cost and easy to install</p> <p>Provide additional space for people riding</p>	<p>Difficult to install in setting where there is kerbside parking and therefore limited application in North Sydney LGA</p> <p>Will not provide physical separation between people riding and vehicles and therefore limited in terms of providing access for people of all ages and abilities</p> <p>Treatment not yet approved for use in NSW so project would need to be run as trial</p>	

Summary and Recommendations for Pop-up Projects

This report provides the findings of a review into potential options for temporary or pop-up public domain, footpath widening and bike lanes in North Sydney LGA. A long list of potential pop-up projects were identified by staff in EPS and CIS and evaluated according to the following criteria:

- Alignment with short-term and long-term network planning (i.e. in existing Council plans and policies).
- Deliverability (i.e. cost effectiveness, technical difficulty, road safety, likelihood of community/stakeholder support).
- Alignment with TfNSW policy and funding context.

Through this process, the following projects have been identified and recommended for further development:

1. Miller Street footpath widening and placemaking
2. Pacific Highway (West side) temporary bike lane (advocacy/input to TfNSW)
3. Middlemiss Street

8.13. Draft Masterplan for the Public Domain Upgrade of Kirribilli Village Centre

AUTHOR: Diana Mejia, Project Manager

ENDORSED BY: Duncan Mitchell, Director Engineering Services

ATTACHMENTS:

1. Draft Masterplan for the Public Domain Upgrade of Kirribilli Village Centre [8.13.1 - 24 pages]
2. Community Engagement Strategy - Kirribilli Public Domain Upgrade Masterplan [8.13.2 - 5 pages]

PURPOSE:

This report seeks Council's endorsement for the public exhibition of the "*Draft Masterplan for the Public Domain Upgrade of the Kirribilli Village Centre*", so that the Masterplan and associated works can be finalised with broader community input (refer to the Community Engagement strategy attached to this report).

EXECUTIVE SUMMARY:

Council has engaged the professional consultancy services of Turf Design Studio to prepare this Masterplan for the proposed (next generation) Public Domain upgrade of this iconic harbourside centre.

A Councillor Briefing session on this project was held 15 June 2020.

FINANCIAL IMPLICATIONS:

Partial funding for this project is included in the Special Rate Variation (SRV) and Capital Works for the financial year 2021/2022.

The Masterplan will be used to inform forward planning for Council's Streetscape Upgrades in Kirribilli as well as future Capital Works budgets in Council's Delivery Program.

The Masterplan will also be used for future grant funding applications which will be required to deliver the projects that have been identified in the document.

RECOMMENDATION:

1. **THAT** the "*Draft Masterplan for the Public Domain Upgrade of the Kirribilli Village Centre*" be placed on public exhibition for 28 days.
2. **THAT** consultation with the Community on the '*Draft Masterplan for the Public Domain Upgrade of the Kirribilli Village Centre*' be undertaken in accordance with the attached Community Engagement Strategy.
3. **THAT** a report on the outcomes of the Community Consultation be prepared and brought

back to Council for consideration at the end of the 28-day exhibition and consultation period.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment

1.4 Public open space and recreation facilities and services meet community needs

2. Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

2.2 Vibrant centres, public domain, villages and streetscapes

2.3 Sustainable transport is encouraged

3. Our Future Planning

3.1 Prosperous and vibrant economy

BACKGROUND

The public domain of the Kirribilli Village Centre area is in need of upgrading. This area in its current form was designed and built in the mid 1990's and is now looking progressively outdated and tired. In the Kirribilli Village Centre, there are multiple layers of streetscape elements which have been combined together over the decades creating an Ad-hoc streetscape character that is visually inconsistent and difficult for Council to maintain. The colour scheme, paving materials and streetscape furniture do not resonate with current contemporary approaches of Urban Design and place making. In addition, some of the various palettes of materials originally used have performed poorly over those years.

On 25 June 2018, Council resolved to adopt North Sydney Council's Delivery Program 2018/19-2020/21, including forecast estimates prepared under SRV Scenario 3. This scenario includes \$1m for both Kirribilli and McMahons Point villages public domain and streetscape upgrades.

To plan for the implementation of the Kirribilli Village Centre public domain and streetscape upgrades, Council engaged the professional consultancy services of Turf Design Studio to prepare a Masterplan for the proposed (next generation) Public Domain upgrade at this iconic harbourside centre.

The Key objectives of this Masterplan are:

- *Upgrade the public domain of this iconic lower North Shore Village Centre and its associated streetscape and public spaces while celebrating its unique harbourside character and preserving the existing status as being in the top 10 most "liveable" suburbs in Sydney.*
- *Create a new and contemporary Public Domain for the Kirribilli Village Centre that supports the needs of local businesses and enables a vibrant economy to prosper both during the day and night.*
- *Create a public domain that embraces the principles of "Place Making" which is community driven, visionary, functional, adaptive, inclusive, flexible and*

collaborative to ensure that the Kirribilli Village Centre continues to be destination for all people who live in or visit Sydney for generations to come.

- Identify opportunities to increase and improve public spaces and recreational facilities with accompanying services that meet local residents, business, and broader local community needs.*
- Identify opportunities for public art, decorative lighting and to celebrate iconic heritage features of this unique harbourside Village Centre.*
- Identify opportunities for soft landscape including tree planting and decorative planting such as hanging baskets and planter boxes and for seasonal “living colour” displays*
- Improve accessibility for pedestrians and cyclists to encourage sustainable and active transport to and from each of this Village Centre.*
- Provide designs that reflect innovative and creative use of the public space and streetscape, incorporating current finishes and materials palette in accordance with Council’s currently adopted Public Domain Style Manual and Design Codes.*
- Create a pedestrian plaza in Bligh Street between Humphrey Place and Broughton Street in Kirribilli.*
- Identify areas to increase the public open space to improve pedestrians’ amenities.*

There are eight (8) key areas that have been reviewed and identified to be implement as part of this Masterplan, there areas are:

1. Milsons Point Station arrival (Upper and Lower Ennis Road)
2. Burton Street Underpass
3. Burton Street Green Heart
4. Broughton High Street
5. Bligh Street Community Heart
6. Fitzroy Street
7. Bradfield Park Walk
8. Harbour Lookout

Partial funding for these projects is included in the Special Rate Variation (SRV) and Capital Works for the financial year 2021/2022. The implementation of this Masterplan is a long-term program of works that will be implemented as funding becomes available.

The Masterplan will be used to inform forward planning for Council’s Streetscape Upgrades Capital Works budgets as well as grant funding applications.

The projects identified in this masterplan will complement the Kirribilli and Milsons Point 40km/h HPAA project currently being implemented.

Its anticipated that by having an adopted Masterplan and vision for Kirribilli, Council will have a stronger chance of being successful for any Federal or State Government Grant Funding that is made available through supplementary Programs.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol and the attached Community Engagement Strategy.

A Councillor Briefing session was held 15 June 2020.

It is proposed that the "*Draft*" Masterplan for the Public Domain upgrade of Kirribilli Village Centre be put on Public Exhibition for 28 days so that the community and key stakeholders have the opportunity to provide feedback to Council on what is outlined in the Masterplan and its identified projects. During that time Council will also be consulting with the community in accordance with the Community Engagement Strategy attached.

DETAIL

The Kirribilli Village Centre is located on the foreshores of Sydney Harbour with spectacular views of the Sydney CBD, the Sydney Opera House, and Sydney Harbour Bridge. It is also located less than 300 metres away from North Sydney Olympic Pool and Luna Park.

Bradfield Park, at the base of the Sydney Harbour Bridge, provides a "green edge" to the Village Centre which is straddled by the northern off ramp to the harbour bridge. The park and its proximity to the Village Centre and major transport nodes provides a unique harbour side setting and a place for outdoor recreation.

The focal point of the Kirribilli peninsula is the Kirribilli Village Centre, a compact and lively commercial area with a community centre, local shops and outdoor cafes that serve the needs of the local community and visitors to the area. The village is surrounded by a predominantly residential areas with a small number of other uses such as education, transport, maritime activities, and community facilities.

Kirribilli is easily accessible by public transport with the Milsons Point Train Station located in the Kirribilli Village Centre and the Milsons Point ferry wharf located 400 metres away.

Kirribilli is also an important tourist destination for visitors who walk over the Harbour Bridge.

A new pedestrian lift that connects the bridge deck down to Broughton Street in Kirribilli was constructed in 2018 for the "Invictus Games" held in Sydney and provides full access for people with disabilities and families with young children in prams to alight from the bridge in the middle of the Kirribilli Village Centre.



Image 1 - McMahons Point - Blues Point Road Village Centre Locality Map

Kirribilli Village Centre Existing Urban Character

The following photographs show the current public domain character of the Kirribilli Village Centre, most of which was designed and installed in the early 1990's. Council has over the last few decades added and upgraded sections of the Village Centre which has contributed to the visually inconsistent character of the area.



Photo 1 - Existing Character Reference Images - Fitzroy Street and Broughton Street Intersection



Photo 2 - Existing Character Reference Images - Sydney Harbour and Opera House Outlook



Photo 3 - Existing Character Reference Images - Milsons Point Station



Photo 4 Existing Character Reference Images - Harbour Bridge Stairs



Photo 5 Existing Character Reference Images - Outdoor dining Burton Street



Photo 6 Existing Character Reference Images - Kirribilli Hotel



Photo 7 Existing Character Reference Images - Bligh Street and Broughton Street intersection

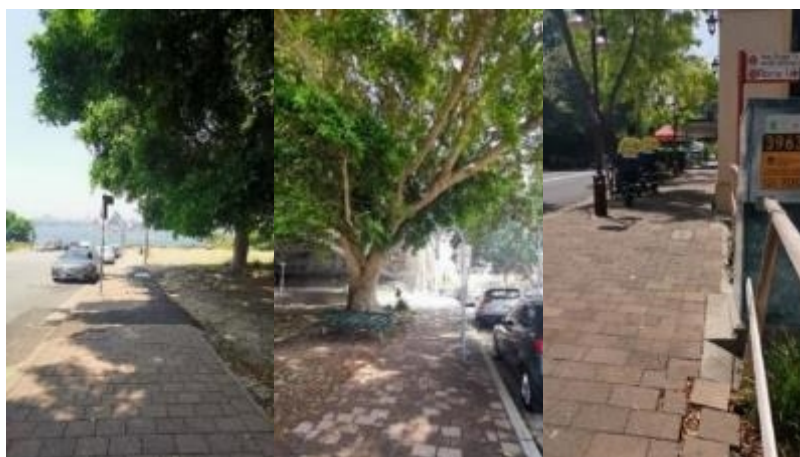


Photo 8 Existing Character Reference Images - Existing footpath treatments



Photo 9 Existing Character Reference Images - Existing Street furniture



Photo 10 Existing Character Reference Images - Existing Outdoor dining areas

Kirribilli Village Centre Masterplan

In December 2019 Council went to competitive quotation (RFQ – Request for Quotation) to engage specialist Urban Design consultancies for the preparation of a Public Domain Master Plan for the Kirribilli Village Centre. In February 2020, Council awarded the engagement to Turf Design Studio.

The specialist Urban Design consultants (Turf Design Studio) undertook an extensive investigation and analysis of the Public Domain of the Kirribilli Village Centre and identified the following issues and opportunities:

Table 4 - Kirribilli Masterplan Issues and Opportunities

ISSUE	OPPORTUNITY
Lack of centre	Utilisation of Burton St underpass as public space and heart
Fragmented pedestrian connections	Adjust Burton St/Ennis Rd intersection to improve connections across Broughton Rd
Poor connectivity between foreshore and main street	Improved pedestrian experience along Broughton street

ISSUE	OPPORTUNITY
Poor arrival experience from station	Redesign Ennis Road at station entry to improve amenity
Car and pedestrian conflicts on Burton and Bligh St	Pedestrianise Burton St and improve pedestrian priority on Bligh St
Markets not extending into Kirribilli	Extend markets into Kirribilli
Poor footpath amenity	Widen footpaths and provide more seating
Lack of shade trees	Additional tree planting throughout
Outdated furniture and lighting	New furniture and light poles throughout
Lack of art and events	Lighting to activate key spaces and lighting to stimulate night economy
Inconsistency of paving	Continue upgrades to paving throughout

The consultants developed a Master Plan that is comprised of eight (8) key areas, which are as follows:

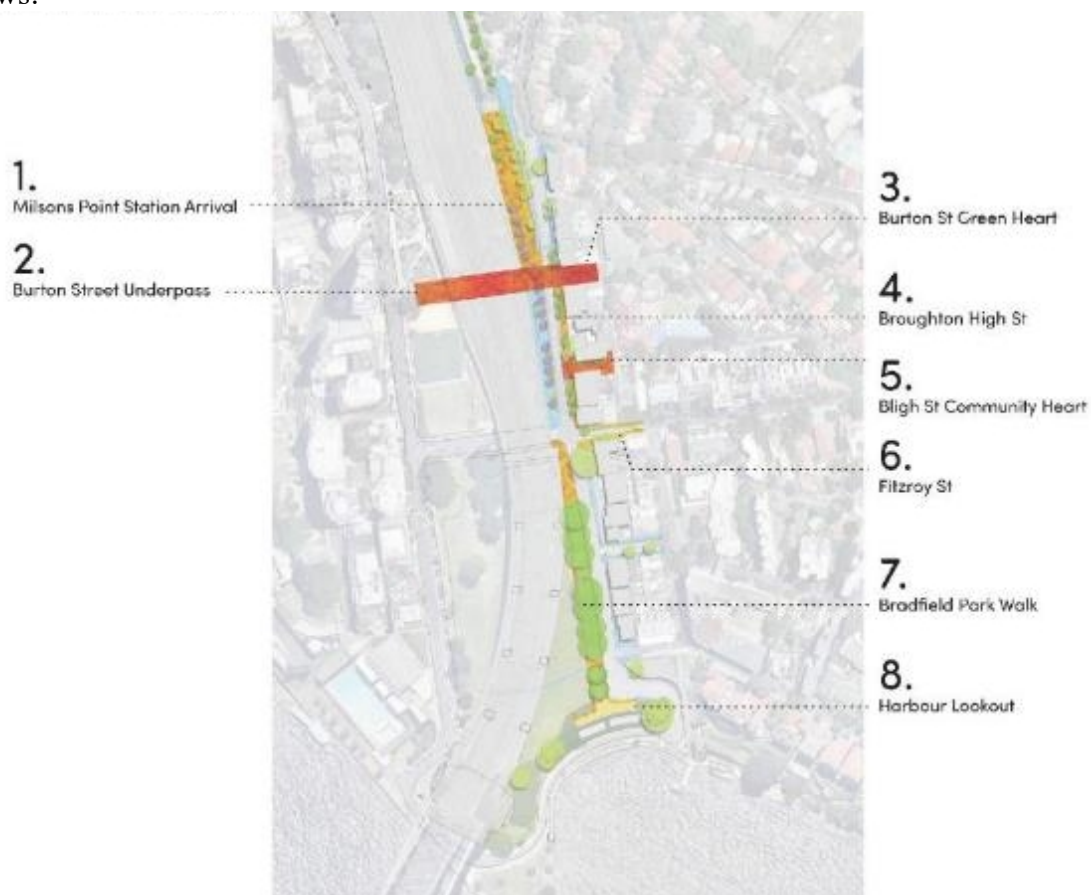


Image 2 - Kirribilli Village Centre Overall Masterplan

1. Milsons Point Station Arrival (Upper and Lower Ennis Road)

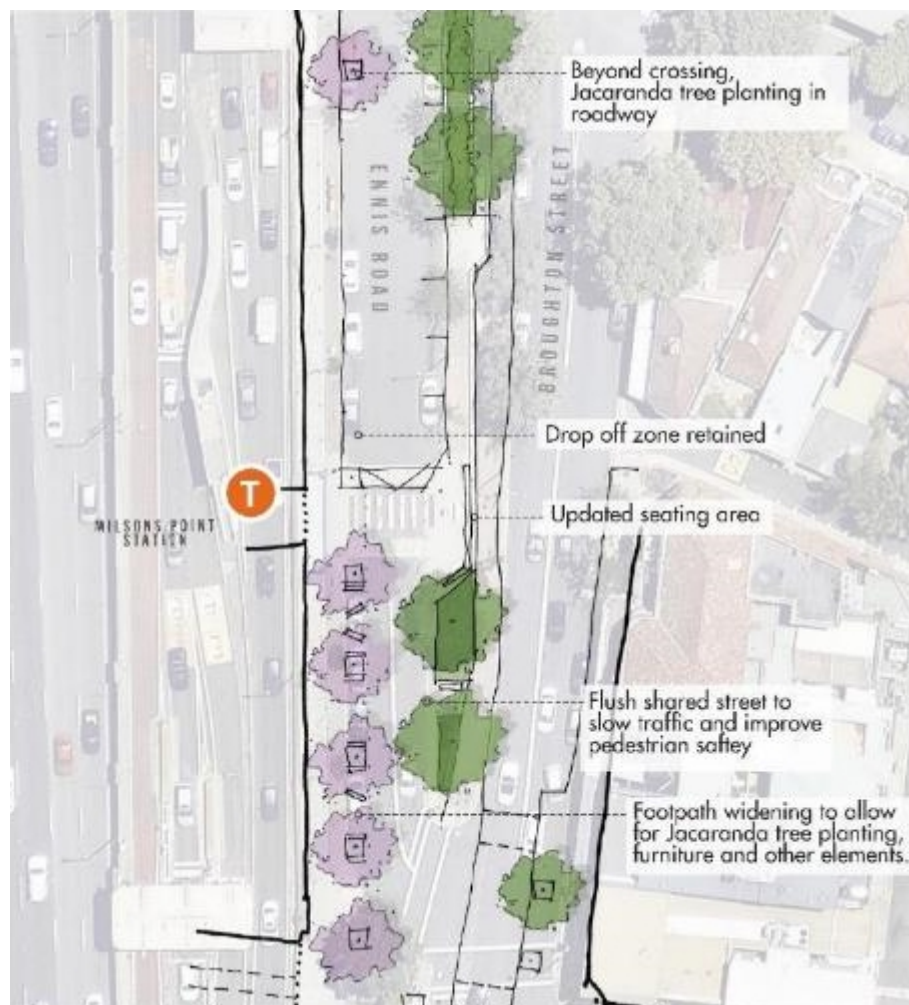


Image 3 - Milsons Point Station arrival (Upper and Lower Ennis Road) Layout Plan



Image 4 - Milsons Point Station arrival (Upper and Lower Ennis Road) Artist Impression

2. Burton Street Underpass

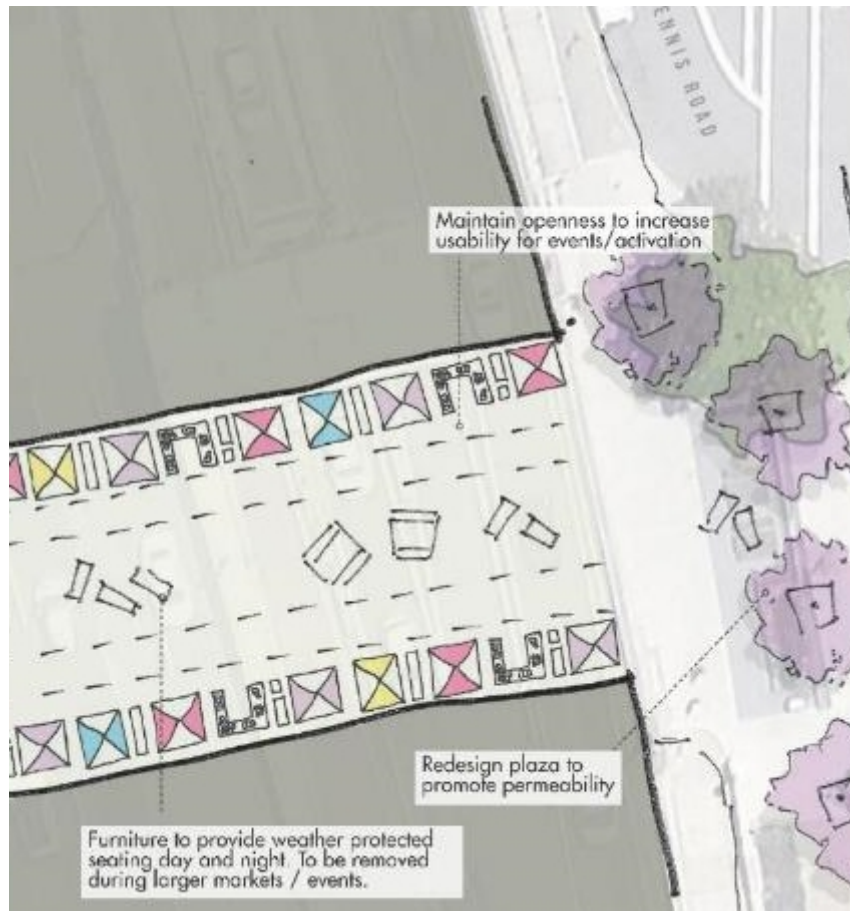


Image 5 - Burton Street Underpass Layout Plan



Image 6 - Burton Street Underpass Artist Impression

3. Burton Street Green Heart

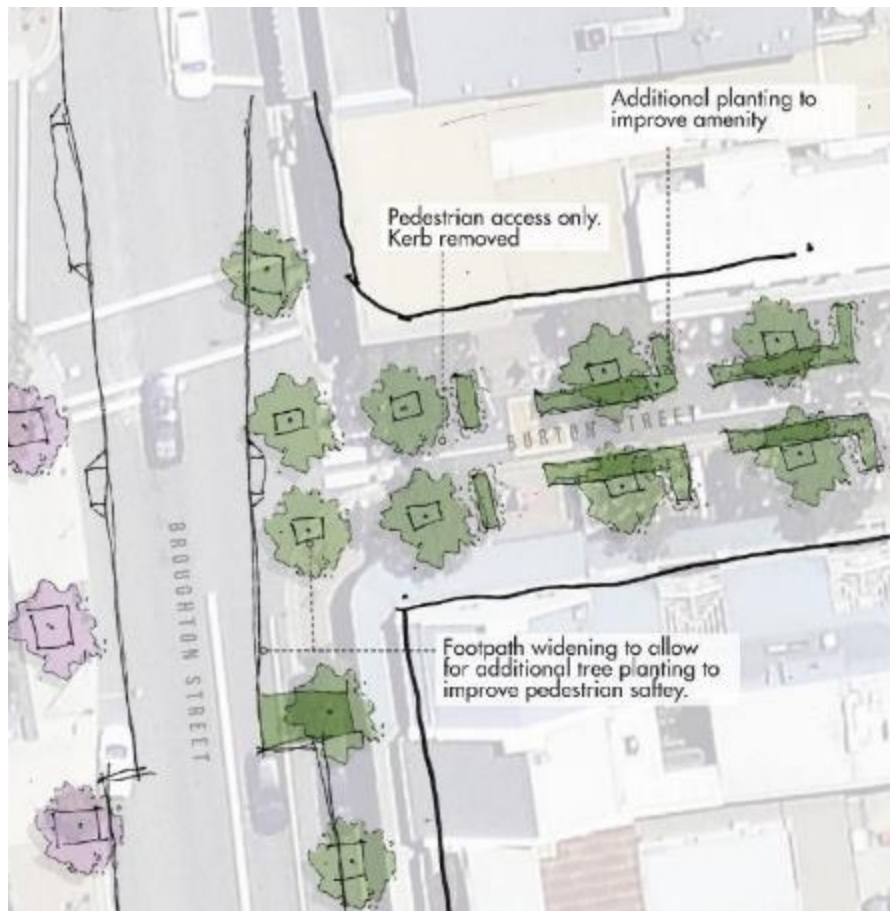


Image 7 - Burton Street Green Heart Layout Plan



Image 8 - Burton Street Green Heart Artist Impression

4. Broughton High Street

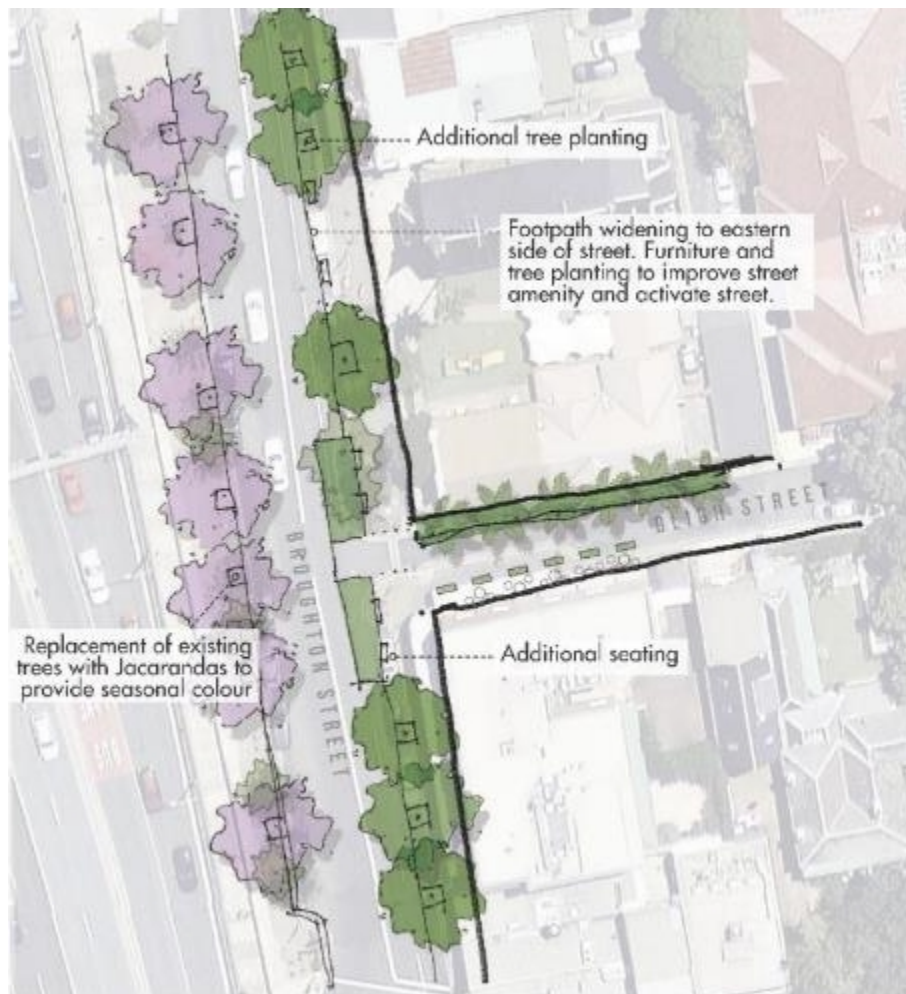


Image 9 - Broughton High Street Layout Plan



Image 10 – Broughton High Street Artist Impression

5. Bligh Street Community Heart



Image 11 - Bligh Street Community Heart Layout Plan



Image 12 – Bligh Street Community Heart Artist Impression

6. Fitzroy Street



Image 13 – Fitzroy Street Layout Plan



Image 14 – Fitzroy Street Artist Impression

7. Bradfield Park Walk



Image 15 - Bradfield Park Walk Layout Plan



Image 16 – Bradfield Park Walk Artist Impression

8. Harbour Lookout

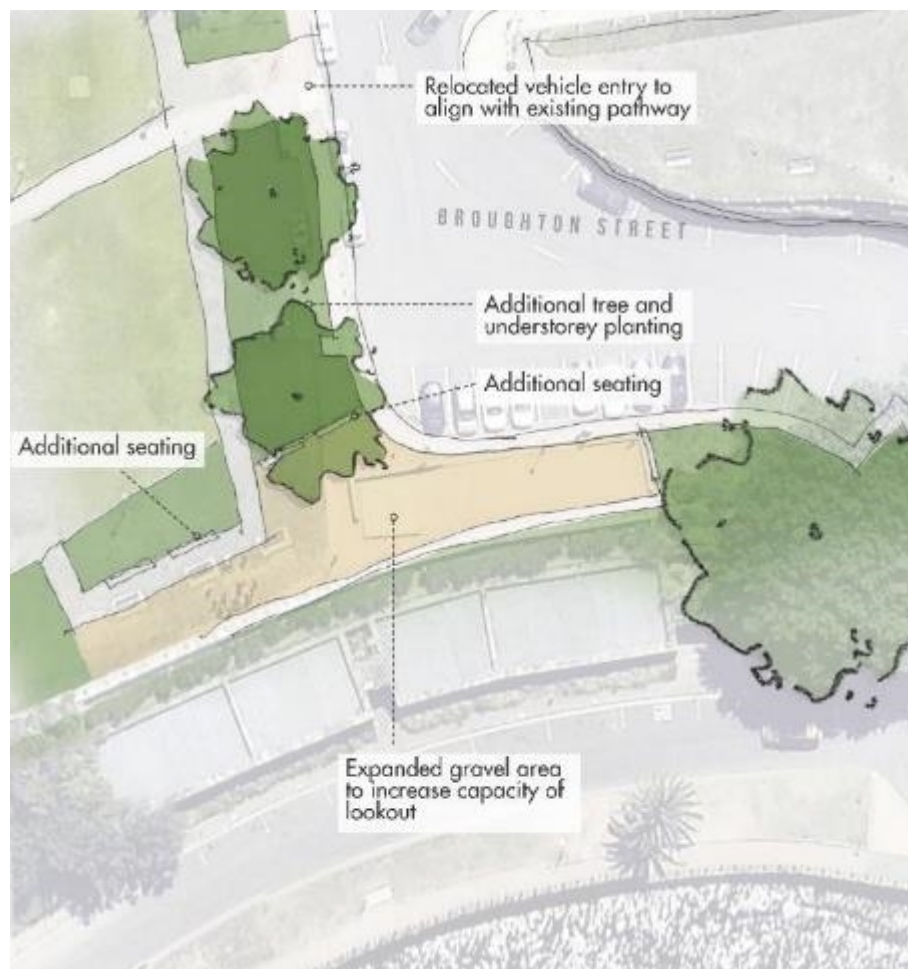


Image 17 - Harbour Lookout Layout plan



Image 18 – Harbour Lookout Artist Impression

Program

Partial funding for these projects is included in the Special Rate Variation (SRV) and Capital Works for the financial year 2021/2022. The implementation of this Masterplan is a long-term program of works that will be implemented as funding becomes available.

Short-term: 0-3 years – High Priority Projects

Medium-term: 3-5 years – Medium Priority Projects

Long-term: beyond 5 years – Low Priority

A report will be brought back to Council on the outcomes of the Community Consultation for consideration at the end of the 28-day exhibition period.

The prioritisation of the projects identified in the Masterplan will be finalised after the plan has been publicly exhibited and the community consultation is complete in September 2020.

Conclusion and Recommendations

It is recommended that the “*Draft*” *Masterplan for the Public Domain Upgrade of the Kirribilli Village Centre* be placed on Public Exhibition for 28 days prior to formal adoption by Council. The adopted Plan will be available on Council’s website for public access.



KIRRIBILLI VILLAGE CENTRE MASTERPLAN

27 MARCH 2020

3734th Council Meeting - 27 July 2020 Agenda

turf

tpp
transport planning

Intrax

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CONTEXT

Kirribilli is a UNIQUE harbourside suburb.

How can we make Kirribilli a DESTINATION and not just a by-route/ carpark for people commuting to the city or visiting nearby attractions.

So, what makes Kirribilli?

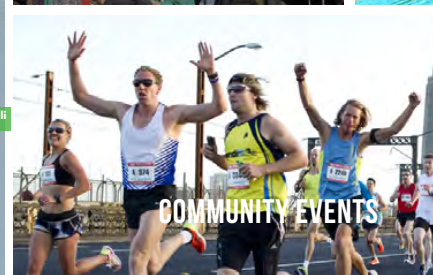


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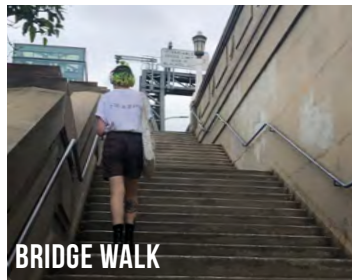
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THE CULTURE OF KIRRIBILLI



VISUAL JOURNEY



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ISSUES OPPORTUNITIES

Lack of a centre

Utilisation of Burton St underpass as public space and heart

Fragmented pedestrian connections

Adjust Burton St/Ennis Rd intersection to improve connections across Broughton Rd

Connectivity between foreshore and main street

Improved pedestrian experience along Broughton street

Poor arrival experience from station

Redesign Ennis Road at station entry to improve amenity

Car and pedestrian conflicts on Burton and Bligh St

Pedestrianise Burton St and improve pedestrian priority on Bligh St

Markets not extending into Kirribilli

Extend markets into Kirribilli

Poor footpath amenity

Widen footpaths and provide more seating

Lack of shade trees

Additional tree planting throughout

Outdated furniture and lighting

New furniture and lightpoles throughout

Lack of art and events

Lighting to activate key spaces and lighting to stimulate night economy

Inconsistency of paving

Continue upgrades to paving throughout

KEY AREAS

1.

Milsons Point Station Arrival

2.

Burton Street Underpass

3.

Burton St Green Heart

4.

Broughton High St

5.

Bligh St Community Heart

6.

Fitzroy St

7.

Bradfield Park Walk

8.

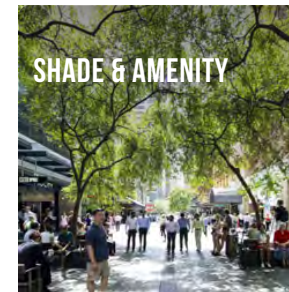
Harbour Lookout



KIRRIBILLI'S URBAN DOMAIN + LANDSCAPE INVESTIGATION

the MILSON POINT STATION ARRIVAL

WHAT MAKES A GOOD ARRIVAL?



KIRRIBILLI VILLAGE CENTRE | MASTERPLAN

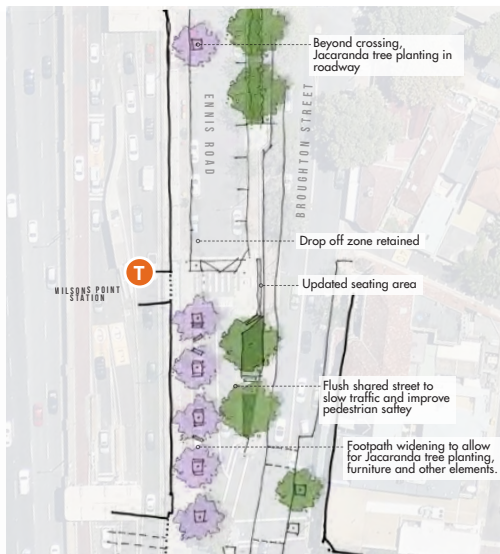
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MILSON POINT STATION ARRIVAL

EXISTING CONDITION



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OPPORTUNITIES



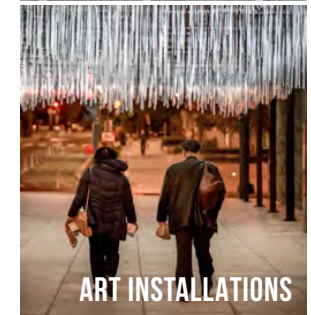
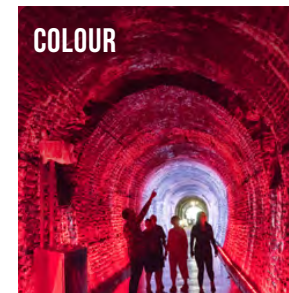
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KIRRIBILLI'S URBAN DOMAIN + LANDSCAPE INVESTIGATION

the
**BURTON STREET
UNDERPASS**

WHAT MAKES A GREAT UNDERPASS?



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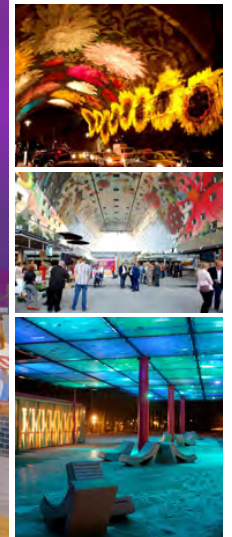
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THE BURTON STREET UNDERPASS

EXISTING CONDITION



OPPORTUNITIES



KIRRIBILLI'S **URBAN DOMAIN + LANDSCAPE INVESTIGATION**

the
**BURTON STREET
GREEN HEART**

KIRRIBILLI VILLAGE CENTRE | MASTERPLAN

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ISSUE A MARCH 2020

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WHAT MAKES A GREEN HEART?



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THE BURTON STREET GREEN HEART

EXISTING CONDITION



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OPPORTUNITIES



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KIRRIBILLI'S URBAN DOMAIN + LANDSCAPE INVESTIGATION

the BROUGHTON HIGH STREET

WHAT MAKES A GOOD HIGH STREET?



DAY AND NIGHT USE

AMENITY

EVENTS

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THE BROUGHTON HIGH STREET

EXISTING CONDITION



Replacement of existing trees with Jacarandas to provide seasonal colour



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OPPORTUNITIES



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KIRRIBILLI'S **URBAN DOMAIN + LANDSCAPE INVESTIGATION**

the
**BLIGH STREET
COMMUNITY
HEART**

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WHAT IS A COMMUNITY HEART?



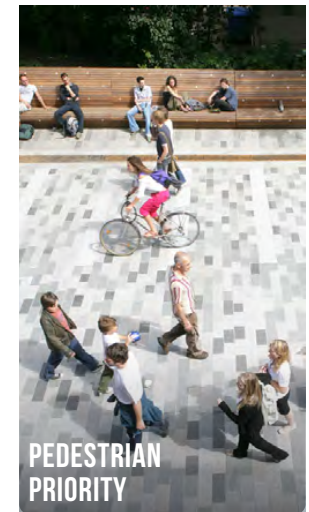
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THE BLIGH STREET COMMUNITY HEART

EXISTING CONDITION



OPPORTUNITIES



KIRRIBILLI'S **URBAN DOMAIN + LANDSCAPE INVESTIGATION**

FITZROY STREET

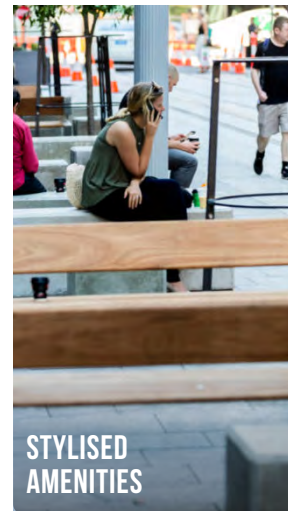
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WHAT DOES FITZROY NEED MORE OF?



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FITZROY STREET

EXISTING CONDITION



OPPORTUNITIES



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KIRRIBILLI'S **URBAN DOMAIN + LANDSCAPE INVESTIGATION**

the
**BRADFIELD
PARK WALK**

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WHAT MAKES A WALK



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THE BRADFIELD PARK WALK

EXISTING CONDITION



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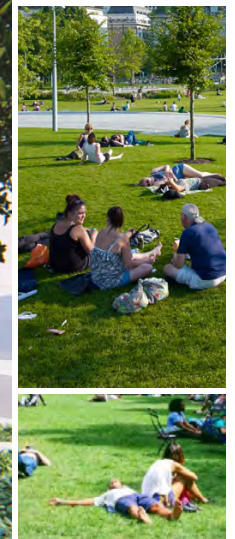
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OPPORTUNITIES



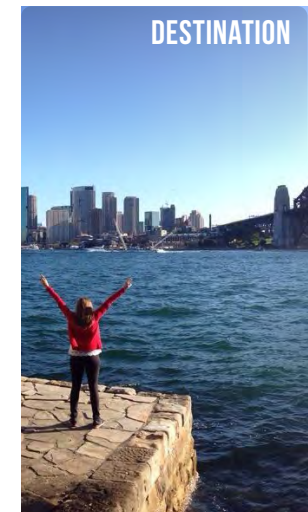
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KIRRIBILLI'S URBAN DOMAIN + LANDSCAPE INVESTIGATION

the HARBOUR VISTA

WHAT HIGHLIGHTS AN ICONIC VISTA?



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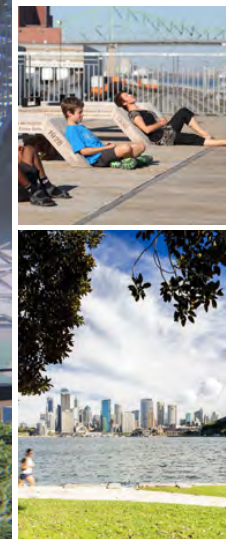
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THE HARBOUR VISTA

EXISTING CONDITION

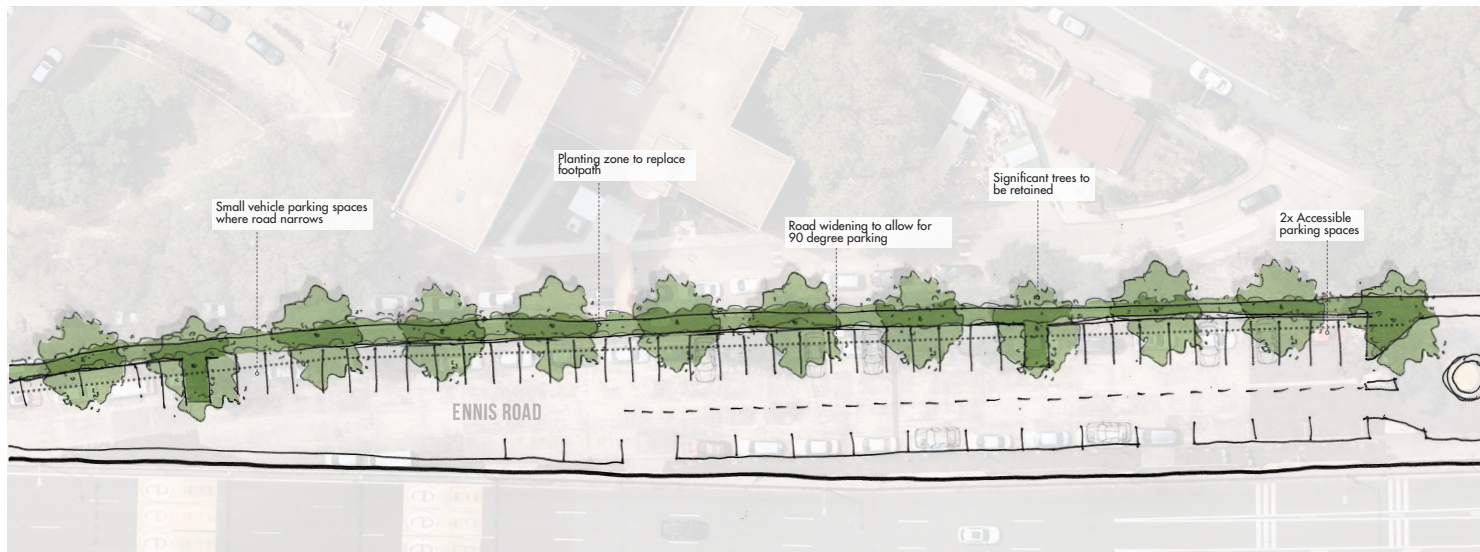


OPPORTUNITIES



UPPER ENNIS ROAD PARKING

EXISTING CONDITION

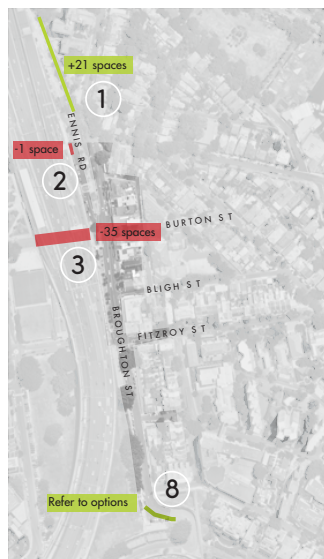


EXISTING LAYOUT =
25 SPACES

REVISED LAYOUT =
46 SPACES

21 NEW SPACES

PARKING SPACES



AREAS	
1. UPPER ENNIS RD	+21
2. LOWER ENNIS RD	-1
3. BURTON ST UNDERPASS	-35
4. BURTON ST	NO CHANGE
5. BROUGHTON ST	NO CHANGE
6. FITZROY ST	NO CHANGE
7. BRADFIELD PARK	NO CHANGE
8. HARBOUR LOOKOUT OPTION 1 OPTION 2	+2 +5
TOTAL	-15 (NOT INCLUDING HARBOUR LOOKOUT OPTIONS)

HARBOUR LOOKOUT PARKING



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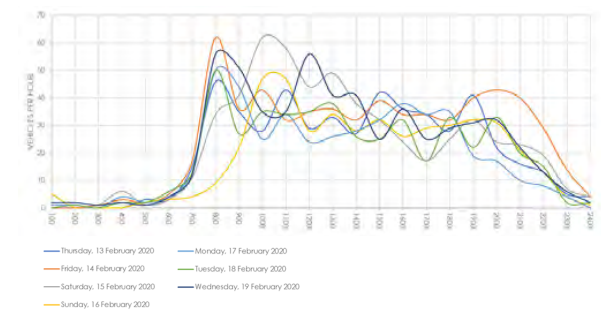
SUMMARY OF ROAD WORKS



LEGEND

- FLUSH PEDESTRIAN STREET
- FLUSH SHARED STREET
- FOOTPATH WIDENING
- ... ADDITIONAL CROSSING

VEHICLE GENERATION PER HOUR - BLIGH STREET



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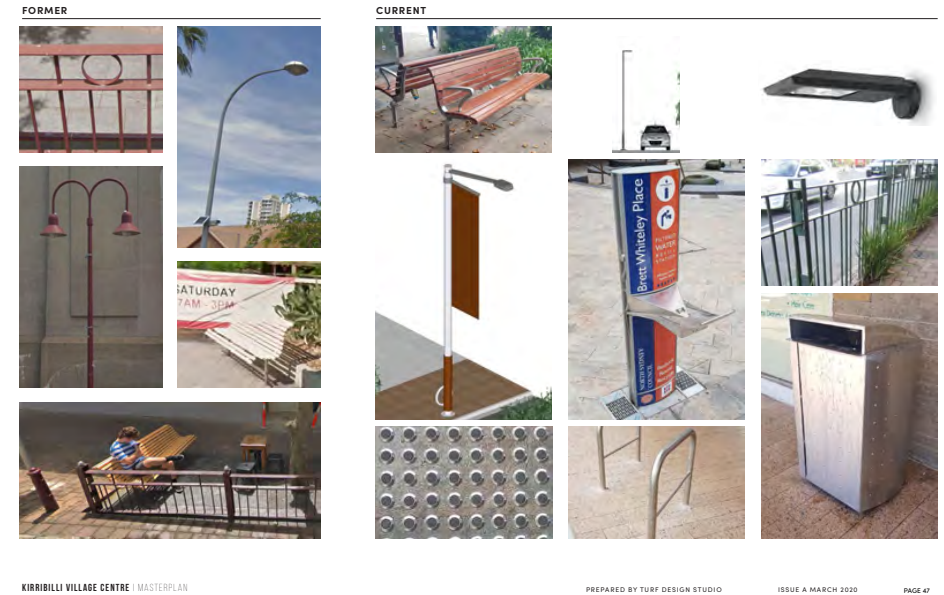
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MATERIAL PALETTE FUTURE



MATERIALS PALETTE NORTH SYDNEY STYLE GUIDE



COMMUNITY ENGAGEMENT STRATEGY



Kirribilli Village Centre, Public Domain Upgrade Masterplan

Prepared July 2020

Councils are required under the *Local Government Act 1993* to inform the community of particular issues that potentially affect their way of life. North Sydney Council is committed both in principle and in practice, to engaging on matters affecting the North Sydney community.

1. Introduction

This Community Engagement Strategy outlines the steps Council will take to engage the community in designing and implementing the *Kirribilli Village Centre, Public Domain Upgrade Masterplan* project. Council is committed to engaging the community to create and implement streetscape upgrades that are innovative and creative.

1.1 Council's Community Engagement Protocol

This strategy has been prepared in accordance with Council's *Community Engagement Protocol*. The Protocol is used to determine the level of 'level(s) of impact' applicable to this project/decision (proposal). This proposal has been determined as:

LEVEL OF IMPACT	LEVEL OF ENGAGEMENT
High/Local	Inform/Consult

Council used the framework shown below in Table 1.1 to select the most appropriate 'level(s) of engagement' for this proposal to ensure an appropriate range of engagement 'levels' and methods were offered:

LEVEL	DESCRIPTION
Inform	Providing balanced and objective information to help the community understand problems, alternatives, opportunities and/or solutions
Consult	Obtain public feedback on alternatives and/or decisions
Involve	Work directly with the community throughout the process to ensure that public concerns and aspirations are consistently understood and considered
Collaborate	Partner with the public in each aspect of the decision including the development of alternatives and identification of the preferred solution

Table 1.1 Derived from the IAP2 Public Participation Spectrum

2. Background

The public domain of the Kirribilli Village Centre area is in need of upgrading. This area in its current form was designed and built in the mid 1990's and is now looking progressively outdated and tired. In the Kirribilli Village Centre, there are multiple layers of streetscape elements which have been combined together over the decades creating an ad-hoc streetscape character that is visually inconsistent and difficult for Council to maintain. This project has been identified in the *North Sydney Council Delivery Program 2018/19-2020/21*, adopted by Council on 25 June 2018.

Kirribilli Village Centre, Public Domain Upgrade Masterplan - Community Engagement Strategy

Page 2

Council submitted its 2019/20 application for a combined Special Rate Variation (SRV) and minimum rate increase to IPART on 11 February 2019 and on 13 May 2019, IPART partially approved a 7% increase per annum for 3 years, inclusive of the annual rate peg and minimum rate increase, enabling the Council to spend an additional \$14.3m on addressing the condition 5 (very poor condition) assets, and undertaking priority capital works as identified in the above mentioned Delivery Program, including \$1 million for Kirribilli and McMahons Point villages upgrade.

For the design of the *Kirribilli Village Centre, Public Domain Upgrade Masterplan* Council engaged the services of Turf Design Studio.

3. Community Engagement Strategy

3.1 Who are our community stakeholders?

The Community Engagement Strategy identifies the following groups to engage with in the local community:

- Road users including residents, workers, commuters, local businesses, couriers and other visitors to the area
- Local businesses
- Residents
- Precinct Committees
- STA
- TfNSW
- North Sydney Traffic Committee
- Sydney Metro
- North Sydney Chamber of Commerce
- Milsons Point Residents' Group
- Local bus operators including Sydney Buses and Hills Buses
- NSW Fire and Ambulance Services
- Visitors
- Councillors and Council staff

3.2 Key Communication Messages

- The Public Domain upgrades will incorporate contemporary design ideas for “Place Making” for the current and next generation of people who live, visit, commute and or work in this iconic lower north shore commercial area.
- The new streetscape design will reflect innovative and creative use of the public space and streetscape in this area. Finishes and materials will be used are to be in accordance with Council’s *Public Domain Style Manual and Design Codes*.
- This project is being implemented to:
 - ✓ Support and promote a flexible and adaptable the Public Domain.
 - ✓ Provide safe access to public transport and public open spaces

Kirribilli Village Centre, Public Domain Upgrade Masterplan - Community Engagement Strategy

Page 3

- ✓ Provide for a better interconnected and useable network of public spaces in one of the mostly densely populated areas of Sydney.
 - ✓ Encourage sustainable and active transport to support the health and safety of the community
 - ✓ Provide safe access to more public open spaces in commercial areas to boost local businesses activity.
 - ✓ Improve the vibrancy of commercial centres for residents, workers, students and visitors to encourage the local economy to thrive.
- The public domain upgrades will be partially funded through Council's approved SRV.
 - Additional funding is required to deliver these projects. This Masterplan will be used to inform forward planning for Council's Streetscape Upgrades Capital Works budgets as well as grant funding applications.
 - The implementation of this Masterplan is a long-term program that will be implemented as funding becomes available.
 - Feedback is invited on the "Draft" Kirribilli Village Centre, Public Domain Strategy Masterplan
 - The consultation outcomes will be reported to Council on 26 October 2020. The project will be reported to the North Sydney Traffic Committee following community engagement.
 - Consultation outcomes will be communicated to submitters and the detailed designs will be published on Council's website.
 - Construction works notification will be carried out prior to the commencement of construction works.

3.3 Timetable

Community and stakeholder engagement will occur at various times during this nine-month period. The key project development phases are outlined in the following table:

<i>Phase</i>	<i>Timing</i>
1. Research and Scoping	July 2020
2. Design Option(s) Consultation	August 2020
3. Detailed Design(s)	September-October 2020
4. Construction ¹	2021-2031

Note: In accordance with Council's Community Engagement Framework described on page 1, the 'level of engagement' per engagement method is indicated.

Stakeholder engagement will occur in Phase 2, 3 and 4 as outlined as follows:

3.3.1 Phase 2 - Concept Design Consultation

This stage involves seeking community feedback through public exhibition of the *Detailed Design Concept Plan* set of drawings which will be undertaken between July and August

¹ The implementation of this Masterplan is a long-term program that will be implemented as funding becomes available.

Kirribilli Village Centre, Public Domain Upgrade Masterplan - Community Engagement Strategy

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2020 (minimum 28 days). To do this we will undertake the following activities. Not listed in priority order.

Method	Target Stakeholders	Engagement Level	Purpose
Webpage	All	Inform	Promote the detailed Concept Design, including details on how to make a submission
Memo	Precinct Committees All Councillors	Inform	
Direct Letter/email	<ul style="list-style-type: none"> - Residents - Businesses - Rate payers - Chamber of Commerce - Milsons Point Residents Group - Bus operators - Fire and Ambulance Services NSW 	Inform	
Social Media	All	Inform	Inform stakeholders of the Detailed Concept Design and the opportunity to provide feedback - includes where to access and how to make a submission
Existing E-newsletters	Subscribers of Council's various newsletters including North Sydney E-news, Business E-news and Precincts E-news.		
Signage/ Noticeboards	All		
Precinct System	Active local Precinct Committees, in particular Milson and Lavender Bay		Encourage Precinct Committees to promote consultation opportunity to their members and/or to make a submission
Workshops with key stakeholders	Active local Precinct Committees in particular Milson, Lavender Bay	Inform, Consult	Encourage key stakeholders to share their ideas
Webinar (Optional to respond to the COVID-19 pandemic restrictions)	North Sydney Chamber of Commerce Milsons Point Residents' Group		Understand community needs Raise awareness and understanding of the proposed changes and their benefits to the community
Survey (online and paper)	All	Inform, Consult	Conducted via online Your Say North Sydney portal (paper copies available on request). Purpose is to obtain views about the proposal
Public Exhibition	All	Inform, Consult	Provide access to the Detailed Concept Design drawings at the Customer Service Centre and Stanton Library, including details on how to make a submission
Written Submissions	All	Consult	Free form feedback accepted by email or post and online form.

Kirribilli Village Centre, Public Domain Upgrade Masterplan - Community Engagement Strategy

Page 5

3.3.2 Phases 3 and 4 - Detailed Design and Construction

This stage involves informing community the project progress including detailed design approval and construction works notification. To do this we will undertake the following activities. Not listed in priority order.

<i>Method</i>	<i>Target Stakeholders</i>	<i>Engagement Level</i>	<i>Purpose</i>
Webpage	All	Inform	Promote final Detailed Design. Inform stakeholders of the approval process by Traffic Committee
Councillor bulletin	All Councillors	Inform	
Memo	Precinct Committees	Inform	
Direct Letter	All	Inform	
Social Media	All	Inform	Notification of construction works
Existing E-newsletters	All Active Precinct Committees in particular Milson, Lavender Bay		

4. Opportunity Cost/Rationale

Engaging the community in this proposal may entail financial costs to Council to achieve a high-quality engagement process. If the process is robust, community ownership of the decisions made will ensure efficient outcomes. Insufficient or poor-quality engagement can result in poor long-term decisions requiring further resources to rectify. The aim of a high-quality community engagement process is to make sustainable decisions. The engagement process will help Council staff and/or Councillors to understand the related recommendations rationale.

5. Further Information

For further information please contact Diana Mejia - Council's Project Manager, Engineering and Property Services Division:

Phone: 9936 8100
 Email: yoursay@northsydney.nsw.gov.au
 Website: www.northsydney.nsw.gov.au

8.14. Draft Masterplan for the Public Domain Upgrade of McMahon's Point - Blues Point Road Village Centre

AUTHOR: Diana Mejia, Project Manager

ENDORSED BY: Duncan Mitchell, Director Engineering Services

ATTACHMENTS:

1. Draft Masterplan for the Public Domain Upgrade of McMahon's Point - Blues Point Road Village Centre [8.14.1 - 36 pages]
2. Community Engagement Strategy - Blues Point Road Village, McMahon's Point - Masterplan [8.14.2 - 5 pages]

PURPOSE:

This report seeks Council's endorsement for the public exhibition of the "*Draft Masterplan for the Public Domain upgrade of McMahon's Point – Blues Point Road Village Centre*," so that the Masterplan and associated works can be finalised with broader community input. Refer to the Community Engagement strategy attached to this report.

EXECUTIVE SUMMARY:

Council has engaged the professional consultancy services of TRACT (Landscape and Urban Designers) to prepare this Masterplan for the proposed (next generation) Public Domain upgrade of this important Village Centre and retail strip in McMahon's Point.

A Councillor Briefing session on this project was held 15 June 2020.

FINANCIAL IMPLICATIONS:

Partial funding for this project is included in the Special Rate Variation (SRV) and Capital Works for the financial year 2021/2022.

The Masterplan will be used to inform forward planning for Council's Streetscape Upgrades in McMahon's Point as well as future Capital Works Budgets in Council's Delivery Program.

The Masterplan will also be used for future grant funding applications which will be required to deliver the projects that have been identified in the document.

RECOMMENDATION:

1. **THAT** the '*Draft Masterplan for the Public Domain Upgrade of McMahon's Point - Blues Point Road Village Centre*' be placed on public exhibition for 28 days.
2. **THAT** consultation with the Community on the '*Draft Masterplan for the Public Domain Upgrade McMahon's Point - Blues Point Road Village Centre*' be undertaken in accordance with the attached Community Engagement Strategy.

3. THAT a report on the outcomes of the Community Consultation be prepared and brought back to Council for consideration at the end of the 28-day exhibition and consultation period.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment

1.4 Public open space and recreation facilities and services meet community needs

2. Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

2.2 Vibrant centres, public domain, villages and streetscapes

2.3 Sustainable transport is encouraged

3. Our Future Planning

3.1 Prosperous and vibrant economy

BACKGROUND

The public domain of Blues Point Road - McMahons Point Village Centre area is in need of upgrading. This area, in its current form, was designed and built in the mid 1990's and is now looking progressively outdated and tired. In the Blues Point Road Village Centre there are multiple layers of streetscape elements which have been combined together over the decades creating an Ad-hoc streetscape character that is visually inconsistent and difficult for Council to maintain. The colour scheme, paving materials and streetscape furniture do not resonate with current contemporary approaches of Urban Design and place making. In addition, some of the various palettes of materials originally used have performed poorly over those years.

On 25 June 2018, Council resolved to adopt North Sydney Council Delivery Program 2018/19-2020/21, including forecast estimates prepared under SRV - Scenario 3. This scenario includes \$1m for both Kirribilli and McMahons Point villages public domain and streetscape upgrades.

To plan for the implementation of the McMahons Point - Blues Point Road Village Centre public domain and streetscape upgrades, Council engaged the professional consultancy services of TRACT Consultants to prepare Masterplan for the proposed (next generation) Public Domain upgrade at this iconic centre.

The Key objectives of this Masterplan are:

- *Upgrade the public domain of this iconic lower North Shore Village Centre and their associated streetscape and public spaces while celebrating the unique harbourside character and preserving their existing status as being in the top 10 most "liveable" suburbs in Sydney.*
- *Create a new and contemporary Public Domain for the Blues Point Road - McMahons Point that supports the needs of local businesses and enables a vibrant economy to prosper during the day and night.*
- *Create a public domain the embraces the principles of "Place Making" which is community driven, visionary, functional, adaptive, inclusive, flexible and collaborative to ensure that Blue Point Rd - McMahon's Point continue to be destination for all people who live in or visit Sydney for generations to come.*

- *Identify opportunities to increase and improve public spaces and recreational facilities with accompanying services that meet local residents, business and broader local community needs.*
- *Identify opportunities for public art, decorative lighting and to celebrate iconic heritage features of this unique harbourside Village Centre.*
- *Identify opportunities for soft landscape including tree planting and decorative planting such as hanging baskets and planter boxes and for seasonal “living colour” displays*
- *Improve accessibility for pedestrians and cyclists to encourage sustainable and active transport to and from this Village Centre.*
- *The design must reflect the innovative and creative use of the public space and streetscape, while the finishes and materials to be used are to be in accordance with Council’s currently (adopted) Public Domain Style Manual and Design Codes.*
- *Identify areas to increase the public open space to improve pedestrians’ amenities.*

There are three (3) key areas that have been reviewed and identified to be implement as part of this Masterplan, there areas are:

1. Zone 1 – Blues Street Gateway
2. Zone 2 – Blues Point Road Village
3. Zone 3 – East Crescent Street Pocket Park

Partial funding for these projects is included in the Special Rate Variation (SRV) and Capital Works Budget for the financial year 2021/2022. The implementation of this Masterplan is a long-term program of works that will be implemented as funding becomes available.

The Master Plan will be used to inform forward planning for Council’s Streetscape Upgrades Capital Works budgets as well as grant funding applications.

Its anticipated that through having an adopted Masterplan and vision for Blue Point Road, Council will have stronger chance of being successful for any Federal or State Government Grant Funding that is made available through supplementary Programs.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council’s Community Engagement Protocol.

A Councillor Briefing session was held on 15 June 2020.

It is proposed that the “*Draft*” Masterplan for the Public Domain upgrade of Blues Point Road - McMahons Point Village Centre be put on Public Exhibition for 28 days so that the community and key stakeholders have the opportunity to provide feedback to Council on what is outlined in the Masterplan and its identified projects.

DETAIL

Blues Point Road, McMahons Point is the central spine of the Lavender Bay commercial village. It is a diverse area reflected by the wide range of land uses occurring along Blues Point Road which includes a mixture low, medium and high-density residential accommodation, commercial premises, light industry, education establishments, places of worship and public recreational facilities. Many of these land uses are located in a leafy setting with strong visual and physical links to Sydney Harbour and are often associated with landmark buildings such as Graythwaite, the Shore School and St Peter's Church.

The local Area is noted for its historical character arising from the retention of much of its original subdivision pattern and good examples of largely intact mid-19th century and early 20th Century buildings. Blues Point Road in McMahons Point is a popular Village Centre enjoyed by local residents and visitors to the area with its outdoor cafes, galleries and small specialty shops, the conservation of its heritage features contributes positively to the unique local identity of the area. McMahons Point is associated to popular landmarks such as Saint Peters Park, Lavender Bay Parklands, Wendy Whiteley's Secret Garden and Blues Point Reserve.

McMahons Point is easily accessible by public transport via North Sydney Train Station, 200 metres away from Saint Peters Park, and the McMahons Point ferry wharf located 600 metres south from the village. McMahons Point is also an important tourist destination as it hosts Sydney's most spectacular view to the Opera House, Harbour Bridge and Sydney CBD skyline.

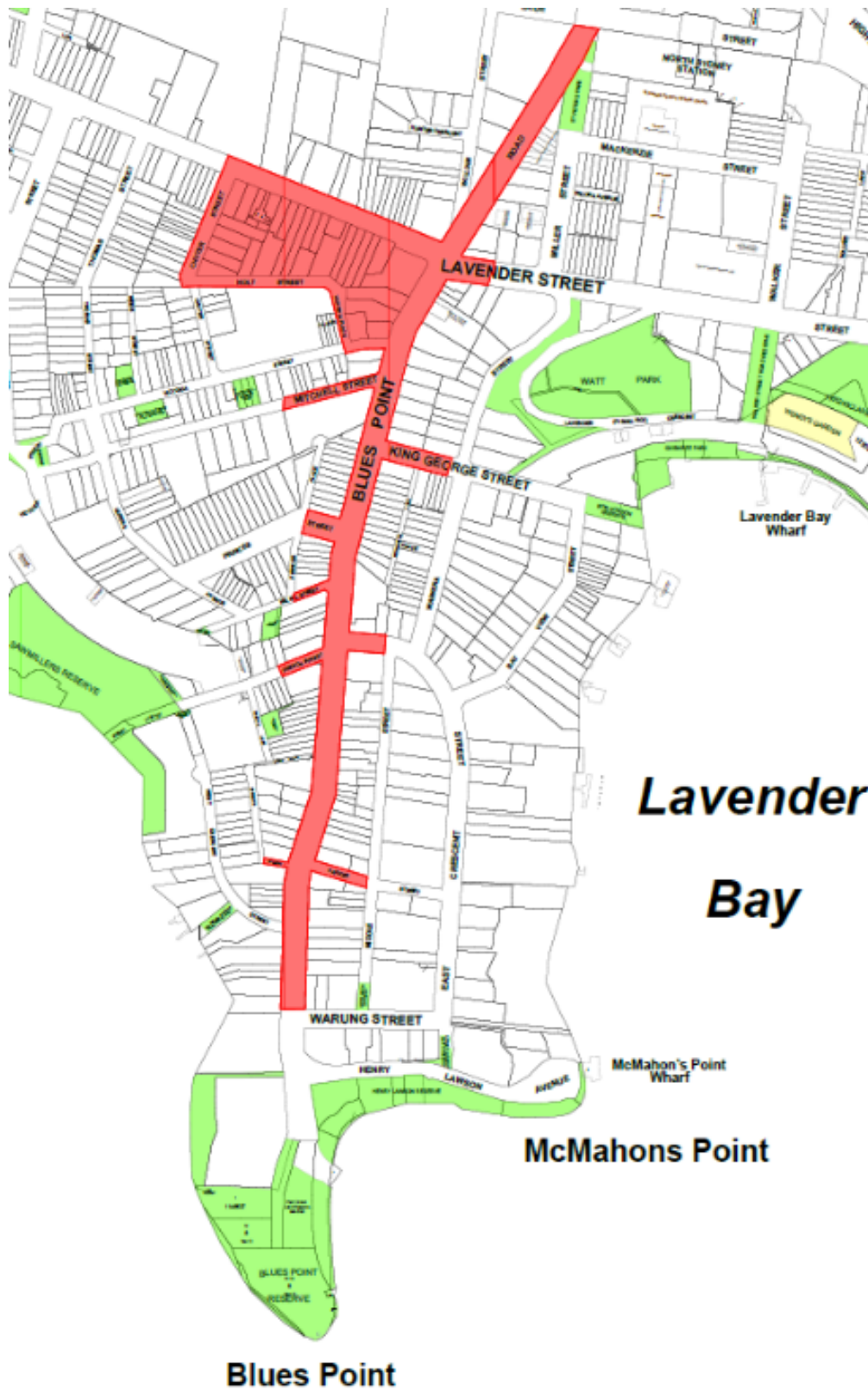


Image 19 - McMahon's Point - Blues Point Road Village Centre Locality Map

Blues Point Road - McMahons Point Village Centre Existing Urban Character

The following photographs show the current public domain character of the McMahons Point Village Centre, most of which was designed and installed in the early 1990's. Council has, over the last few decades, added and upgraded sections of the Village Centre what has contributed to the visually inconsistent character of the area.



Photo 11 Existing Character Reference Images - Existing footpath treatments



Photo 12 Existing Character Reference Images - Outdoor dining



Photo 13 Existing Character Reference Images - McMahon's Point Community Centre



Photo 14 Existing Character Reference Images - Corner of Blues Point Road and Lavender/Union Streets



Photo 15 Existing Character Reference Images - Mixed footpath treatments



Photo 16 Safety Fence



Photo 17 Existing Character Reference Images - Existing Streetscape furniture

McMahons Point - Blues Point Road Village Centre Village Centre Masterplan

In December 2019 Council went to competitive quotation (RFQ – Request for Quotation) to engage specialist Urban Design consultancies for the preparation of a Public Domain Master Plan for Blues Point Road – McMahon's Point. In February 2020 council awarded the engagement to TRACT consultants.

Blues Point Road forms the physical and visual gateway to the suburb of McMahon's Point. This project is an opportunity to create a public domain that is befitting of a precinct that requires updating to ensure its status within the top ten (10) of "*Liveable*" Suburbs in Sydney (Domain 2019 Deloitte & Tract). The objective of the masterplan is to strengthen a sense of place that contributes to the village and collective sense of place linking community and environment.

Blues Point Road has daily visits from those who work in North Sydney's CBD, those who live in the local catchment and visitation by local and international tourists annually. The project will support North Sydney Council's vision of strengthening a unique location into a high quality, safe and equitable public domain.

The specialist Urban Design consultants (TRACT consultants) undertook an extensive investigation and analysis of the Public Domain of the Blues Point Road Village Centre and identified the following issues and opportunities:

Table 5 - McMahon's Point - Blues Point Road Village Centre Masterplan Issues and Opportunities

ISSUE	OPPORTUNITY
Fragmented pedestrian access and connections	Reinforce green linkages for pedestrians to the Harbour from North Sydney and local connections.
Poor connectivity between foreshore and main street	Improved pedestrian experience along Blues Point Road.
Poor arrival experience from North Sydney	Redesign Blue Street Gateway to improve amenity
Car and pedestrian conflicts	Improve pedestrian crossings zones.
Poor footpath amenity	Widen footpaths and provide more seating
Lack of shade trees	Additional tree planting throughout
Outdated furniture and lighting	New furniture and light poles throughout
Lack of art and events	Lighting to activate key spaces and lighting to stimulate night economy Installation of Public Art
Inconsistency of paving	Continue upgrades to paving throughout

The consultants developed a Masterplan that is comprised of three (3) key areas which are as follows:



Image 1 - McMahon's Point - Blues Point Road Village Centre Overall Masterplan

1. Zone 1 – Blues Street Gateway

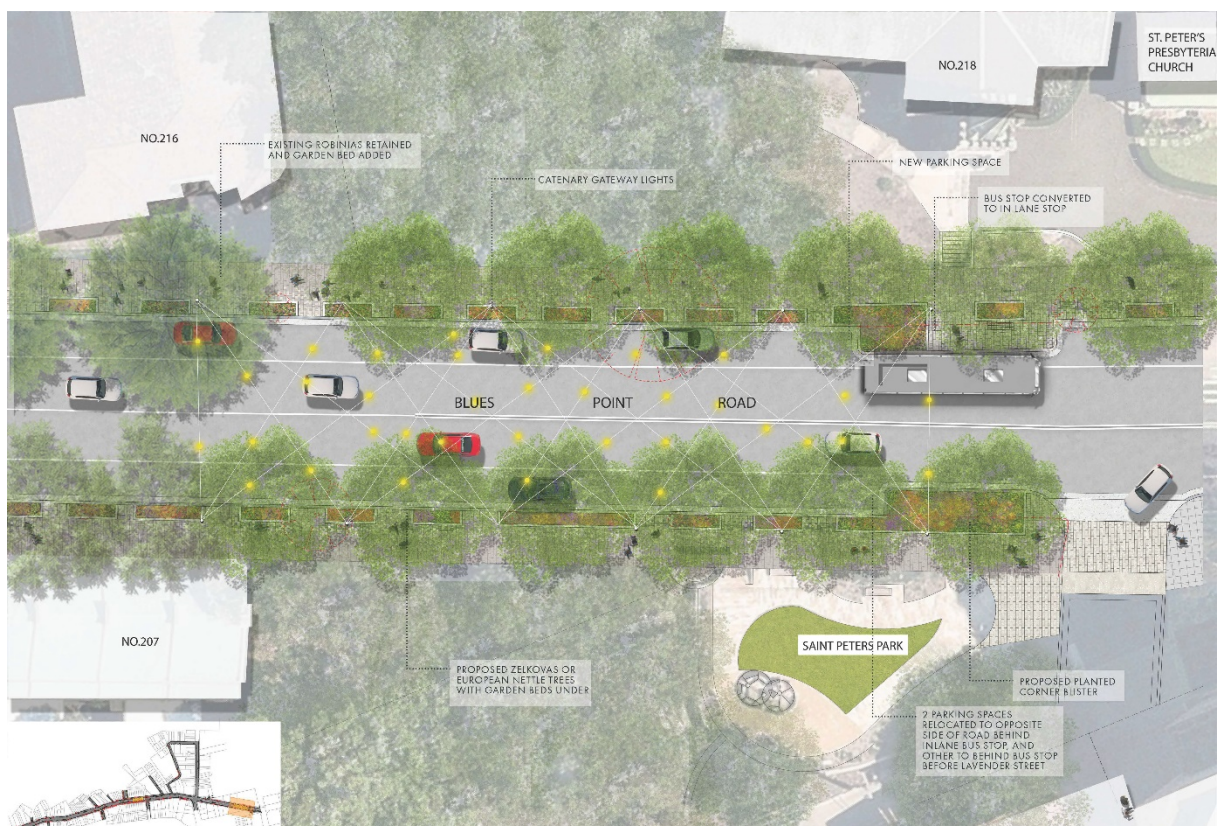


Image 20 - Blues Street Gateway Layout plan



Image 21 - Blues Street Gateway Artist impression

2. Zone 2 – Blues Point Road Village



Image 22 - Blues Point Road Village Layout plan



Image 23 - Blues Point Road Village Artist impression

3. Zone 3 – East Crescent Street Pocket Park



Image 24 - East Crescent Street Pocket Park Layout plan



Image 25 - East Crescent Street Pocket Park Artist impression

Program

Partial funding for these projects is included in the Special Rate Variation (SRV) and Capital Works for the financial year 2021/2022. The implementation of this Masterplan is a long-term program of works that will be implemented as funding becomes available.

Short-term: 0-3 years – High Priority Projects

Medium-term: 3-5 years – Medium Priority Projects

Long-term: beyond 5 years – Low Priority

A report will be brought back to Council on the outcomes of the Community Consultation for consideration at the end of the 28-day exhibition period.

The prioritisation of the projects identified in the Master Plan will be finalised after the plan has been publicly exhibited and the community consultation is complete in September 2020.

Conclusion and Recommendations

It is recommended that the *'Draft' Masterplan for the Public Domain upgrade of McMahon's Point - Blues Point Road Village Centre* be placed on Public Exhibition for 28 days prior to formal adoption by Council. The adopted Plan will be available on Council's website for public access.



MASTERPLAN FOR THE PUBLIC DOMAIN UPGRADE OF BLUES POINT ROAD- MCMAHONS POINT

Tract



INTRODUCTION

Blues Point Road upgrade forms the physical and visual gateway to the suburb of McMahon's Point. This project is an opportunity to create a public realm that is befitting of a precinct that requires updating to ensure its status within the top ten (10) of Liveable Suburbs in Sydney (*Domain 2019 Deloitte & Tract*). The proposal strengthens a sense of place that contributes to the village and collective sense of place linking community and environment.

Blues Point Road has daily visits from those who work in North Sydney's CBD, those who live in the local catchment and visitation by local and international tourists annually. The project will support North Sydney Council's vision of strengthening a unique location into a high quality, safe and equitable public domain.

This new village will flourish as a highly successful hub, reinforcing the pedestrian link between McMahons Point and North Sydney as a destination and a place of living, working and socializing. Through the creation of a high quality public realm, delivering environmental sustainability and encouraging community values, it will become an exemplar project benchmarking quality urban development.

The Primary objectives of the Master plan as identified in the project brief :

The public domain upgrades are to incorporate contemporary design ideas for "Place Making" for the current and next generation of people who live, visit, commute and or work in this iconic lower north shore commercial area. The design must reflect innovative and creative use of the public space and streetscape in the area while the finishes and materials to be used are to be in accordance with councils currently (adopted) Public Domain Style Manual and Design Codes.

VISION

We are creating a vision for Blues Point Road to give priority to people over cars. The streets will be green with continuous street tree canopies to encourage walking, cycling and gathering. The Master Plan shows how Blues Point Road will continue to be a benchmark for the operation of a vibrant, functioning community.

Our design response is predicated by the guiding value of

BRINGING PEOPLE TOGETHER

The design emphasizes community health and wellness in enhancing a walkable vibrant thriving community. Blues Point Road will be an opportunity to establish large trees to provide significant canopy cover and a significant green corridor within a slow vehicle speed environment of the highest quality.





PROJECT AREA

The project area extends along Blues Point Road from Blue Street in North Sydney to Warung Street in McMahon's Point. Union Street from Blues Point Road to Chuter Street, Chuter Street to Holt Street and Holt Street to Victoria Street.



St Peters Park sculpture



Looking south towards Lavender Street



Princes Street corner



Blues Point Rd Village looking south

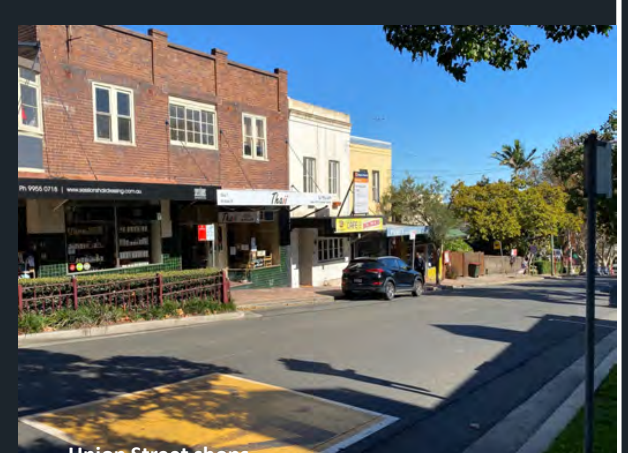
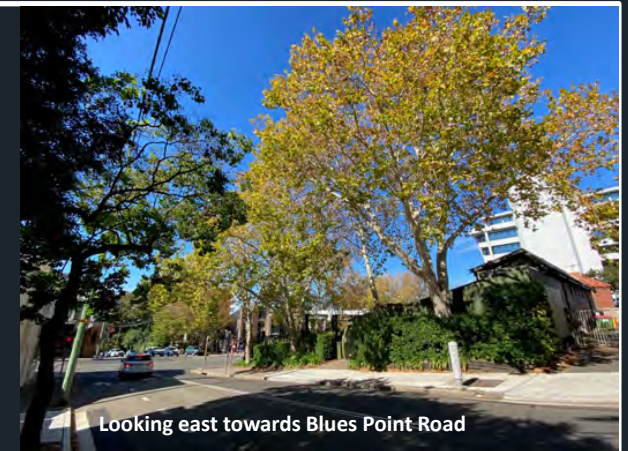


Looking west down Mil Mil Street



Looking south from Parker Street

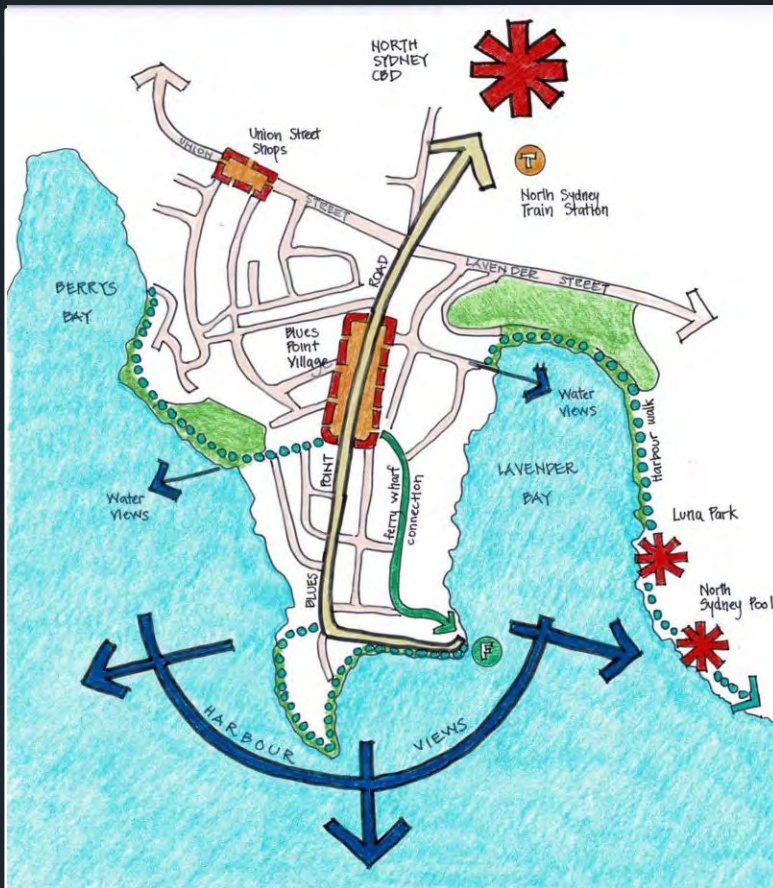
PROJECT AREA –BLUES POINT ROAD FROM BLUE STREET TO WARUNG STREET *Images Tract*



PROJECT AREA –UNION STREET , CHUTER STREET , HOLT STREET Images Tract



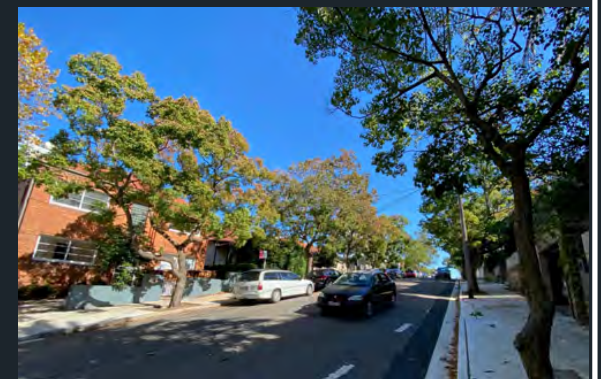
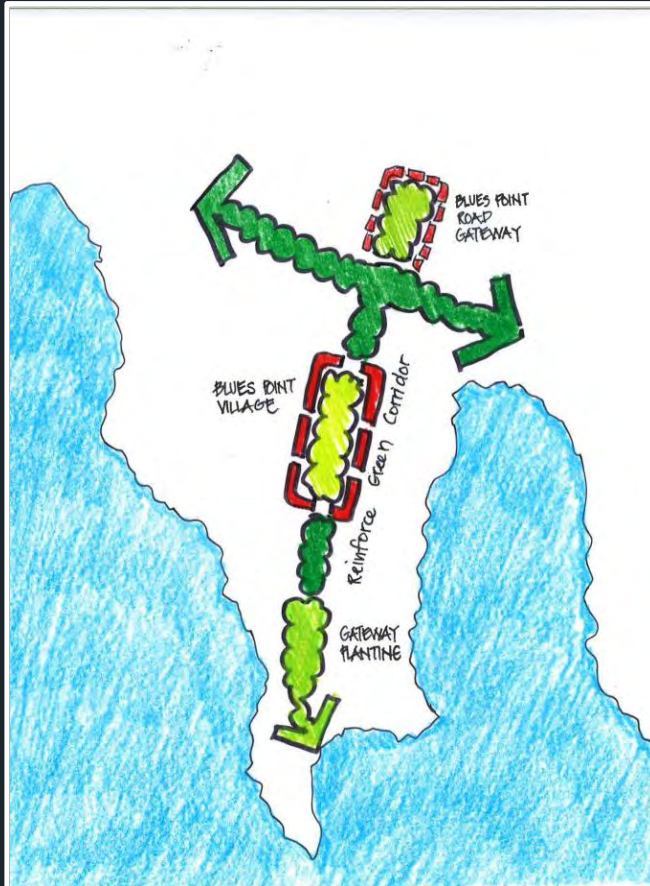
McMAHONS POINT - HISTORY WALK – opportunity to identify key buildings and local history . *Images Tract*



ACCESS AND CIRCULATION Images Google Maps/Tract



Blues Point Road is a natural thoroughfare along the McMahon's Point ridge line connecting to North Sydney. Peak flows of pedestrians in the morning and evening walk between the Ferry Stop and residential areas to the train station and CBD.



Reinforce green linkages for pedestrians to the Harbour from North Sydney and local connections.

OPPORTUNITY – CONNECTED GREEN SPINE *Images Tract*

ACCESS RECOMMENDATIONS

- Incorporate **continuous pedestrian priority zones** at all side street junctions with Blues Point Road which are not currently signalized to remove kerb ramps and promote pedestrian priority and slow vehicle speeds. Locations of raised paving zones:

William Street, Victoria Street, Mitchell Street, Princes Street, Mil Mil Street, French Street, McManus Street, Warung Street, Parker Street, East Crescent Street, King George Street.

- **Improve secondary crossing points** at Princes Street, Blues Point Hotel to East Crescent Street and McManus to Parker Street by introducing kerb blisters to shorten pedestrian crossing times
- **Upgrade King George Street marked pedestrian crossing** to improve visual contrast and remove kerb ramps by raising crossing by 75mm to suit buses.
- **Install in lane bus stops** to improve bus stopping efficiency and to prioritize buses.



Continuous pedestrian crossing at Edward Street North Sydney



Existing inlane bus stops north of King George Street Image Tract



Inbetween Two Worlds, Jason Wing



Artscape



BLUES POINT ROAD LIGHTING STRATEGY

Council identifies Blues Point Road, Union Street and Lavender Street as Priority 2 for the undergrounding of overhead wires. *North Sydney undergrounding Master Plan*

Opportunity to upgrade lighting and introduce feature elements (catenary , art, fairy lights) at key zones.



The Otherside of Midnight Anne Ross



Artscape and Tract



Geoffrey Drake Brockman

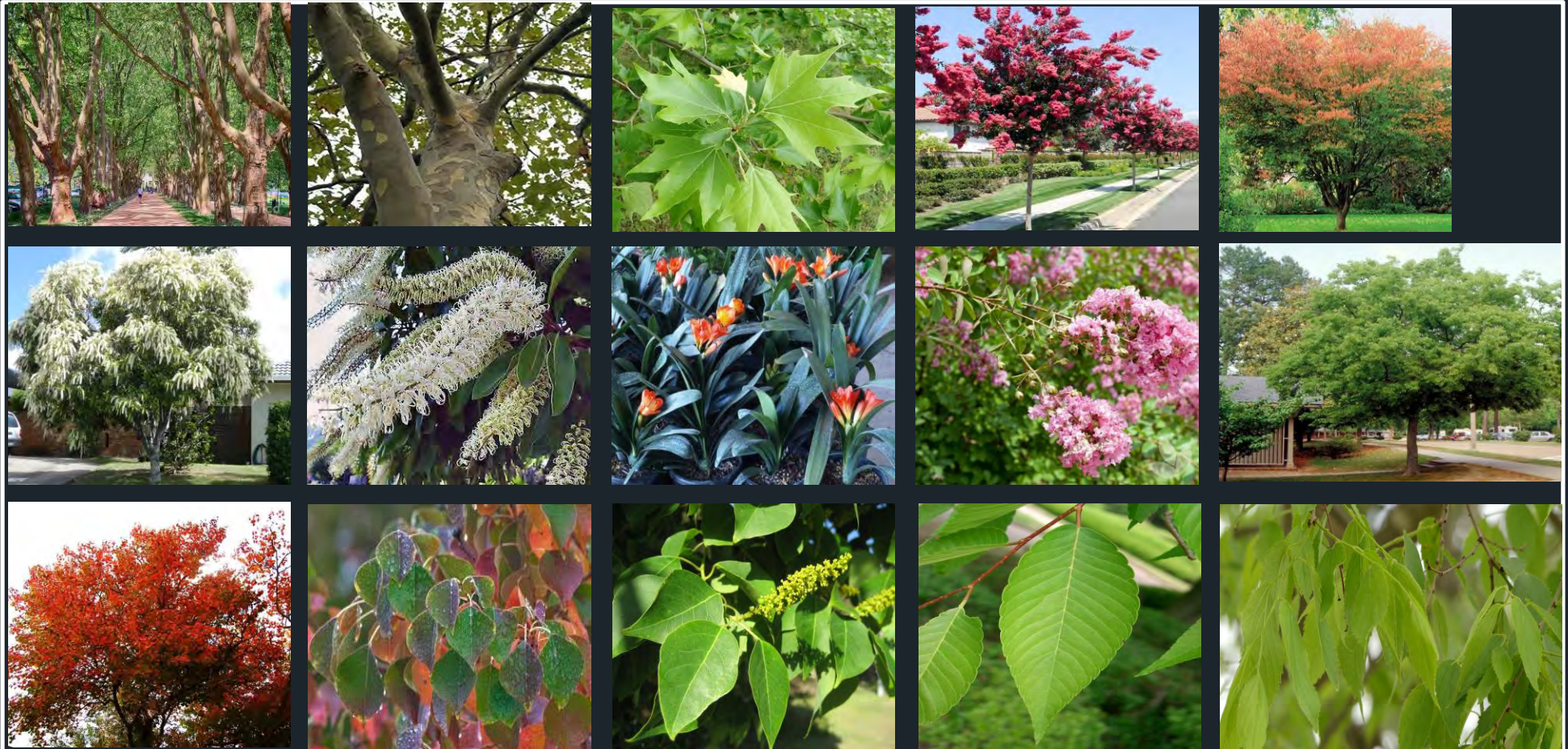


Tensile



Life Cycle by David Jenz

Public Art trail opportunities at King George Street and East Crescent Street Pocket Park



Street Trees- Platanus sp., Lagerstromia sp. Robinia sp. Sapium sp. Zelkova sp., Buckinghamiana sp.,Celtis sp.



Groundcover planting, seasonal flowers and robust

THREE KEY ZONES



ZONE 1

BLUES STREET GATEWAY

Gateway Elements:

- Overhead wires removed
- In lane bus stop and Planted kerb blister to Saint Peters Park to narrow road.
- Catenary lighting on multi-function poles
- Gateway trees and garden beds
- New paving





ZONE 1

BLUES STREET ROAD GATEWAY - EXISTING CONDITIONS



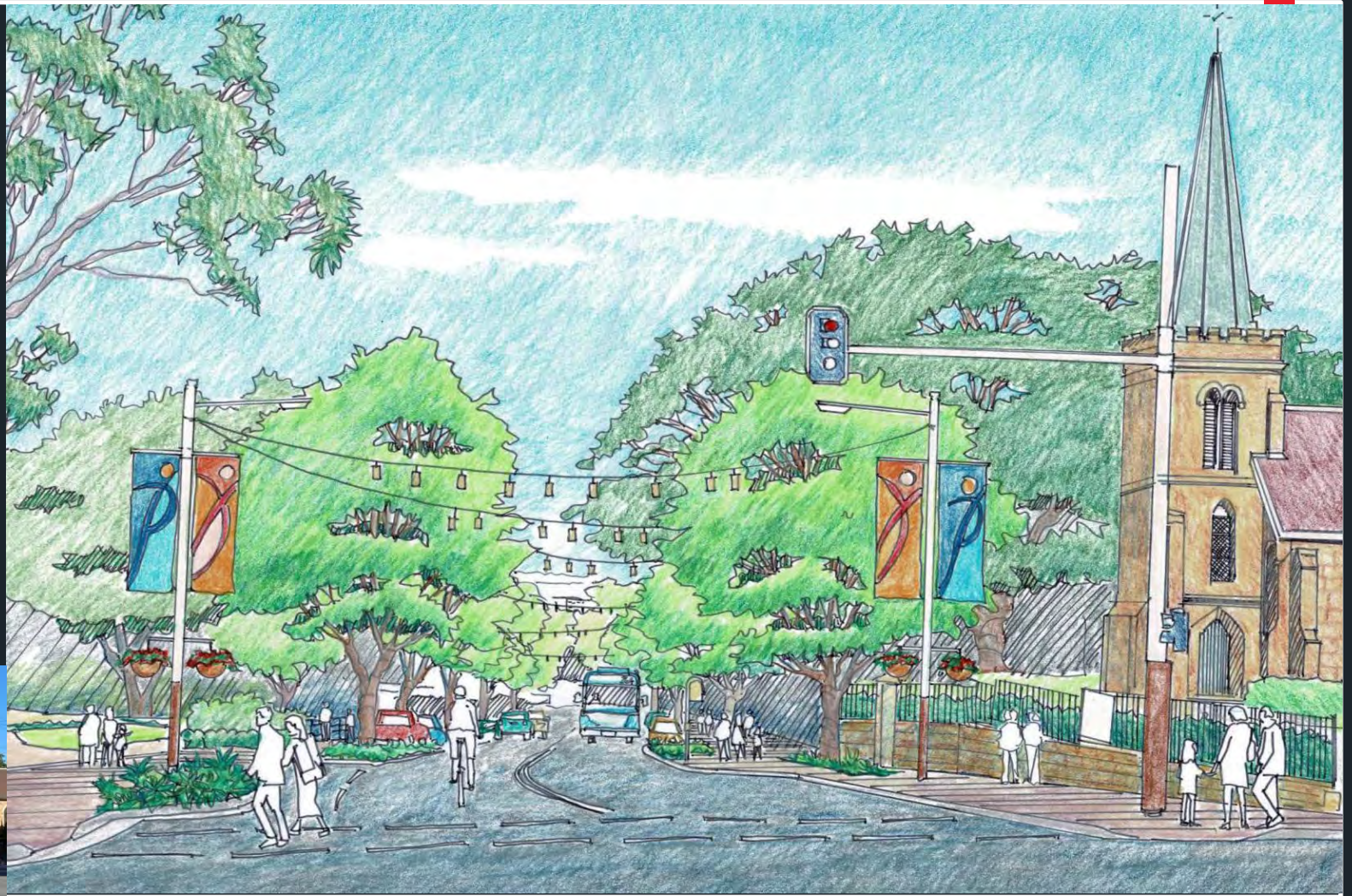
ZONE 1

**BLUE STREET
GATEWAY,
PROPOSED
SECTION**



ZONE 1

BLUE STREET GATEWAY,
LOOKING SOUTH FROM
BLUE STREET



ZONE 2

BLUES POINT ROAD VILLAGE

Elements:

- Overhead wires removed
- Widened footpath/café spaces on eastern side through the removal of parking, new planting of deciduous trees and hedge
- Feature planting of Jacarandas at intersection of King George street
- Potential sculpture location
- Catenary lighting on multi-function poles
- New paving





ZONE 2

BLUES POINT ROAD
VILLAGE- EXISTING
CONDITIONS



ZONE 2

BLUES POINT ROAD VILLAGE- PROPOSED SECTION



ZONE 2

**BLUES POINT VILLAGE
ENTRY AT KING
GEORGE STREET**



ZONE 3

EAST CRESCENT STREET POCKET PARK

Elements:

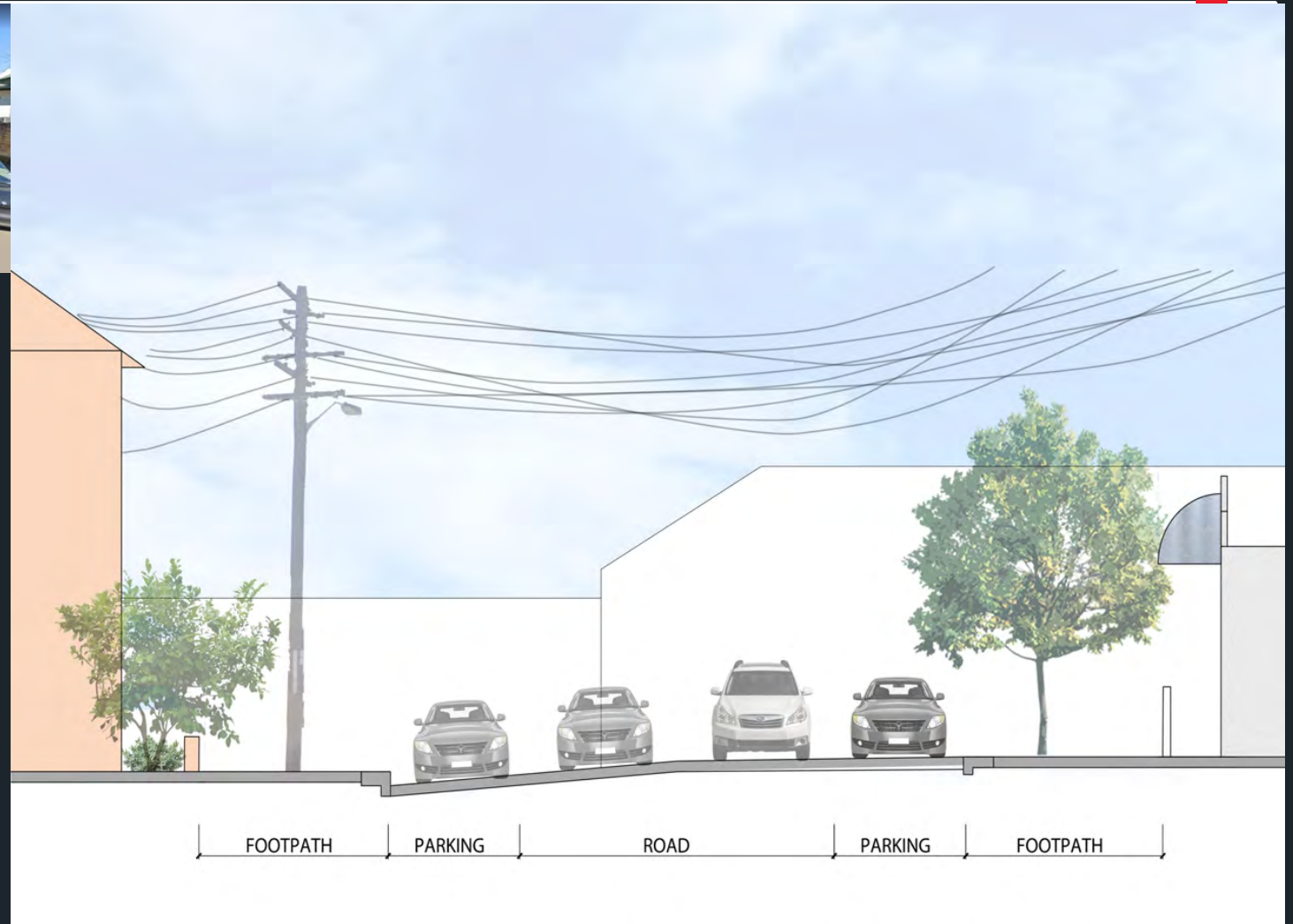
- Overhead wires removed
- In lane bus stop and kerb blisters, continuous pedestrian threshold at street junction.
- Retain single lane one way access to East Crescent Street and replace road pavement with new park
- New lighting, paving and potential sculpture location
- Improved crossing point from Blues Point Hotel
- Larger outdoor dining area at Breadworks Café
- Continuous pedestrian threshold at French Street





ZONE 3

EAST CRESCENT STREET
EXISTING CONDITIONS



ZONE 3

EAST CRESCENT STREET
POCKET PARK, LOOKING
TOWARDS BLUES POINT
ROAD



ZONE 3

**EAST CRESCENT STREET
POCKET PARK , LOOKING
FROM BLUES POINT ROAD**



BLUES POINT ROAD MASTERPLAN -PARKING ASSESSMENT FOR THREE KEY ZONES				
ZONE 1 - BLUES POINT ROAD GATEWAY				
Location	Existing parking	Description	Net loss	Comment
Saint Peters Park zone	1P meter 9.30am-6pm MON-FRI	2 spaces on eastern side relocated, one to opposite side behind in lane bus stop and other behind in lane stop at Lavender Street.	0	No net change
Zone 1 Total loss : 0	Summary :Creation of green gateway entrance and narrowed road pavement to slow speed			
ZONE 2 BLUES POINT VILLAGE BETWEEN NO 136-158 Blues Point Road				
Location	Existing parking	Description	Net loss	Comment
King George Street intersection	1P meter 8.30am-6pm MON-FRI	2 car spaces lost Replaced with garden area and art location	2	35 sq. m. of additional green space
Blues Point Village East side	Disabled Parking space	Proposed to be relocated to west side Space to be utilized for planting and enlarged footpath zone	1	14 sq. m. of additional space
Blues Point Village East side	1P meter 8.30am-10 pm MON-FRI 8.30 am to 12.30 pm SAT	Space to be utilized for planting and enlarged footpath zone	4	60 sq. m. of additional space
Blues Point Village East side	Loading zone 8.30am-6.00pm MON-FRI 8.30am-12pm SAT	Proposed to be relocated to west side Space to be utilized for planting and enlarged footpath zone	1	17.5 sq. m. of additional space
Blues Point Village East side	Mail zone	Retained	0	No change
Zone 2 Total loss: 8	Summary: 126.5 sq. m. of additional pedestrian amenity, greening of village, improved outlook from outdoor dining areas and narrowed road pavement to reduce heat island and slow speed.			
	Note: If the proposed footpath widening treatment as shown on the masterplan is extended along the eastern side to the south of Zone 2, an additional 95 sq. m. of pedestrian amenity would replace 6 car spaces.			
ZONE 3 EAST CRESCENT STREET POCKET PARK				
Location	Existing parking	Description	Net loss	Comment
East Crescent Street	1P meter 8.30am-11pm MON-SAT	2 parking spaces on southern side relocated behind in lane bus stop on Blues Point Road	0	No net change in parking
Blues Point Road-West side	1P meter 8.30am-10 pm MON-FRI	1 space lost to increase garden area around Melaleuca sp.	1	Kerb and pavement regrading to improve tree health.
Blues Point Road	1P meter 8.30am-10 pm MON-SA	1 space lost to realign pedestrian crossing from Blues Point Hotel	1	Crossing distance shortened to improve safety
Zone 3 Total loss : 2	Summary: 120 sq. m. of additional pedestrian amenity. Parking loss associated with pedestrian crossing point and tree health. No loss associated with Pocket Park.			

APPENDIX –DETAIL PLANS



LEGEND



PROPOSED STREET TREES

COMMON NAME	BOTANICAL NAME
ZELKOVA OR EUROPEAN NETTLE TREE	<i>Zelkova serrata</i> OR <i>Celtis australis</i>
LONDON PLANE	<i>Platanus x acerifolia</i>
IVORY CURL TREE	<i>Buckinghamia celastroides</i>
JACARANDA	<i>Jacaranda mimosoides</i>
GOLDEN ROBINIA	<i>Robinia pseudacacia</i>
CHINESE TALLOWWOOD	<i>Sapindus saponaria</i>

COMMON NAME	BOTANICAL NAME
CREPE MYRTLE	<i>Lagerstroemia indica</i>
PRUNUS	<i>Prunus cerasifera 'Nigra'</i>
DAFFODIL BOTTLEBRUSH OR COASTAL BANKSIA	<i>Callistemon viminalis</i> OR <i>Banksia integrifolia</i>

OPTION ONE UNDERGROUND POWERLINES ALONG BLUES POINT ROAD

Features

1. Gateway treatment at North Sydney entry to Blues Point Road
2. Blues Point Road Village: highlight central commercial hub and west facing outdoor dining zone through car parking removal to create wider pedestrian pavement, green edge and feature planters of flowers.
3. Creation of north facing pocket park at East Crescent Street.

Transport

1. All bus stops in lane (subject to STA approval)
2. Blisters to street corners where possible to slow speed.

Planting

1. Replace poorly performing street trees and maximise new tree installation to create continuous canopy.
2. Garden beds to new trees and upgrade garden beds at the base of existing trees to improve growing conditions and to mitigate expanding tree trunks.
3. Create garden edge for tree planting along Holt Street. Overhead powerlines retained.

Improving pedestrian circulation

1. Existing pedestrian crossing at King George Street intersection to be upgraded with 75mm ramp, improved visual contrast on road pavement and new planting to improve sight lines.
2. All non marked pedestrian crossing points improved with new blisters to reduce crossing distance.
3. New 200mm wide kerbs and 400 mm gutter.
4. New sandstone edge to all garden beds

Lighting

1. All street lighting to be upgraded to meet Councils lighting strategy
2. Catenary lights at two key hubs - North Sydney entry and Blues Point Road Village precinct.
3. Blues Point Village to have pedestrian scale pole mounted light fittings.
4. Low voltage lighting to Planer trees outside Commodore Hotel

Paving and furniture

1. Paving to Councils Public Domain Style Manual and design Codes
2. New paving across side street thresholds to prioritise pedestrian precinct.

TOTAL PARKING LOSS: 18

CONCEPT OPTION 1 - UNDERGROUND POWERLINES ALONG BLUES POINT ROAD - LEGEND & KEY PLAN

BLUES POINT RD MCMAHONS POINT MASTER PLAN

REVISION: 219-0128-00 106

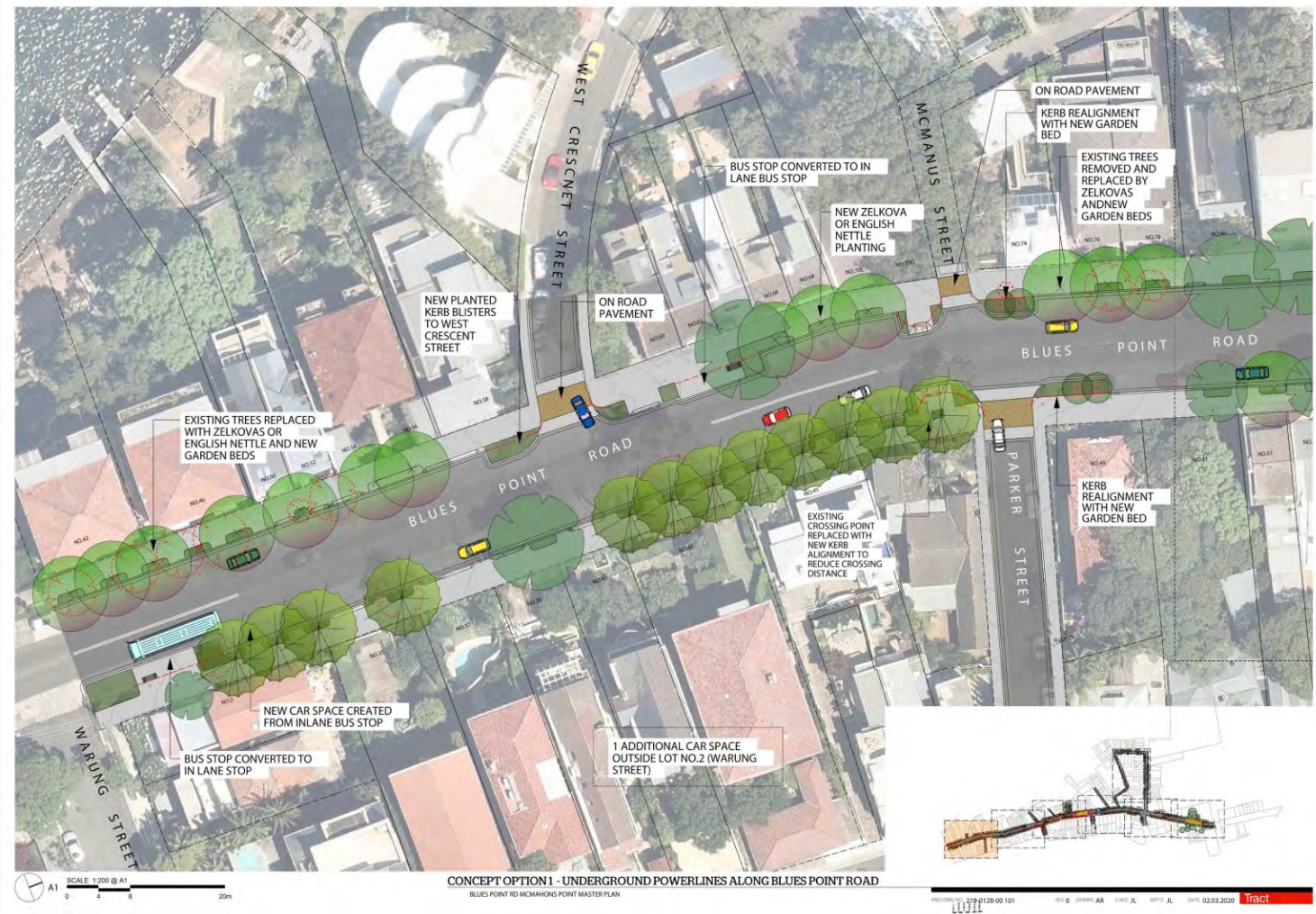
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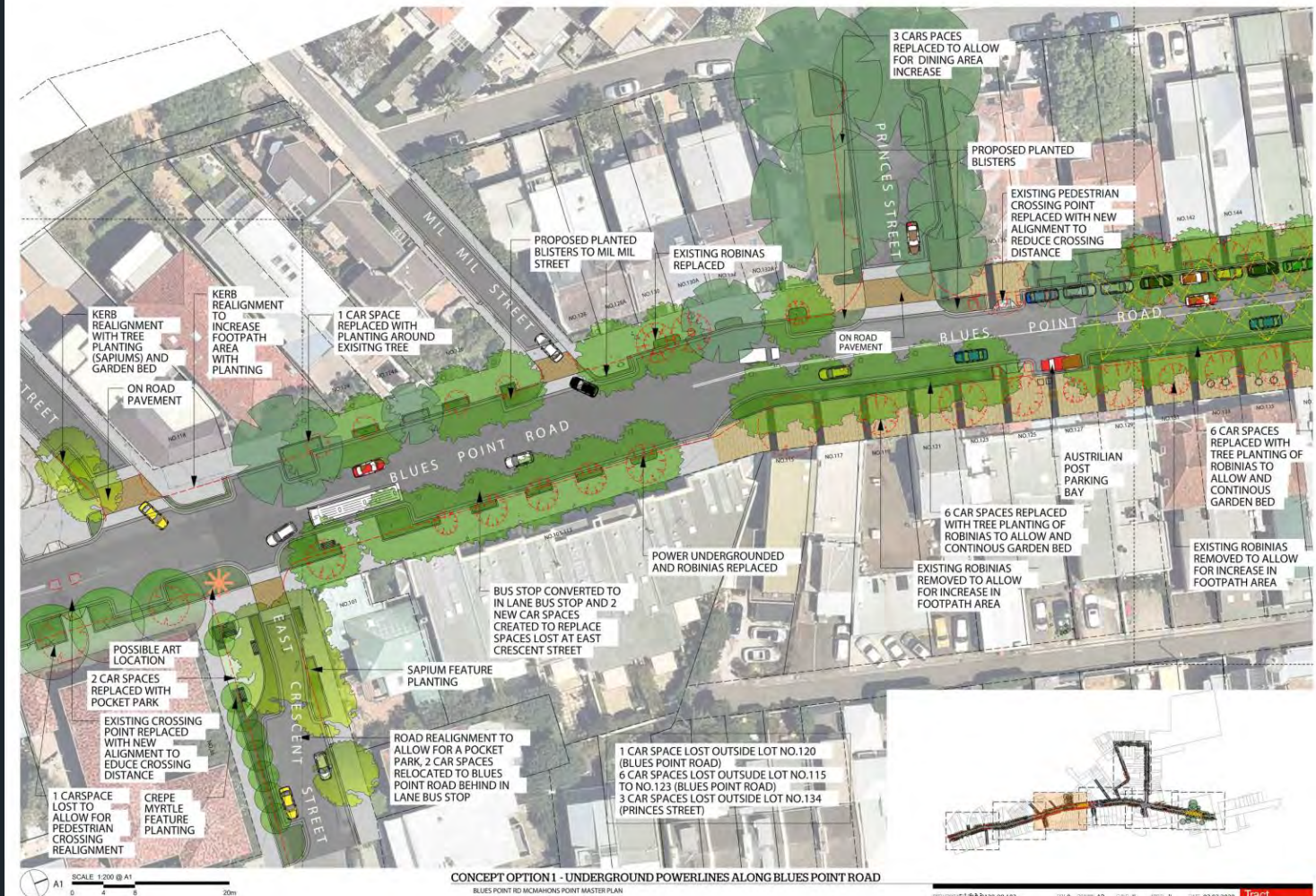
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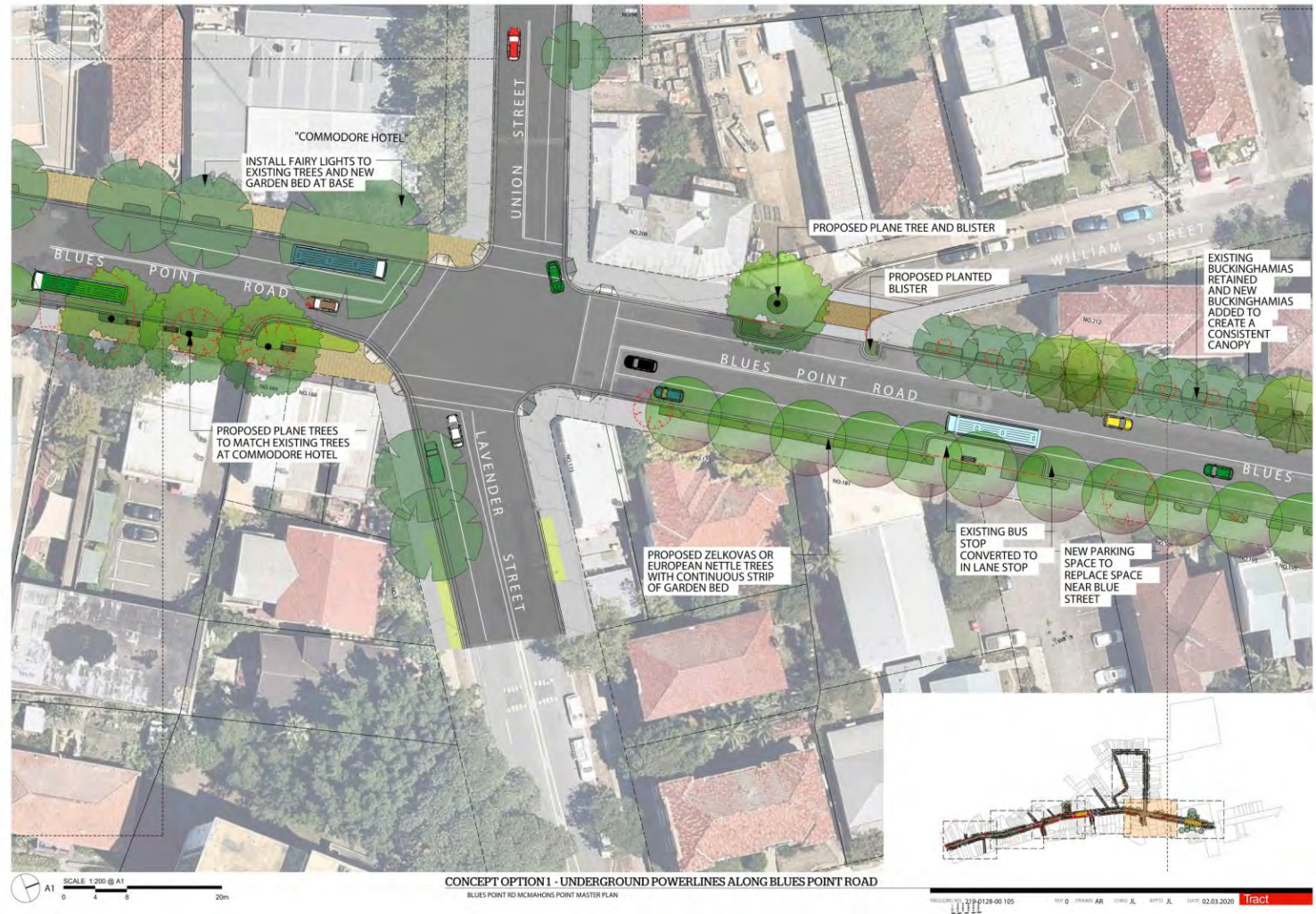
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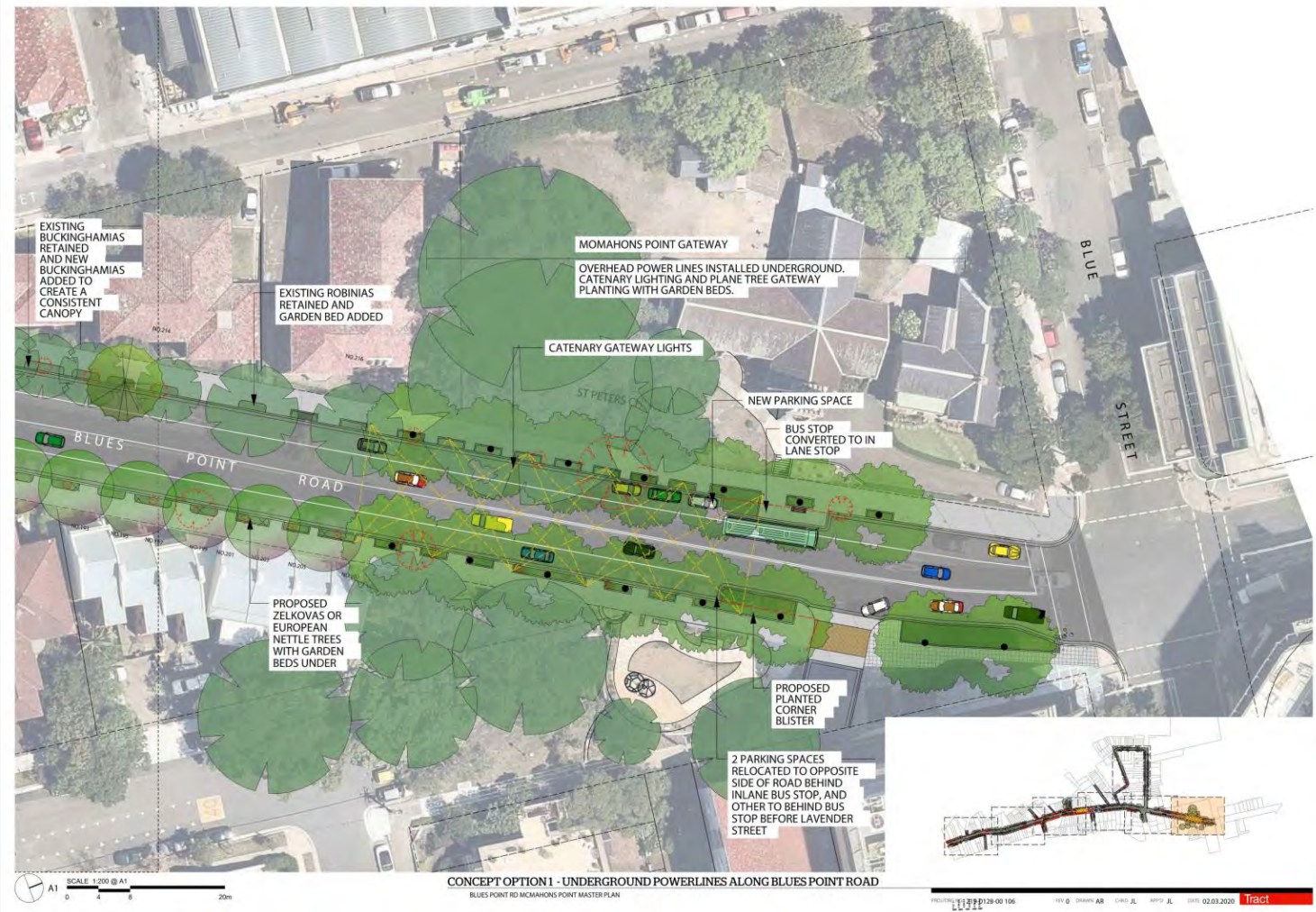
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COMMUNITY ENGAGEMENT STRATEGY



Blues Point Road Village Centre (McMahons Point), Public Domain Upgrade Masterplan

Prepared July 2020

Councils are required under the *Local Government Act 1993* to inform the community of particular issues that potentially affect their way of life. North Sydney Council is committed both in principle and in practice, to engaging on matters affecting the North Sydney community.

1. Introduction

This Community Engagement Strategy outlines the steps Council will take to engage the community in designing and implementing the *Blues Point Road Village Centre (McMahons Point), Public Domain Upgrade Masterplan* project. Council is committed to engaging the community to create and implement streetscape upgrades that are innovative and creative.

1.1 Council's Community Engagement Protocol

This strategy has been prepared in accordance with Council's *Community Engagement Protocol*. The Protocol is used to determine the level of 'level(s) of impact' applicable to this project/decision (proposal). This proposal has been determined as:

LEVEL OF IMPACT	LEVEL OF ENGAGEMENT
High/Local	Inform/Consult

Council used the framework shown below in Table 1.1 to select the most appropriate 'level(s) of engagement' for this proposal to ensure an appropriate range of engagement 'levels' and methods were offered:

LEVEL	DESCRIPTION
Inform	Providing balanced and objective information to help the community understand problems, alternatives, opportunities and/or solutions
Consult	Obtain public feedback on alternatives and/or decisions
Involve	Work directly with the community throughout the process to ensure that public concerns and aspirations are consistently understood and considered
Collaborate	Partner with the public in each aspect of the decision including the development of alternatives and identification of the preferred solution

Table 1.1 Derived from the IAP2 Public Participation Spectrum

2. Background

The public domain of the McMahons Point - Blues Point Road Village Centre area is in need of upgrading. This area in its current form was designed and built in the mid 1990's and is now looking progressively outdated and tired. In the McMahons Point - Blues Point Road Village Centre, there are multiple layers of streetscape elements which have been combined together over the decades creating an ad-hoc streetscape character that is visually inconsistent and difficult for Council to maintain. This project has been identified in the *North Sydney Council Delivery Program 2018/19-2020/21*, adopted by Council on 25 June 2018.

Blues Point Road Village Centre (McMahons Point), Public Domain Upgrade Masterplan

Page 2

Council submitted its 2019/20 application for a combined Special Rate Variation (SRV) and minimum rate increase to IPART on 11 February 2019 and on 13 May 2019, IPART partially approved a 7% increase per annum for 3 years, inclusive of the annual rate peg and minimum rate increase, enabling the Council to spend an additional \$14.3m on addressing the condition 5 (very poor condition) assets, and undertaking priority capital works as identified in the above mentioned Delivery Program, including \$1 million for Kirribilli and McMahons Point villages upgrade.

For the design of the *Blues Point Road Village Centre (McMahons Point), Public Domain Upgrade Masterplan*, Council engaged the services of Tract Consultants.

3. Community Engagement Strategy

3.1 Who are our community stakeholders?

The Community Engagement Strategy identifies the following groups to engage with in the local community:

- Road users including residents, workers, commuters, local businesses, couriers and other visitors to the area
- Local businesses
- Residents
- Precinct Committees
- STA
- TfNSW
- North Sydney Traffic Committee
- Sydney Metro
- North Sydney Chamber of Commerce
- Local bus operators including Sydney Buses
- NSW Fire and Ambulance Services
- Visitors
- Councillors and Council staff

3.2 Key Communication Messages

- The Public Domain upgrades will incorporate contemporary design ideas for “Place Making” for the current and next generation of people who live, visit, commute and or work in this iconic lower north shore commercial area.
- The new streetscape design will reflect innovative and creative use of the public space and streetscape in this area. Finishes and materials will be used are to be in accordance with Council’s *Public Domain Style Manual and Design Codes*.
- This project is being implemented to:
 - ✓ Support and promote a flexible and adaptable the Public Domain.
 - ✓ Provide safe access to public transport and public open spaces
 - ✓ Provide for a better interconnected and useable network of public spaces in one of the mostly densely populated areas of Sydney.

Blues Point Road Village Centre (McMahons Point), Public Domain Upgrade Masterplan

Page 3

- ✓ Encourage sustainable and active transport to support the health and safety of the community
 - ✓ Provide safe access to more public open spaces in commercial areas to boost local businesses activity.
 - ✓ Improve the vibrancy of commercial centres for residents, workers, students and visitors to encourage the local economy to thrive.
- The public domain upgrades will be partially funded through Council's approved SRV.
 - Additional funding is required to deliver these projects. This Masterplan will be used to inform forward planning for Council's Streetscape Upgrades Capital Works budgets as well as grant funding applications.
 - The implementation of this Masterplan is a long-term program that will be implemented as funding becomes available.
 - Feedback is invited on the *"Draft" Masterplan for the public domain upgrade of McMahon's Point - Blues Point Road Village Centre*.
 - The consultation outcomes will be reported to Council on 26 October 2020. The project will be reported to the North Sydney Traffic Committee following community engagement.
 - Consultation outcomes will be communicated to submitters and the detailed designs will be published on Council's website.
 - Construction works notification will be carried out prior to the commencement of construction works.

3.3 Timetable

Community and stakeholder engagement will occur at various times during this nine-month period. The key project development phases are outlined as follows:

<i>Phase</i>	<i>Timing</i>
1. Research and Scoping	July 2020
2. Design Option(s) Consultation	August 2020
3. Detailed Design(s)	September-October 2020
4. Construction ¹	2021-2031

Note: In accordance with Council's Community Engagement Framework described on page 1, the 'level of engagement' per engagement method is indicated.

Stakeholder engagement will occur in Phase 2, 3 and 4 as outlined in the following table:

3.3.1 Phase 2 - Concept Design Consultation

This stage involves seeking community feedback through public exhibition of the *Detailed Design Concept Plan* set of drawings which will be undertaken between July and August 2020 (minimum 28 days). To do this we will undertake the following activities. Not listed in priority order.

¹ The implementation of this Masterplan is a long-term program that will be implemented as funding becomes available.

Blues Point Road Village Centre (McMahons Point), Public Domain Upgrade Masterplan

Page 4

<i>Method</i>	<i>Target Stakeholders</i>	<i>Engagement Level</i>	<i>Purpose</i>
Webpage	All	Inform	Promote the Detailed Concept Design, including details on how to make a submission
Memo	Precinct Committees All Councillors	Inform	
Direct Letter/email	<ul style="list-style-type: none"> - Residents - Businesses - Rate payers - Chamber of Commerce - Milsons Point Residents Group - Bus operators - Fire and Ambulance Services NSW 	Inform	
Social Media	All	Inform	Inform stakeholders of the Detailed Concept Design and the opportunity to provide feedback - includes where to access and how to make a submission Encourage Precinct Committees to promote consultation opportunity to their members and/or to make a submission
Existing E-newsletters	Subscribers of Council's various newsletters including North Sydney E-news, Business E-news and Precincts E-news.		
Signage/ Noticeboards	All		
Precinct System	Active local Precinct Committees, in particular Union and Lavender Bay		
Workshops with key stakeholders	Active local Precinct Committees in particular Union and Lavender Bay	Inform, Consult	Encourage Key stakeholders to share their ideas
Webinar (Optional to respond to the COVID-19 pandemic restrictions)	North Sydney Chamber of Commerce		Understand community needs Raise awareness and understanding of the proposed changes and their benefits to the community
Survey (online and paper)	All	Inform, Consult	Conducted via online Your Say North Sydney portal (paper copies available on request). Purpose is to obtain views about the proposal
Public Exhibition	All	Inform, Consult	Provide access to the Detailed Concept Design drawings at the Customer Service Centre and Stanton Library, including details on how to make a submission
Written Submissions	All	Consult	Free form feedback accepted by email or post and online form.

3.3.2 Phases 3 and 4 - Detailed Design and Construction

Blues Point Road Village Centre (McMahons Point), Public Domain Upgrade Masterplan

Page 5

This stage involves informing community the project progress including detailed design approval and construction works notification. To do this we will undertake the following activities. Not listed in priority order.

<i>Method</i>	<i>Target Stakeholders</i>	<i>Engagement Level</i>	<i>Purpose</i>
Webpage	All	Inform	Promote final Detailed Design.
Councillor bulletin	All Councillors	Inform	Inform stakeholders of the approval process by Traffic Committee
Memo	Precinct Committees	Inform	
Direct Letter	All	Inform	
Social Media	All	Inform	Notification of construction works
Existing E-newsletters	All Active Precinct Committees in particular Milson, Lavender Bay		

4. Opportunity Cost/Rationale

Engaging the community in this proposal may entail financial costs to Council to achieve a high-quality engagement process. If the process is robust, community ownership of the decisions made will ensure efficient outcomes. Insufficient or poor-quality engagement can result in poor long-term decisions requiring further resources to rectify. The aim of a high-quality community engagement process is to make sustainable decisions. The engagement process will help Council staff and/or Councillors to understand the related recommendations rationale.

5. Further Information

For further information please contact Diana Mejia - Council's Project Manager, Engineering and Property Services Division:

Phone: 9936 8100
 Email: yoursay@northsydney.nsw.gov.au
 Website: www.northsydney.nsw.gov.au

8.15. Administration of Special Rates Crows Nest & Neutral Bay Business Areas and 5-Year Capital Works Delivery Program

AUTHOR: Diana Mejia, Project Manager

ENDORSED BY: Duncan Mitchell, Director Engineering Services

ATTACHMENTS:

1. Overall Crows Nest Public Domain Upgrade Plan [8.15.1 - 10 pages]
2. Overall Neutral Bay Public Domain Upgrade Plan [8.15.2 - 16 pages]

PURPOSE:

This report is submitted to Council to seek endorsement for Crows Nest and Neutral Bay levy funded expenditure for the financial years 2020/21 and 2021/22.

EXECUTIVE SUMMARY:

The purpose of this report is to update Council about the status of the levy funded capital works projects of the adopted 5-year delivery program for Crows Nest and Neutral Bay and seek endorsement of the Crows Nest Mainstreet Committee and Neutral Bay Chamber of Commerce Operating budgets for 2020/21 and 2021/2022 as per the Council Resolution of 25 February 2019 (Min. No 3715).

In addition, this report is to update Council on the letter that was received on 15 June 2020 from the Directors of the Crows Nest Main Street Committee requesting changes and a deferral of this year's Crows Nest Festival which was scheduled to take place on Sunday 18 October 2020.

The letter from Crows Nest Mainstreet, in summary stated the following:

It has been decided that the Festival will not go ahead on Sunday 18th October 2020. This is because of the uncertainty of the current environment and the fact that it is impossible to predict what the guidelines will be at that time. Also, we feel that whatever the guidelines are, any type of social interaction will involve social distancing and this we feel will be impossible at an event like the Crows Nest Festival.

We are considering two options:

- 1) *To hold the event in March and hope that the current measures will be relaxed by then – this will be a decision for late August.*
- 2) *To hold some kind of event on Sunday 18th October to celebrate Crows Nest and give the suburb a boost.*

The Crows Nest Festival and recommended funding of \$73,000 will be split over two events.

A full copy of the letter has been provided to Councillors separately.

FINANCIAL IMPLICATIONS:

The capital works and operating expenditure for both the Crows Nest and Neutral Bay Mainstreet Levies are balanced against the forecast revenue to be received from the Levy's over the next 2 years. The operating budgets for both Crows Nest and Neutral Bay Main streets that are proposed to be drawn from the Levies are capped. Budgets for additional capital works to be undertaken in Crows Nest and Neutral Bay are identified in Council's current adopted delivery program.

Note 1: Council has entered into a funding deed agreement with Transport for NSW (TfNSW) in October 2018 to undertake significant Public Domain upgrading works along the Military Road corridor between Cremorne and Neutral Bay as part of the B-Line project. The money that has been agreed to be paid to Council as part of the funding deed agreement which is over \$10million excluding GST, has been used to partially and or fully fund the delivery all the projects identified in Table 2 attached to this report. A report on the details of the funding deed agreement between TfNSW and North Sydney Council was put to Council on 29 October 2018.

Note 2: There are no proposed increases to both operating budgets for Neutral Bay and Crows Nest for the next 2 financial years.

The cost of an annual independent audit report on levied funded expenditure for Crows Nest and Neutral Bay Business Areas is to be funded from the levy and would only require a minor variation to the current Audit tender.

RECOMMENDATION:

1. THAT Council endorse the levy funded Operating Budgets for 2020/21 and 2021/22 for Crows Nest Main Street Pty Ltd and the Neutral Bay Chamber of Commerce, with an annual budget of \$18,000 for each business centre over two financial years.

2. THAT Council fund the Crows Nest Fair to a maximum cost of \$73,000 ex. GST and endorse Crows Nest Mainstreet holding the following two (2) separate events as part of the Crows Nest Fair 2020:

- Sunday 18 October 2020 – Interactive/online event to stimulate local business and offer virtual entertainment to “give the suburb a boost”.
- To hold the Crows Nest Festival in March 2021 – subject to public gatherings restrictions being eased and formal confirmation by Crows Nest Mainstreet in August.

These two (2) separate events are proposed to adapt to current restrictions imposed by the Australian Government Department of Health and NSW Government to control COVID-19 and are capped at a cost of \$73,000 ex GST, including 50% of the cost of clean-up, funded from the Mainstreet Levy.

3. THAT for the 2020/21 Financial year the Crows Nest Mainstreet Committee submits two (2) separate grant applications for each of the above-mentioned events, the combined amount of both applications is capped at \$73,000 ex. GST, including 50% of the cost of clean-up, funded from the Mainstreet Levy.

4. THAT Crows Nest Main Street Pty Ltd continue to be required to make a grant application to Council to access funding for the Fair in future financial years.

5. THAT acquittal for the Crows Nest Fair Grant funding is to be provided from Crows Nest Main Street Pty Ltd to Council within six months of the completion of the two events to be held in 2020/21.

6. THAT the update projects listed in the Five-Year Capital Works Delivery Program is adopted.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2. Our Built Infrastructure

2.2 Vibrant centres, public domain, villages and streetscapes

BACKGROUND

Crows Nest

The Crows Nest Shopping Area Streetscape Committee was formed in the mid-1990s. The committee came into being following a group of concerned business people founding Crows Nest Main Street Limited to represent commercial property owners who were determined to revive the then-ailing Crows Nest Village Centre.

A Mainstreet Levy on commercial ratepayers was first approved by referendum and the Minister for Local Government in 1995. The levy now continues in perpetuity yielding approximately \$300,000 pa which is allocated to Capital works in Crows Nest and also Crows Nest Main Street's annual operating budget and the Crows Nest Fair.

Neutral Bay

The Neutral Bay Shopping Area Streetscape Committee was formed in early 1997. It started as a Working Party but eventually became a Committee due to the desire of the Neutral Bay Chamber of Commerce to continue with streetscape upgrades and public domain improvements. The Committee is open to all, and attendance at any Meeting usually comprises Councillors, members of the Neutral Bay Chamber of Commerce, their administrative support (currently Corporate Events Management Pty Limited), occasional residents, business owners and Council staff.

The Neutral Bay Mainstreet Levy continues in perpetuity and currently raises approximately \$200,000 each Financial Year. Council continues to allocate Capital Works funds that combine with the Levy income to deliver the ongoing program of Streetscape projects.

CONSULTATION REQUIREMENTS

For all major projects and programs to be undertaken in Crows Nest and Neutral Bay the required Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

At its meeting held on 25 February 2019, (Min. No 3715), Council resolved the following:

- 1. THAT Council endorse the levy-funded Operating Budgets for 2018/19 and 2019/20 for Crows Nest Main Street Pty Ltd and the Neutral Bay Chamber of Commerce.*

2. *THAT Council endorse the proposed minor increase in the Neutral Bay and Crows Nest Main Street operating budgets from \$16,364 to \$18,000 in the 2019/20 Financial year to cover CPI increases.*
3. *THAT Council adopts the proposed Projects for Crows Nest and Neutral Bay subject to the Levy Funding and Council Funds being made available for the next four years.*
4. *THAT Council will fund the Crows Nest Fair to a maximum cost of \$73,000 ex. GST, including 50% of the cost of clean-up, funded from the Mainstreet Levy.*
5. *THAT Crows Nest Main Street Pty Ltd continue to be required to make a grant application to Council to access funding for the Fair.*
6. *THAT acquittal for the Crows Nest Fair Grant funding is to be provided from Crows Nest Main Street Pty Ltd to Council within six months of the completion of the Fair.*

This report is submitted to Council to seek endorsement for the following levy funded expenditure in 2020/21 and 2021/22:

- The cost of the levies on operational funding, as opposed to capital works, is currently at \$18,000 for each Levy Funded area. It is being proposed for the 2020/21 and 2021/22 Financial years that this amount is to be maintained.
- Council's funding for the Crows Nest Fair to a maximum cost of \$73,000 ex. GST, including 50% of the cost of clean-up, funded from the Mainstreet Levy, is maintained for the 2020/21 and 2021/22 Financial years. Council is to note that the Crows Nest Mainstreet Committee have requested that the Festival activities for 2020/21 be split over two events due to COVID-19 public health restrictions. Refer to letter attached from the Directors of the Crows Nest Mainstreet Committee
- Crows Nest Mainstreet is required to follow Council's Grants and Subsidies process for the Crows Nest Fair: namely, an application, a recommendation to Council and the provision of a grant acquittal form after the Fair is complete.

Table 1 and Table 2 attached to this Report outlines the capital works projects and levy administration costs that are being undertaken in both Crows Nest and Neutral Bay over the next two years and the ratio of Mainstreet Levy funds and Council funding to is to be expended on these Capital works.

It should be noted that:

- Council has undertaken the development of Public Domain Upgrade Masterplans for both Crows Nest and Neutral Bay to inform the capital works programs for these two important commercial centres in the North Sydney Local Government area.
- Public Domain upgrade works on Military Road Neutral Bay began on July 2019. These works are being undertaken as part of the funding deed agreement with TfNSW executed in October 2018 to undertake significant Public Domain upgrading works along the Military Road corridor between Cremorne and Neutral Bay as part of the B-Line project.

The money that has been agreed to be paid to Council as part of the funding deed agreement is being used to partially and/or fully fund the delivery of the projects identified in Table 2 attached to this report. A report on the details of the funding deed agreement between TfNSW and North Sydney Council was put to Council on 29 October 2018.

To date approximately 85% of the Neutral Bay Public Domain works identified in the Master Plan have been completed with only one major project outstanding being the closure of Young Street. This project is scheduled to commence in September 2020 as a “temporary pilot” closure of the street to gauge public feedback and acceptance before a permanent closure is implemented.

Refer to Attachments 1 and 2 for an outline of the major projects that are proposed to be undertaken in these two Village Centres.

CROWS NEST FESTIVAL

Actual Charges Against the Levy to Meet the Costs of the Crows Nest Fair

	Crows Nest Fair expenses	50% of clean up
2017/18	\$64,857	\$5,000
2018/19	\$66,332	\$6,285
2019/20	\$66,500	\$6,500

Community Grants and Subsidies Report from CLS Division

Since 2016/17 an estimate for both the Fair and the 50% contribution from Street Cleaning has been included in the annual grants and subsidies report, while nevertheless being funded from the levy. Council’s adopted Donations Policy does not provide for a grant to a for-profit enterprise such as Mainstreet.

For the 2018 Fair Mainstreet submitted an estimate (\$86,280) of the grant required for the Fair to break even. Based on past experience though, the Director, Community and Library Services recommended \$72,857 (inclusive of the 50% clean-up charge).

In the event, \$66,332 was available from the adopted budget, after draw down of 50% of the clean-up costs.

In 2019, Council capped funding to the Crows Nest Fair to a maximum cost of \$73,000 ex. GST, including 50% of the cost of clean-up, funded from the Mainstreet Levy.

On 15 June 2020 Council received a letter from the Directors of the Crows Nest Main Street Committee requesting changes and a deferral of this years Crows Nest Festival which was scheduled to take place on Sunday 18 October 2020.

The letter from Crows Nest Mainstreet, in summary stated the following:

It has been decided that the Festival will not go ahead on Sunday 18th October 2020. This is because of the uncertainty of the current environment and the fact that it is impossible to predict what the guidelines will be at that time. Also, we feel that whatever the guidelines are, any type of social interaction will involve social distancing and this we feel will be impossible at an event like the Crows Nest Festival.

We are considering two options:

- 1) *To hold the event in March and hope that the current measures will be relaxed by then – this will be a decision for late August.*
- 2) *To hold some kind of event on Sunday 18th October to celebrate Crows Nest and give the suburb a boost.*

The Crows Nest Festival and recommended funding of \$73,000 will be split over two events.

A full copy of the letter is attached to this report.

It is recommended that Crows Nest Mainstreet submits two (2) separate grant applications for each of the above-mentioned events, the combined amount of both applications is capped at \$73,000 ex. GST, including 50% of the cost of clean-up, funded from the Mainstreet Levy.

Five-Year Capital Works Delivery Program Update:

Crows Nest

Project	Completed
Pacific Highway Public Domain Upgrades Zones 3, 4, 5, 6a & 9	2014 to 2019
Ernest Plaza Public Domain Upgrade	2018
Banner flagpole and banners	Ongoing
Alexander Street Public Domain Upgrade	2019
Willoughby Road Public Domain Upgrade	2019 - Ongoing

Willoughby Road Public Domain Upgrade – completed 2019/20





Alexander Street Public Domain Upgrade – completed 2019/20



Banner Flagpole and Banners



Pacific Highway Public Domain Upgrades – completed 2019/20



Neutral Bay

Project	Completed
Young Lane Planter Box Art	2018
Young Street Decorative Lighting	2018
Grosvenor Lane Shared zone	2020
Banner flagpole and banners	Ongoing
Young Street Public Domain Upgrade	2020-Ongoing
Military Road Public Domain Upgrade	2019-Ongoing

Military Road Public Domain Upgrade completed 2019/20



Military Road Public Domain Upgrade (Continuation)



Grosvenor Lane Shared Zone



Grosvenor Lane Shared zone (Continuation)



Young Street Public Domain Upgrade



Young Street Public Domain Upgrade (Continuation)



Banner Flagpole and Banners 2019/20



Summary

1. Operational budget of \$18,000 for each commercial centre, Neutral Bay and Crows Nest, is being proposed for the 2020/21 and 2021/22 Financial years.
2. The Crows Nest Fair is a large scale and successful event. It is undisputedly an event recognised beyond North Sydney's borders and of great importance to the local economy.
3. Grant funding available for Crows Nest Fair is capped at \$73,000 ex. GST, including 50% of the cost of clean-up, funded from the Mainstreet Levy.
4. Crows Nest Mainstreet is requesting Council that the grant funding is made available to hold 2 separate events due to COVID-19 restrictions. Crows Nest Mainstreet is to submit 2 separate grant applications for each fair related event and the combine amount of both applications should not exceed \$73,000.
5. All Council's published material (fact sheets and reports) explains that the funding for the Crows Nest Fair is from the Levy.
6. The Donations application and acquittal process ensures accountability and transparency of revenue raised by Council and expended via a third party, in this case, the Crows Nest Mainstreet Committee.

STUDY AREA



1. PACIFIC HIGHWAY - NORTH FACING



2. PACIFIC HIGHWAY - SOUTH FACING



3. WILLOUGHBY ROAD - SOUTH



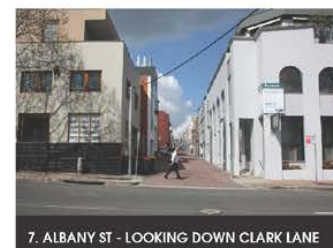
4. WILLOUGHBY ROAD - SOUTH



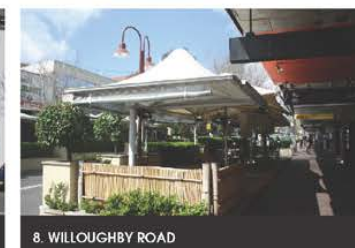
5. WILLOUGHBY ROAD



6. WILLOUGHBY ROAD



7. ALBANY ST - LOOKING DOWN CLARK LANE



8. WILLOUGHBY ROAD

GROUP GSA



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* GATEWAY OPPORTUNITIES

PUBLIC DOMAIN UPGRADE

- > CREATE GATEWAY OPPORTUNITIES AT KEY INTERSECTIONS
- > IMPROVE PEDESTRIAN ENVIRONMENT THROUGHOUT STREETS, INCREASE VERGE WHERE POSSIBLE I.E. AS PER FUTURE 3M SETBACK ALONG PACIFIC HIGHWAY
- > CREATE OPPORTUNITIES FOR STREET TREES (ENVIRONMENTAL AMENITY, SCALE, ENCLOSURE, GREEN)
- > RECOMMEND UNDERGROUNDING POWER AND OTHER SERVICES
- > IMPLEMENT A CONSISTENT, HIGH QUALITY URBAN LANGUAGE
- > SCALE DOWN ROAD INTERSECTIONS TO MINIMISE PEDESTRIAN CROSSING DISTANCES
- > ENCOURAGE LOADING VEHICLES TO UTILISE LANEWAYS
- > MAINTAIN EXISTING NUMBER OF PUBLIC CARPARK SPACES
- > RECOMMEND BEST PRACTICE FOR FUTURE TREE PLANTING (STRUCTURED SOIL CELLS)

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WILLOUGHBY ROAD



NOTES

- INCREASE STREET TREE PLANTING CLEAR OF POWERLINES
- ENCOURAGE LOADING VEHICLES TO UTILISE LANEWAYS
- MAINTAIN EXISTING NUMBER OF PUBLIC CARPARK SPACES
- REDUCE LONG RUNS OF PARALLEL PARKING, TO ALLOW STREET TREES
- IMPROVE CONNECTION TO ERNEST PLACE
- RECOMMEND UNDERGROUND POWER
- UPGRADE CONSIDERS CURRENT LEASING ARRANGEMENTS OF EATING TERRACES



KEY

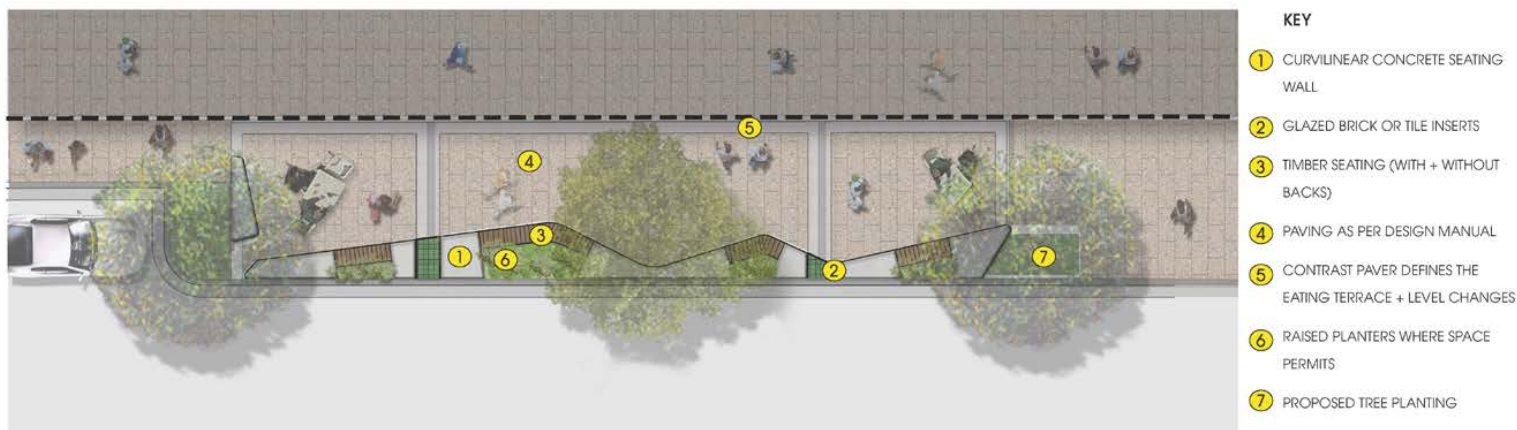
- ① INCREASE PEDESTRIAN VERGE
- ② INCREASE STREET TREES
- ③ BUS STOPS RETAINED
- PAVING AS PER DESIGN MANUAL
- ⑤ IMPROVE CONNECTION TO ERNEST PLACE
- ⑥ MINOR FLOODING AT WILLOUGHBY RD/ALBANY ST TO BE REVIEWED & RECTIFIED



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WILLOUGHBY ROAD - TYPICAL DINING TERRACE



NOTES

- CURVILINEAR DESIGN INVITES YOU INTO THE SPACE...DEPARTS FROM USUAL RECTILINEAR APPROACH, UNIQUE IN CHARACTER BUT STILL FLEXIBLE
- MAINTAIN RAISED EDGE TO ROAD. CONSIDERED UNIQUE TO STREET
- MASS CONCRETE PROVIDES DEFINITION BETWEEN PEDESTRIAN AND VEHICLE ZONES, ALLOWS UTILISATION OF EDGE FOR SEATING
- USE OF CONCRETE RELATES TO SEATING WITHIN ERNEST PLACE
- MAINTAIN TERRACE LEVEL CHANGES AND DEFINE WITH CONTRAST PAVER
- OPPORTUNITY TO INCORPORATE ART/LOCAL IDENTITY
- BREAK DOWN SCALE OF WALL WITH MORE DOMESTIC MATERIALS E.G. GLAZED BRICK INSERTS, TIMBER
- OPPORTUNITY FOR RAISED PLANTERS WHERE DEPTH ALLOWS
- INCORPORATE FEATURE LIGHTING, INCLUDING BANNER AND HANGING BASKETS BRACKETS
- INCLUDE COLOUR/TEXTURE/INTEREST....PLANTING, GLAZED BRICKS, NEW CANOPIES, BANNERS, HANGING BASKETS, ART.
- MAINTAIN CURRENT LEASE AREAS FOR OUTDOOR DINING WITH ADDITIONAL SEATING WALL



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WILLOUGHBY ROAD - EXISTING DINING TERRACE - SOUTH EAST FACING



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WILLOUGHBY ROAD - PROPOSED DINING TERRACE - SOUTH EAST FACING



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WILLOUGHBY STREET SHARED



KEY

- 1 PROPOSED TREE PLANTING
- 2 ARCHITECTURAL SHELTER ENABLING ALL WEATHER DINNING
- 3 GATEWAY
- 4 TURF/FLEXIBLE PLAY SPACE
- 5 TIMBER DECKING WITH SHADE TREES
- 6 WATER FEATURE
- 7 ART/SCULPTURAL ELEMENTS
- 8 OUTDOOR DINING
- 9 LOADING ZONE
- 10 AWNING

NOTES

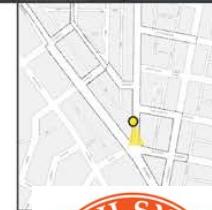
- > FULLY PEDESTRIANISED "BREATHING SPACE" TO COMPLEMENT ERNEST PLACE, NO THROUGH TRAFFIC
- > LARGE ARCHITECTURAL STRUCTURE AS A GATHERING SPACE
- > INCORPORATE 'TURF' AS INFORMAL, OUTDOOR PLAY AREA
- > INTRODUCE ART THAT REFLECTS LOCAL IDENTITY E.G. 'NESTS'
- > ENCOURAGE CHILDREN TO PLAY SAFELY AND ACTIVELY ENGAGE WITH URBAN ENVIRONMENT (WATER FEATURE, ART, TURF AREA)
- > LOADING ZONE ONLY) - MAX 6 CAR SPACES
- > GATEWAY STRUCTURE TO SOUTHERN END, SIGNAGE, FEATURE PLANTING, FLAGPOLES AND BANNERS
- > RETAIN EXISTING TREES, HIGHLIGHTING THESE WITHIN TIMBER DECKING FOR CASUAL SEATING, VARIATION OF SCALE AND GREEN CANOPY OVERHEAD
- > SHOP FRONTS SPILL OUT INTO PEDESTRIAN ZONE - ALLOWANCE FOR CANOPIES, OUTDOOR DINING ETC



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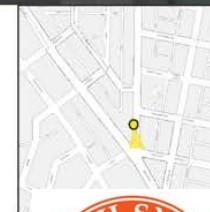
WILLOUGHBY STREET SHARED - EXISTING CONDITIONS - SOUTH FACING



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WILLOUGHBY STREET SHARED - SOUTH FACING

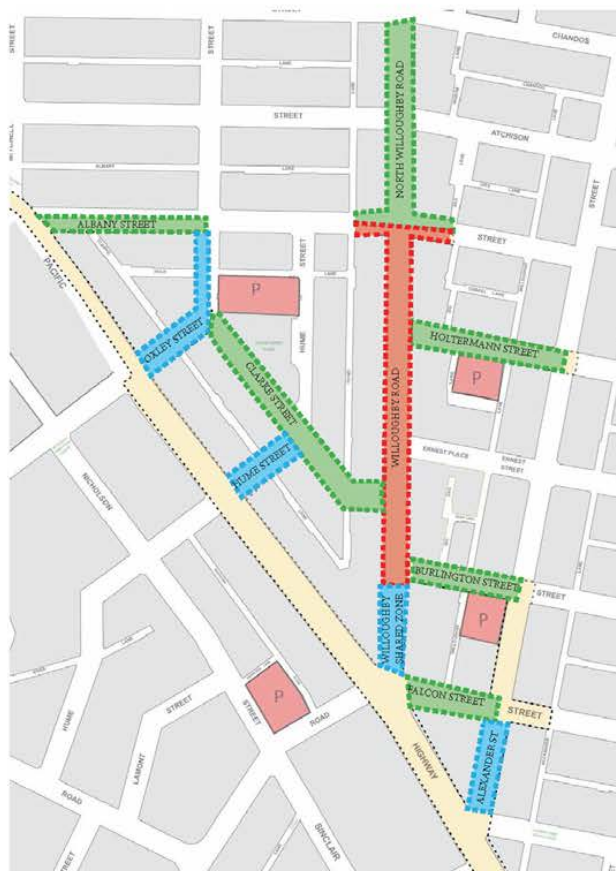


GRC



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STAGING PLAN



ALBANY STREET

ALEXANDER STREET

BURLINGTON STREET

CLARKE STREET

FALCON STREET

HOLTERMANN STREET

HUME STREET

OXLEY STREET

WILLOUGHBY ROAD - NORTH

WILLOUGHBY ROAD
- SHARED ZONE

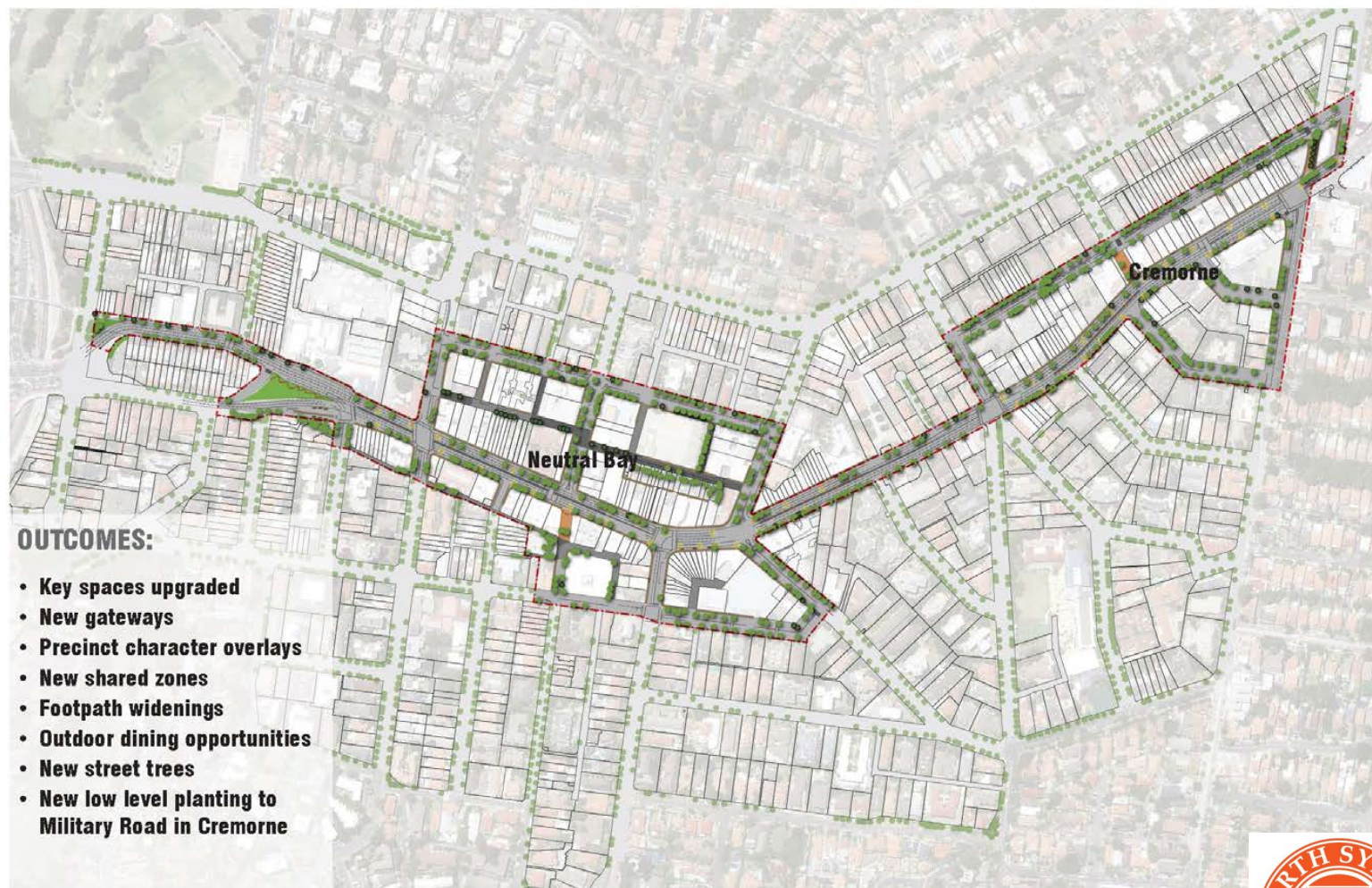
WILLOUGHBY ROAD -EATING ZONE



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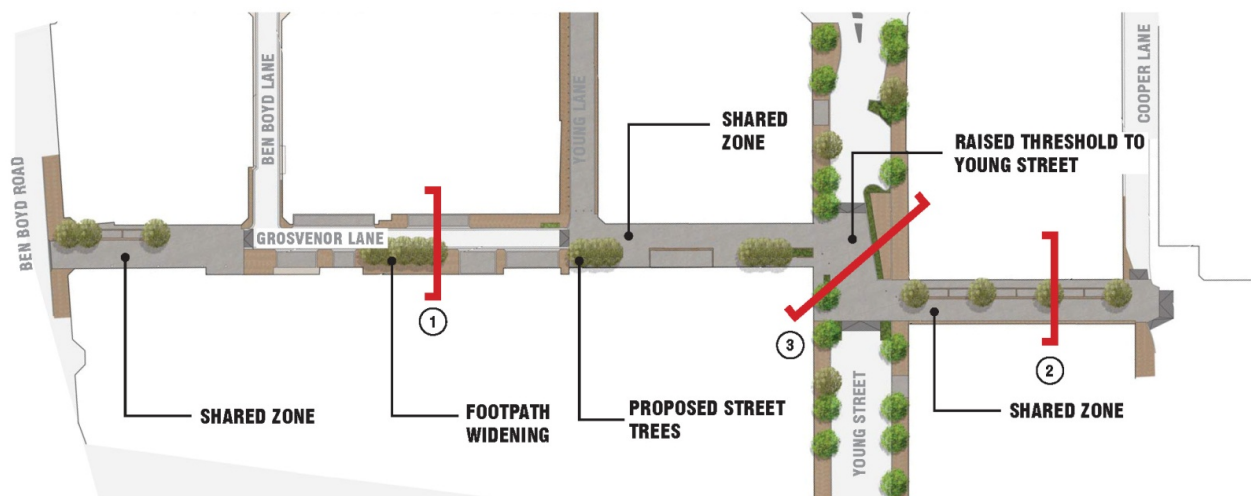
MILITARY ROAD PUBLIC DOMAIN PLAN



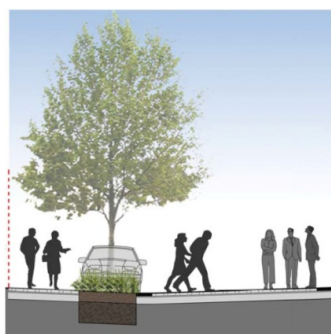
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GROSVENOR LANE



1. GROSVENOR LANE
(BETWEEN YOUNG LANE AND BEN BOYD LANE)



2. GROSVENOR LANE
(BETWEEN YOUNG STREET AND
COOPER LANE)



3. RAISED THRESHOLD TO GROSVENOR STREET

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GROSVENOR LANE + BEN BOYD ROAD EXISTING



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GROSVENOR LANE + BEN BOYD ROAD PROPOSED



KEY OUTCOMES:

Note: Proposed change in use of buildings indicative.

- Shared zone treatment to Grosvenor Lane
- Encouraging greater activation & pedestrian activity
- New tree and low level planting
- On street parking, driveways & delivery access retained

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GROSVENOR LANE + YOUNG STREET EXISTING



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GROSVENOR LANE + YOUNG STREET PROPOSED



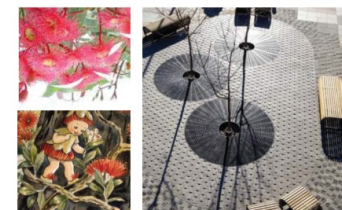
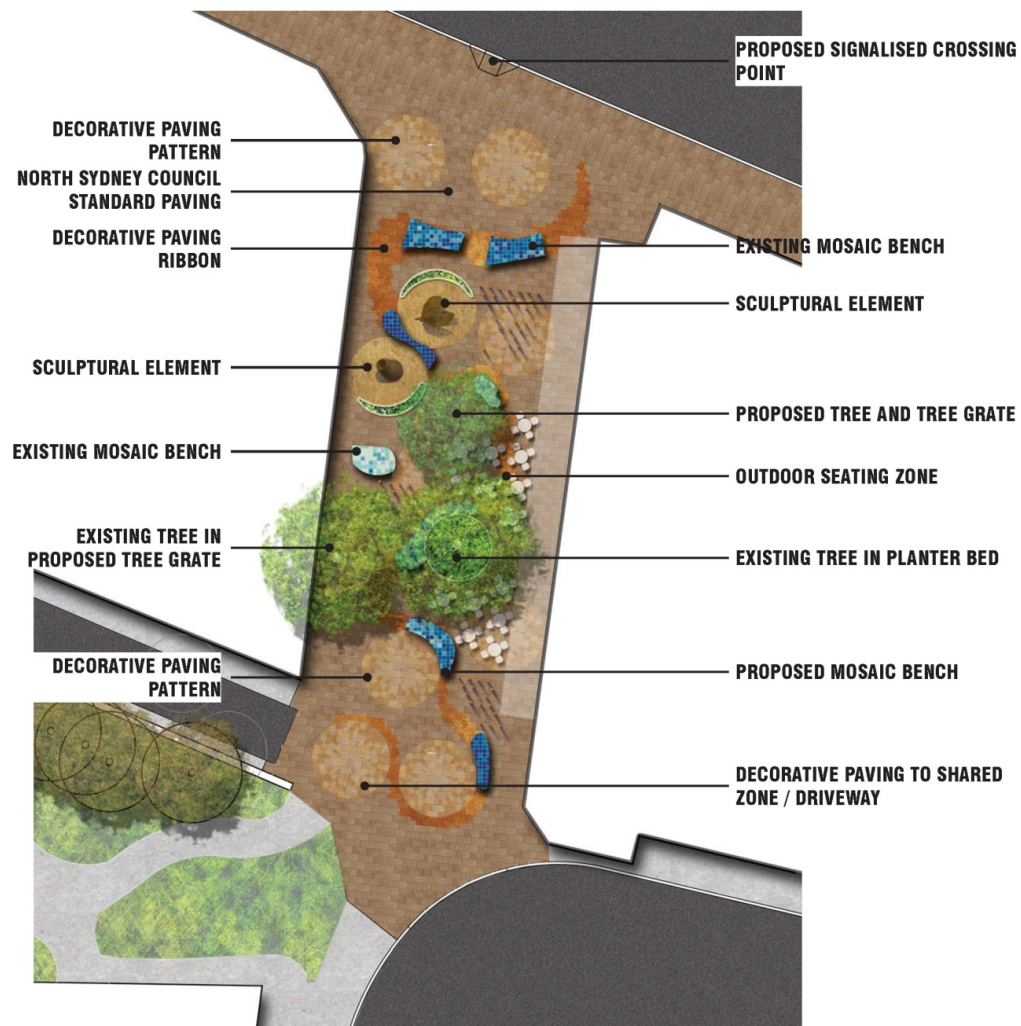
KEY OUTCOMES:

- Shared zone / widened footpath treatment to Grosvenor Lane
- Revised threshold / shared zone to crossing point on Young St
- Encouraging greater activation & pedestrian priority
- New tree and low level planting
- On street parking, driveways & delivery access retained.
- Potential for power line under grounding.

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MAY GIBBS PLACE



FLOWERING GUM - PAVING PATTERN



MOSAIC BENCH AND PAVING RIBBON



SEED POD SCULPTURE



FLANNEL FLOWER - VERTICAL SCULPTURE



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MAY GIBBS PLACE EXISTING



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MAY GIBBS PLACE PROPOSED



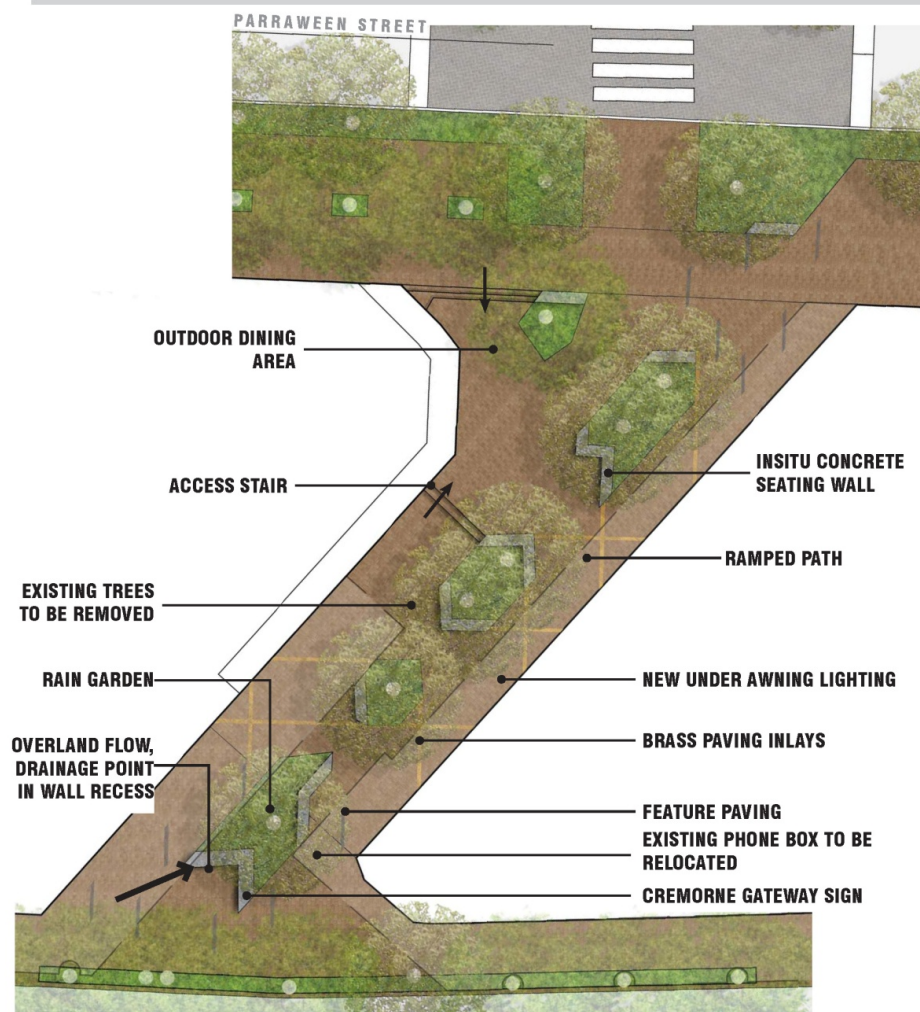
KEY OUTCOMES:

- More direct pedestrian crossing on Military Rd to connect to Young St
- Better defined outdoor seating areas
- Additional public seating
- New tree and low level planting
- Public art and interpretation overlays

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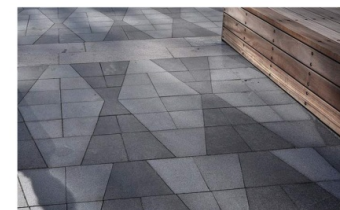


LANGLEY PLACE

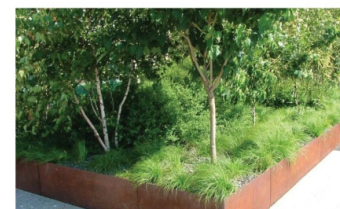


KEY OUTCOMES

- Sightlines opened up
- Increased light into space
- Well defined outdoor seating areas
- Increased public seating
- New tree and low level plantings
- Art deco overlay
- Design addresses existing flooding issue
- New gateway signage



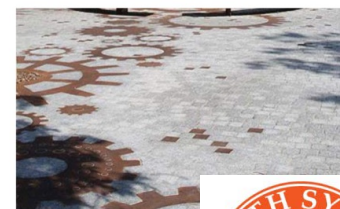
GEOMETRIC PAVING PATTERN



RAISED PLANTER BEDS



SEATING EDGES



PAVING INLAYS

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LANGLEY PLACE EXISTING



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LANGLEY PLACE PROPOSED



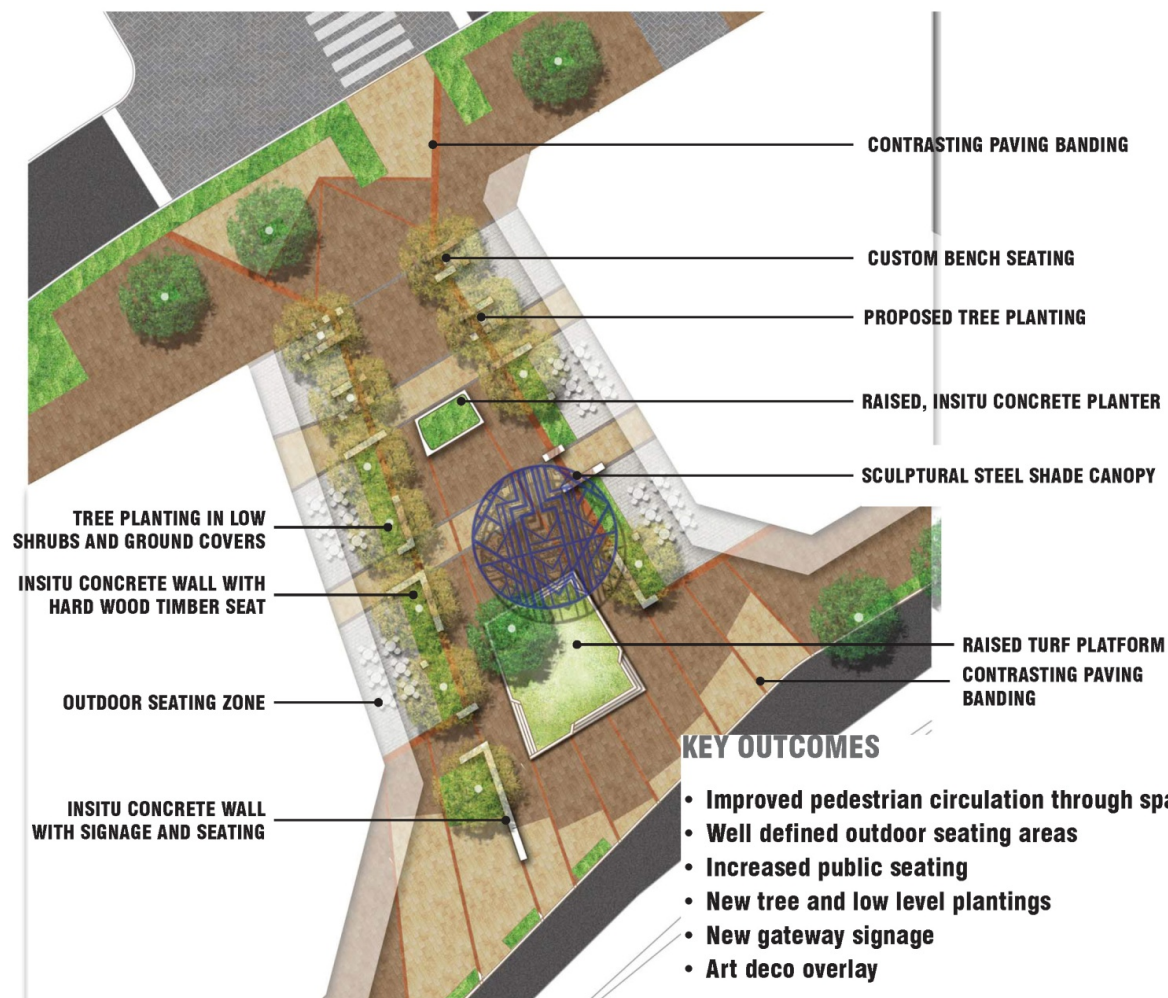
KEY OUTCOMES:

- Encouraging greater activation & pedestrian activity
- Better defined outdoor seating areas
- Better defined outdoor seating areas
- Sightlines opened up
- Increased light into space
- New tree and low level planting
- Art Deco overlay
- New gateway signage
- Addresses flooding issue

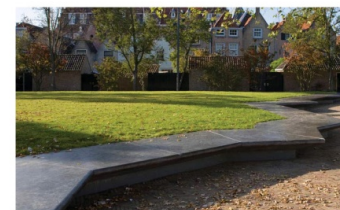
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CREMORNE PLAZA



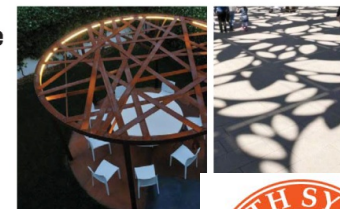
CUSTOM PUBLIC FURNITURE



RAISED GRASS PLATFORM



SUBTLE PAVING PATTERN VARIATION



CIRCULAR SCULPTURE



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CREMORNE PLAZA EXISTING



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CREMORNE PLAZA PROPOSED



KEY OUTCOMES:

- Improved pedestrian circulation through space
- Encouraging greater activation & pedestrian activity
- Better defined outdoor seating areas
- Additional public seating
- New tree and low level planting
- Public art and interpretation overlays

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PUBLIC DOMAIN STAGING DIAGRAM

STREETS AND KEY PLACES:

- ① Grosvenor Lane
- ② Military Road - Cremorne
- ③ Young Street
- ④ Cremorne Garden Plaza and Langley Place

- ⑤ Cremorne Southern Streets, Parraween Street west and Winnie Street
- ⑥ ⑦ Military Road - Neutral Bay
- ⑧ Parraween Street - east
- ⑨ May Gibbs Place and May Lane

- ⑩ Military Road - Residential Areas
- ⑪ Grosvenor Street and Waters Lane
- ⑫ Yeo Street, Rangers Road and Tram Way Lane Triangle

NOTE: Proposed staging of works shown below to be confirmed as funding becomes available

GATEWAY:

-  Gateway Treatment
-  Entry Markers



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8.16. Finalisation of the St Leonards/Crows Nest 2036 Plan and Metro Over Station Development Planning Proposal

AUTHOR: Marcelo Occhiuzzi, Manager Strategic Planning

ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS: Nil

PURPOSE:

To update Council on the process and likely timeframes of the finalisation of the NSW Government's St Leonards/Crows Nest 2036 Plan and discuss implications.

EXECUTIVE SUMMARY:

Council has been in the process of methodically and consultatively preparing strategic plans to manage the growth and change of the St Leonards and Crows Nest precinct since 2011. This has resulted in the creation of a development framework that has been widely consulted and has been supported by a significant commitment to public benefit and supporting infrastructure being associated with the development of land.

Since 2016, the Department of Planning Industry and Environment created a "priority precinct" to take control of the planning process. This occurred on the basis of an agreement that worked towards a partnership approach between the councils and state agencies. Similarly, changes to the planning controls to facilitate an over station development (OSD) at Crows Nest Metro station, was pursued by Transport for NSW outside the broad precinct planning process through a site-specific Planning Proposal.

In April 2020, the Department announced the creation of the Planning Delivery Unit which amongst other objectives, states that it "will intervene in regionally significant development applications, priority projects including key planning proposals or precincts and planning amendments that have been identified as a priority and are being delayed due to critical unresolved issues". This will include the finalisation of the planning controls for the priority precinct. This is expected to occur shortly.

In addition to this, the Crows Nest OSD Planning Proposal lodged by Transport for NSW was announced as Tranche 4 of the NSW Government's "Fast Tracked" assessment process which also means that this will be finalised shortly.

There are many important issues relating to built form and height, land use, infrastructure provision and funding, that unfortunately, have not had the benefit of genuine collaboration between the NSW Government and Council, particularly over the last 18 months. The precinct is complex and in the context of these announcements, these processes would have benefitted enormously from Council's closer involvement prior to their finalisation.

This report calls for the closer collaboration between the NSW Government and Council, to finalise these plans.

FINANCIAL IMPLICATIONS:

There are financial issues associated with the State Infrastructure Contributions issues that remained unresolved prior to the announcement of the 2036 Plan being fast tracked to completion. These related mainly to the equity of financing across the Councils, the funding approach to the Hume Street Park upgrade and general funding of social infrastructure.

RECOMMENDATION:

- 1. THAT** Council urgently write to the Minister for Planning highlighting the issues raised in this report.
- 2. THAT** Council requests a series of meetings between the newly established Planning Delivery Unit to work through the various issues raised in Council's February 2019 submission.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2. Our Built Infrastructure

2.2 Vibrant centres, public domain, villages and streetscapes

2.3 Sustainable transport is encouraged

3. Our Future Planning

3.4 North Sydney is distinctive with a sense of place and quality design

4. Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

5.2 Council is well governed and customer focused

5.3 Community is informed and consulted

BACKGROUND

Since 2011, Council has been in the process of strategically planning for the managed growth and change of the St Leonards and Crows Nest precinct. In December 2011, Council adopted the St Leonards/Crows Nest Planning Study - Precinct 1 with an addendum adopted on 22 October 2012. On 18 May 2015, Council adopted the Precincts 2 and 3 study. The studies identify sites that could deliver more jobs and housing, open space upgrades and community facilities that could support the growing population.

Over the last 7 years, the studies were being successfully implemented via landowner initiated changes to the planning controls, voluntary planning agreements (VPAs) and public works undertaken by Council such as the upgraded Mitchell Street Plaza which included the high profile 'breathing wall' in the new plaza.

In July 2016, the Department of Planning & Environment (the 'Department') formally commenced a "strategic planning investigation" into Crows Nest, St Leonards and Artarmon industrial area. On 1 June 2017, the area was declared a "planned precinct" and later a "priority precinct".

In December 2016, Council adopted the Crows Nest Placemaking and Principles Study (2016). The study was informed by over 1,000 community survey responses. It articulates the community's aspirations for the area and reinforces the current, community endorsed placemaking strategy set by the St Leonards / Crows Nest Planning Study.

In September 2016, a Terms of Reference was entered into by the Department and the three Councils to identify roles and responsibilities in preparing, reviewing and reporting the planning process. This agreement put in place a partnership approach between the three councils and state agencies. It articulated series of guiding principles characterised by collaboration and a shared purpose towards common goals and established a governance

structure that ensured the views of local government informed each level of the decision-making process.

Between February and March 2018, the Department conducted a preliminary consultation process with the community regarding the broad future directions of the precinct.

In October 2018, the Department placed various detailed policy documents on public exhibition for comment until February 2019 (referred to herein as the “2036 Plan”). These included draft built form controls such as height and FSR, character statements and the draft State Infrastructure Contribution Plan (SIC). Until this time, there had been a degree of consultation with the Councils.

Between February 2019 and the present, there has been very little contact with the Department regarding changes and refinements to the 2036 Plan.

In April 2020, the Department announced the creation of the Planning Delivery Unit which amongst other things, “will intervene in regionally significant development applications, priority projects including key planning proposals or precincts and planning amendments that have been identified as a priority and are being delayed due to critical unresolved issues”. In addition to this, the Crows Nest Over Station Development (OSD) Planning Proposal lodged by Transport for NSW was announced as Tranche 4 of the NSW Government’s “Fast Tracked” assessment process.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

As discussed in the Background section of this report, prior to the Department’s involvement, Council was successfully implementing community-endorsed strategic plans for the area. To date, Council has been in the process of delivering:

- 1,500 permanent jobs (over and above temporary construction jobs)
- 900 dwellings
- 1,800m² new arts centre
- 1,000m² new coworking facility
- Mitchell St Plaza upgrade including a state-of-the-art green wall
- Oxley Street linear park
- \$10.5M towards other open space projects in the area.

Through evidence-based planning, a commitment to regular consultation and the timely delivery of infrastructure, Council had earned the trust of the community to sensitively plan for and manage growth and change. Being the closest level of government to the community, this is what local government does best.

Unfortunately, four years of state government involvement, heavily reliant on external consultants and impaired with staff turnover, has confused much of this work. The community's level of trust and confidence in the planning process has suffered as a result.

As discussed above, in 2016, a Terms of Reference was agreed by all parties including Lane Cove and Willoughby Councils. This agreement put in place a partnership approach between the councils and state agencies. It articulated series of guiding principles characterised by collaboration and a shared purpose towards common goals and established a governance structure that ensured the views of local government informed each level of the decision-making process. This included the creation of a Project Working Group, Project Control Group and an Advisory Panel.

Unfortunately, the Terms of Reference was not followed. Rather than drawing on local government's expertise, the Department heavily relied on consultants to develop strategies for the area. Exposure to the consultants' work was limited and much of Council's feedback was not taken onboard. All decisions on the draft 2036 Plan and the new state levy were made by the Department. The executive level Project Control Group rarely met and the Advisory Panel was not invited to review the plan before being released for exhibition, contrary to the Terms of Reference.

Post the late 2018/early 2019 exhibition, this latest phase has seen the councils excluded from involvement in the review of submissions and finalisation of the 2036 Plan, the SIC levy and final planning controls for the Crows Nest Metro over station development. Indeed, after requesting to review work commissioned by the Department over the last 18 months, Council was most recently advised that its views were welcome but there was unlikely to be any further significant amendments made to the 2036 Plan.

St Leonards and Crows Nest are dense, inner-city suburbs. Successfully managing the impacts of additional density and delivering the necessary supporting infrastructure is a complex process. Removing local government from local area planning risks releasing a plan that may be flawed and/or difficult to implement.

There has been no response to Council's submission on the draft 2036 Plan

Council is concerned that the recent announcement to fast track the finalisation of the 2036 Plan and the Crows Nest Over Station Development Planning Proposal (PP) will cut off any opportunity to resolve fundamental issues that were raised in its submission in February 2019.

In May and June 2020, Council staff were provided with a high level briefing over two sessions by the Department. Fundamental issues that Council believe need to be addressed prior to the release of the final plan relate to:

- Implications of releasing an oversupply of residential capacity, suggested staging of development to better respond to future market changes and, more recently, consideration of the impact of the current health pandemic on residential demand
- Plans to deliver and run necessary social infrastructure identified by the Department's own technical studies, including two schools, a district library, youth centre and affordable housing, to support the proposed population increase
- Cumulative overshadowing impact and contextual justification of proposed towers, including the Crows Nest Metro over station development and Five Ways site, on Crows

Nest village and Wollstonecraft residential area and detailed explanation of proposed setback and FSR controls

- State government's concept plans for the Herbert Street Precinct and whether this is included in the 2036 Plan
- Proposed operation of the state levy and its impact on Council's community-endorsed placemaking plans, including the necessary upgrade to Hume Street Park and social infrastructure
- Whether provision for meaningful open space to accommodate a significant increase in population is included in the Plan
- Transport network upgrades required, including those needed to manage major traffic impacts on local roads in the North Sydney LGA as a result of proposed density increases in the Lane Cove LGA
- Timely delivery of utility and service upgrades.

Process appears to prioritise developer interests over the community

Council has observed that the priority precinct process as focussing on responding to site specific developer interest with less interest in the public realm, leading to a plan that is highly likely to provide an oversupply of dwellings, overshadowing existing villages and be poorly supported by much needed infrastructure and open space. Whilst it is clearly important to consult with all stakeholders, including the development industry, it is equally important to provide for a long term, strategic plan that balances the needs and aspirations of all stakeholders.

This concern has been reinforced by the recent announcement that the 2036 Plan is being fast tracked to create jobs and increase investment in response to the economic downturn we are currently experiencing.

Council supports the need to address the economic challenges arising from the current pandemic, however St Leonards and Crows Nest are not simply tools to stimulate the economy. State and local government's remit is, in part, to integrate economic, environmental and social considerations, to promote good built form design and amenity and to provide an outcome to ensure quality place-making over the longer term.

Process delayed by state government resulting in local government resources wasted on dealing with ad hoc planning proposals

Over the past four years, the state led 2036 Plan has been repeatedly been delayed. Showing a lack of direction and consistency, the process has been rebranded three times. It has been further slowed down by repeated requests for local government to brief multiple consultancies engaged by the Department.

The process has been a costly and inefficient one.

One of the implications of these delays has been the amount of resources Council has spent dealing with ad hoc planning proposals from the development industry that can no longer wait for the release of the plan, those being:

- 655 Pacific Highway, St Leonards – Gateway refused 2017
- "Triangle site," Crows Nest – Withdrawn 2018 (recommended for refusal)

- TWT landholdings on Chandos Street and Atchison Street – Gateway refused 2019
- 601 Pacific Highway – Gateway refused 2019
- 20-22 Atchison Street – Withdrawn 2019
- “Triangle site,” Crows Nest (revised) – Under assessment
- 20-22 Atchison Street (revised) – Under assessment.

What Council requires is a clear and agreed way forward between state and local government that is adhered to. In the first instance, the process would benefit from Council meeting the newly established Planning Delivery Unit to systematically work through the various issues raised in Council’s February 2019 submission. It must be underpinned by local and state government genuinely engage with the intent of providing a timely resolution of the draft 2036 Plan. In the absence of this and as discussed, removing local government from local area planning risks releasing a plan that may be flawed and/or difficult to implement.

8.17. Planning Proposal No. 3/18 - 50-56 Atchison Street, St Leonards

AUTHOR: Nigel Riley, Strategic Planner

ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS:

1. Attachment 1 - Planning Proposal [8.17.1 - 64 pages]
2. Attachment 1 A - Appendix A Concept Design Report [8.17.2 - 35 pages]
3. Attachment 1 B - Appendix B Concept Architectural Plans [8.17.3 - 14 pages]
4. Attachment 1 C - Appendix C Transport Impact Assessment [8.17.4 - 41 pages]
5. Attachment 1 D - Appendix D Waste Management Plan [8.17.5 - 34 pages]
6. Attachment 1 E - Appendix E Building Services Report [8.17.6 - 22 pages]
7. Attachment 2 - NSLPP Minutes 1 July 2020 [8.17.7 - 4 pages]

PURPOSE:

To advise Council on the Planning Proposal for 50-56 Atchison Street, St Leonards, including accompanying draft Voluntary Planning Agreement, and provide recommendations to proceed.

EXECUTIVE SUMMARY:

On 6 April 2018, Council received a Planning Proposal to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013) as it relates to land at 50-56 Atchison Street, St Leonards. The site is located within the St Leonards and Crows Nest 'Planning Precinct' established by the Department of Planning, Industry and Environment (DPIE) in July 2016. The Planning Proposal seeks to:

- increase the maximum building height control applying to the site from 20m to 58.1m (RL147.1);
- increase the non-residential floor space ratio (FSR) control for the site from 0.6:1 to 1.7:1; and
- establish an overall maximum (FSR) control for the site of 6.4:1.

The indicative concept scheme accompanying the Planning Proposal seeks to provide a 16 storey mixed-use commercial and residential building which is consistent with Council's endorsed *St Leonards/Crows Nest Planning Study – Precincts 2 and 3* (Planning Study) and the DPIE's *draft St Leonards and Crows Nest 2036 Plan* (draft 2036 Plan).

The Planning Proposal, as submitted, seeks to increase the maximum building height to RL 147.1, which could potentially result in a building greater than 16 storeys. The Planning Proposal should be amended to reflect a maximum height of 56m to ensure consistency with Council's Planning Study and the DPIE's draft 2036 Plan is ultimately achieved.

The North Sydney Local Planning Panel considered the Planning Proposal on 1 July 2020 (minutes attached) and endorses it to progress to a Gateway Determination, subject to the provision of a special clause for the height of the building to exclude the lift overrun for access to the communal rooftop.

The Planning Proposal is accompanied by a draft Voluntary Planning Agreement (VPA) comprising monetary and in-kind contributions towards public community infrastructure in the precinct.

Having completed an assessment of the Planning Proposal and draft VPA against Council's Study and the DPIE's draft 2036 Plan and relevant Regional and District Plans, it is recommended that, subject to the above amendment to the maximum building height control and the addition of a special clause with the effect of achieving the NSLPP's recommendation, the Planning Proposal be supported to proceed to Gateway Determination.

To further investigate opportunities to reduce car reliance and ownership in favour of sustainable transport choices, it is recommended that a draft Green Travel Plan be prepared by the applicant prior to commencement of public exhibition of this Planning Proposal, addressing matters detailed in section 7.6.4 of this report.

The Planning Proposal and draft VPA should then be exhibited concurrently, so as to allow the community a full understanding of what is being proposed.

FINANCIAL IMPLICATIONS:

The Planning Proposal is accompanied by a draft Voluntary Planning Agreement (VPA) that proposes to provide monetary and in-kind contributions to Council. These include:

- provision of a 5.6m wide and 7.2 -7.5m high through-site link from Atchison Street to Atchison Lane, with an easement for public access between 6am to 11pm; and
- a monetary contribution of \$1.4 million to Council for open space upgrades within the Precinct.

RECOMMENDATION:

1. **THAT** the Planning Proposal be amended to Council's satisfaction addressing the recommendations outlined in this report, specifically a maximum building height control of 56m, and that a special clause be included with the effect of clarifying that this control may be reasonably exceeded for those portions of the building designed to provide access to a communal rooftop.
2. **THAT** upon satisfactory negotiation of the contents and detailed terms of the draft VPA and completion of Recommendation 1, the General Manager be provided with delegated authority to forward the Planning Proposal in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 seeking a Gateway Determination.
3. **THAT** the applicant be requested to prepare a draft Green Travel Plan prior to commencement of public exhibition.
4. **THAT** upon receipt of a Gateway Determination, the associated draft VPA be exhibited concurrently with the subject Planning Proposal.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

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BACKGROUND

Pre-lodgement Discussions

On 30 June 2015, the applicant first approached Council with a concept to amalgamate the two sites comprising 50 and 52-56 Atchison Street and develop a 16 storey mixed-use tower on the site. It was generally agreed that such a proposal may have merit in line with strategic planning work undertaken in the locality. In a letter dated 9 September 2015, Council provided comments to assist in the refinement of the scheme so that the matter could be referred to the Design Excellence Panel for consideration.

In October 2015, the applicant responded with a revised concept scheme for discussion. Council Officers met with the applicant's architects on 12 October 2015 to discuss the issues arising from the proposed zero setback to the eastern boundary. A driving principal of Council's endorsed St Leonards/Crows Nest Planning Study - Precincts 2 & 3 (2015) (Planning Study), is to provide tall, slender towers with space between them to enable distinct architectural design, light and solar access into the streets. Accordingly, Council Officers advised that a side setback of 6m is required. Council also expressed the desire for the development to incorporate a pedestrian through-site link at the ground level on the western boundary to improve permeability and activate and add interest at street level.

On 10 November 2015, the concept scheme was referred to the Design Excellence Panel for consideration. The main issue of concern raised by the Panel related to the proposed zero setback to the east, which was not supported. The Panel agreed that:

“an alternative, better design outcome, would be orientating the building on the North-South axis, with a reduced setback for the residential tower to Atchison Street and Atchison Laneway and 6 metre side setbacks on both sides.”

The Panel supported the proposed 2 storey pedestrian link along the western side of the site to activate the area.

On 2 February 2016, Council officers met with the applicant's architects to discuss a revised residential tower floorplan prepared in response to the recommendations of the Design Excellence Panel. Proposed variations to the scheme included:

- a 4.5m setback to the eastern boundary; and
- a reduced above podium setback to Atchison Street (i.e. 0.25m) to match the adjacent 'Arden' building to the west of the site.

At the meeting, Council Officers advised the applicant that a 4.5m compromise setback to the eastern boundary would not be supported, as it would result in low amenity dwellings, unfairly burden the development potential on the adjacent site and adversely affect the public domain.

On 29 February, two concept options were submitted to Council by the applicant's architects. Council responded to both options in a letter dated 14 March 2016. Council advised that any proposal providing less than the full 6m side setbacks would not be supported. Consistent with the recommendations of the Design Excellence Panel, Council Officers agreed to consider a proposal that:

- reduces the required setbacks for the tower from the northern and southern street frontages in order to maintain the 6m side boundaries; and
- allows for a 3 storey non-residential podium and 13 storey residential tower, provided the podium has sufficient floor-to-floor heights to provide the appearance of a consistent 4 storey presentation to Atchison Street.

These non-compliances would need to be carefully considered and justified in any Planning Proposal submitted.

On 23 January 2018, a meeting was convened at the request of the applicant to obtain feedback from Council on a new concept scheme for the site. The primary difference from previous schemes was that the new scheme proposed 20 storeys, as opposed to 16 storeys. At the meeting, Council Officers advised that a building height greater than that envisaged under the Planning Study (i.e. 16 storeys) would not be supported.

Planning Proposal

On 6 April 2018, the Planning Proposal was lodged with Council, which initially sought to:

- increase the maximum height control from 20m to RL150 (61m);
- increase the maximum non-residential FSR control from 0.6:1 to 2.2:1; and
- establish an overall maximum FSR control of 6.9:1

The Planning Proposal was accompanied by an indicative concept scheme to demonstrate how the site could be developed to the requested height and FSR controls. The Planning Proposal envisaged the site being developed to accommodate a 17-storey mixed use building incorporating the following elements:

- 4 storey podium containing:
 - ground floor retail floor space;
 - 2 levels commercial office floor space; and
 - 1 level residential apartments.
- 13 storey residential tower above the podium containing:
 - 13 levels residential apartments;
 - rooftop communal open space; and
 - lift overrun.
- 3 level basement containing:
 - 32 car spaces.

A numerical overview of the originally proposed concept scheme is provided below:

Height	61m
Gross Floor Area (GFA)	7,470m ² <ul style="list-style-type: none"> • 2,426m² non-residential • 5,044m² residential (total 65 apartments)
Floor Space Ratio (FSR)	6.9:1
Non-Residential FSR	2.2:1
Whole of building setbacks	Atchison Street – 3m Atchison Lane – 1.5m
Above podium setbacks	Southern elevation (Atchison Street) – 0.25m Northern elevation (Atchison Lane) – 1.75m Eastern elevation – 6m Western elevation – 6m

On 23 May 2018, a preliminary assessment letter was sent to the applicant requesting the concept scheme be revised to align with the maximum building height identified in Council's Study, including any adjustment to the overall FSR being sought. It was also requested that consideration be given to the public benefits identified in Council's Study for inclusion in any proposed VPA.

Revised Planning Proposal (subject of this report)

On 6 February 2019, Council received a revised Planning Proposal (Attachment 1). As lodged, the revised proposal seeks to:

- increase the maximum height control from 20m to 58.1m (RL147.1);
- increase the maximum non-residential FSR control from 0.6:1 to 1.7:1; and
- establish an overall maximum FSR control of 6.4:1.

The accompanying indicative concept scheme proposes a 16-storey mixed use building incorporating the following elements:

- 3 storey podium containing:
 - ground floor retail floor space; and
 - 2 levels commercial office floor space.
- 13 storey residential tower above the podium containing:
 - 13 levels residential apartments;
 - rooftop communal open space; and
 - lift overrun.
- 3 level basement containing:
 - 32 car spaces.

A numerical overview of the revised concept scheme is provided below:

Height	58.1m (including 3.9m for lift overrun)
Gross Floor Area (GFA)	6,887m ² <ul style="list-style-type: none"> • 1,844m² non-residential • 5,043m² residential (total 65 apartments)
Floor Space Ratio (FSR)	6.4:1

Non-Residential FSR	1.7:1
Whole of building setbacks	Atchison Street – 3m Atchison Lane – 1.5m
Above podium setbacks	Southern elevation (Atchison Street) – 0.25m Northern elevation (Atchison Lane) – 1.75m Eastern elevation – 6m Western elevation – 6m

The revised Planning Proposal was also accompanied by a draft Voluntary Planning Agreement (VPA), with an offer to create a pedestrian through-site link along the western boundary of the site and a monetary contribution of \$1.4 million towards the upgrade of Hume Street Park. The total assessed value of the proposed offer is in the order of \$2.425 million.

CONSULTATION REQUIREMENTS

Should Council determine that the Planning Proposal can proceed, community engagement will be undertaken in accordance with Council's Community Engagement Protocol and the requirements of any Gateway Determination issued.

DETAIL

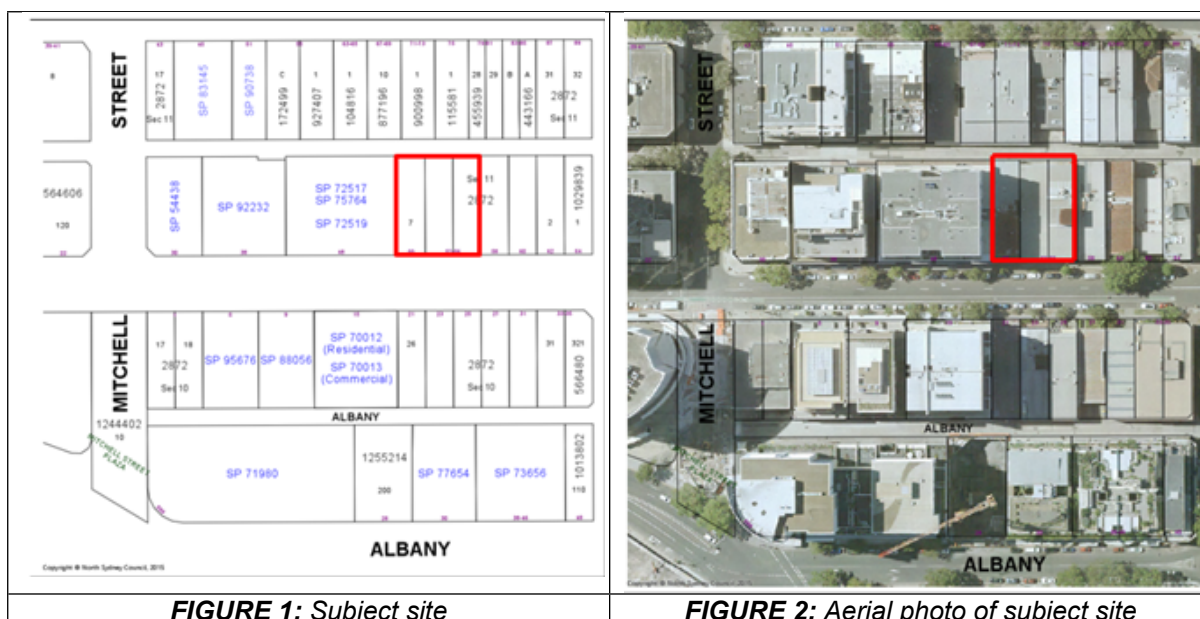
1. Applicant

The Planning Proposal was lodged by Urbis Pty Ltd on behalf of Epic Leisure Pty Ltd, the owners of the subject sites at 50-56 Atchison Street, St Leonards.

2. Site Description

The subject site comprises three (3) allotments of land. The legal property description and existing development is outlined in Table 1 below:

TABLE 1: Property Description		
Property Description	Legal Description	Existing development
50 Atchison Street, St Leonards	Lot 7, section 11, DP 2872	2 storey commercial building with frontage to Atchison Street and secondary vehicular access from Atchison Lane.
52-56 Atchison Street, St Leonards	Lot 6, section 11, DP 2872	4 storey commercial building with frontage to Atchison Street and secondary vehicular access from Atchison Lane.
52-56 Atchison Street, St Leonards	Lot 5, section 11, DP 2872	



The subject site is bound by Atchison Lane to the north, Atchison Street to the south and abuts 48 Atchison Street (also known as ‘The Arden’) to the west and 58 Atchison Street to the east (refer to Figures 1 and 2). It is rectangular in shape with a frontage of approximately 30m to Atchison Street and Atchison Lane and a depth of 36m. The site is 1,080m² in area. The land falls approximately 2.6m from west to east along the Atchison Street frontage and 2.3m along the Atchison Lane frontage.

The site contains two commercial office buildings which range from 2-4 storeys in height (refer to Figures 3 and 4). Both buildings were originally constructed in the 1970s with a primary frontage to Atchison Street and secondary vehicular access from Atchison Lane.

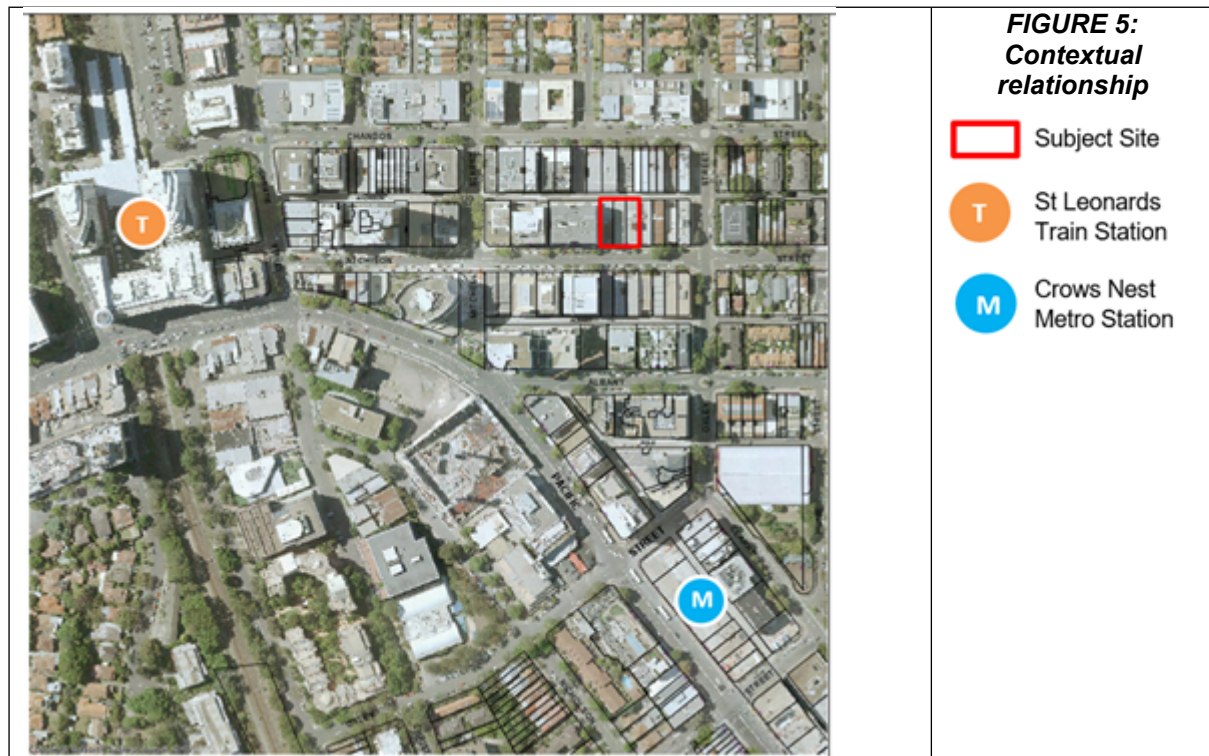


3. Local Context

The subject site is centrally located within St Leonards, which is identified as a ‘Strategic Centre’ under the relevant Regional Plan (*A Metropolis of Three Cities*) and North District Plan. The area is undergoing a significant transformation from typically 1-4 storey commercial buildings constructed in the 1970s to contemporary mixed-use commercial/residential

buildings up to 16 storeys in height, with 1 to 4 levels of commercial floor space within the lower levels of the building and residential apartments above.

St Leonards Railway Station is located approximately 400m walk to the west of the subject site, which provides regular services to the south to North Sydney and Sydney CBD, and to the north to Chatswood, Macquarie Park and Hornsby. An access point to the future Crows Nest Metro Station is proposed to be located approximately 300m to the south of the site.



To the west of the subject site, on the adjacent lot at 40-48 Atchison Street ('The Arden'), is a 12 storey mixed-use commercial/residential building completed in 2004. Further to the west is a 5 storey commercial retail/office building completed in 1974 (at 30 Atchison Street) and a 15 storey mixed-use commercial/residential building completed in 2012 (at 32-38 Atchison Street).

To the south of the subject site, on the opposite side of Atchison Street, is a 12 storey mixed use commercial/residential building completed in 2003 (at 15 Atchison Street); a single storey commercial/retail building (at 21 Atchison Street) and 5 commercial office buildings ranging 2-4 storeys in height (at 23, 25, 27, 31 and 33-35 Atchison Street). A Planning Proposal seeking to increase the maximum height control applying to the sites at 23-35 Atchison Street from 20m to 56m (16 storeys) was made on 15 May 2020.

To the north of the subject site, on the opposite side of Atchison Lane, are 4 commercial office buildings ranging 2-3 storeys in height (at 67-69, 71-73, 75-77 and 79-81 Chandos Street). Further to the east are 3 commercial buildings ranging 1-3 storeys in height (at 83-85, 87 and 89 Chandos Street).

Directly to the east of the subject site, are 4 commercial buildings ranging between 2-3 storeys in height (at 58, 60, 62 and 64 Atchison Street).

On 6 September 2018, Council received a Planning Proposal for the sites located directly to the north and east (at 58-89 Chandos Street and 58-64 Atchison Street). The proposal sought to increase the maximum building height to part 67m (at 55-65 Chandos St), 101m (at 67-89 Chandos Street) and 85m (at 58-64 Atchison Street). On 25 February 2019, Council resolved to not support the Planning Proposal proceeding to a Gateway Determination. On 23 July 2019, the Sydney North Planning Panel considered a Rezoning Review of this proposal and agreed that it should not proceed to a Gateway Determination.

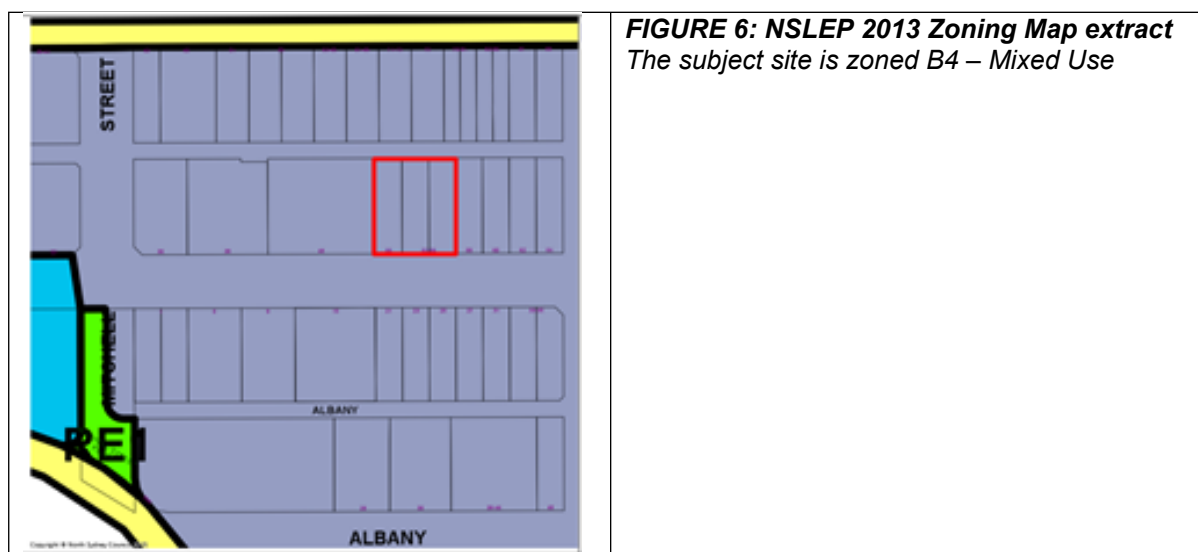
4. Current Planning Provisions

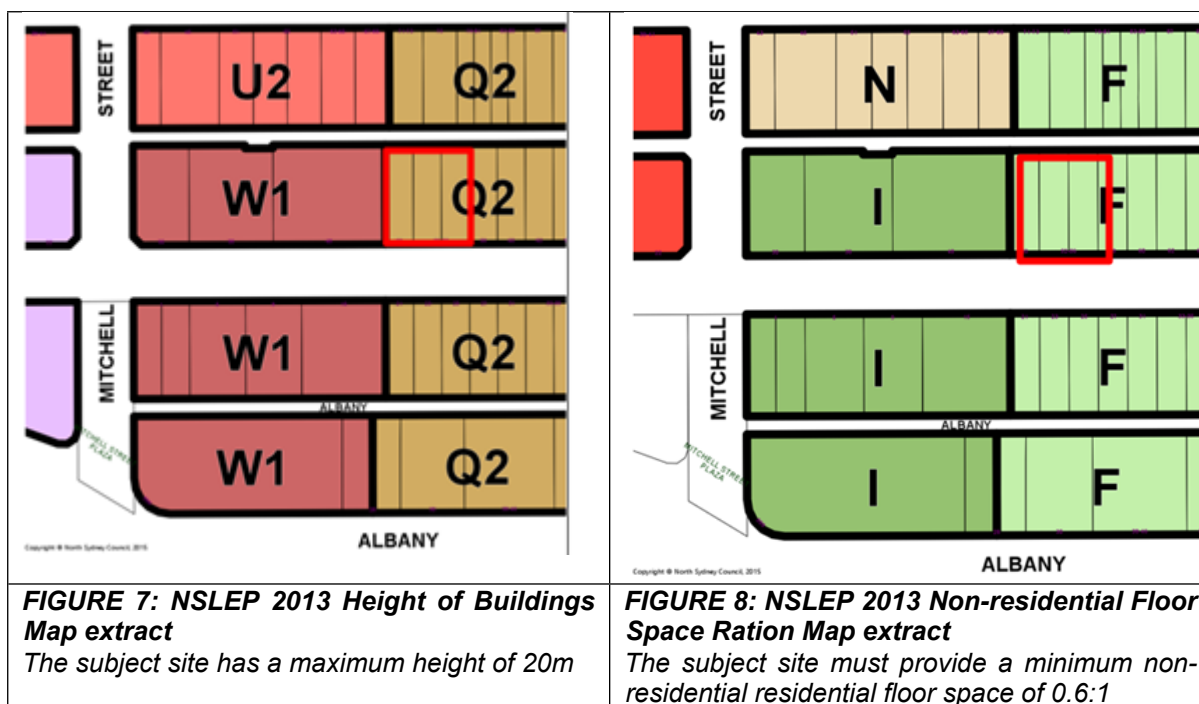
The following subsections identify the relevant principal planning instruments that apply to the subject site.

4.1 NSLEP 2013

NSLEP 2013 was made on 2 August 2013 through its publication on the NSW legislation website and came into force on the 13 September 2013. The principal planning provisions relating to the subject site are as follows:

- *Zoned B4 - Mixed Use* (refer to Figure 6);
- A maximum building height of 20m (refer to Figure 7);
- A minimum non-residential floor space ratio of 0.6:1 (refer to Figure 8).





4.2 St Leonards/ Crows Nest Planning Study (2015)

The *St Leonards/Crows Nest Planning Study – Precincts 2 & 3* (Planning Study), was adopted by Council in May 2015. The Planning Study provides a framework to manage the high level of development interest in St Leonards/ Crows Nest, sustainably accommodate population growth in the North Sydney Local Government Area (LGA), stimulate job growth and deliver much needed public domain and services.

The Planning Study aims to:

- establish a modern, liveable, high amenity mixed-use centre;
- support the establishment of creative/innovative industries;
- improve urban design and street level amenity;
- improve building design and residential amenity; and
- increase investment in St Leonards.

The Study identifies the subject site as being located within the West of Oxley Street Creative Quarter – a vibrant precinct that supports a mix of creative industries, specialty retail, start-up businesses, galleries and cosmopolitan living options.

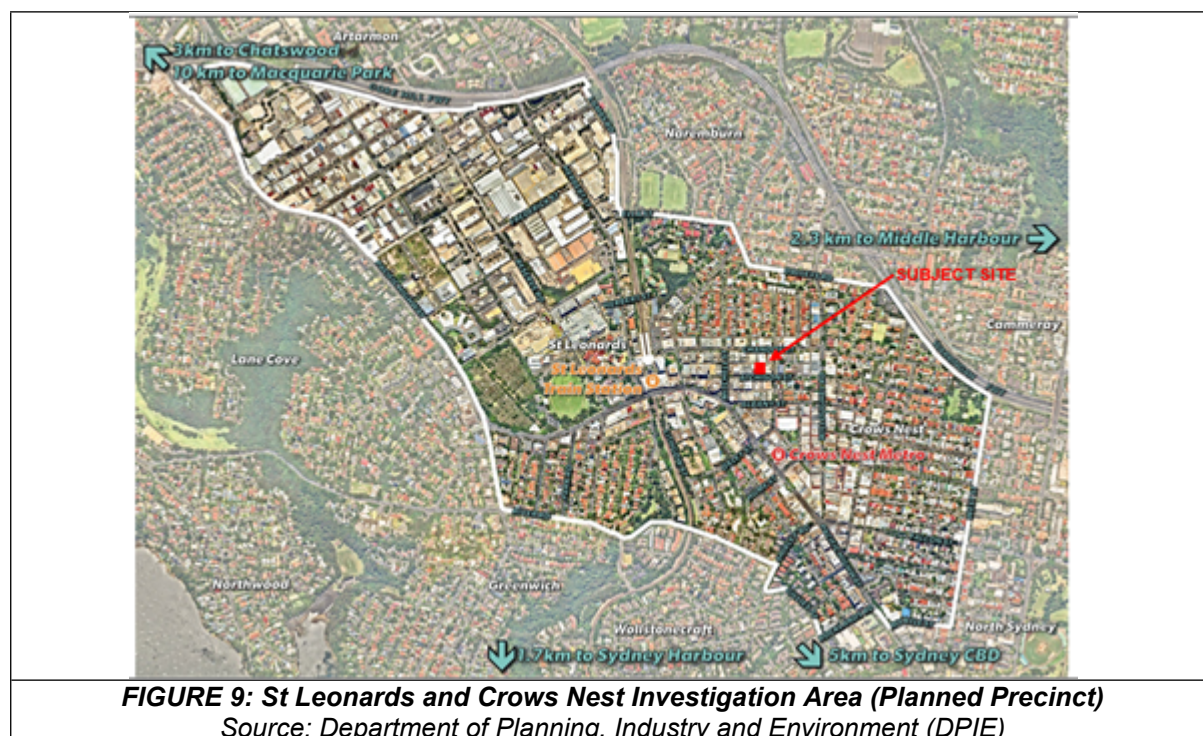
The site is identified under the Planning Study's Built Form Strategy as having potential for uplift. An assessment against the Study's criteria is undertaken under section 7.7.4 of this report.

4.3 St Leonards and Crows Nest Draft 2036 Plan (2018)

In July 2016, the Minister for Planning announced that the Department of Planning, Industry and Environment (DPIE) would undertake a strategic planning investigation into the Crows Nest, St Leonards and Artarmon industrial areas (refer to Figure 9).

On 15 October 2018, the DPIE released the draft *St Leonards and Crows Nest 2036 Plan* (draft 2036 Plan) and a suite of supporting documents for public exhibition. The draft 2036 Plan aims to deliver significant residential and employment growth within the precinct, principally as a result of the new Crows Nest Metro station opening in 2024. The draft 2036 Plan identifies desired building heights, density (FSR), employment (non-residential FSR), land use, overshadowing and building setback controls.

The subject site is identified under the draft 2036 Plan as having potential for uplift. An assessment against the draft 2036 Plan's criteria is undertaken under section 7.7.5 of this report.



5. Planning Proposal Structure

The Planning Proposal (Attachment 1) is considered to be generally in accordance with the requirements under s.3.33 of the Environmental Planning and Assessment (EP&A) Act 1979 and the DPIE's *A Guide to Preparing Planning Proposals* (August 2016).

The Planning Proposal adequately sets out the following:

- A statement of the objectives or intended outcomes of the proposed LEP;
- An explanation of the provisions that are to be included in the proposed LEP;
- Justification for those objectives, outcomes and provisions and the process for their implementation; and
- Details of the community consultation that is to be undertaken on the Planning Proposal.

5.1 Statement of Objectives and Intended Outcomes

The primary objective of the Planning Proposal as described by the applicant is as follows:

The primary objective of the Planning Proposal is to amend the NSLEP 2013. The amendments will provide the urban renewal of the site to accommodate a mixed-use development on the site with a taller building form.

The intended outcomes of the Planning Proposal are as follows:

- *To satisfy State Government objectives to grow jobs, housing and infrastructure within the St Leonards health and education precinct and priority precinct;*
- *To enable the redevelopment of the land in a manner consistent with the building height and FSR parameters envisaged by the St Leonards/Crows Nest Planning Study (Precincts 2 and 3);*
- *To integrate the subject site with the surrounding area through improvements to adjoining public domain spaces;*
- *To deliver significant public domain improvements including active street frontages, high quality public domain and improved connectivity between the St Leonards train station and surrounding areas;*
- *To provide a mixed-use development with residential, commercial and community facilities that will contribute to the creation of a vibrant and active community; and*
- *Contribute to the rejuvenation of St Leonards by encouraging and support development activity and supporting the diverse mixed use nature of the precinct.*

5.2 Proposed LEP Amendment

The Planning Proposal seeks to achieve the intended objectives and outcomes by amending NSLEP 2013 as follows:

- increase the maximum building height control from 20m to RL 147.1 (58.1m);
- increase the maximum non-residential FSR control from 0.6:1 to 1.7:1; and
- establish an overall FSR control of 6.4:1.

5.3 Mapping Amendments

The proposal requires a number of mapping amendments which are described in further detail below:

5.3.1 Height of Buildings Map

It is proposed to amend the *Height of Buildings Map* (ref: 5950_COM_HOB_001_010_20180411) to NSLEP 2013 such that a maximum building height for 50-56 Atchison Street, St Leonards is increased from 20m to RL147.1.

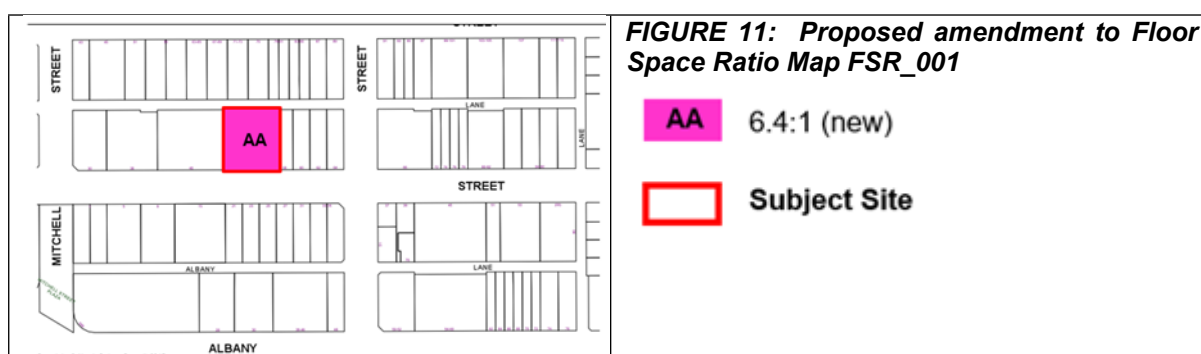
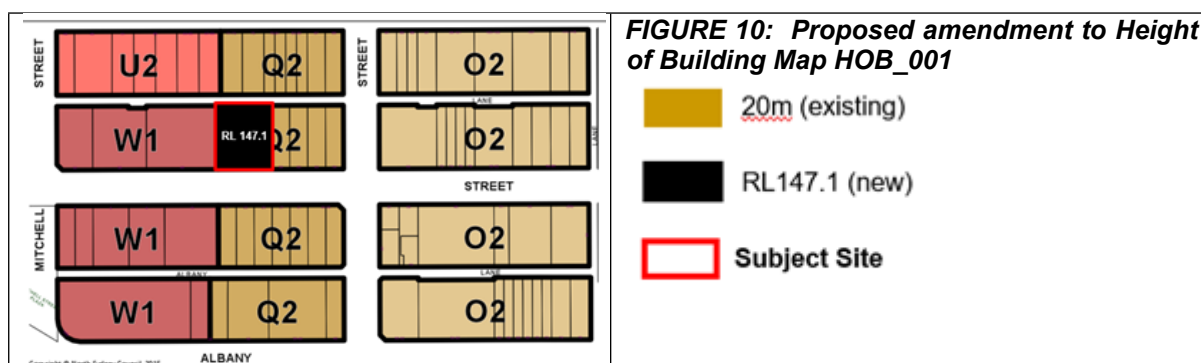
5.3.2 Floor Space Ratio Map

It is proposed to amend the *Floor Space Ratio Map* (ref: 5950_COM_FSR_001_010_20180411) to NSLEP 2013 such that a maximum FSR of 6.4:1 applies to 50-56 Atchison Street, St Leonards.

5.3.3 Non-residential Floor Space Ratio Map

It is proposed to amend the *Non-residential Floor Space Ratio Map* (ref: 5950_COM_LCL_001_010_20180411) to NSLEP 2013 such that a maximum non-residential FSR of 1.7:1 applies to 50-56 Atchison Street, St Leonards.

The applicant's Planning Proposal anticipates that the Maps would be amended similar to those depicted below (refer to Figures 10, 11 and 12).



6. Draft Voluntary Planning Agreement (VPA)

The Planning Proposal is accompanied by a draft VPA which offers to provide:

- a through-site link between Atchison Street and Atchison Lane along the western portion of the site that is approximately 5.6m wide and 7.2 - 7.5m high, with an easement for public access between 6am to 11pm; and
- a monetary contribution of \$1.4 million to Council for open space upgrades within the Precinct.

The total value of the proposed offer is in the order of \$2.425 million. This draft VPA will be in addition to section 7.11 contributions.

Council had the value of the draft VPA reviewed by an independent economic consultant to determine if the offer was reasonable in terms of best practice and Council's own VPA policy.

The proposed offer is valued to be approximately 40% of the overall land value uplift that Council seeks to achieve in the form of public benefits. These benefits to be achieved through the above offer are, on balance, considered to be appropriate for the uplift proposed.

The draft VPA has also been reviewed by Council's lawyers and a number of issues have been identified that require resolution. These issues primarily relate to certainty of outcome, security of payment, delivery and enforcement of the Agreement. These issues are of a technical nature only and are not insurmountable and therefore should not be used to prevent the Planning Proposal from progressing.

To allow the community a full appreciation of what is being proposed, the draft VPA is to be exhibited concurrently with the Planning Proposal. It is considered that the issues can readily be resolved prior to placing the Planning Proposal on public exhibition, should Council resolve to proceed to Gateway Determination.

On this basis, it is recommended that if Council resolves to allow the Planning Proposal to proceed to Gateway Determination, the Planning Proposal should only be forwarded to the DPIE, once the General Manager is satisfied that the issues with the draft VPA, as identified by Council's lawyers, have been appropriately resolved.

7. Justification of the Planning Proposal

7.1 Objectives of the Planning Proposal

On balance, the proposed amendments to NSLEP 2013 generally achieve the objectives and intended outcomes of the Planning Proposal (refer to Table 2 below).

TABLE 2: Analysis of objectives and intended outcomes	
Objectives and Intended Outcomes	Comment
<i>To satisfy State Government objectives to grow jobs, housing and infrastructure within the St Leonards Health and Education Precinct and Priority Precinct.</i>	<p>✓ Whilst the proposal will technically result in a physical loss of non-residential floor space, the proposal may not necessarily result in a loss of employment. With the retention of a minimum non-residential FSR and increase in employment densities in modern buildings, there is potential for a net increase in jobs to be provided on the site, consistent with the desired future outcome of the Regional and District Plans and draft St Leonards and Crows Nest 2036 Plan.</p> <p><i>Refer to sections 7.7.2, 7.7.3 and 7.7.5 of this report.</i></p>
<i>To enable the redevelopment of the land in a manner consistent with the building height and FSR parameters envisaged by the St Leonards/Crows Nest Planning Study (Precincts 2 and 3).</i>	<p>✓ The concept proposal is generally consistent with that envisaged under the Planning Study 'Built Form Strategy.'</p> <p><i>Refer to sections 7.7.4 of this report.</i></p>

<i>To integrate the subject site with the surrounding area through improvements to adjoining public domain spaces.</i>	<p>✓ The concept proposal illustrates that street activation will be increased, through the creation of more active frontages at the street level.</p> <p>The concept proposal seeks to increase the footpath width to Atchison Street, through increased setbacks at the ground level, and providing a pedestrian through-site link between Atchison Street and Atchison Lane, to increase pedestrian connectivity and amenity.</p>
<i>To deliver significant public domain improvements including active street frontages, high quality public domain and improved connectivity between the St Leonards train station and surrounding areas.</i>	<p>✓ Refer to comments above.</p> <p>The proposal is accompanied by a draft VPA which offers to provide a monetary contribution to Council for the purposes of open space upgrades within the precinct.</p> <p>Refer to section 6 of this report.</p>
<i>To provide a mixed-use development with residential, commercial and community facilities that will contribute to the creation of a vibrant and active community.</i>	<p>✓ The proposed mix of commercial retail/office and residential uses will add vitality to the area and maximise the use of nearby mass public transport infrastructure. It is generally consistent with that envisaged under the Regional and District Plans, Council's Planning Study and the DPIE's draft 2036 Plan.</p> <p>Refer to sections 7.7.2, 7.7.3, 7.7.4 and 7.7.5 of this report.</p>
<i>Contribute to the rejuvenation of St Leonards by encouraging and support development activity and supporting the diverse mixed-use nature of the precinct.</i>	<p>✓ Refer to comments above.</p>

7.2 Proposed Building Height

The concept proposal has a maximum height of 58.1m (RL147.1). The proposed 16 storey building has a height of 54.2 (RL143.2) to the top of the parapet and the applicant is seeking an allowance for an additional 3.9m in height to the top of the lift overrun to provide access to communal open space at the rooftop.

Whilst reasonable floor to floor height assumptions have been made by the applicant and is reflected in their concept proposal, the allowance sought for the lift overrun could potentially permit a building greater than 16 storeys. To ensure the Planning Proposal is consistent with Council's Planning Study and the DPIE's draft 2036 Plan, it is recommended the Planning Proposal be amended to reflect a maximum height control of 56m only.

In setting height controls, the Apartment Design Guidelines (ADG) recommend adding the floor-to-floor heights for the desired number of storeys, then adding 1m for rooftop articulation and 2m to allow for topographic changes where required. Based on ADG considerations, a building height of 56m is considered appropriate for a 16-storey building and is consistent with the maximum building height control approved for a 16-storey mixed use development at 23-35 Atchison Street, St Leonards, located directly opposite the subject site to the south.

The proposed building height control of RL143.2 also raises considerations of overshadowing and view impacts, which are discussed in further detail below.

7.3 Proposed Floor Space Ratio (FSR)

No specific maximum FSR currently applies to the site under NSLEP 2013. The draft *St Leonards and Crows Nest 2036 Plan* sets a maximum FSR of 6:1 for the subject site (i.e. 6,480m² of GFA).

The Planning Proposal seeks to apply a maximum FSR of 6.4:1 (i.e. 6,912m² of GFA), which exceeds the proposed requirement under the draft 2036 Plan by 432m². This inconsistency has the potential to set a precedent for the locality. Council should therefore consider whether mitigating factors exist that demonstrate that the difference between the proposed form and the theoretical capacity under the draft 2036 Plan is well justified.

In addressing this inconsistency, the applicant draws attention to the proposed minimum non-residential FSR which is more generous than that stipulated under Council's Planning Study and the DPIE's draft 2036 Plan (of 1.5:1 and 1:1, respectively). Council accepts that the provision of additional employment floorspace capacity partly offsets the inconsistent maximum FSR for the reasons further explained in section 7.4 below.

It is also accepted that the Design Excellence Panel's recommendations, which offered concessions on setbacks from Atchison Street and Atchison Lane in exchange for maintaining 6m setbacks from the eastern and western boundaries, provide another mitigating factor. However, without appropriate design treatment, there remains potential for the proposed controls to unfairly impose on the development potential of sites to the north. This is not considered significant enough on its own to preclude the proposal progressing further, but should the LEP amendments proceed, further design considerations and refinements will be needed to ensure appropriate interfaces with surrounding sites at any future development application stage.

7.4 Proposed Non-residential Floor Space Ratio (FSR)

The two existing buildings on the subject site currently provide approximately 2,168m² of commercial floor space, which equates to a non-residential FSR of 2:1. The Planning Proposal seeks a non-residential FSR of 1.7:1 to accommodate 1,844m² of non-residential floor space, as shown in the proposed concept design. This will result in a net reduction of commercial floor space provided on the site by 324m².

Notwithstanding, the proposed non-residential FSR is greater than that currently required under NSLEP 2013 (0.6:1 or 648m² of non-residential GFA), Council's Planning Study (1.5:1 or 1,620m² of non-residential GFA) and the DPIE's draft 2036 Plan (1:1 or 1,080m² of non-residential GFA).

In its January 2019 report, Council expressed concerns over the capacity of the draft 2036 Plan to achieve the employment targets for St Leonards as set out in the North District Plan. It noted that the non-residential FSR standard had been reduced from 1.5:1 to 1:1 and that assumptions for other parts of St Leonards are possibly unrealistic or less likely to occur. Given these concerns, Council could adopt a positive approach to employment floorspace provision in considering proposals that go above and beyond the standards set out in the draft 2036 Plan.

The proposed non-residential FSR control presents a middle ground between the floorspace yield of the existing commercial buildings and the less ambitious standards set out in Council's

Planning Study and DPIE's draft 2036 Plan. It also minimises the quantitative loss of employment capacity on the site while providing for the possibility of retaining or improving on real job numbers through a new-build, flexibly-designed commercial podium. For these reasons, the proposed control is acceptable.

7.5 Alternative Options

The DPIE's '*A Guide for Preparing Planning Proposals*' (2016) requires Planning Proposals to consider if there are alternative options to achieving the intent of the proposal.

The Planning Proposal considers three alternate options, these include:

- Option 1: Do nothing (no amendment to statutory planning controls);
- Option 2: Incorporate a new clause within *Schedule 1 - Additional permitted uses* to NSLEP 2013 to permit additional floor space and building height;
- Option 3: Amend the height of building, FSR and non-residential FSR maps to permit additional height, FSR and non-residential FSR controls.

The Planning Proposal acknowledges that without establishing a new building height control, the proposed Design Concept for the site cannot be achieved. The intent of the Planning Proposal cannot be achieved through the application of *clause 4.6 - Exceptions to development standards* under NSLEP 2013 due to the extent of height increase sought.

Incorporating a new clause within *Schedule 1 – Additional permitted uses* to NSLEP 2013 is not considered suitable, as the proposed amendment relates to a change in the development standard applying to the site and not a change in permissible land use. As such, the proposed means of amending the Height of Building, FSR and non-residential FSR maps to permit additional height and floorspace on the site is considered the most appropriate means of achieving the intent of the Planning Proposal.

7.6 Environmental Impacts

The Planning Proposal identifies foreseeable impacts that will result from the proposed increase in the height control. As outlined in section 7.2 of this report, the applicant has gone to some effort to document expected overshadowing and view sharing impacts as detailed within the attached Planning Proposal and accompanying Concept Design Report documents.

Overall, it is noted that some impact is expected at a broad strategic level through standards established in Council's Planning Study and DPIE's draft 2036 Plan (acknowledging that the latter is in draft form and may be subject to change before finalisation). Council must be satisfied that potential impacts from this Planning Proposal relating to overshadowing, views and wind are not significantly different to those envisaged under Council's Planning Study and DPIE's draft 2036 Plan to warrant the Planning Proposal progressing further.

7.6.1 Overshadowing

The applicant's Concept Design Report includes shadow diagrams which illustrate the impact of shadowing of the potential built form at the site on the surrounding streetscape and buildings (refer to Figure 13 below). Of note is the overshadowing impact the proposal will have of

buildings to the west and south of the site and the public domain to the south-east of the site. There will be some additional overshadowing impact to:

- apartments along the eastern elevation at 40-48 Atchison Street ('The Arden') between 9am-11am;
- apartments along the northern elevation at 15 Atchison Street between 9am – 12noon;
- the proposed development at 23-35 Atchison Street between 12noon-3pm; and
- the proposed Oxley Street linear park between 2pm-3pm.



9:00 AM



10:00 AM



11:00 AM



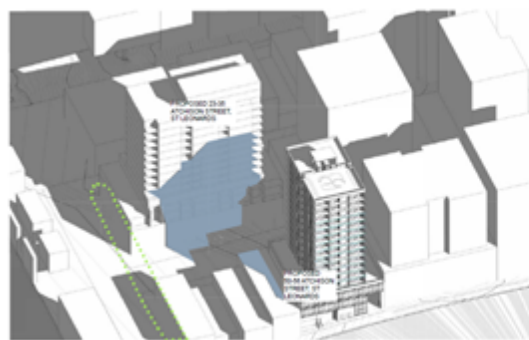
11:30 AM



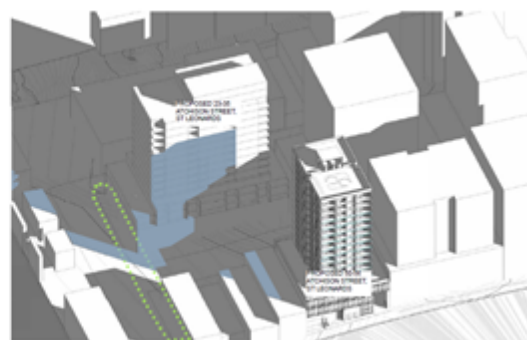
12:00 PM



1:00 PM



2:00 PM



3:00 PM

FIGURE 13: Shadow diagrams prepared by applicant showing current and new overshadowing between 9am – 3pm at Winter Solstice

Source: Planning Proposal Concept Design Report (Kann Finch, 2019)

These impacts are considered to be somewhat mitigated as a result of the slenderness of the proposed tower form and its separation from other towers. The slenderness of the tower ensures that any shadows cast are narrow and impacts on nearby properties are short term.

The applicant's shadow analysis also indicates that the shadows from the proposed building to Oxley Street linear park between 2pm-3pm is likely to overlap with the shadows generated by a future building envelope on the adjacent site to the east. An increase in height to 16 storeys is also envisaged under both Council's Planning Study and the DPIE's draft 2036 Plan for the adjacent site to the east.

The applicant reiterates observations in the Planning Study that the east-west orientation of blocks in St Leonards means that a large proportion of the surface environment is overshadowed throughout the day. The Planning Proposal report also highlights that much of the additional impact is expected to be as a result of the built form anticipated by the Planning Study and the draft Plan 2036.

Council is satisfied that this should not preclude the Planning Proposal progressing to a Gateway Determination, but detailed design work will need to consider and respond to this impact at any future development application stage.

7.6.2 Views

In terms of view impacts, the proposal will have some impact on the district views to the north and east currently enjoyed by apartments along the eastern elevation at 40-48 Atchison Street (The Arden). The applicant also highlights the statement in Council's Planning Study explaining that key views and sightlines are generated by the predominantly orthogonal street grid and undulating topography. As the proposal is located mid-block in this context, the applicant argues that it will not impact on these key views, although increased height and density will have some unavoidable impact on views from surrounding taller buildings.

Taking these points into account, and the built form envisaged by the Planning Study and the draft 2036 Plan, Council is satisfied that likely view impacts are acceptable in an emerging transit oriented, high-density environment.

7.6.3 Wind

As outlined in the draft 2036 Plan under the area wide design principles for 'place', new developments are expected to have consideration to wind impacts demonstrated through a wind assessment.

The applicant has not provided a formal wind assessment at this stage, but the Planning Proposal's Concept Plan illustrates that the intended built form will incorporate an awning which will mitigate wind impacts on the public domain. Council is satisfied that this matter can be addressed in greater detail in any future development application and should not preclude the Planning Proposal progressing further.

7.6.4 Transport Implications

While the applicant has identified the need for a Green Travel Plan (GTP) to be submitted at development application stage, a draft GTP should be provided with the Planning Proposal to demonstrate how travel demand management measures will reduce car trips and increase the share of walking, cycling, public transport and ride share journeys. The draft GTP should provide: an empirical analysis of parking demand for the proposal; a Vision, Objectives and Targets for travel demand management for the site; identify actions and parties responsible for delivery to achieve identified Targets; and a commitment to ongoing review of this Travel Plan.

The empirical analysis should consider the site's proximity to existing high amenity walking, cycling and public transport and to the future Crows Nest Metro station. This analysis should demonstrate how further reductions in parking supply can be supported by the provision of other hard and soft engineering measures at the site.

ABS data suggests 6.4% of journeys to work in St Leonards at the time of the 2016 Census were ride share trips (i.e. including both a driver and a passenger). Measures to reduce car ownership/use through increased ride sharing should be included in the draft GTP.

Consideration should be given to practical outcomes to improve the attractiveness of walking to and from the site. In particular, given that the proposal would result in some activation of Atchison Lane, through the provision of a through-site link and ground floor retail uses, consideration could be given to the interface with this link and whether this requires renewal of the laneway environment (in terms of shared space design and materials used).

12x 'Type 3' visitor bicycle parking spaces (6 hoops if bicycles can be attached to both sides of the hoop) should be supplied for the proposal at ground level (e.g. within the through-site link or ground floor set-backs). They should be visible from the cycle network/carriageway, overlooked by adjacent land uses and well-lit for day- and night-time security purposes and also covered to protect from weather. 2x showers and changing rooms and 15x lockers should be provided for future workers at the site.

The subject site currently has good accessibility to public transport, with Pacific Highway bus services and St Leonards T1 station both within a 10-minute walk of the site. This will improve in the future with the opening of the Sydney Metro Crows Nest station, approximately 400m from the site. The draft GTP should include details of how the applicant intends to promote increased uptake of public transport by occupants, workers and visitors to the development in order to reduce car reliance and ownership and parking demand and supply for the site.

While the applicant has accurately calculated maximum parking allowances for the proposal (29 spaces), the Planning Proposal also suggests that 31 spaces, including a car share space and a car wash bay, will be provided. While the provision of the wash bay is acceptable and should not be included in the maximum parking allowances, Car Share Scheme provision P1(b) requires that the provision of a car share parking space be off-set by a commensurate reduction of 3-4 dedicated on-site parking space from the proposal's maximum parking allowance. The draft GTP should explore how the provision of car share spaces and vehicles will contribute to reduce car ownership and use for the proposal.

Should the proposal progress to a Gateway Determination, it is recommended that Council require a draft GTP be prepared, taking into account the above matters, before public exhibition commences.

7.7 Policy and Strategic Context

7.7.1 Section 9.1 Ministerial Directions

Section 9.1 of the EP&A Act enables the Minister for Planning to issue directions regarding the content of Planning Proposals. There are a number of Section 9.1 Directions that require certain matters to be addressed if they are affected by a Planning Proposal. Each Planning Proposal must identify which Section 9.1 Directions are relevant to the proposal and demonstrate how they are consistent with that Direction.

The Planning Proposal is considered to be generally consistent with all relevant Ministerial Directions, with the exception of Direction 1.1 – Business and Industrial Zones as discussed below.

Direction 1.1 – Business and Industrial Zones

Direction 1.1 - Business and Industrial Zones applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed business or industrial zone. The specific objectives of the Direction are to:

- (a) encourage employment growth in suitable locations,*
- (b) protect employment land in business and industrial zones, and*
- (c) support the viability of identified strategic centres.*

Subclause (4) to the Direction states:

A planning proposal must:

- (a) give effect to the objectives of this direction,*
- (b) retain the areas and locations of existing business and industrial zones,*
- (c) not reduce the total potential floor space area for employment uses and related public services in business zones,*
- (d) not reduce the total potential floor space area for industrial uses in industrial zones, and*
- (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.*

The Planning Proposal is inconsistent with subclause (4)(c) as it will result in a small net reduction of floorspace capable of being used for employment uses (refer to section 7.4 of this report).

However, subclause 5 to the Direction states:

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the Planning Proposal that are inconsistent are:

- (a) justified by a strategy which:*

- (i) *gives consideration to the objective of this direction, and*
- (ii) *identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and*
- (iii) *is approved by the Director-General of the Department of Planning, or*
- (b) *justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or*
- (c) *in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or*
- (d) *of minor significance.*

Accordingly, there are a number of options by which a Planning Proposal may justify an inconsistency with the requirements of the Direction.

A key objective of both the Council's Planning Study and the DPIE's draft 2036 Plan is that St Leonards continues to develop as an employment hub, providing new employment opportunities in the industrial, professional, creative, retail, health and education sectors.

To achieve these objectives, both studies prescribe minimum non-residential FSR controls for sites within the mixed-use zone to ensure new development contributes to delivery of active streets by providing a range of uses at the ground floor.

The Planning Proposal is seeking a non-residential FSR control that, while quantitatively a decrease in capacity from the current employment offer, exceeds the minimum non-residential FSR requirements of both studies. For reasons outlined in section 7.4 of this report, this approach is considered acceptable and the inconsistency with Direction 1.1 to be of minor significance.

7.7.2 Greater Sydney Regional Plan (A Metropolis of Three Cities)

In March 2018, the NSW Government released the Greater Sydney Regional Plan: A Metropolis of Three Cities (Regional Plan). The Plan sets a 40-year vision (to 2056) and establishes a 20-year Plan to manage growth and change for Greater Sydney within an infrastructure and collaboration, liveability, productivity and sustainability framework.

The Regional Plan is guided by a vision of three cities where most people live within 30 minutes of their jobs, education and health facilities, services and great places. The Regional Plan aims to provide an additional 725,000 new dwellings and 817,000 new jobs to accommodate Sydney's anticipated population growth of 1.7 million people by 2036.

St Leonards is identified a Strategic Centre and Health and Education Precinct with the Eastern Economic Corridor under the Regional Plan.

The Planning Proposal is generally consistent with the strategic directions, objectives and strategies of the Regional Plan, as it will:

- increase residential accommodation near the heart of a Strategic Centre in proximity of high frequency public transport, jobs and services without adversely impacting upon the provision of active street frontages; and

- maintain a level of commercial floor space that will promote job retention in the locality; and
- provide social infrastructure in the form of a publicly accessible pedestrian through site link connection.

The Planning Proposal is unlikely to adversely impact upon the implementation of the directions and objectives identified in the Plan.

7.7.3 North District Plan

In March 2018, the NSW Government released the North District Plan. The Plan provides the direction for implementing the Greater Sydney Regional Plan: A Metropolis of Three Cities at a district level and sets out strategic planning priorities and actions for the North District.

The North District Plan has also established the following housing and jobs targets:

Housing Target	North Sydney LGA	North District
5 year (2016-2021)	+3,000 new dwellings	+25,950 new dwellings
20-year (2016-2036)	Council to prepare Local Housing Strategy (LHS)	+92,000 new dwellings
Jobs Target	North Sydney LGA	North District
20-year (2016-2036)	+15,600 – 21,100 new jobs	+6,900-16,400 new jobs

The Planning Proposal is considered to be generally consistent with the planning priorities of the North District Plan, as it will:

- provide 1,844m² of flexible upgraded commercial floorspace, which is estimated to support approximately 106 jobs in St Leonards;
- provide 65 new private dwellings, within close proximity to jobs, services and high frequency public transport; and
- contribute to creating a vibrant and active centre through the provision of a publicly accessible pedestrian through-site link with active ground floor retail frontages.

7.7.4 St Leonards/Crows Nest Planning Study – Precincts 2 and 3

The Planning Proposal has been lodged pursuant to the framework provided by the St Leonards /Crows Nest Planning Study - Precincts 2 and 3 (2015), which has been subject to community input and adoption by Council.

Section 1.5 of the Planning Study requires site-specific Planning Proposals meet specific criteria. The proposal's performance against these criteria, including a justification for where the concept proposal seeks to implement an alternate solution to the criteria, is discussed below.

Does the Planning Proposal relate to a parcel of land with a minimum street frontage of 20 metres?

The subject site has a primary frontage of 30m to Atchison Street and a secondary street of 30m to Atchison Lane.

Does the Planning Proposal relate to a parcel of land that does not isolate, sterilise or unreasonably restrict the development potential of adjacent parcels of land?

The Planning Proposal relates to a parcel of land that will not result in the isolation or sterilisation of an adjacent parcel of land. The concept proposal includes a 6m setback for the residential tower to the eastern boundary to ensure the development does not unfairly burden the development potential on the adjacent site to the east.

Does the Planning Proposal propose an amendment to the LEP with a:

- ***non-residential FSR control consistent with Map 5A?***

Yes. The Planning Study recommends a minimum non-residential floor space of 1.7:1 for this site, which is greater than the minimum non-residential FSR of 1.5:1 recommended under the Planning Study.

- ***site-specific FSR control having regard to the podium height, minimum setback controls in maps 6A and 6B and SEPP 65?***

As demonstrated in Table 3 below, the concept proposal is generally consistent with the podium height and street setback controls required under the Planning Study, but departs from the recommended above podium setback controls under the Built Form Strategy.

TABLE 3: Compliance with St Leonards Crows Nest Planning Study - Precincts 2 & 3				
Criteria	Requirement		Concept Proposal	Complies
Podium height	4 storeys (Atchison Street)		3 storeys (Atchison Street)	No
	3 storeys (Atchison Lane)		3 storeys (Atchison Lane)	Yes
Street setbacks	Atchison Street	3m	3m	Yes
	Atchison Lane	1.5m	1.5m	Yes
Above podium street setbacks	Atchison Street	3m	0.25m	No
	Atchison Lane	4m	1.75m	No

The Planning Study envisages a podium height of 4 storeys to Atchison Street and 3 storeys to Atchison Lane. Whilst the concept proposal has a reduced podium height of 3-storeys to Atchison Street, generous floor-to-floor heights are provided to give the appearance of a 4-storey podium. The height of the podium is approximately 13.9m, which provides an appropriate 'step down' from the adjacent development to follow the sloping topography along Atchison and provide a consistent streetscape.

The Study also recommends an above podium setback of 3m to Atchison Street and 4m to Atchison Lane. However, the concept proposal has significantly reduced above podium setbacks of 0.25m to Atchison Street and 1.75m to Atchison Lane. As outlined in the background section of this report, the Design Excellence Panel considered a previous scheme from the applicant which proposed a zero setback for the residential tower to the eastern

boundary. To maintain a minimum 12m building separation along the western and eastern elevations (i.e. 6m to lot boundary on each side), and ensure the development does not unfairly burden the development potential on the adjacent site and adversely affect the public domain, the Design Excellence Panel agreed to a compromise in the North/South Street setbacks.

Taking this into account (for reasons outlined in section 7.3 of this report), the proposed maximum FSR control is, on balance, considered acceptable. However, it is emphasised that there remains potential for the proposal to unfairly impose on the development potential of sites to the north, without appropriate design considerations. Should the LEP amendment proceed, further detailed design considerations will be needed at any future development application stage to ensure appropriate interfaces with surrounding sites are provided.

- ***height control consistent with map 6C?***

The concept proposal seeks to provide a 16-story mixed use development which is consistent with the recommended maximum height control under the Planning Study.

Notwithstanding, the Planning Proposal seeks to amend NSLEP 2013 to increase the maximum building height control from 20m to RL147.1 (58.1m). This includes an allowance of 3.9m for a lift overrun to provide access to communal open space at the rooftop. As outlined in section 7.2 of this report, the allowance sought by the applicant for the lift overrun could potentially permit an additional storey.

To ensure compliance with the maximum height limit envisaged under the Planning Study for the site, it is recommended that the Planning Proposal be amended to reflect a maximum height control of 56m. This is consistent with ADG considerations in setting height controls, and provides a level of flexibility for rooftop articulation and topographic changes where required.

Future development that seeks additional height for a lift overrun can potentially be facilitated through clause 4.6 - Exceptions to development standards under NSLEP 2013 at the Development Application (DA) stage.

Furthermore, a height of 56m for a 16-storey mixed use scheme is consistent with a Planning Proposal recently supported for 23-35 Atchison Street, St Leonards, located directly opposite the subject site to the south.

Prior to forwarding the Planning Proposal to the DPIE and seeking a Gateway Determination, it is recommended that the proposal be amended to reflect a height of 56m.

- ***Satisfactory arrangements to ensure there is no net increase in traffic generation?***

The transport impact assessment prepared by Arup on behalf of the applicant indicates that there will be a minor net increase to the total volume of vehicular traffic accessing/exiting the site during the AM and PM peak periods.

Mitigating factors could be explored through the preparation of a Green Travel Plan (GTP). As outlined in section 7.6.4 of this report, the applicant has stated that a GTP can be prepared during the preparation of any future development application. However, to meet this criterion, it is recommended that a draft GTP be prepared prior to commencement of any public exhibition of this Planning Proposal, addressing matters detailed in section 7.6.4 of this report.

For tall buildings identified in map 6C, does the Planning Proposal propose a height, setback and floor space ratio control that address the design principles for tall buildings?

Not applicable. The site is not identified as a 'Tall Buildings site'.

Does the Planning Proposal propose satisfactory arrangements that provide commensurate public benefits that support the proposed scheme?

Yes. The Planning Proposal seeks to enter into a Voluntary Planning Agreement. The proposed offer as submitted by the applicant indicates that they will provide:

- a through site link between Atchison Street and Atchison Lane along the western portion of the site that is approximately 5.6m wide and 7.2 - 7.5m high, with an easement for public access between 6am to 11pm; and
- a monetary contribution of \$1.4 million to Council for open space upgrades within the Precinct.

In summary, the Planning Proposal is considered to present a satisfactory response to the criteria set out in the Planning Study and demonstrate that a future redevelopment of the site is capable of achieving the desired outcomes of the St Leonards/Crows Nest Planning Study - Precincts 2 and 3.

7.7.5 Draft St Leonards and Crows Nest 2036 Plan

The draft *St Leonards and Crows Nest 2036 Plan* requires all future planning proposals and development applications within the St Leonards and Crows Nest investigation area to have regard to the draft 2036 Plan's vision, area wide design principles, design criteria and proposed planning controls.

The proposal's performance against these criteria, including a justification for where the concept proposal seeks to implement an alternate solution to the criteria, is discussed below.

Vision

The Planning Proposal is considered to be generally consistent with the vision of the draft 2036 Plan insofar as it will:

- Assist in achieving a vibrant community by providing an active frontage and a through-site link to optimise commercial take-up, while avoiding any impact on built heritage;
- Provide uplift in an accessible place and improve permeability of the locality through the inclusion of the through-site link;
- Offer a design that generally conforms with its surrounds; and
- Provide capacity for a residential scheme incorporating a mix of household sizes.

Design Principles

The Planning Proposal is generally consistent with the area wide design principles of the draft 2036 Plan insofar as it will:

- Apply casual surveillance and universal access principles and contribute to the improvement of the walking network through the inclusion of active street level uses and a through-site link;
- Comply with general built form direction of locating taller buildings between the current St Leonards train station and the new Crows Nest metro station;
- Is centrally located within the wider transition area (identified on p23 of draft 2036 Plan) so as not to adversely impact on lower-density neighbourhoods;
- Apply building setbacks and awnings that improve on-site amenity and streetscape design;
- Cater to a range of business types and sizes by including a non-residential FSR above the standard set out in the draft 2036 Plan which, combined with the through-site link, will optimise commercial take-up on the site;
- Provide a built form that is not substantially different to that envisaged in the draft 2036 Plan and Council's Planning Study to raise strategic-level concerns regarding cumulative overshadowing, wind and view loss impacts; and
- Address potential wind impacts on the public domain with an intended built form that incorporates an awning. Council is satisfied that further detail can be provided through a formal wind assessment in any future development application.

Design Criteria

The Planning Proposal responds to the design criteria as follows:

- *Meet solar height planes in this Plan* – It generally meets the solar height planes for areas illustrated on page 26 of the draft Plan, in particular streetscapes of Mitchell and Oxley Streets in mid-winter between 11.30am and 2.30pm. As outlined in section 7.6.1 of this report, some additional overshadowing is expected on the proposed Oxley Street linear park after 2pm. While this is partly mitigated by the proposed slender tower design, it is also accepted that some impact is inevitable due to the uplift envisaged in the draft Plan.
- *Consideration of quality streetscape aspects such as setbacks, street wall height and heritage buildings* – The Planning Proposal considers streetscape aspects by responding to the recommendations of the Design Excellence Panel on setbacks and proposes a through-site link and active ground floor uses to improve its relationship with the streetscape.
- *Acknowledge key views and vistas such as key long distance vistas which offer sky views and vistas where a building may terminate the view* – As outlined in section 7.6.2 of this report, the proposal will have some impact on the district views to the north and east currently enjoyed by east-facing apartments in the neighbouring building (The Arden). Council is satisfied that likely view impacts are acceptable in an emerging high-density environment.
- *Avoid a monolithic street wall effect through the distribution of higher buildings* – The proposal seeks to avoid this effect by proposing a podium height that steps down from the building to the west, consistent with the street gradient. The provision of a 2-storey through-site link and active ground floor uses also serve to break up the podium's bulk and add variety at street level.

- *Transition heights from high rise areas down towards existing lower scale areas, including areas not proposed for height changes* – With the recommended amendment, the proposed height control will be consistent with the building height stipulated in the draft 2036 Plan. As mentioned above, the site is centrally located within the wider transition area identified in the draft Plan and is not expected to adversely impact on lower-density areas to the east.

Proposed Planning Controls

Table 4 below displays the quantitative planning controls contained in the draft 2036 Plan relevant to the site and whether the Planning Proposal complies with each. While the proposal is strictly non-compliant with all but one of these controls, there is justification for each inconsistency.

As explained previously in this report, the inconsistencies with the proposed maximum and non-residential FSR controls under the draft 2036 Plan are acceptable. Further, the Planning Proposal report asserts that the proposed 3-storey podium maintains the scale of a 4-storey street wall height through generous floor to ceiling heights. Council agrees that this inconsistency is justifiable. Finally, Council also accepts the applicant's argument that the proposed reverse setback control would not be an appropriate design outcome on this site.

TABLE 4: Compliance with draft <i>St Leonards and Crows Nest 2036 Plan</i>			
Proposed Planning Control	Requirement	Concept Proposal	Complies
<i>Building Height</i>	16 storeys	16 storeys	Yes
<i>FSR</i>	6:1	6.4:1	No
<i>Non-residential FSR</i>	Minimum 1:1	1.7:1	Yes
<i>Street wall height</i>	4 storeys	3 storeys	No
<i>Street setbacks</i>	3m reverse setback	3m whole of building setback	No

The finalised 2036 Plan will be accompanied by a section 9.1 Direction requiring future rezoning and development to be consistent with the final Plan. The Draft Plan states that, under this Direction, Planning Proposals may be inconsistent with the Plan if, in addition to achieving the vision, objectives, planning principles and actions identified in the Plan, the proposal clearly demonstrates that better outcomes and supporting infrastructure can be delivered. For reasons outlined in the report above, the Planning Proposal demonstrates that, on balance, better outcomes and supporting infrastructure can be delivered through the uplift and public benefits proposed.

7.7.6 Draft North Sydney Local Strategic Planning Statement (LSPS)

New legislative requirements introduced by the NSW Government in March 2018, require all councils prepare a Local Strategic Planning Statement (LSPS) to guide future land use planning and development. The LSPS is required to be consistent with the Greater Sydney Regional Plan ('A Metropolis of Three Cities') and the North District Plan, providing a clear line-of-sight between the key strategic priorities identified at the regional and district level and the local and neighbourhood level.

Following receipt of a Letter of Support from the Greater Sydney Commission (GSC), Council adopted the North Sydney LSPS on 24 March 2020. This document sets out Council's land use vision, planning principles, priorities and actions for the North Sydney LGA for the next 20

years. It outlines the desired future direction for housing, employment, transport, recreation, environment and infrastructure. The LSPS will guide the content of Council's Local Environmental Plan (LEP) and Development Control Plan (DCP) and support Council's consideration and determination of any proposed changes to development standards under the LEP via Planning Proposals.

An assessment of the proposal against relevant North Sydney LSPS local planning priorities is undertaken in Table 5 below.

TABLE 5: Compliance with North Sydney Local Strategic Planning Statement	
Local Planning Priority	Comment
I1 – Provide infrastructure and assets that support growth and change	☑ The Planning Proposal is accompanied by a draft VPA that proposes to provide monetary and in-kind contributions to Council, commensurate with the growth and change proposed on this site.
I2 – Collaborate with State Government Agencies and the community to deliver new housing, jobs, infrastructure and great places.	☑ The proposal provides a housing and commercial floorspace offer that is generally consistent with that envisaged for the site and locality under the <i>North District Plan</i> , Council's Planning Study and the DPIE's draft 2036 Plan.
L1 – Diverse housing options that meet the needs of the North Sydney community	☑ The Planning Proposal provides capacity for a residential scheme incorporating a mix of household sizes.
L2 – Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community.	N/A
L3 – Create great places that recognise and preserve North Sydney's distinct local character and heritage.	☑ The proposed site-specific controls are generally consistent with standards set out in Council's Planning Study and the DPIE's 2036 Plan. The proposal scheme generally conforms with the emerging character of the locality and does not adversely impact local heritage.
P1 – Grow a stronger, more globally competitive North Sydney CBD	N/A
P2 – Develop innovative and diverse business clusters in St Leonards/Crows Nest	☑ The proposed amendments and concept proposal will cater to a range of business types and sizes by including a non-residential FSR above the standard set out in the draft 2036 Plan which, combined with the through-site link, will increase the attractiveness to a range of prospective occupants.
P3 – Enhance the commercial amenity and viability of North Sydney's local centres.	N/A
P4 – Develop a smart, innovative and prosperous North Sydney economy.	☑ The proposal contributes economically to St Leonards by providing a non-residential FSR that is above and beyond those stipulated for the site in Council's Planning Study and the DPIE's draft 2036 Plan. Although quantitatively a reduction on the current commercial offer, the proposed scheme could potentially yield a net increase in jobs through the inclusion of a modern, flexibly-designed commercial podium.
P5 – Protect North Sydney's light industrial and working waterfront lands and evolving business and employment hubs	N/A
P6 – Support walkable centres and a connected, vibrant and sustainable North Sydney.	☑ The Planning Proposal includes a draft VPA comprising an offer to create a pedestrian through-site link along the western boundary of the site and a monetary contribution of \$1.4 million towards the upgrade of Hume Street Park, both contributing to the attractiveness of the site and the locality at a pedestrian scale.

TABLE 5: Compliance with North Sydney Local Strategic Planning Statement	
Local Planning Priority	Comment
S2 – Provide a high quality, well-connected and integrated urban greenspace system.	☑ See comment above
S3 – Reduce greenhouse gas emissions, energy, water and waste	☑ While the site is sustainably located to take advantage of current and proposed public transport infrastructure, it is recommended that a draft GTP be prepared prior to any future public exhibition, to further explore measures to reduce car reliance and ownership and improve the share of walking, cycling, car share and public transport trips.
S4 – Increase North Sydney's resilience against natural and urban hazards	☑ The proposal site is not subject to flood or bushfire risk. Potential contamination risk can be addressed at any development application stage. The proposal is not expected to exacerbate urban heating in the locality.

7.7.7 Draft North Sydney Local Housing Strategy (LHS)

The Draft North Sydney Local Housing Strategy (LHS) establishes Council's vision for housing in the North Sydney LGA and provides a link between Council's vision and the housing objectives and targets set out in the GSC's *North District Plan*. It details how and where housing will be provided in the North Sydney LGA over the next 20 years, having consideration of demographic trends, local housing demand and supply, and local land-use opportunities and constraints.

Following public exhibition, on 25 November 2019, Council resolved to adopt the draft North Sydney LHS with an action to forward to the DPIE for their approval.

The draft North Sydney LHS identifies the potential for an additional 11,870 dwellings by 2036 under the provisions of NSLEP 2013 and proposed changes envisaged by the DPIE under the draft St Leonards and Crows Nest 2036 Plan. The draft 2036 Plan identifies planning controls to support the delivery of an additional 3,515 dwellings within the parts of the St Leonards and Crows Nest Planned Precinct located within the North Sydney LGA.

The concept proposal indicates an additional 65 residential apartments are to be accommodated on the site. This equates to approximately 2% of the anticipated dwellings to be accommodated within the B4 mixed use zone in St Leonards on a single site.

8. Community Consultation

There are no statutory requirements to publicly exhibit a Planning Proposal before the issuance of a Gateway Determination. However, Council sometimes receives submissions in response to Planning Proposals which have been lodged but are not determined for the purposes of seeking a Gateway Determination. The generation of submissions at this stage of the planning process, arise from the community becoming aware of their lodgement through Council's application tracking webpage. No submissions have been received to date.

9. North Sydney Local Planning Panel (NSLPP)

The Planning Proposal was considered by the NSLPP at its meeting on 1 July 2020 (refer to Attachment 2). The NSLPP endorsed Council's Report and Recommendation and supported the Planning Proposal to be forwarded to the DPIE for a Gateway Determination, subject to the provision of a special clause for the height of the building to exclude the lift overrun for access to the communal rooftop.

This recommendation was in response to the applicant's concerns that the Council's recommended revised building height control of 56m could potentially preclude the inclusion of a lift overrun as identified in the initial concept design. The final drafting of such a clause would not need to be completed before being forwarded to the DPIE, provided that its intent and operation are clearly communicated in the request for a Gateway Determination.

The NSLPP also noted that the Planning Proposal is consistent with the general strategic direction of both the State Government and North Sydney Council. It considered the timing in respect to any VPA to be a matter for Council and the applicant.

CONCLUSION

The Planning Proposal seeks to amend NSLEP 2013 to increase the maximum building height requirements and to incorporate new FSR and non-residential FSR requirements as it relates to the subject site.

The Planning Proposal is recommended to be supported as it:

- generally complies with the relevant Local Environment Plan making provisions under the Environmental Planning & Assessment Act 1979;
- generally complies with the Department of Planning, Industry and Environment's 'A Guide to Preparing Planning Proposals (August 2016)';
- on balance, does not contradict the ability to achieve the objectives and actions of high level planning strategies;
- is generally consistent with and promotes the desired future outcomes of the Council and community endorsed St Leonards / Crows Nest Planning Study for Precincts 2 & 3; and
- will facilitate a future building of a scale and bulk on the site that is unlikely to result in any significant adverse impacts on the environment or wider community, or has the ability to be appropriately mitigated as part of the development assessment process.

It is therefore recommended that Council resolve to support the forwarding of the Planning Proposal to the DPIE, seeking a Gateway Determination under s.3.34 of the EP&A Act 1979 subject to satisfactory amendments to the proposal and negotiation of the draft VPA.

To further investigate opportunities to reduce car reliance and ownership in favour of sustainable transport choices, it is recommended that a draft Green Travel Plan be prepared by the applicant prior to commencement of public exhibition of this Planning Proposal, addressing matters detailed in section 7.6.4 of this report.

Should a Gateway Determination be issued, the Planning Proposal and draft VPA should be exhibited concurrently, so as to allow the community a full appreciation of what is being proposed. Council will have the opportunity to execute the draft VPA following Council's consideration of a post-exhibition report.

REVISED PLANNING PROPOSAL

50-56 ATCHISON STREET, ST LEONARDS

5 FEBRUARY 2019
P5132
FINAL
PREPARED FOR EPIC LEISURE PTY LTD

URBIS

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1. INTRODUCTION

1.1. OVERVIEW

This Planning Proposal has been prepared by Urbis for Epic Leisure Pty Ltd (“the proponent”) to request that North Sydney Council amend the North Sydney Local Environmental Plan 2013 (NSLEP 2013). This report relates to the amended concept plans following the feedback and discussions between the proponent’s representatives and Council officers.

The planning proposal relates to the land at 50-56 Atchison Street, St Leonards (the site). The amendment will enable the development of a mixed-use retail/commercial and residential building on the site.

The proposed amendments to the NSLEP 2013 are as follows:

- Increase the building height control to from 20m to 57.9m (RL147.1) comprising 16 storeys at RL143.2 and top of lift overrun;
- Increase the minimum non-residential FSR control from 0.6:1 to 1.7:1; and
- Establish an overall maximum Floor Space Ratio (FSR) control for the site of 6.4:1.

1.2. REPORT STRUCTURE

The Planning Proposal has been prepared under Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). The NSW Department of Planning and Environment (DP&E) has prepared the following guidelines which have been considered in this planning proposal:

- *A Guide to Preparing Local Environmental Plans and*
- *A Guide to Preparing Planning Proposals.*

The report contains the following information:

- Description of the site and its context;
- Overview of the strategic context of the site;
- Summary of the local planning controls;
- Description of concept proposal;
- Statement of the objectives and intended outcomes of the proposal;
- Explanation of the ‘provisions’ of the proposal;
- A justification for the proposal;
- Proposed NSLEP maps;
- The expected process for community consultation; and
- An indicative project timeline.

The following supporting documents accompany the Planning Proposal:

- Concept Design Report - prepared by Kann Finch;
- Transport Impact Assessment – prepared by ARUP;
- Waste Management Plan – prepared by Elephants Foot;
- Building Services Report – prepared by Cardno;

2. SITE AND SURROUNDING CONTEXT

2.1. THE SITE

The site is known as 50-56 Atchison Street, St Leonards. As shown in **Figure 1**, the site has a primary street frontage to Atchison Street and secondary street frontage to Atchison Lane. The site is located between Oxley Street to the east and Mitchell Street to the west.



Figure 1 – Aerial Photograph of the Site

Source: Kann Finch

As shown in **Figure 2**, the site is located 400metres from St Leonards train station and around 200m from the nearest entrance to the future Crow's Nest metro station. The site is located on the eastern edge of St Leonards within walking distance of the St Leonards and Crows Nest town retail centres.

Figure 2 – Surrounding Context and Distance to existing and future stations



The site is occupied by two commercial buildings on separate titles as outlined in **Table 1** below.

Table 1 – Property Description and Existing Development

Property Description	Legal Description	Existing Development
50 Atchison Street	Lot 7 Sec 11 DP 2872	2 storey commercial building with frontage to Atchison Street and secondary vehicular access from Atchison Lane
52 – 56 Atchison Street	Lots 5 and 6 Sec 11 DP 2872	3 storey commercial building with frontage to Atchison Street and secondary vehicular access from Atchison Lane.

The site has a fall from east to west of 2.3 metres along Atchison Street. The site has an area of 1080 sqm comprising boundary dimensions as described in **Table 2** below.

Table 2 – Site Boundaries

Boundary	Description	Distance
Southern Boundary	Primary frontage to Atchison Street	30m
Northern (rear)	Secondary frontage to Atchison Lane	30m
Eastern boundary	Adjoins 58 Atchison Street.	36m
Western boundary	Adjoins 48 Atchison Street	36m

2.2. SURROUNDING CONTEXT

The site is located within the North Sydney Local Government Area (LGA). Administratively, St Leonards is split between North Sydney, Willoughby and Lane Cove LGA's.

St Leonards is located on Sydney's Lower North Shore. St Leonards is strategically located to high frequency public transport which connects it to the nearby centres of Sydney, North Sydney, Chatswood and Macquarie Park.

The land uses in St Leonards comprise a mix of uses including:

- Medical and hospital related uses associated with The Royal North Shore Hospital.
- Older B and C grade commercial office stock.
- Recently constructed and/or approved mixed use developments.

St Leonards is split east-west by the Pacific Highway and north-south by the North Shore Railway Line. St Leonards is undergoing urban renewal from a lower grade commercial office centre to a thriving mixed-use centre.

The urban renewal of St Leonards has been underpinned by:

- The existing strategic planning framework and priority precinct program.
- Ongoing major upgrade to the nearby Royal North Shore Hospital.
- Substantial State Government investment in the Sydney Metro and new Crows Nest Metro Station.

Recent developments include medium and high rise commercial and multi-storey mixed-use residential buildings. Some lower density residential uses remain on the fringe of the CBD to the east of Oxley Street. These areas are likely to undergo significant transition to higher densities as part of the priority precinct *St Leonards Crows Nest*. Currently under investigation by the NSW State Government.

Key land uses near the site include:

- **The Forum:** A 38 storey mixed use development built over the St Leonards railway station. The Forum includes local facilities including a supermarket, gym, restaurants and other essential services.
- **Royal North Shore Medical Precinct:** The Medical precinct comprises the Royal North Shore Hospital (RNSH), North Shore Private Hospital and the Northern Sydney Institute of TAFE. The hospital is a major employer and economic driver for the area.
- **Commercial offices:** The main commercial area is located east of the railway line. This area is characterised by a mix of commercial buildings, medical and allied health premises, hotel and residential apartments. No new commercial office buildings have been constructed east of the rail line for over 10 years.
- **Emerging mixed-use residential development:** St Leonards is undergoing transition to a mixed-use centre. New planned residential towers will transform the development profile and land uses within St Leonards. The centre will support greater diversity of uses including residential apartments above commercial podiums. At the street level, new retail uses provide activity which add to the character and vibrancy of the area.

2.2.1. Transport Network

St Leonards is a major public transport interchange. St Leonards station has one of the highest levels of rail and bus services in the Sydney Metro Area. Regular train services connect St Leonards to the major employment centres of Chatswood, Macquarie Park, Sydney CBD, and North Sydney.

The planned Crows Nest Metro station will be located close to the site south of Oxley Street and east of the Pacific Highway. The Metro will offer frequent and high capacity services to employment centres throughout Sydney.

Regular bus services connect surrounding suburbs to St Leonards Station. A bus interchange is located on the Pacific Highway south of the railway station. The interchange provides bus services to the Sydney CBD and Lane Cove, Chatswood, Epping and the Northern Beaches.

The Pacific Highway is a major regional road which connects to the M2 Motorway 2.5 kilometres to the north. The Pacific Highway continues further north to link with the M1 Pacific Motorway. The Pacific Highway provides the main route north linking Sydney to the Central Coast, Newcastle and the North Coast.

2.2.2. Royal North Shore Hospital

The Royal North Shore Hospital (RNSH) is a major regional hospital and serves the surrounding Local Government Areas (LGAs). The hospital is a principle tertiary referral centre and NSW Trauma Centre. RNSH also includes specialist state wide health services. RNSH is a tertiary teaching hospital of the University of Sydney (medicine, allied health), University of Technology, Sydney (nursing), and Australian Catholic University (nursing and allied health).

RNSH is currently undergoing a major upgrade. Construction of the Acute Care building was recently completed in 2015. A 10,000sqm "support zone" is also planned to complement the redevelopment of RNSH. This zone will include:

- Staff accommodation,
- Childcare facilities,
- Administration buildings, car parking, and
- Commercial / retail uses.

Health care services are significant employers within St Leonards. Based on 2011 census data, up to 25% of jobs within the suburb were provided by the health care sector. The importance of the health industry to local employment is emphasised within the North District Plan (GSC, 2018) and the Interim Statement for St Leonards and Crows Nest (DPE, 2017). Future development will leverage the existing medical assets to strengthen the role of the precinct. This will create knowledge-intensive jobs in the health, medical education and ancillary industries. This growth will support housing and infrastructure within the precinct.

2.3. ST LEONARDS DEVELOPMENT TRENDS

Recent high-density mixed use development has redefined the character of St Leonards. This transition is likely to continue over time as the NSW State Government implements strategic policies aimed at increasing residential densities and employment uses around future Metro stations.

High density residential uses will complement the existing employment functions of St Leonards. Mixed use development will enable the renewal of older commercial stock whilst also providing for additional housing. This renewal allows the commercial function of the centre to continue. Retail frontages will activate the precinct outside traditional office hours in the evening and on the weekends.

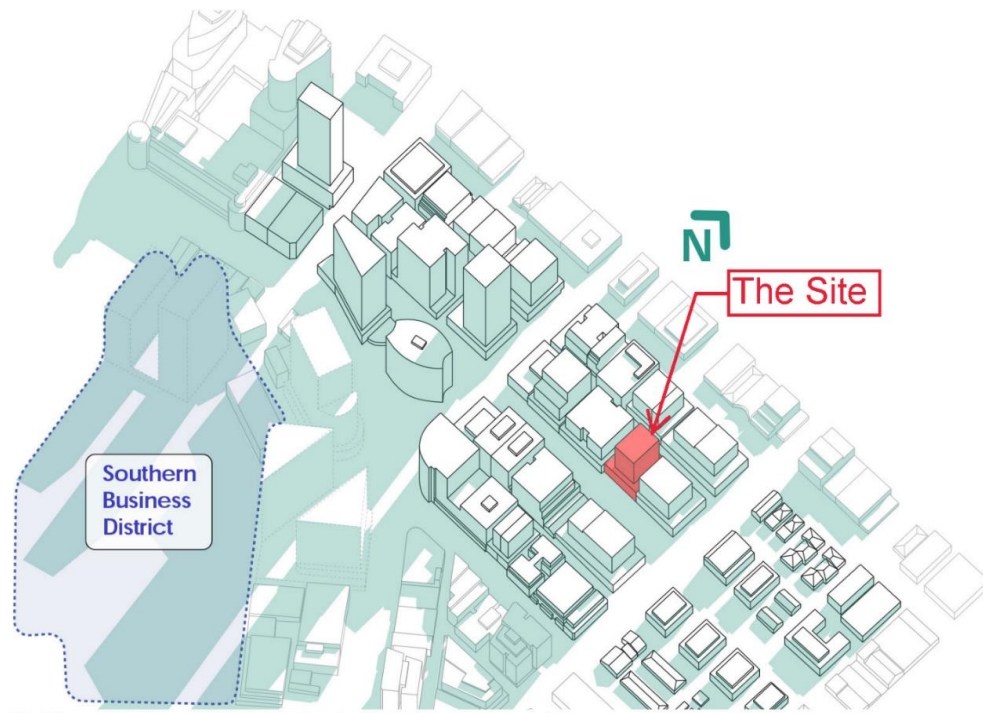
Major mixed use and residential projects being undertaken within St Leonards are detailed in **Table 3**.

Table 3 – Local Development (Major New Projects)

Site	Development	Building Height
23-25 Atchison Street	Planning Proposal	Increase building height to 56m as recommended by Council officers and as adopted by the North Sydney Local Planning Panel Minimum non-residential FSR 1.5:1 Total maximum FSR 6.3:1
84-90 Christie Street	Lane Cove LEP Amendment Gazettal (December 2017). DA to be lodged in December 2017.	46 storey mixed use residential tower
472-468, Pacific Highway	DA consent	42 storey mixed use residential tower and 28 storey mixed use residential tower
500, 504-520 Pacific Highway	DA under assessment	46 storey mixed use residential tower
619-621 Pacific Highway	Gateway Determination (November 2017)	50 storey mixed use residential tower
100 Christie Street	Planning Proposal lodged	36 storey mixed use residential tower
6-16 Atchison Street	Project completed	30 storey residential tower
1-13A Marshall Street	Current DA: Residential flat building	29 storey residential tower
71-79 Lithgow Street, 82-90 Christie Street, 84A Christie Street, and 546-564 Pacific Highway St Leonards	DA Determined November 2018	14 storey commercial building 26 storey mixed use tower 47 storey mixed use tower

Figure 3 illustrates the future built form as envisaged by the St Leonards/ Crows Nest Planning Study Precinct 2 and 3.

Figure 3 – Subject Site in Future Indicative Built Form Context



Source St Leonards and Crows Nest Planning Study – North Sydney Council

3. EXISTING PLANNING CONTROLS

3.1. NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

The *North Sydney Local Environmental Plan 2013* (NSLEP 2013) applies to the site. The key provisions and objectives are summarised in **Table 4**

Table 4 – North Sydney LEP 2013 – Key Development Parameters

Parameters	Control	Objectives
Zoning B4 – Mixed Use	<i>Residential flat buildings</i> <i>Commercial premises and Shop top housing</i> are permitted with consent.	<ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To create interesting and vibrant mixed-use centres with safe, high quality urban environments with residential amenity. To maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses concentrated on the lower levels and residential uses predominantly on the higher levels.
Clause 4.3 Building Height	20m	<p>(a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,</p> <p>(b) to promote the retention and, if appropriate, sharing of existing views,</p> <p>(c) to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,</p> <p>(d) to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,</p> <p>(e) to ensure compatibility between development, particularly at zone boundaries,</p> <p>(f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.</p>
Clause 4.4 Floor Space Ratio	Minimum non-residential FSR 0.6:1	<p>(a) to provide for development with continuous and active street frontages on certain land in Zone B1 Neighbourhood Centre, Zone B4 Mixed Use and Zone SP2 Infrastructure,</p> <p>(b) to encourage an appropriate mix of residential and non-residential uses,</p> <p>(c) to provide a level of flexibility in the mix of land uses to cater for market demands,</p> <p>(d) to ensure that a suitable level of non-residential floor space is provided to promote employment and reflect the hierarchy of commercial centres.</p>

4. CONCEPT PROPOSAL

4.1. INDICATIVE CONCEPT SCHEME

Kann Finch have prepared a revised Design Report (**Appendix A**) and Architectural Concept (refer **Appendix B**) to inform this Planning Proposal

The following factors informed the development of the amended proposed concept design:

- *St Leonards and Crows Nest 2036 – Draft Plan*
- *St Leonards Crows Nest Planning Study – Precinct 2 and 3;*
- Feedback and discussions from Council staff that occurred between July and October 2018 to reduce the number of storeys and height by:
 - The reduction in the number of storeys to a 16 storey building height comprising a 3 storey podium and 13 storey residential tower.
 - The deletion of the mezzanine level resulting in reduced commercial floor space by 391sqm;
 - A reduced podium height but maintaining a 3 storey podium height which visually reads as an equivalent 3 – 4 storey podium height;
 - Overall reduced height to 16 Storeys (RL143.2) which is 54.2m to the parapet but noting a future lift overrun will extend above this maximum height by approximately 3.9m to RL 147.1.
- Existing and future development context;
- Public domain presentation;
- Street activation; and
- Residential amenity;

A concept design has been prepared which reflect the proposed controls and includes:

- Indicative basement car parking arrangements;
- Ground level street address; which are setback from the Atchison Street and Atchison Lane frontages.
- Above ground commercial uses, and
- Typical floor layouts of the residential apartments above with rooftop communal open space;
- Opportunities for public domain improvements on both street frontages.

The key parameters of *State Environmental Planning Policy 65 Design Quality of Residential Apartment Development* (SEPP 65) have been considered within the concept design including:

- Building separation and setbacks;
- Solar access and cross ventilation;
- Communal open space at the rooftop;
- Apartment and balcony sizes, and
- Ceiling heights.

4.2. DESIGN CONSIDERATIONS

The key features of the Preliminary Concept Design are summarised in **Table 5** below: Photomontages of the proposal are illustrated at **Figure 4**.

Table 5 – Summary of the key features.

Element	Proposed
Land uses	Ground Floor - retail/commercial uses with retail frontages to Atchison Street and partly to Atchison Lane services and vehicle entry (Atchison Lane). Levels 1 and 2 – commercial offices
New pedestrian through site link	A covered connection along the western boundary to create a north-south pedestrian link that connects Atchison Street to Atchison Lane to be delivered as part of a Voluntary Planning Agreement.
Indicative yield	1,855m ² retail/commercial GFA 65 residential apartments.
Gross Floor Area (GFA) / Total FSR	6887m ² / 6.4:1
Non-residential floor space (GFA/ FSR)	1,844m ² / 1.7:1
Building height	54.2m – to top of parapet, 16 Storeys (RL143.2) NB. This height does not include the lift overrun required to access the communal open space area at the roof. When the lift overrun is included, the maximum building height increases to 58.1m (RL147.1)

Figure 4 – Photomontages of Proposed Podium and Tower



Picture 1 – Photomontage of the Proposal looking north west along Atchison Street



Picture 2 – Photomontage of the Proposal looking south east along Atchison Street

Source: *Kann Finch*

4.2.1. Basement

Parking and building services will be located within the basement. The concept design illustrates 3 levels of basement parking accessed from Atchison Lane. Allowance has been made within the basement design for car, motorcycle and bicycle parking. Detailed design of the car park basement and total overall spaces will be subject to detailed design during the development application stage and will be consistent with the maximum rate of provision within the DCP or RMS Guide to Traffic Generating Development whichever is the lesser.

4.2.2. Ground Floor & Podium

The ground floor and podium concept plans provide the following:

- Three retail tenancies between 68sqm and 85sqm at ground level.
- The commercial floor space on Levels 1 and 2 has been sized to accommodate a range of business types and formats and includes:
 - A 672sqm commercial tenancy at Level 1 which accounts for the double height void over the proposed through site link.
 - A 843sqm commercial tenancy at Level 2,
- Separate lobby access for the retail uses fronting Atchison Street.
- A new covered pedestrian through site link with double height void adjacent to the western site boundary between Atchison Street and Atchison Lane. Lobby access to the main entry is also available from the through site link.
- The retail tenancies are designed to front Atchison Street, Atchison Lane and also to the pedestrian through site link.
- Vehicular access to the basement and carpark via Atchison Lane.

- At grade loading dock and waste collection area accessed from Atchison Lane.
- Separate commercial and residential waste storage areas adjacent to loading dock.

As detailed in the accompanying Design Report (**Appendix A**) and illustrated in **Figure 4** and **Figure 5** the ground floor and podium has been based on these key design principles:

- Clearly defined building entry to the residential and commercial lobby
- A safe and well-lit forecourt and through site link which encourages pedestrian movement and permeability between streets and activates the extensive ground floor retail spaces which front both Atchison Street and the through site link.
- A high amenity, fine grain public domain enhanced by paving, street furniture, pedestrian focused lighting, outdoor seating areas and landscaping.
- A podium that provides a distinct human scale at the ground level whilst providing high quality and functional commercial tenancies in the levels above.
- A podium setback that maximises sunlight to the surrounding public domain.

Figure 5 – Photomontages of proposed podium and through site link



Picture 3 – Photomontage of the proposed podium from the southern side of Atchison Street

Source: *Kann Finch*



Picture 4 – Photomontage of the proposed through site link
Source: Kann Finch



Picture 5 – Photomontage of the proposed lobby
Source: Kann Finch

4.2.3. Tower Form

The proposed tower has a height to the parapet of 54.2m (RL 143.2). An allowance for an additional 3.9m height to the top the lift overrun is required, approximately 58.1m (RL147.1) to provide access an area for communal open space at the rooftop.

Council have advised the applicant that it is their preference to set the maximum building height at the parapet level and deal with any future lift overruns under clause 4.6 of the NSLEP 2013.

It is the applicant's preference to include the lift overrun in the maximum overall height for maximum certainty. When the lift overrun is included, the maximum building height increases to 57.9m (RL147.1)

The future development will provide a mix of unit types as follows:

- 26 one-bedroom apartments (40%)
- 13 one-bedroom apartments plus study (20%)
- 26 two-bedroom apartments (40%)

The slender tower design will have a typical floorplate GFA of 388sqm. A typical level will accommodate up to 5 apartments

The Design Report provided states that

"The residential floors have minimum ceiling heights to living/dining/bedrooms of 2.7 metres and 2.4 metres to non-habitable spaces. The floor to floor height is typically 3.1 metres.

Each apartment has access to a private open space with which meet the minimum areas requirements within the SEPP 65 Apartment Design Guide. A landscaped roof terrace will provide a communal area for the future residents.

Four of the five apartments per floor are dual aspect enhancing overall sunlight and natural ventilation.

A minimum of 2 hours direct sunlight between 9:00am & 3:00pm in mid-winter will be enjoyed by more than 72% of the apartments. Similarly, more than 80% of apartments will be naturally cross ventilated.

Each apartment has access to a minimum private storage space that will be provided via a combination of space within the apartment or secure storage cage within the basement levels."

Public Benefit Offer & Voluntary Planning Agreement

A Letter of Offer for a Voluntary Planning Agreement has been prepared and will be submitted to Council under separate cover. The Letter of Offer proposes the following public benefits:

- **A new through site link** between Atchison Street and Atchison Lane, approximately 5.6 m wide and limited in height to 7.2 – 7.5 m above ground floor level. The Through Site Link will improve pedestrian circulation, to encourage active street frontages at ground level and to improve the amenity of the public domain.
- **A 3-metre building setback** from the Atchison Street boundary to improve pedestrian circulation, to encourage active street frontages at ground level and to improve the amenity of the public domain.
- **Monetary Contribution** – for the upgrade works to Hume Park.

The Draft Special Infrastructure Contribution (SIC) for St Leonards and Crows Nest is currently on public exhibition which states a contribution amount \$15,100 for each additional dwelling within the contribution area. This SIC will apply to future development of the site and is proposed to fund State and regional infrastructure items such the Hume Street Park expansion. As such, it is expected that any SIC paid by the proponent would also be used to fund the works to Hume Street Park.

Discussions with Council officers identified that it is not intended to 'double up' on the contributions towards the Hume Park upgrades and expansions. However, the Draft SIC identifies that planning proposals and developments undertaken before the SIC is in place, the Department will require that planning proposals

include a satisfactory arrangement requirement to ensure the infrastructure is provided by way of a VPA with the Minister for Planning.

The formal Letter of Offer for a VPA letter of offer will be issued to Council separately. The VPA offer will inform further Council discussions including mechanisms to ensure that the proponent is not charged twice for the Hume Street Park works, once by the Council and once by the Minister for Planning. It is intended that the draft VPA will be exhibited with the Planning Proposal following Gateway Determination.

5. PLANNING PROPOSAL ASSESSMENT

This Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 with consideration of DPE's *A guide to preparing Planning Proposals* (August 2016).

Accordingly, the proposal is discussed in the following parts:

- **Part 1** – A statement of the objectives and intended outcomes.
- **Part 2** – An explanation of the provisions that are to be included in the proposed LEP.
- **Part 3** – The justification for the planning proposal and the process for the implementation.
- **Part 4** – Mapping.
- **Part 5** – Details of community consultation that is to be undertaken for the planning proposal.
- **Part 6** – Project timeline.

An assessment of the proposal against the above parts is outlined in the following sections.

6. OBJECTIVES & INTENDED OUTCOMES & EXPLANATION OF PROVISIONS

6.1. OBJECTIVES

The primary objective of the Planning Proposal is to amend the NSLEP 2013. The amendments will provide for the urban renewal of the site to accommodate a mixed-use development on the site with a taller building form.

6.2. INTENDED OUTCOMES

The intended outcomes of the planning proposal are as follows:

- To satisfy State Government objectives to grow jobs, housing and infrastructure within the St Leonards health and education precinct and priority precinct.
- To enable the redevelopment of the land in a manner consistent with the building height and FSR parameters envisaged by the St Leonards/Crows Nest Planning Study (Precincts 2 and 3).
- To integrate the subject site with the surrounding area through improvements to adjoining public domain spaces.
- To deliver significant public domain improvements including active street frontages, high quality public domain and improved connectivity between the St Leonards train station and surrounding areas.
- To provide a mixed-use development with residential commercial and community facilities that will contribute to the creation of a vibrant and active community
- Contribute to the rejuvenation of St Leonards by encouraging and supporting development activity and supporting the diverse mixed-use nature of the precinct.

6.3. EXPLANATION OF PROVISIONS

The Planning Proposal seeks to amend the NSLEP summarised in **Table 6**

Table 6 – Existing Controls and Proposed Amendments

Parameter	Existing Standard	Amended Standard	Map Amendment
Building Height	20 metres	RL147.1 (58.1m) including lift overrun and RL143.2 (54.2m) to top of building parapet.	<i>NSLEP, 2013 Height of Buildings Map-Sheet HOB_001</i>
Minimum non-residential FSR	0.6:1	1.7:1	<i>NSLEP 2013 Minimum non-residential Floor Space Ratio Map-Sheet LCL_001</i>
Total maximum FSR	Not applicable	6.4:1	<i>NSLEP 2013 Maximum Floor Space Ratio Map-Sheet FSR_001</i>

7. JUSTIFICATION

7.1. NEED FOR THE PLANNING PROPOSAL

Q1 - Is the planning proposal a result of any strategic study or report?

North Sydney Council completed and endorsed a strategic review of its planning framework for the St Leonards/ Crows Nest area in 2015. The St Leonards/ Crows Nest Planning Study – Precinct 2 and 3 (the ‘Planning Study’) explored opportunities to intensify development across the area. The Planning Study found that capacity is available to support more intensive development within St Leonards.

The site is located within Precinct 3 of the study area. The study recommends a future building height of 16 storeys for the site. The study includes 6 design principles which relate to building height. These design principles are addressed in **Table 7** and in the Design Report at **Appendix A**.

Table 7 – St Leonards/Crows Nest Planning Study – Building Height Design Principles.

Design Principle	Comment
Reinforces the desired character of the area;	The proposed building height contribute towards the high-density character of the St Leonards Centre and will adopt a distinct podium element with a slender tower form.
Adheres to the setbacks, podium height, ground level and above podium setbacks illustrated in maps 6A and 6B;	<p>The proposed built form with podium element will accord with the established adjacent podium and provide opportunity for a range of retail uses that will activate Atchison Street and contribute to the desired future main/civic street function.</p> <p>Pedestrian amenity and public benefit will be enhanced by achieving a 3m podium setback to the Atchison Street frontage and 1.5m to Atchison Lane.</p>
Maximises sunlight access to streets, Mitchell Street Plaza, and the linear parks;	<p>As shown in the accompanying shadow diagrams. The north south orientation of the proposed slender tower will result in faster moving shadows over the public domain and maximise sunlight to streets.</p> <p>The proposal will have minimal impact to the proposed linear park along Oxley Street. The building height proposed in storeys is no higher than the 16 storey height limit envisaged under the Planning Study.</p>
Maximises sunlight access and view sharing of nearby residences;	<p>The proposal maximises solar access to nearby residences though the proposed tower setbacks and slender form which allows for greater solar penetration between buildings.</p> <p>There will be some impact to views to the east from the adjacent building to the west. Generally, the eastern elevation windows are secondary windows to living spaces or bedrooms and studies.</p> <p>Whilst views to the Sydney CBD are restricted by the built form of the Nexus building at No. 15 Atchison</p>

Design Principle	Comment
	<p>Street the orientation of the living areas and balconies within this building means some regional and city views to the north and south can be maintained.</p> <p>Any visual aspect impacted from neighbouring lower-scale properties is reasonable. The proposed height is consistent with the planning study and the impact is considered consistent with those impacts envisaged by the Planning Study.</p>
Provides a high level of residential amenity;	The proposed building height enables the building to achieve a high level of internal amenity including solar access and cross ventilation that is consistent with the requirements of the ADG.
Creates a safe, comfortable, accessible, vibrant, and attractive public realm and pedestrian environment.	The proposed podium setbacks are consistent with the Planning Study and as such contributes to the overall quality and usability of the public domain. The proposed building height and tower setbacks will allow sunlight to access the street level providing greater pedestrian amenity and comfort.

Q2 - Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The site is a logical and appropriate place to concentrate future growth within the North Sydney LGA. This is because the site is located within an area designated for future growth. The site is located close to services and public transport infrastructure. The planning proposal is the best means of achieving the objectives and intended outcome of the proposal. The alternative means of achieving the objectives are considered in **Table 8**.

Table 8 – Options to achieve objectives.

Option	Comment
Option 1: do nothing	Without an amendment to the statutory planning controls, the proposed Design Concept for the site cannot be achieved. This means that the associated public benefits and desired building outcome by Council in its strategic study would be lost.
Option 2: - Schedule 1 site specific clause to permit additional floor space and building height;	This approach is undesirable and is best utilised for adding 'additional permitted uses' to a zone rather than increasing built form controls such as building height and/or floor space.
Option 3: Amend the Height of Building and FSR maps	This option is considered most conventional means to give statutory effect to the proposal. Option 3 allows for the relevant strategic and site-specific merits of the proposal to be considered by Council, the DP&E, local community and relevant agencies.

7.2. RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Q3 - Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Planning Proposal demonstrates strategic merit through its consistency with the objectives and actions of the applicable strategic plans and policies discussed below.

7.2.1. NSW State Plan 2021

The *New South Wales State Plan* sets the strategic direction and goals for the NSW Government across a broad range of services and infrastructure. The State Plan nominates one of the key challenges for the State as being the planning challenges that arise from continued population growth.

The increased density proposed, and future redevelopment of the site is consistent with the State Plan. This is because the proposal will provide jobs and encourage housing diversity in a location close to nearby services and facilities.

7.2.2. Greater Sydney Region Plan (2017)

The *Greater Sydney Region Plan* (GSRP) continues the themes provided in the previous *A Plan for Growth Sydney*. The GSRP focuses on providing infrastructure to increase access to services and employment, via the three cities of Sydney.

Ten directions have been defined to direct growth within the identified districts. The site is within the North District. The North District Plan was finalised in March 2018. The GSRP housing targets for the North District as follows:

- A 0-5 year target of **25,950**;
- A 20-year target of **92,000**.

St Leonards and Crows Nest are identified as a Priority Growth Area and Urban Renewal Corridor. St Leonards forms part of the Eastern Economic Corridor and is defined as one of Greater Sydney's nine commercial office precincts. St Leonards, Frenchs Forest and Macquarie Park are defined as a Collaboration Area and will share resources and investment across the area.

The proposal is consistent with the objectives of the GSRP for these reasons:

- The proposal optimises the use of infrastructure given its strategic location close to existing and planned rail services. The proposal's location will encourage usage of existing and new public transport infrastructure.
- The proponent will collaborate with Government to ensure that residential growth provided will benefit the local community. This will be achieved through potentially a mix of state and local developer contributions and provision of a pedestrian through site link and towards the improvement of Hume Park.
- The proposal provides housing supply through the provision of 65 new dwellings. The new dwellings will contribute to the short to medium term housing targets for the North District. The proposal focuses on 1 and 2-bedroom apartments to deliver a range of apartment types and sizes to cater for the growing population in St Leonards.
- The proposal's strategic location integrates land use and transport and supports the creation walkable and 30-minute cities.
- The proposal will offer upgraded commercial space to revitalise investment and business activity within St Leonards. These spaces will support a globally competitive health, education precincts and supply more jobs.
- The proposal will enhance public open spaces and access around the site through public domain upgrades and provision of a through site link.
- The proposal will contribute to providing an efficient city. The proposal will promote walkable neighbourhoods and low carbon transport options. The site is near to existing and future public transport, services which will reduce private car use.

7.2.3. North District Plan (2018)

The site is located within North District of Greater Sydney. The revised *North District Plan* reflects changes to the districts and the broader vision of Sydney as a three-city metropolitan region.

The key targets of *North District Plan* are below:

- Housing – an additional 92,000 dwellings by 2036.
 - North Sydney has a 5-year housing target of 3,000 new dwellings.
- St Leonards has a baseline job target of 54,000 and an upper level target of 63,500 by 2036.

The proposal is consistent with the *North District Plan* and the identified 'Actions' for St Leonards for these reasons:

- The proposal provides housing near to services, jobs and transport. The proposal delivers more jobs and residential capacity to leverage off the NSW State Government's significant investment in the Sydney Metro.
- The proposal is consistent with the productivity objectives of the plan and will grow jobs in the centre. The proposal upgrades older commercial floor space to suit a wider range of businesses and services. The mixed-use proposal will deliver an integrated land use and transport outcome which promotes the 30-minute city.
- The proposal will increase housing capacity in St Leonards. The proposal will foster liveable healthy communities by ensuring people can live where they can access jobs, transport and services without a car.
- The proposal will contribute to providing services and social infrastructure through a proposed VPA.
- The proposed renewal will contribute to creating a vibrant and active local centre with high quality public spaces. Active retail frontages will be provided to both Atchison Street and the proposed through site link.
- The proposal delivers high quality open space by providing opportunities to beautify the site's street frontage. A new public through site link will contribute to the network of accessible pedestrian spaces in the centre.

7.2.4. St Leonards and Crows Nest 2036 – Draft Plan

The *St Leonards and Crows Nest 2036 – Draft Plan* (Draft Plan 2036) was released by the DP&E in October 2018 and is part of a suite of documents which provide a framework for positive change in Crows Nest and St Leonards. These documents include:

- Draft Local Character Statement,
- Draft Green Plan,
- Draft St Leonards and Crows Nest 2036 Plan, and
- Draft Special Infrastructure Contribution Scheme.

These documents, currently on exhibition identify opportunities for renewal and rezoning in St Leonards and Crows Nest and is based on a vision for growth and improvement in the area to 2036. The plan has also been closely informed by community aspirations as identified in the draft Local Character Statements. A draft Special Infrastructure Contribution Scheme has been developed alongside the draft Plan to assist with funding and delivery of State and regional infrastructure to support the areas sustainable growth.

The Draft Plan is consistent with the strategic direction for the area and has been shaped by the principals within the Region and District Plan.

The Planning Proposal is aligned with the guiding design principles relating to Place, Landscape, Built Form, Land Use and Movement outlined within the Draft Plan as demonstrated in **Table 9**.

Table 9 – Alignment with the St Leonards and Crows Nest 2036 – Draft Plan

St Leonards and Crows Nest Draft Plan	Planning Proposal Response
Vision	
Place	
<i>A vibrant community</i>	The proposal will contribute to achieving a vibrant community within what Council intends to be St Leonards main civic street. The proposal will provide an activated frontage and ground plane with a new through site link that will promote a thriving 18-hour economy.
<i>A place that protects its past</i>	The proposal will not impact on any Heritage Items or Heritage Conservation Areas.
Movement	
<i>An accessible place</i>	An activated ground plane with through site link to Atchison Lane will enhance the public domain as an easy place to walk and move through.
Built Form	
<i>A well designed place</i>	The Planning Proposal will positively contribute to the emerging character of St Leonards. The proposal is compatible in height, scale and orientation with the future built form. The proposal complements the existing character and varied (higher and lower) planned building heights on surrounding sites.
Land use	
<i>An employment hub</i>	The Planning Proposal supports a range of diverse retail, employment and residential uses. These uses will be delivered on a site which has historically been commercial only. The proposal will contribute to achieving a genuine mixed-use precinct within the St Leonards CBD.
<i>A home for people of all ages</i>	The planning proposal will facilitate a future residential development that will provide a mix of homes to the diverse range of people within the area.
Landscape	
<i>A greener place</i>	The proposal does not impact upon the provision of parks and public green spaces in the immediate vicinity.
Guiding Design Principles	
Design Criteria The following design criteria should be considered for future development in the area:	

St Leonards and Crows Nest Draft Plan	Planning Proposal Response
Meet solar height planes in this Plan (identified in figure 11 on page 26).	The proposed built form does not impact upon the areas identified in Figure 11.
Consideration of quality streetscape aspects such as setbacks, street wall height and heritage buildings.	The proposed street wall and setbacks respond to the context of the site which slopes down to the east. The three-storey setback retains consistency with the built form objectives of Council's St Leonards and Crows Nest Study. The planning proposal will facilitate a high-quality mixed-use residential development with active ground floor uses and a through site link to Atchison Street that reinforces a human scale and provides greater pedestrian amenity and areas for outdoor dining.
Acknowledge key views and vistas such as key long-distance vistas which offer sky views, and vistas where a building may terminate the view.	The built form and height is generally consistent with the controls envisaged for the site under the draft Plan and as such will not significantly impact on key long distance views and vistas.
Avoid a monolithic street wall effect through the distribution of higher buildings.	The proposed 3 storey podium avoids a monolithic street wall effect as it provides a step down consistent with the topography with slopes down to the east.
Transition heights from high rise areas down towards existing lower scale areas, including areas not proposed for height changes, and Willoughby Road.	Building Heights are consistent with the overall heights envisaged for this section of Atchison Street of 16 storeys.
Area wide Design Principles	
Place	
Ensure new development retains and enhances important heritage elements by using sympathetic building materials and preserving key views and vistas.	Whilst not within a Heritage Area, building materials will be selected at detailed design stage as part of a future Development Application.
Retain and enhance the village atmosphere in and around Crows Nest, particularly along Willoughby Road.	The proposal is not located within Crows Nest or Willoughby Road and as such will not impact on the village atmosphere. However, the proposed retail spaces will contribute towards Council's plans for activating Atchison Street as a main street.
Ensure no additional overshadowing of public open spaces and important places in accordance with solar access controls identified on page 49 of the Plan.	The shadow diagrams demonstrate that there will be no additional overshadowing of the public open spaces within this figure.
Apply casual surveillance and universal access principles to new development to	Casual surveillance of the public domain can be achieved through the active uses on the ground floor fronting the

St Leonards and Crows Nest Draft Plan	Planning Proposal Response
create a safe, inclusive and comfortable environment.	new through site link and Atchison Street. Universal access principles will be considered as part of the detailed design.
New development should have consideration to wind impacts demonstrated through a wind assessment	As illustrated in the concept design report the proposed building has been designed to include an awning that will provide further protection to the public domain. A wind assessment can be provided at the Development Application stage once the detailed design is further progressed.
Landscape	
New buildings adjoining Hume Street Park should contribute to the village green atmosphere. They should also provide an active frontage to the park and encourage connections between Willoughby Road, Hume Street Park and Crows Nest Sydney Metro Station.	The site does not front Hume Street Park.
New development along Chandos, Oxley and Mitchell Streets should provide wider setbacks to enable the creation of greener streets.	Not applicable.
New development adjoining the new green link should contribute to its landscape character. For example, planter boxes, lighting, green walls, deep planting, landscaped setbacks and forecourts.	The development does not adjoin the new green link.
New development in nominated areas along Pacific Highway should be setback 3 metres and incorporate elements such as avenue planting, below ground setbacks for deep soil planting.	The development is not located on the Pacific Highway.
Incorporate new street trees to improve the overall tree coverage in the area	Street trees and landscaping of the public domain will be considered at detailed design stage.
Built Form	
Consider cumulative impacts of new developments on existing areas, including overshadowing, wind impacts and view loss.	The proposal is consistent with the expected built form envisaged by the St Leonards and Crows Nest Study. Overshadowing impacts are discussed in section 7.3.1 of this planning proposal.
Contain taller buildings between St Leonards Station and Crows Nest Station and on nominated significant sites along the Pacific Highway.	The built form is consistent with this approach being on Atchison Street between St Leonards and the proposed Crows Nest Train Station.

St Leonards and Crows Nest Draft Plan	Planning Proposal Response
In transition areas between low and high-rise developments, new development should consider the prevailing scale and existing character in the design of their interfaces.	The proposal is not located within a transition area.
New building design should provide high on-site amenity and consider street width and character by providing ground and upper level setbacks and awnings to achieve a human scale at street level.	<p>The building envelope has considered amenity. The podium will be setback 3m from the boundary with an awning provided over the footpath along Atchison Street. A 3.25m rear setback will be provided from the Podium to Atchison Lane.</p> <p>Upper level tower setbacks will 6m to the side boundaries, allowing for a well separated built form with access to light and air.</p> <p>Approximately 75% of the street edge is activated by retail space and residential/commercial lobbies. A new through site link will be provided which will include entries to new retail tenancies.</p>
Land-Use	
Ensure new development contributes to a range of dwelling types in the area to cater for all life cycles.	The concept design submitted with the Planning Proposal demonstrates the ability to provide a range of dwelling types.
Protect key industrial land at Artarmon that services much of the North Shore.	Not applicable
Ensure new employment sites in the area cater to a range of business types and sizes.	The retail and commercial spaces within the podium have been appropriately sized to cater for a range of business types and sizes.
Foster development of high technology and health related uses in the light industrial area to support the surrounding hospitals	Proposal is not located within the light industrial area adjacent to RNSH Hospital however could support such uses if required.
Investigate locations for a new primary and high school in the area to support the growing community.	Not applicable.
New development in the mixed-use zone should contribute to delivery of active streets by providing a range of uses at ground floor.	An active street frontage will be provided with retail spaces fronting Atchison Street and the new through site link.
Protect large commercial core zoned sites to ensure employment uses are protected into the future.	Site is zoned mixed use however still provides over the required amount of commercial floor space

St Leonards and Crows Nest Draft Plan	Planning Proposal Response
Movement	
New development should contribute to the improvement of the walking and cycling network in the area as well as help to connect to wider regional areas.	The proposed through site link contributes to the improvement of walking and cycling network in the area.
Identify opportunities to improve safety along existing pedestrian and cycling routes.	The proposal improves safety for pedestrians through the upgraded public domain and provision of a through site link. The proposal will have no impact on the existing bike lane on the opposite side of Atchison Street.
New development should encourage use of public transport and reduce the need to use a private car. Innovative solutions such as car sharing are encouraged.	The number of car parking spaces will be determined through the detailed design and will consistent with the maximum rates within the North Sydney Development Control Plan. The accompanying TIA has recommended that <ul style="list-style-type: none"> Secure bicycle parking be provided, and Travel Demand Management measures such as a Green Travel Plan be implemented to improve the mode share of public transport and active transport.
New commercial developments should incorporate end of trip facilities to encourage more people to walk and cycle to work.	End of trip facilities for the commercial component can be considered at the detailed design stage.
Relevant Actions	
Place	
Change the layout of Atchison Street to encourage reverse setbacks to support more active uses and allow for green elements such as planter boxes	The proposed built form has been developed in consultation with Council officers and includes a 3m setback to the podium along Atchison Street with an awning. This allows more area for the public domain at ground level improving the human scale and fine grain elements and encouraging activity around the new through site link
Built form	
Provide transitions between areas of change and no change when amending planning controls and include controls relating to solar amenity and configuration.	The site is within an area undergoing change to higher densities.
Amend planning controls to implement appropriate setbacks and street wall heights as shown in figure 26 and 27 Street Wall – 4 Storeys	The proposed 3 storey podium maintains the scale of a 4-storey podium/street wall through generous floor to ceiling heights albeit with a 3m setback rather than the reverse setback approach recommended within the Draft Plan.

St Leonards and Crows Nest Draft Plan	Planning Proposal Response
Amend planning controls to maintain a combination of mixed use and stand-alone commercial zones.	<p>The objective of this Planning Proposal will deliver genuine mixed-use outcome for this site, which would incorporate a range of land uses including:</p> <ul style="list-style-type: none"> • Retail – located on the ground floor with active frontages to Atchison street. A 'through site link' with active frontages will also be provided between Atchison Street and Atchison Lane. • Commercial –commercial/non-residential space in the podium which could include flexible office floor space, or enterprise or learning hub • Residential – apartments within the tower with a mix of dwelling types
<p>Amend planning controls to adopt reverse setbacks and active street frontages to improve the interface between new buildings and the public domain along Atchison Street.</p> <p>Reverse Setbacks – 3m</p>	Reverse setbacks are not considered an appropriate design outcome on this site, the increased 3m setback allows for greater public space at the front of the building which will contribute to the active areas provided adjacent to the new through site link. An awning will contribute to mitigating potential wind impacts to the public domain.
<p>Amend planning controls to stipulate heights as outlined in figure 24.</p> <p>16 Storeys</p>	The proposal is for a 16-storey building with height to the parapet of 54.2m (RL143.2). The lift overrun will be required to extend a further 3.9m above 16 storeys (RL 147.1) in order to access a rooftop communal open space area which will enhance amenity for residents.
Overall FSR – 6:1	As noted the Planning Proposal intends an overall FSR of 6.4:1. However the proposal provides a non-residential component of 1.7:1 which is 0.7:1 over the minimum requirement within the Draft Plan of 1:1,0.2:1 over the minimum requirement in the St Leonards and Crows Nest Study of 1.5:1 and 1.1:1 over the minimum requirement in the current NSLEP 2013.
Council's can still consider and progress planning proposals for individual sites and the St Leonards South area while this plan is being finalised.	The planning proposal was submitted to Council prior to the release of the Draft Plan 2036, as such it is requested that Council consider and progress the proposal which was based broadly on Council's adopted St Leonards and Crows Nest Planning Study.
Land Use	
Balance commercial and residential uses within the St Leonards Core with a minimum non-residential floorspace requirement for mixed use zones in planning controls while retaining B3 Commercial Core zoning on appropriate sites (see figure 25).	The proposal achieves this through its provision of 1,844 sqm (1.7:1) of non-residential floor space which is 764sqm over the minimum requirement within the Draft Plan (1:1) and 224sqm over the minimum within the St Leonards and Crows Nest Study of 1,620sqm (1:5:1).

St Leonards and Crows Nest Draft Plan	Planning Proposal Response
Amend the planning controls to specified minimum non-residential floorspace on B4 Mixed Use sites proposed for the greatest density. Minimum Non-Residential Floor Space 1:1	Achieved refer above.
Government alliance to investigate the introduction of Complying Development Provisions for cafes, restaurants and retail with extended trading hours. Introduce active street frontage provisions into the planning controls for Atchison Street and Clarke Lane.	Active street frontage has been provided to Atchison Street and the proposed through site link.
Investigate options to provide appropriate flexibility in planning controls to allow allied health uses to be considered on a site by site basis.	The non-residential floorspace components are flexible enough to adapt to changes to permissible land uses.
Allow for more active retail uses in the St Leonards Commercial core	Active retail uses are encouraged and provided for on the ground floor.
A new active linear park provides connections to key regional open spaces north and south of the area including active recreation spaces. A passive urban open space will be delivered through the expansion of Hume Street Park.	The proposal will not impact on the delivery of the Hume Street Park or the Oxley Street Linear Park.
Opportunities for mixed use development to cater for variety in housing to recognise the diverse community.	The proposal provides a range of apartment configurations and sizes to suit market demand within the area.
Set appropriate targets for affordable housing in the area consistent with the Sydney Region Plan	Noted.
Movement	
Provide east-west pedestrian and cycling connections to the north-south regional pedestrian and cycling links. These connections will extend the existing east-west cycling routes provided along Warringah Freeway, Chandos Street, Burlington Street and Henry Lane.	The proposed through site link will enhance mid-block pedestrian and cycle connections to these routes.
Provide shade and shelter for pedestrians with reverse setbacks along Atchison Street.	Whilst reverse setbacks are not provided an awning and covered through site link will offer weather protection to pedestrians.

St Leonards and Crows Nest Draft Plan	Planning Proposal Response
Investigate providing improved pedestrian crossings along key walking and cycling streets including but not limited to Chandos Street, Willoughby Road, Atchison Street and Clarke Lane. New crossings are itemised in the infrastructure list. See figure 30	Noted.
Include in the planning controls, active street front provisions for Atchison Street and requirements for reverse setbacks to both sides of Clarke Lane and Atchison Street to widen footpaths	Active street front is provided by proposed retail tenancies and front setbacks from Atchison Street and the proposed through site link.
Ensure that planning provisions encourage end of journey facilities such as bicycle parking and showers to be provided as part of all commercial, mixed-use, health, education and industrial developments for use by building occupants.	End of trip facilities will be considered in the detailed design (Development Application) stage.
Undertake detailed traffic modelling to inform the development of an area wide car parking policy. In conjunction with Councils, review planning controls with a view to introduce maximum, or if appropriate no additional, parking in new developments.	Parking has been provided in accordance with the maximum requirements of the NSDCP 2013. The future DA will be required to provide parking for the residential component in accordance with the ADG which requires the lesser of either the NSDCP 2013 or the RMS Guide to Traffic Generating Development.
Review planning controls to ensure the provision of parking for share car programs is enabled.	More applicable to Council, however spaces for car share programs may be considered as part of the detailed design at DA stage.

7.2.5. NSW Long Term Transport Master Plan and the Draft Future Transport 2056 Strategy.

The draft Future Transport 2056 strategy (the Strategy) is the 2017 update of the NSW Long Term Transport Master Plan (the plan). The plan is a 40-year vision for mobility in NSW. Both plans are addressed below.

The NSW Long Term Transport Master Plan

The *NSW Long Term Transport Master Plan* outlines several projects that will impact Sydney. The plan aims to build efficiently on existing transport connections, including those with the Sydney CBD through the Global Economic Corridor. These connections will connect people with jobs and other opportunities which in turn will support productivity and economic growth.

The Plan recognises that State Government investment in transport will grow and enhance businesses and precincts. The plan includes strategies to improve road capacity, reduce journey times and public transport solutions to promote accessibility across Sydney.

This Planning Proposal is consistent with the objectives of the *NSW Long Term Transport Master Plan*. The proposal provides a high density residential, commercial and community development near train and bus networks. The existing network provides excellent linkages to key nearby employment centres.

These short and long-term objectives promote the connectivity of St Leonards to the CBD and surrounding centres. The mixed-use proposal is timely given the proposed infrastructure upgrades planned to improve travel times between northern Sydney and the CBD.

Draft Future Transport 2056 strategy

The strategy outlines the vision for the Greater Sydney mass transit network. The strategy identifies St Leonards as a 'strategic centre' linked directly to the 'Harbour City' (the Sydney CBD) via North Sydney.

The draft Future Transport vision sets six state-wide outcomes to guide investment, policy and reform and service provision. They provide a framework for network planning and investment aimed at supporting transport infrastructure.

The locality will significantly benefit from the frequency of transport services and upgraded infrastructure provided by the proposed public transport upgrades.

Q4 - Is the planning proposal consistent with a Council's local strategy or other local strategic plan?

The St Leonards/ Crows Nest Planning Study – Precinct 2 and 3 (the 'Planning Study') May 2015, has been adopted by Council. The study provides the framework to inform future proposals in the locality.

The subject site is included within the defined study area and is situated within Precinct 3. This Precinct is identified by the Planning Study as a medium density mixed use residential area. The Planning Proposal provides a 16-storey mixed use residential building as recommended in Council's Planning Study.

The planning proposal does seek to vary the requirement for a four (4) storey street wall and 3m setback above the street wall. This variation is considered justifiable for the following reasons:

- The proposed 3 storey podium maintains the scale of a 4- storey podium/street wall through the application of generous floor to ceiling heights and will step down from the podium of the adjacent building at 40-48 Atchison Street to suit the fall towards Oxley street.
- The tower and podium are setback 3m from the boundary which allows for a more generous public domain increased pedestrian amenity and activation of the ground floor retail tenancies at ground level.
- The podium height is consistent with the established podium heights to adjacent buildings and provides a pedestrian scale which contributes to the desired character of St Leonards as emphasised within the Planning Study
- The proposed tower setback to Atchison Street aligns with the adjacent tower at 4—48 Atchison Street to the west and both defines the street edge and allows for greater internal amenity to the apartments fronting Atchison Street. The reduced above podium setback to Atchison Lane aligns with the northern façade of the adjoining building at 40-48 Atchison street and was endorsed by the Design Review Panel on the basis that 6m setbacks to the East and West tower facades were maintained.

Notwithstanding the above the proposed podium and tower remain consistent with the built form objectives within the St Leonards / Crows News Planning Study as detailed in **Table 10** below:

Table 10 – Assessment against the built form objectives

Objective	Response
<i>Award-winning architectural design offering quality mixed use and commercial development</i>	The proposed building envelope allows for a high-quality design with flexible commercial spaces that will offer high levels of amenity and functionality. The proposed envelope will accommodate slender tower design above the podium that allows for design excellence and apartments that will be consistent with the requirements of the ADG.
<i>A built form that transforms St Leonards into a modern, mixed use centre, and</i>	The proposed built form will contribute to the continued revitalisation of St Leonards as a modern, mixed use centre through the development of an

Objective	Response
	older commercial site that is located within an area undergoing significant transition and intended for urban renewal within the both the Draft Plan 2036 and the Planning Study.
<i>Additional residential and employment capacity to meet the demand for new jobs and housing in the LGA</i>	The proposal will add both additional residential and employment capacity above the minimum requirements to meet the demand for new jobs and housing within the LGA.
<i>Human scale to streets & laneways</i>	<p>The 3 -4 storey podium incorporates a ground plane design that recognises pedestrian scale and connectivity by adopting a 3-metre building setback from the Atchison Street boundary which facilitate an active street frontage.</p> <p>The proposed through site link from Atchison Street to Atchison Lane will also contribute towards Council's plans for a well-connected centre.</p>
<i>Greater pedestrian amenity and more room for outdoor dining</i>	The proposed setbacks and covered through site link will facilitate active frontages providing greater activation and pedestrian amenity with future opportunities for outdoor dining.

Q5 - Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposals consistency with current State Environmental Planning Policies (SEPPs) and Regional Environmental Plans (REPs) (Deemed SEPPs) are summarised in **Table 11**.

Table 11 – Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment
SEPP (Educational Establishments and Child Care Facilities) 2017	Not applicable
SEPP Amendment (Child Care) 2017	Not applicable
SEPP (State and Regional Development) 2011	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Urban Renewal) 2010	The site is located within the St Leonards/Crows Nest precinct. Whilst the State government has commenced an urban renewal investigation in this area the proposal responds to a comprehensive precinct study by Council in 2015. As such, processing of this application should proceed independently of the wider precinct investigation.
SEPP (Affordable Rental Housing) 2009	Not applicable

State Environmental Planning Policy	Comment
SEPP (Western Sydney Parklands) 2009	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Rural Lands) 2008	Not applicable
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not applicable
SEPP (Infrastructure) 2007	The future development application will not trigger referral to the RMS.
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (State Significant Precincts) 2005	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	<p>The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency.</p> <p>The proposed development concept has been designed with building massing and orientation to facilitate future BASIX compliance, which will be documented at the development application stage.</p>
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable
SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP No. 1 Development Standards	Not applicable
SEPP No. 14 Coastal Wetlands	Not applicable
SEPP No. 19 Bushland in Urban Areas	Not applicable
SEPP No. 21 Caravan Parks	Not applicable
SEPP No. 26 Littoral Rainforests	Not applicable
SEPP No. 30 Intensive Agriculture	Not applicable
SEPP No. 33 Hazardous and Offensive Development	Not applicable
SEPP No. 36 Manufactured Home Estates	Not applicable
SEPP No. 44 Koala Habitat Protection	Not applicable
SEPP No. 47 Moore Park Showgrounds	Not applicable
SEPP No. 50 Canal Estate Development	Not applicable
SEPP No. 52 Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable

State Environmental Planning Policy	Comment
SEPP No. 55 Remediation of Land	Given the ongoing commercial use on the site it is expected that the site is suitable for the proposed use. Nevertheless, a Phase 1 Preliminary Site Investigation will be undertaken as part of any future development application.
SEPP No. 62 Sustainable Aquaculture	Not applicable
SEPP No. 64 Advertising and Signage	Not applicable
SEPP No. 65 Design Quality of Residential Apartment Development	<p>An analysis of the indicative concept design has been undertaken by Kann Finch Architects. The analysis confirms that the development could achieve an acceptable level of internal amenity for future residents.</p> <p>Based on the indicative apartment layout tested by Kann Finch, the following is noted:</p> <ul style="list-style-type: none"> The residential component consists of 65 apartments suited to a variety of lifestyles. An indicative dwelling mix is 1 bedroom units (60%) 2 bedroom units (40%). The residential floors have floor to floor height of 3.1 metres. The proposal is able to achieve the minimum ceiling heights under SEPP 65. Each apartment has access to a secure private open space such as a balcony with minimum areas of 8-12m² based on apartment size. A communal open space area at the rooftop will also be provided for occupants When modelled against the surrounding future context, approximately 72% of apartments will receive 2 hours of sunlight in mid-winter. 80% of apartments will achieve cross ventilation. <p>A maximum of 15% of apartments have no direct sunlight which meets the ADG guide.</p>
SEPP No. 70 Affordable Housing (Revised Schemes)	Not applicable
SEPP No. 71 Coastal Protection	Not applicable
SEPP Vegetation in Non-Rural Areas	Not applicable
SEPP Coastal Management 2018	Not applicable
SEPP (Gosford City Centre) 2018	Not applicable
Draft Environment SEPP	There is no existing vegetation on the site. The site is within an existing urban area and as such will have minimal additional impact on the surrounding natural environment.
Draft SEPP Primary Production and Rural Development	Not applicable

Table 12 – Consistency with Regional Environmental Plans (Deemed SEPPS)

Regional Environmental Plan	Comment
Sydney REP No. 8 – Central Coast Plateau Areas	Not applicable
Sydney REP No. 9 – Extractive Industry	Not applicable
SREP No. 16 – Walsh Bay	Not applicable
SREP No. 20 – Hawkesbury-Nepean River	Not applicable
SREP No. 24 – Homebush Bay Area	Not applicable
SREP No. 26 – City West	Not applicable
SREP No. 30 - St Marys	Not applicable
SREP No. 33 – Cooks Cove	Not applicable
Sydney (SREP) (Sydney Harbour Catchment) 2005 (Deemed SEPP)	The site is within the Sydney Harbour Catchment to which this plan applies. The proposal is unlikely to have any additional impact on the water quality of Sydney Harbour as it is within an existing high-density urban environment. Strategies to reduce overall surface runoff and water retention on the site will be considered as part of the detailed design.
Greater Metropolitan REP No. 2 – Georges River Catchment	Not applicable
Willandra Lakes REP No. 1 – World Heritage Property	Not applicable
Murray REP No. 2 – Riverine Land	Not applicable

Q6 - Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal's consistency with applicable section 117 Ministerial Directions is outlined in **Table 13**.

Table 13 – Section 117 Compliance Table

Ministerial Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones <i>(a) encourage employment growth in suitable locations,</i> <i>(b) protect employment land in business and industrial zones, and</i> <i>(c) support the viability of identified strategic centres.</i>	<p>The proposed commercial floor space will replace lower grade commercial floor space with upgraded space which will provide for a wider range of new businesses.</p> <p>The ground floor will include a new through site link which provides activation and vibrancy to these new retail and commercial tenancies.</p> <p>The proposal provides a non-residential component which exceeds both the NSLEP 2013 (0.6:1), the more recent St Leonards and Crows Nest Planning Study (1.5:1) and the St Leonards and Crows Nest 2036 – Draft Plan (1:1)</p>

Ministerial Direction	Comment
	<p>The revised proposal provides 1,844sqm of non-residential GFA.</p> <p>1. The proposed new employment spaces will have the potential to generate up to 106 jobs.</p> <p>The proposed concept and use will support the viability of the St Leonards as it transitions into a mixed-use centre which requires more retail service offering than presently available.</p> <p>Despite reducing commercial floorspace, the proposal satisfies Council's recommended non-residential minimum FSR, and as such achieves the objectives of this Direction.</p>
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environmental Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	The site has no identified or known items of European or Aboriginal significance, as such the proposal does not trigger further consideration.
2.4 Recreation Vehicle Areas	Not applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>The proposal provides a mix of dwelling types to meet future population needs. The site is well placed to accommodate high density residential uses.</p> <p>The proposed mixed-use development will make efficient use of existing services and infrastructure. It will provide sufficient housing to help meet infill housing targets and reduce the need for land release on the metropolitan fringe.</p> <p>Residential accommodation in this location will have minimal impact on the natural environment or resource lands. This is because the precinct and sites are already developed and are not constrained by natural hazards. The proposal is consistent with</p>

Ministerial Direction	Comment
	the scale supported by Council through its adopted Planning Study.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	<p>The Planning Proposal is consistent with the direction for the following reasons:</p> <ul style="list-style-type: none"> • The proposal to increase density on the B4 mixed use zoned site supports the principle of integrating land use and transport. • The site has excellent access to public transport. It is within walking distance of the St Leonards train station and future Crows Nest Station, as well as existing bus services. • The site's proximity to public transport would provide opportunities for residents and employees to conveniently use public transport thereby reducing private vehicle trip movements. • The proposal would provide additional employment within the North Sydney LGA close to existing services and infrastructure. <p>The site is close to nearby centres which offer employment and other services. Additional local service provision within walking distance of new dwellings will be incorporated into the future design of the site.</p>
3.5 Development Near Licensed Aerodromes	<p>The site is not close to Sydney Airport however it is affected by obstacle limitation surface of 156 AHD. While the proposed building height is below the OLS height, during construction the crane may exceeded this height. Accordingly, the provisions of clause (4) to the Direction applies.</p> <p>As such an aviation safety assessment referral as a 'controlled activity' will be required by CASA and Airservices Australia as part of this planning proposal assessment.</p>
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulphate Soils	There is no mapping of acid sulfate soils (ASS) by Council. Given the location of the site high on a ridge the likelihood of ASS is low. Evidence of recent construction close to the site demonstrate ASS is not a constraint to the future proposed development of the

Ministerial Direction	Comment
	site. Further assessment can be carried out if necessary as part of the development application.
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Lane	Not applicable
4.4 Planning for Bushfire Protection	Not applicable
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farm Land of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
5.10 Implementation of Regional Plans	The proposal is consistent with this Direction. This proposal outlines an assessment demonstrating the achievement of the objective of this Direction.
6. Local Plan Making	
6.1 Approval and Referral Requirements	This is an administrative requirement for Council.
6.2 Reserving Land for Public Purposes	This is an administrative requirement for Council.
6.3 Site Specific Provisions	The proposal is consistent with this direction. It does not seek to impose unnecessarily restrictive site-specific planning controls, rather conventional LEP amendments such as building height and FSR changes to Council maps.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	The planning proposal is consistent with the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney. This is further discussed at Section 7 .

Ministerial Direction	Comment
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
7.5 Implementation of Wilton Priority Growth Area Interim Land use and Infrastructure Implementation Plan	Not applicable

7.3. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Q7 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

The site is fully developed and comprises little vegetation. There are no known critical habitats; threatened species or ecological communities located on the site and therefore the likelihood of any negative impacts is minimal.

Q8 - Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The site is free of major constraints. There are no likely environmental effects associated with the future development of the land that cannot be suitably mitigated through further design development. Preliminary investigations have been undertaken as outlined below.

7.3.1. Overshadowing

An additional three-dimensional shadow study has been undertaken by Kann Finch. The shadow study has considered the potential future-built form within Atchison Street including the future development envelopes adjacent and opposite.

The Planning Study acknowledged that the east-west orientation of the urban blocks within St Leonards meant that a large proportion of the ground plane with St Leonards is overshadowed throughout the day.

The submitted shadow analysis demonstrates that the orientation of the site means that some overshadowing of the public domain and buildings to the south is unavoidable with the built form anticipated by the Draft Plan 2036 and the Planning Study.

There will be some additional impact to the development sites opposite between 9am and 3pm however as demonstrated in the shadow study there are already impacts from existing buildings and likely to be further impacts when surrounding sites are re-developed. These impacts are considered acceptable in the context of an emerging high-density environment. It is also noted that the current levels of solar access from surrounding properties will not remain in perpetuity. This is because the site is located within a Strategic Centre which is required to continue to grow housing and employment numbers, meaning the building form must also expand.

There will be no impact to the Mitchell Street plaza which is located to the west of the site. Further the shadow study demonstrates that the shadows from the proposed building are likely to overlap with the shadows generated by a future building envelope on the site to the east and as such will not generate any additional overshadowing of the proposed linear park on Oxley Street between 2pm and 3pm.

Whilst there will be some impact to the surrounding public domain within Atchison Street There will be no additional impacts to any other spaces and parks identified within the Planning Study including Hume Street Park.

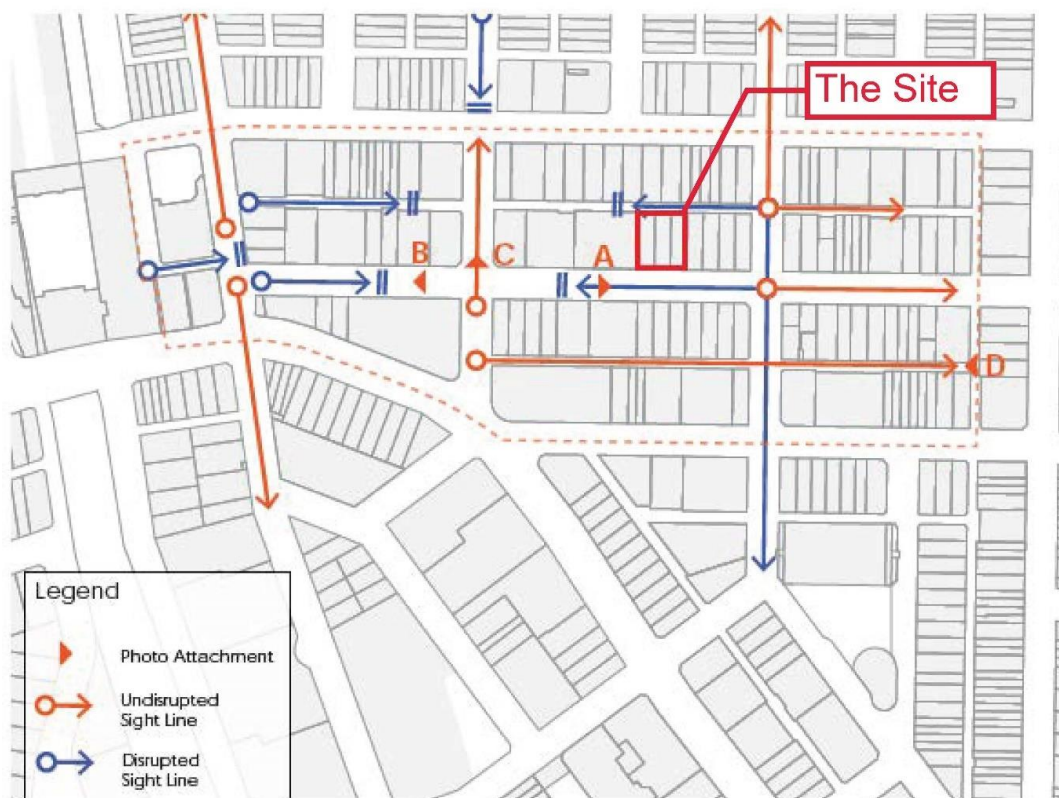
7.3.2. View Impacts

The height and bulk of the St Leonards built form is already undergoing significant transformation. Several tall building forms have recently been approved or are pending approval on surrounding sites. The surrounding lands will continue to undergo building height increases over the coming years through the priority precinct vision.

As demonstrated in **Figure 6** which has been sourced from the Planning Study, the key views and sightlines are generated by the predominantly 'orthogonal' street grid and undulating topography which generates long sightlines and vistas. As the proposal is located mid-block on Atchison Street it will not impact on these views. However, the development uplift will have some unavoidable impact on views from surrounding taller buildings.

Figure 6 – Key Sightlines and Vistas

Sightlines and Vistas



Source: St Leonards Crows Nest Planning Study - 2014

The revised concept design was prepared in accordance with the St Leonards/ Crows Nest Planning Study and feedback from North Sydney Council. This study has determined that the site and surrounding sites are suitable for a 16-storey building. This will result in a building form taller than its neighbouring properties to the immediate west.

The proposal has the potential to impact on some views from the adjacent 11 storey residential building at No. 48 Atchison Street to the east. This site currently benefits from partial district views to the east and north. However, we note that generally, the eastern elevation windows are secondary windows to living spaces or

bedrooms. Views from this site to the Sydney CBD to the south are currently impacted by the built form of the Nexus building at No. 15 Atchison Street.

Any impact to the visual aspect of neighbouring properties resulting from the development uplift to neighbouring lower-scale properties is reasonable. This is because both Council's own Planning Study for the precinct and the new Draft Plan 2036 have endorsed the height of the proposed site. The proposal is therefore consistent with the broader change in density and visual impacts in the centre.

In summary, the proposed built form presents a well-considered building form with a defined podium base and slender tower above which will provide views to the sky between future tower forms. The design responds to the key site characteristics and framework set by the St Leonards/Crows Nest Planning Study. The built form is appropriate for this location and compatible with the surrounding built form typologies.

7.3.3. Traffic Impacts

A Transport Impact Assessment (TIA) has been undertaken by ARUP in relation to the proposal. This assessment is included at **Appendix C**. The TIA has reviewed the existing conditions of the site including travel behaviour, public transport, road network, parking and traffic volumes. Significantly for this planning proposal, the review notes that Travel to Work data from the 2016 census indicates that over 51% of residents within St Leonards take the train to work.

The TIA provides a preliminary assessment of the design concept. The TIA includes a review of the proposed parking provision in relation to the controls within the NSDCP 2013. The TIA also reviews the servicing arrangements and traffic generation on the site.

The TIA notes that the site's location close to various modes of public transport will not generate significant parking demand. TIA states that the proposed parking provision is consistent with the requirements of the NSDCP 2013. The TIA also confirms that the proposed servicing arrangements are acceptable given the low frequency of service vehicles and that deliveries can take place out of hours. This will minimise potential conflicts with other vehicles and pedestrians.

The TIA has assessed the potential traffic generation. Whilst there will be a net increase in traffic generation when compared to current conditions, this increase was assessed to be negligible. The TIA does not envisage any adverse impacts to the performance of surrounding intersections and therefore the surrounding road network is expected to operate at current levels.

The TIA makes the following recommendations to be undertaken as part of any future DA.

- Secure bicycle parking be provided, and
- Travel Demand Management measures such as a Green Travel Plan be implemented to improve the mode share of public transport and active transport.

The TIA concludes that the proposal is supportable on traffic related considerations.

7.3.4. Waste Management

Elephants Foot have been engaged to provide an Operational Waste Management Plan (OWMP). A copy of their OWMP is attached in **Appendix D**.

The OWMP identifies the different waste streams which are likely to be generated in the operational phase of the development.

The OWMP provides the following details:

- How the waste will be handled and disposed for both residential and commercial waste.
- Estimation of volumes of waste for both residential and commercial uses on the site.
- Details of bin sizes/quantities and waste rooms.
- Descriptions of the proposed waste management equipment used including its installation and design.
- Information on waste collection points and frequencies.

The OWMP provides that the concept can accommodate the spatial requirements for waste and recycling, further details will be provided at development application stage.

7.3.5. Servicing

A Services Report has been prepared by Cardno and included at **Appendix E**. The site is located centrally within the St Leonards Town Centre close to existing services. The Building Services Report has reviewed the indicative services requirements of the proposed concept design including:

- Mechanical Services
- Electrical Services,
- Fire Services, and
- Hydraulic Services.

In liaison with the relevant service providers the proposal will be subject to further capacity testing to determine the suitability of existing service and utility infrastructure and any upgrades required.

7.3.6. Sustainability

The Services Report also includes the following Ecologically Sustainable Development (ESD) initiatives which can be incorporated into the development.

The ESD initiatives include:

Mechanical

- High efficiency (high COP) motors and equipment;
- Cross flow ventilation to apartments;
- Insulated ductwork;
- Variable speed drives on all fan motors;
- Individual toilet exhaust fans and FCR OA fan interlocked to local light switches;
- CO monitoring in the carpark;

Electrical

- After hours switches.
- Energy efficient lighting and lighting systems;
- Lighting levels and lighting power densities to all other areas in accordance with BCA – Section J requirements;
- Digital power metering for all common area submains and house distribution boards as per BCA part J8;
- Reduction of “spill” lighting; and
- Power factor correction.

Hydraulic

- Rainwater harvesting for landscape irrigation;
- Low flow fittings and fixtures;
- Additional insulation to hot water pipework;
- Solar hot water systems with gas boost.

In addition to the above, the concept design has been prepared with building massing and orientation to facilitate future BASIX compliance. BASIX will be addressed at the detailed development application stage. The Services Report confirms that the development shall meet and where possible exceed the NCC energy efficiency requirements of Part J of the BCA.

7.3.7. Noise

The site is situated a short distance away from road noise associated with the Pacific Highway and surrounded by existing buildings that will shield noise intrusion. As such mitigating measures are unlikely to be required.

7.3.8. Wind

Wind impacts are expected to be limited due to the proposed height and the incorporation of an awning along the Atchison Street frontage. The parapet design of the podium will also reduce potential downward wind effects to the public domain.

7.3.9. Summary

Overall, the Planning Proposal, will not result in any significant environmental effects that would preclude the LEP amendment. The site is therefore appropriate for the high-density mixed use proposed.

Q9 - Has the planning proposal adequately addressed any social and economic effects?

To determine whether the proposal adequately addresses economic effects, it is important to understand to the current market conditions and how the proposal responds. Through realising economic benefits, a positive social on-flow effect will also occur with the public benefiting through job creation and public domain upgrades.

Economic and Social Benefits

The proposed development at 50-56 Atchison Street will result in several direct economic benefits, during the construction stage and during ongoing operations. The proposed retail and commercial tenancies will provide a variety of spaces for new businesses and services. The proposed new employment spaces will have the potential to generate up to 106 jobs.

Improved public spaces will be created by the new through site link with active retail uses to foster social gathering and interaction.

State and Commonwealth Interests

Q10 - Is there adequate public infrastructure for the planning proposal?

The site is served by existing utility services. The site is located to allow incoming residents and workers to capitalise on the wide range of infrastructure and services existing and planned within the area. It will reinforce existing investment in public transport infrastructure, through increased patronage of the existing station at St Leonards.

A range of established services are available within proximity of the site, including health, education and emergency services networks.

Q11 - What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

No consultation with State or Commonwealth authorities has been carried out to date on the Planning Proposal.

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

In accordance with the Gateway Determination, public exhibition of the planning proposal is required for a minimum of 28 days. North Sydney Council must comply with the notice requirements for public exhibition of planning proposals in Section 5.5.2 of *A guide to preparing local environmental plans*.

8. MAPPING

The Planning Proposal seeks to amend the following NSLEP 2013 Maps as illustrated in **Figure 7** to **Figure 9**:

- Height of Buildings Map Sheet - HOB_001_010
- Non-Residential Floor Space Ratio Map Sheet - LCL_001_010; and
- Maximum Floor Space Ratio Map Sheet FSR_001_010.

The proposed mapping changes are outlined below:

Figure 7 – Proposed Height of Buildings Map



Source: Urbis

Figure 8 – Proposed Maximum FSR



Source: Urbis

Figure 9 – Proposed minimum non-residential FSR



Source: Urbis

9. COMMUNITY CONSULTATION

Section 3.33 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days. This is in accordance with DP&E's *A Guide to Preparing Local Environmental Plans*.

At a minimum, the notification of the public exhibition of the Planning Proposal is expected to involve:

- A public notice in local newspaper(s);
- Notification on the North Sydney Council website; and
- Written correspondence to owners and occupiers of adjoining and nearby properties and relevant community groups.

The proponent has met with Council officers in 2015 and on several occasions in 2018 to discuss the planning proposal. The proponent considered Council's feedback and refined the scale and definition of the building envelope to address the officer's requirements and the outcomes of the St Leonards Crows Nest Planning Study.

10. PROJECT TIMELINE

It is anticipated that the LEP amendment will be completed within 9-12 months. An indicative project timeframe is provided below.

Table 14 – Indicative Project Timeline

Stage	Timeframe and/or Date
Consideration by North Sydney Council	February 2018
Planning Proposal referred to DPE for Gateway Determination	April 2018
Gateway Determination by DPE	To be determined
Commencement and completion of public exhibition period	Dates are dependent on Gateway determination. Anticipated timeframe for public exhibition is 28 days.
Consideration of submissions	6 weeks
Consideration of the Planning Proposal post-exhibition	6 weeks
Submission to DPE to finalise the LEP	To be determined
Gazettal of LEP Amendment	To be determined

11. CONCLUSION

The Planning Proposal seeks an amendment to the North Sydney Local Environmental Plan 2013. The amendment will allow for a high-density mixed-use development at 50-56 Atchison Street, St Leonards.

The Planning Proposal has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979 and,
- The relevant DPE guidelines.

The planning proposal report provides strategic and site-specific justification for the LEP amendments.

The proposed Concept Design has been informed by a detailed site analysis and pre-lodgement engagements with Council.

The proposed amendments to the NSLEP 2013 will achieve an appropriate development outcome for the following reasons:

- The proposal achieves an appropriate built form and scale outcome consistent with the objectives of local planning policy. The proposal is also consistent with both the existing and emerging scale of development within St Leonards.
- The proposal will positively contribute to the State planning strategic goals. These goals include increasing employment and housing densities in centres with access to existing and planned public transport.
- The proposal will deliver a range of benefits for the community, including:
 - Direct and indirect jobs during the construction phase
 - Ongoing employment from the retail and commercial uses proposed for the site
 - Growth of employment from the current uses that are consistent with the new direction and forecast need for retail and commercial uses.
 - A public through site link on the western boundary to enhance activation to the proposed retail tenancies. The specifics of the offer will be discussed with Council during the assessment of the planning proposal and ultimately formalised through a Voluntary Planning Agreement.
 - A 3-metre building setback from the Atchison Street boundary to improve pedestrian circulation, to encourage active street frontages at ground level and to improve the amenity of the public domain.
 - Monetary Contribution for the upgrade works to Hume Park.
- The site has good access to services and public transport. The proposal will achieve environmental benefits by encouraging more trips within and outside of the centre without cars.

Overall, the proposal includes significant public benefits that will facilitate the development of a high-quality mixed-use development.

The Planning Proposal supports the State government's objective to increase densities in major centres where there is good access to public transport and facilities.

The Planning Proposal provides renewal of lower grade commercial office space which will allow for a greater mix of both retail and commercial uses.

The residential component of the proposal capitalises on the sites location close to amenities, services and public transport.

The proposal will ensure a development with significant economic and community benefit. The proposal has demonstrated both strategic and site-specific merit and as such warrants Council's support.

DISCLAIMER

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A CONCEPT DESIGN REPORT

APPENDIX B CONCEPT ARCHITECTURAL PLANS

APPENDIX C TRANSPORT IMPACT ASSESSMENT REPORT

APPENDIX D OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX E BUILDING SERVICES REPORT



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CONCEPT DESIGN REPORT

FOR
MIXED USE DEVELOPMENT
50 - 56 ATCHISON STREET,
ST. LEONARDS

PLANNING PROPOSAL SUBMISSION

30 JANUARY 2019



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1.0 THE VISION

Introduction

This report provides a detailed analysis of the surrounding context of the site at 50 -56 Atchison Street St Leonards. The report also provides an analysis of the amended concept plans prepared in response to feedback and discussions with North Sydney Council.

The development controls outlined in the St Leonards Crows Nest Planning Study adopted by Council in May 2015 have been carefully studied to inform the design.

The Vision

The proposed built form is for a 16 storey building with a strongly articulated podium, and a setback tower above. The development includes 3 levels of basement parking, 3 generous podium levels (including retail and office facilities) and 13 levels of residential apartments. The ground plane incorporates a double storey through site link to Atchison Lane and a setback to Atchison Street.

In addition the proposed development will stimulate job growth, business activity, street front activation, outdoor dining opportunities and enhancement of the public domain.

A tower that will act as an urban landmark for the precinct and provide high quality living and working spaces.



2.0 THE SITE

SITE DESCRIPTION

50 -56 Atchison Street St Leonards is a 1080 m² site that is located mid block between Atchison Street to the south and Atchison Lane to the north.

The site is currently occupied by a 2 storey commercial building at 50 Atchison St and a 3 storey commercial building at 52-56 Atchison Street.

The site has 2 street frontages to the Atchison Lane and Atchison Street, with Mitchell Street to the west and Oxley Street to the east of Atchison Street.

The site has a fall from east to west of 2.3 metres along Atchison Lane and a 2.6 meters along Atchison Street frontages.

The site is located within 400m of St Leonards station, within the 'centre' of the St Leonards precinct.



50 -56 ATCHISON STREET
ST LEONARDS

AERIAL PHOTOGRAPH | ST LEONARDS AND SURROUNDS

2.0 THE SITE

CURRENT STREET VIEWS



1. VIEW FROM OXLEY STREET



2. CORNER OF MITCHELL AND ATCHISON ST



3. VIEW FROM ATCHISON LANE

2.0 THE SITE

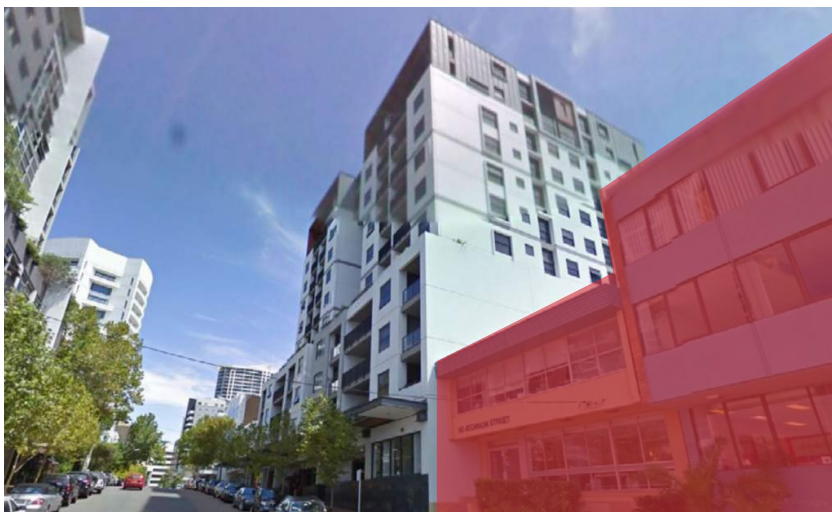
CURRENT STREET VIEWS



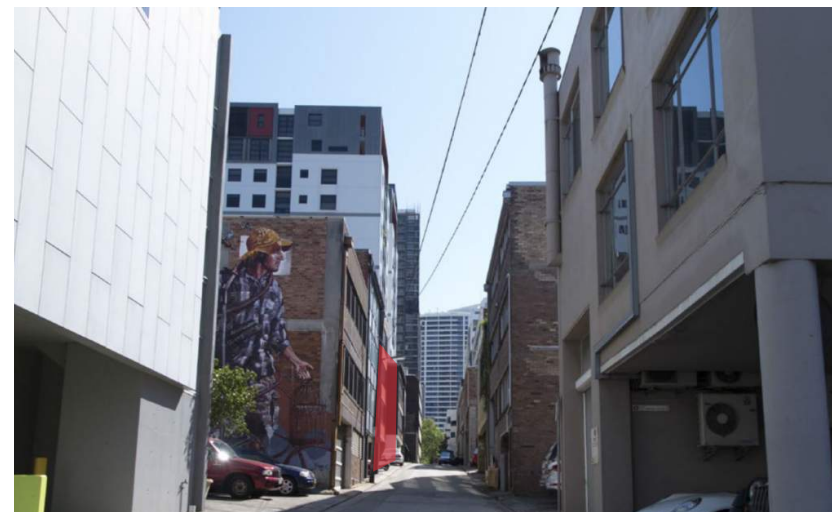
4. LOOKING WEST ALONG ATCHISON STREET TOWARDS URBAN CENTRE



5. LOOKING EAST ALONG ATCHISON STREET TOWARDS OXLEY STREET



6. SIDE WALL OF ADJOINING RESIDENTIAL BUILDING AT 40-48 ATCHISON STREET



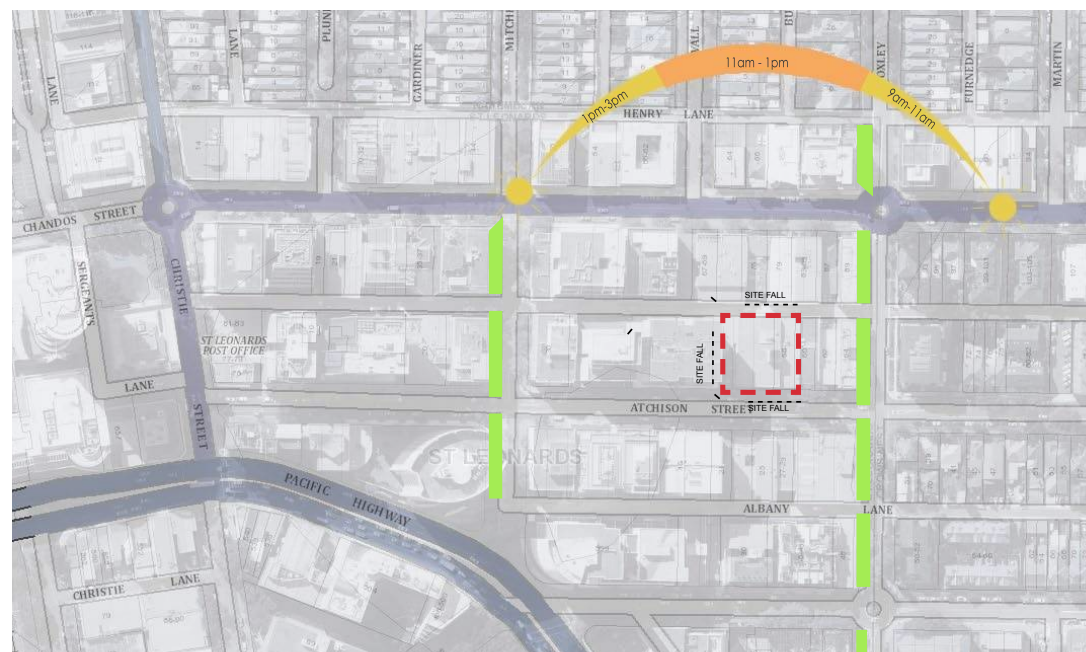
7. LOOKING WEST ALONG ATCHISON LANE

3.0 SITE ANALYSIS

SUN PATH

The site is located towards the eastern periphery of the St Leonards major employment centre, and within the West Oxley 'creative quarter' that has been identified in the St Leonards Crows Nest Planning Study.

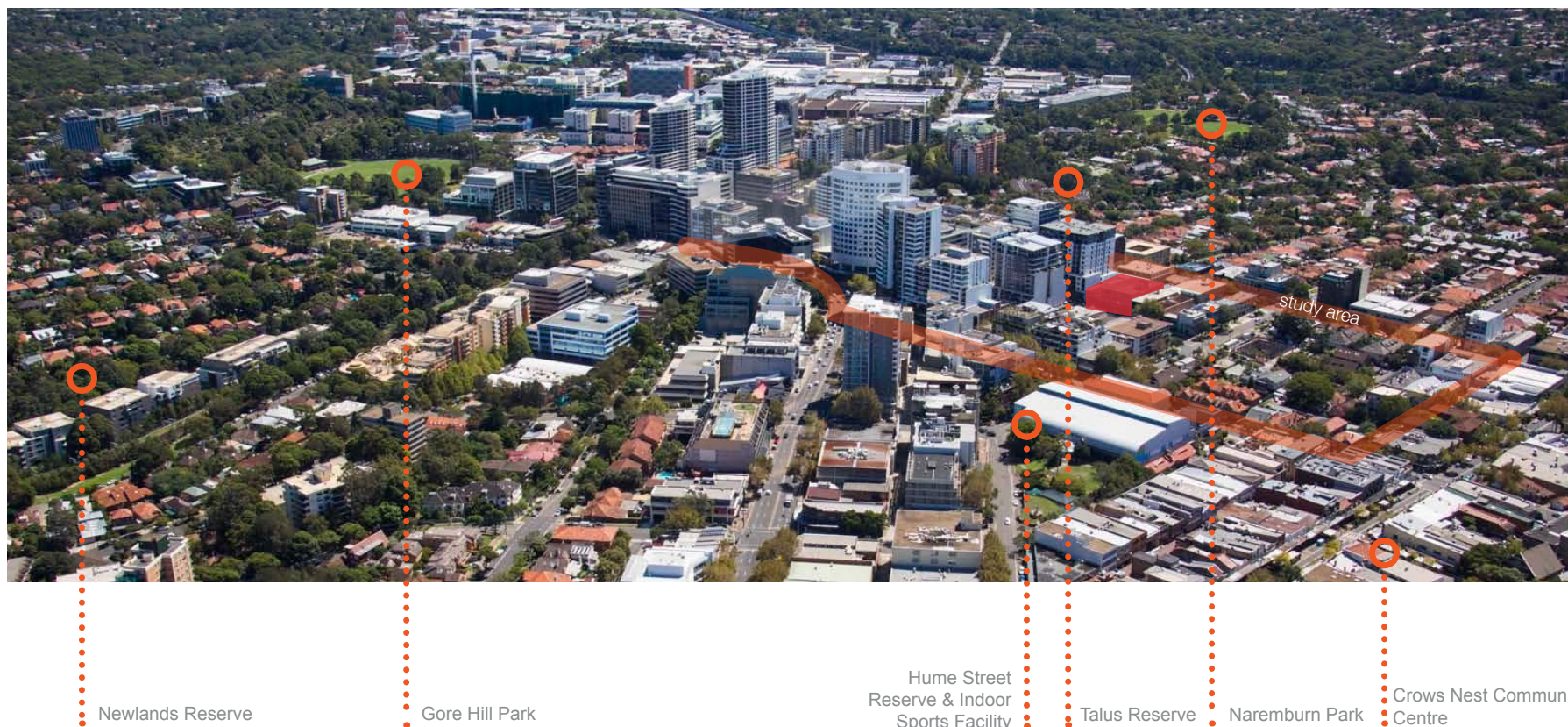
The site has a significant fall of approximately 2.3m from west to east along Atchison Street, and a variable cross fall of less than 1m between Atchison Lane (high point) and Atchison Street.



Proposed linear Parks

3.0 SITE ANALYSIS

PUBLIC OPEN SPACE



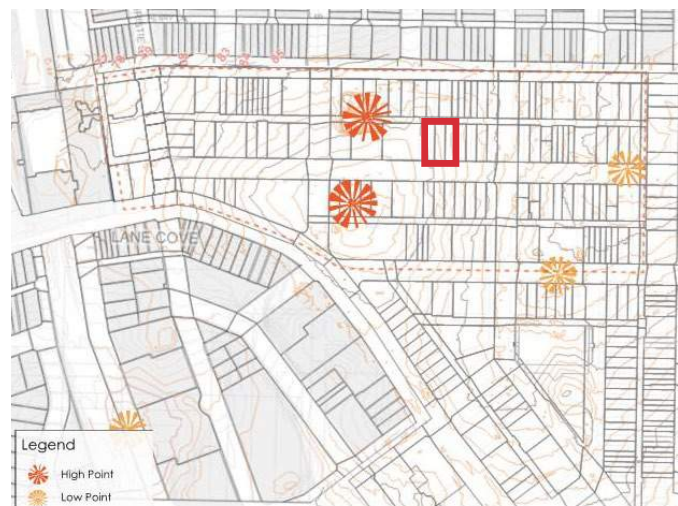
3.0 SITE ANALYSIS

Topography

St Leonards is located at the top of a prominent **ridgeline** with sloping topography across and beyond the study area. The land varies up to 19 metres in height. **The high points are generally located mid-block, between Mitchell St and Atchison St and sloping away in all directions.** There is a low point in the section between Willoughby Rd and Oxley St towards Crows Nest village centre, where the original creek line used to run. As a result of the steep topography, a number of ground floor entries to buildings are either located above or below street level.

Views & Vistas

The undulating topography of St Leonards in combination with its **mostly orthogonal street grid has created many opportunities for long sightlines and vistas.** These sightlines offer pedestrians a natural means of way finding. Most streets have a strong building line which also assists with wayfinding and establishes a strong spatial character to the area.



TOPOGRAPHY



VIEWS & VISTAS

Public Transport

St Leonards is an established and well serviced transport interchange with around half of all trips made to the area by public transport, 80% of which are by train. The station is the 7th most patronised station on the rail network outside the CBD, with more than 16,000 daily arrivals and departures in 2012 (NSW Bureau of Transport Statistics). Bus routes run frequently along the Pacific Highway and Willoughby Rd.



PUBLIC TRANSPORT & PEDESTRIAN ACCESS



VEHICULAR TRAFFIC

EXTRACT FROM ST LEONARDS CROWS NEST PLANNING STUDY 2015

NOTE: THIS SITE ANALYSIS INFORMATION IS AN EXTRACT FROM THE ST LEONARDS CROWS NEST PLANNING STUDY 2015.

3.0 SITE ANALYSIS

Constraints

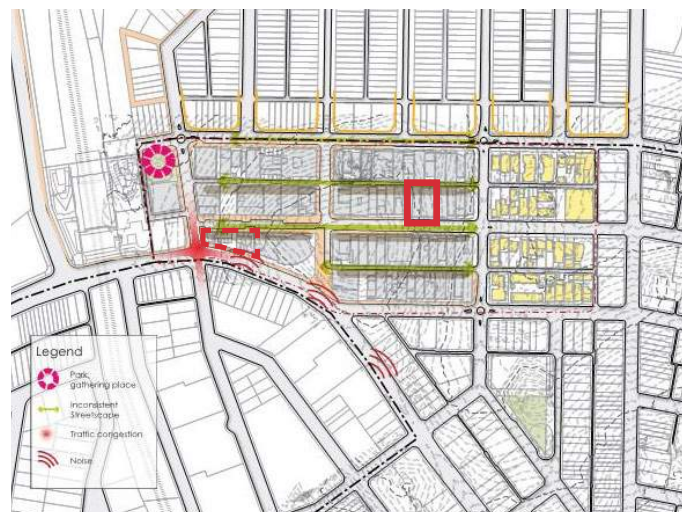
The key constraints to transforming St Leonards into a high amenity mixed use centre are:

- a lack of useable public open space;
- **no focus for pedestrian activity or retail;**
- **no community facilities;**
- **high volume / speed of traffic on key streets;**
- inconsistent lighting, paving and furniture;
- unsafe laneways.

Opportunities

Conversely, St Leonards offers a number of opportunities that can be capitalised on by future projects in the area:

- **strong public transport connections;**
- **'fine bones' of a creative precinct;**
- a few 'anchor' establishments;
- **integrate new community facilities;**
- potential to activate laneways;
- **enhance 'civic' status of Atchison Street.**



CONSTRAINTS



OPPORTUNITIES

Street Activation

There is a slowly emerging cafe and dining character to the area, anchored by key establishments like the Nilgiris on Christie St, the Moody Chef on Atchison St and Bazaar on Albany St. Outdoor dining is best supported by the few cafes along Chandos St that enjoy good sunlight throughout the day. Overall, retail and dining offerings are fragmented and struggle to compete with the high amenity of Willoughby Rd.



STREET ACTIVATION

Public Open Space

Christie Street Reserve is the only public green space in the study area. As the reserve receives ample sunlight and offers reasonable levels of shade under mature trees, it is well utilised by the working community at lunchtime. At present, Mitchell Street Plaza is the only paved public space, although the forecourt to the IBM building is also publicly available and offers more sheltered seating.

PUBLIC OPEN SPACE
EXTRACT FROM ST LEONARDS CROWS NEST PLANNING STUDY 2015

KANNFINCH NOTE: THIS SITE ANALYSIS INFORMATION IS AN EXTRACT FROM THE ST LEONARDS CROWS NEST PLANNING STUDY 2015.

4.0 DEVELOPMENT CONTROLS

CURRENT APPLICABLE DEVELOPMENT CONTROLS

Current Development Controls

The current development controls applicable to the site are as follows:

- North Sydney Local Environmental Plan (LEP) 2013:
- North Sydney Development Control Plan (DCP) 2013
- SEPP 65 – Apartment design Guide
- St. Leonards Crows Nest (SLCN) Planning Study 2015

Draft Development Controls

In addition to these existing controls, the NSW Department of Planning & Environment issued a draft St Leonards and Crows Nest 2036 Plan in October 2018.

For the purposes of this concept design study, the SLCN planning study 2015 has generally been taken as the primary controlling document applicable to the site.

FSR

The site is not FSR limited under either the existing LEP/DCP controls or the SLCN planning controls Study 2015 but the draft 2036 plan proposes maximum overall FSR of 6.0:1.

The SLCN planning study applies a **minimum non-residential FSR of 1.5:1 to the site, whilst the draft 2036 plan proposes a minimum of 1.0:1**. The proposed retail and commercial space within the podium would generate a non-residential FSR in excess of 1.7:1.

The proposed overall FSR is 6.4:1.



50 -56 ATCHISON STREET
ST LEONARDS

4.0 DEVELOPMENT CONTROLS

BUILDING SETBACKS

Building Setbacks

The SLCN Planning Study 2015 proposes the following building setbacks:

Zero podium side setback to adjoining sites (east and west facades) plus 6m above podium setback (as requested/ recommended by the Design Review Panel).

A 3m whole of building setback and above podium setback to Atchison street. The proposed southern facade aligns with the tower facade at the adjoining building at 40-48 Atchison street. Refer to setback diagram on page 18.

1.5m whole of building setback and 4m above podium setback to Atchison lane. A reduced above podium setback of 3.25m is proposed, which aligns with the northern facade of the adjoining building at 40-48 Atchison street. Refer to setback diagrams on page 18.

The revised above podium setback to the northern facade was endorsed by the Design Review Panel on the basis that the 6m setbacks to the East and West tower facades were maintained.

The draft 2036 Plan proposes a 'reverse' street front setback of 3m at ground level and zero setback for the remaining podium levels with setbacks to all sides of the tower form above.



EXTRACT FROM ST LEONARDS CROWS NEST PLANNING STUDY 2015 | BUILDING SETBACKS

4.0 DEVELOPMENT CONTROLS

BUILDING HEIGHT

Building Height

Under both SLCN Planning Study 2015 and draft 2036 Plan, the maximum building height is limited to the 16 storeys for the site. The proposed 3 storey podium and 13 storey tower complies with this requirement. The overall building height is approx. 54.2m to the top of the parapet, not including any lift overruns.

Whilst the SLCN Planning Study and draft 2036 Plan proposes a 4 storey podium (with 3 storeys to lane ways), the proposed podium height will read as 4 storeys to Atchison street due to the generous floor to floor heights and will step down from the podium of the adjacent building at 40-48 Atchison Street to suit the fall towards Oxley street. Refer to elevation diagram on page 16.

Design Principles - The Proposal

- The entry to the residential and commercial lobby is clearly defined and reinforces the desired character of the area with a **safe and well-lit forecourt and through site link** between Atchison Street and Atchison lane. The proposal is consistent with the identified building height and will provide opportunity for a quality mixed use development and an active pedestrian spaces to a future civic street and contribute to the vibrancy of St Leonards.

- Pedestrian safety of Atchison Lane as a result of the through site link encourages pedestrian movement and permeability between the streets and activates the extensive ground floor retail spaces.

- Pedestrian amenity is enhanced by achieving the required podium setback.** The development proposes high quality large format paving with a widened footpath accessible to all, with street furniture, pedestrian focused lighting, al fresco dining, along with timber bench seating and a green wall.

- The podium height will be similar to adjacent established heights and provides pedestrian scale and the desired character of St Leonards.

- The proposed set back maximizes the sunlight and creates an accessible space that flows and transforms the character of the surrounding public domain and **maximises sunlight access to the proposed linear parks to the east towards Oxley Street.**

- The proposed tower form achieves the setback requirements and enjoys district views to the North and East, and some CBD views between the surrounding towers.

- The upper space of the roof is a **communal space with a roof top garden** and timber bench seating which encourages social and recreational use.



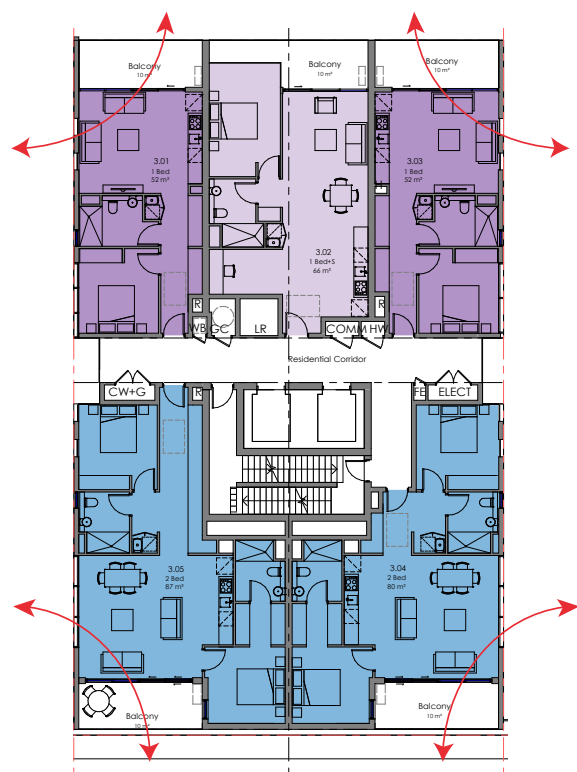
EXTRACT FROM ST LEONARDS CROWS NEST PLANNING STUDY 2015 | BUILDING HEIGHTS

4.0 DEVELOPMENT CONTROL

SEPP 65 / ADG

Indicative Compliance Schedule

DESIGN CRITERIA	REQUIRED MIN.	AVERAGE TOTAL
4A. Solar Access	70%	72%
4B. Natural Ventilation	60%	80%
4C. Ceiling Height	100%	100%
4D. Size & Layout	100%	100%
4E. Private Open Space	100%	100%
4F. Common Circulation	100%	100%
4G. Private Storage	100%	100%



Apartment Design

The accommodation consists of 65 apartments suited to a variety of lifestyle. The dwelling mix is 39 x 1bedroom (60%) and 26 x 2bedroom (40%). Some apartments have studies or media alcoves.

The residential floors have minimum ceiling heights to living/dining/bedrooms of 2.7 metres and 2.4 metres to non-habitable spaces. The floor to floor height is typically 3.1 metres.

Each apartment has access to a private open space with minimum areas of 8m²/10m²/12m² for 1bed/2bed/3bed respectively and a landscaped communal roof area.

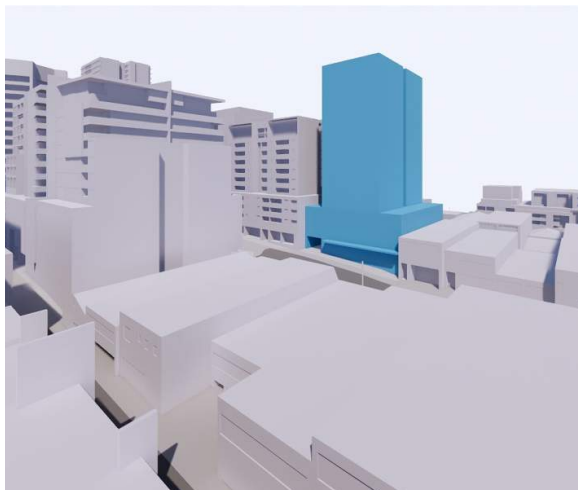
There are 4 (out of 5) dual aspect apartments on each floor. Dual aspect apartments enhance daylight access and natural ventilation.

A minimum of 2 hours direct sunlight between 9:00am & 3:00pm in mid winter will be enjoyed by more than 72% of the apartments. Similarly more than 80% of apartments will be naturally cross ventilated.

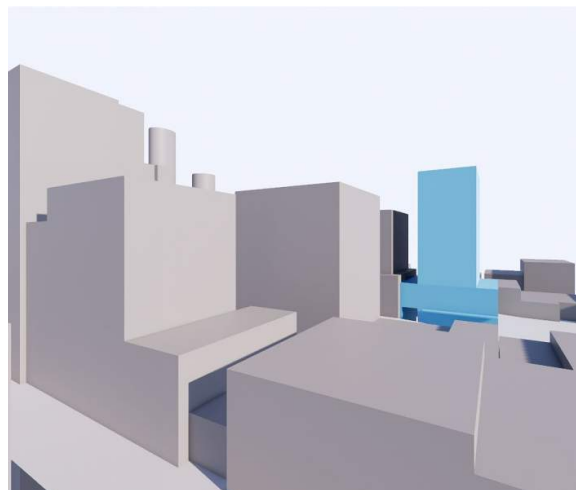
Each apartment has access to a minimum of 6m³/8m³/10m³ of private storage space (for 1bed/2bed/3bed respectively) via a combination of space within the apartment or secure storage cage within the basement levels.

5.0 MASSING STUDIES

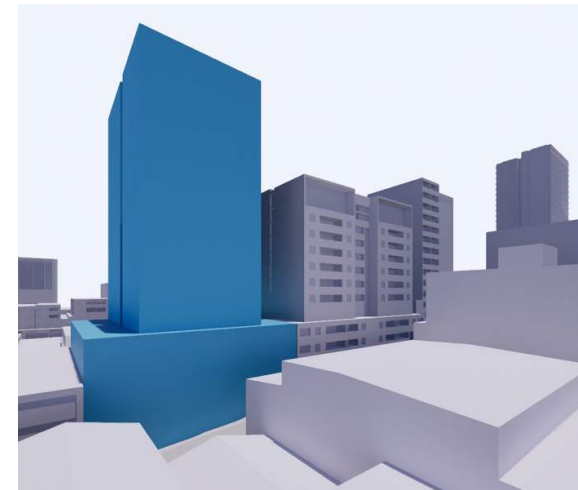
SITE MASSING CONTEXT



BIRD'S EYE VIEW FROM ALBANY LN & OXLEY ST INTERSECTION



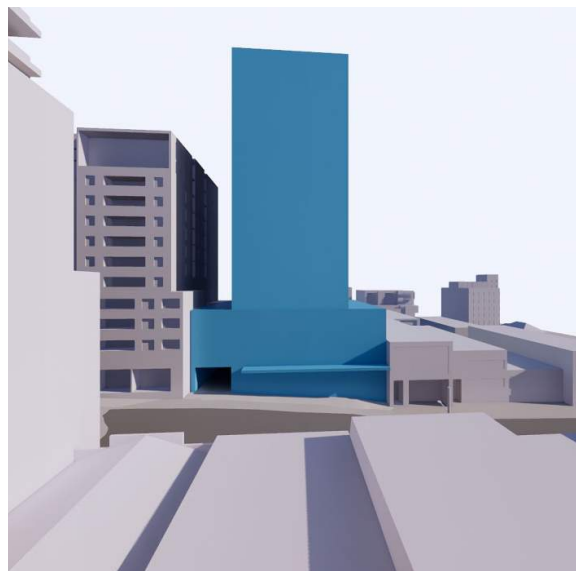
BIRD'S EYE VIEW FROM ALBANY LN



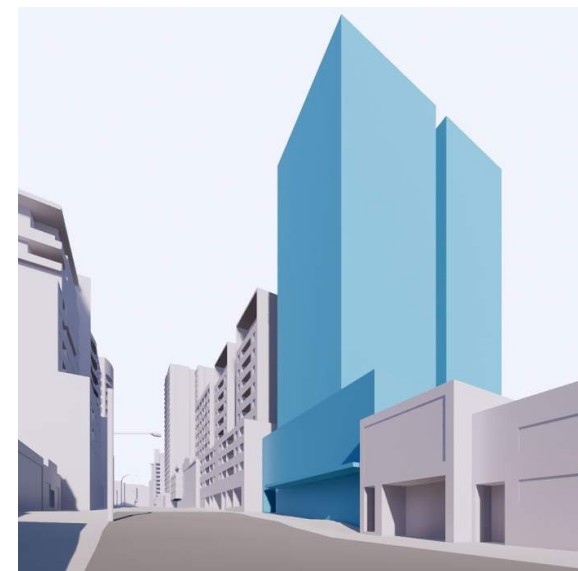
NORTH EAST VIEW FROM CHANDOS ST



SOUTH EAST VIEW FROM 35 ATCHISON ST.



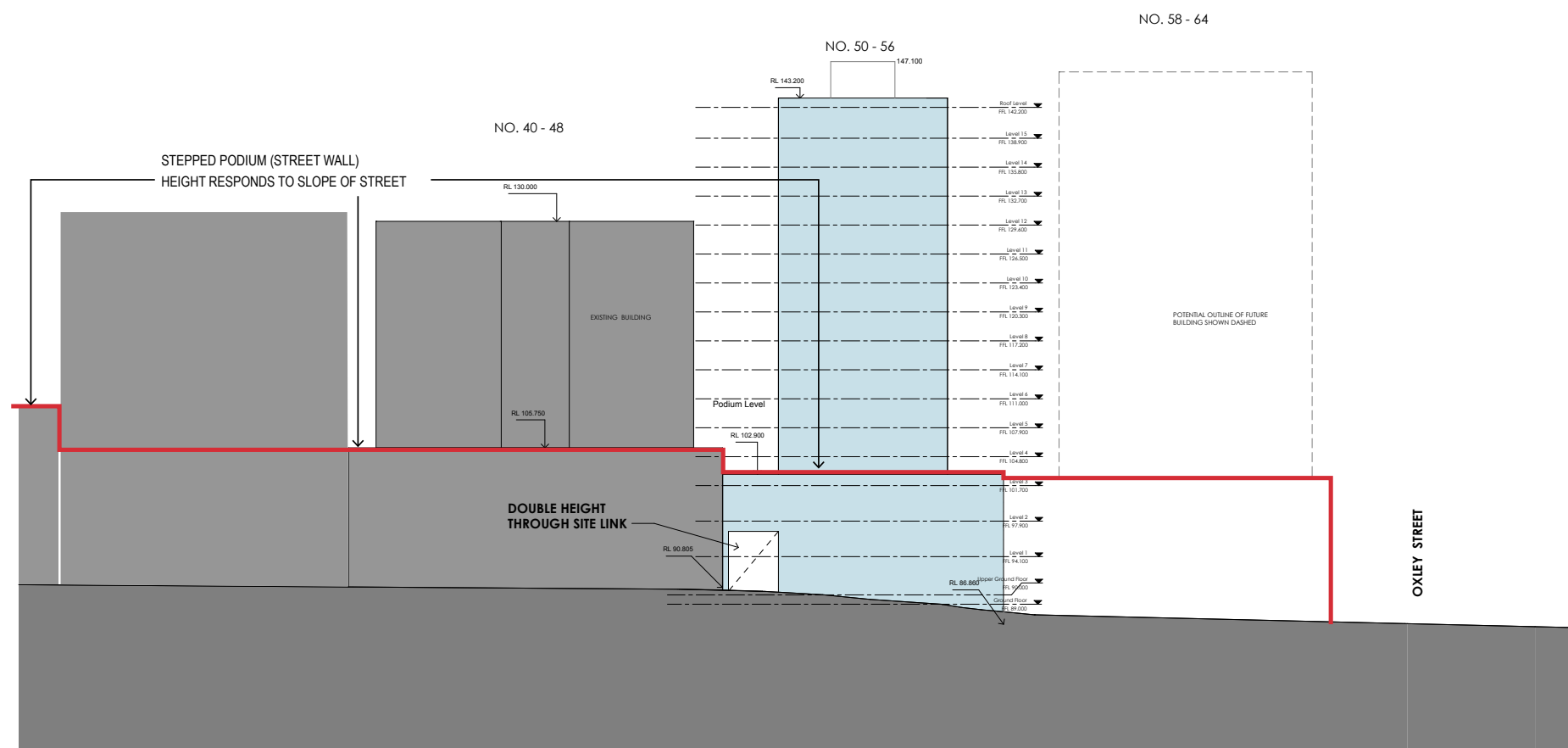
SOUTHERN VIEW FROM ALBANY LN



STREET VIEW FROM ATCHISON STREET TOWARDS MITCHELL ST

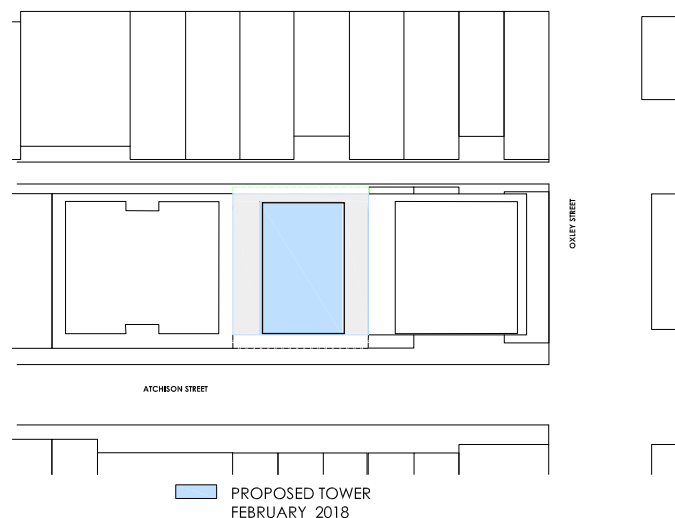
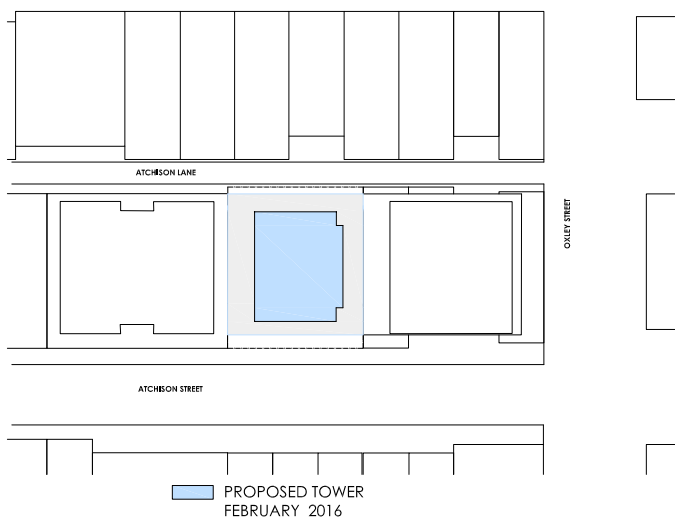
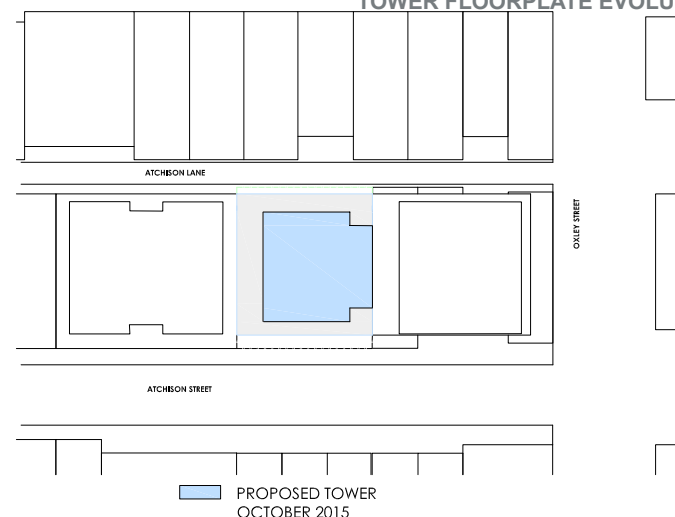
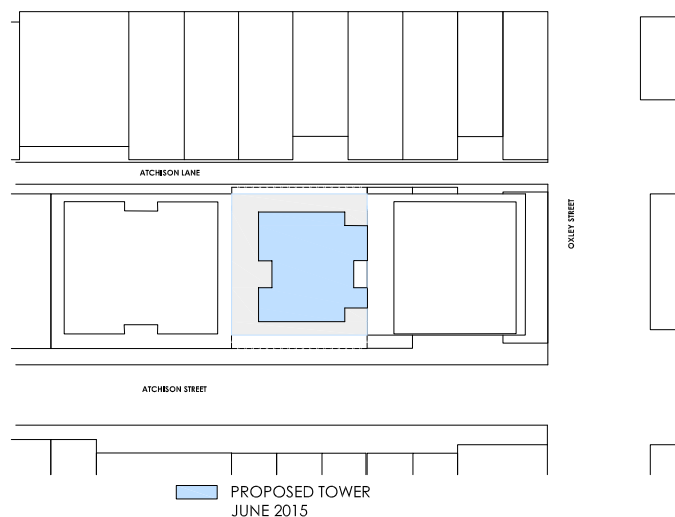
5.0 MASSING STUDIES

ATCHISON STREET ELEVATION



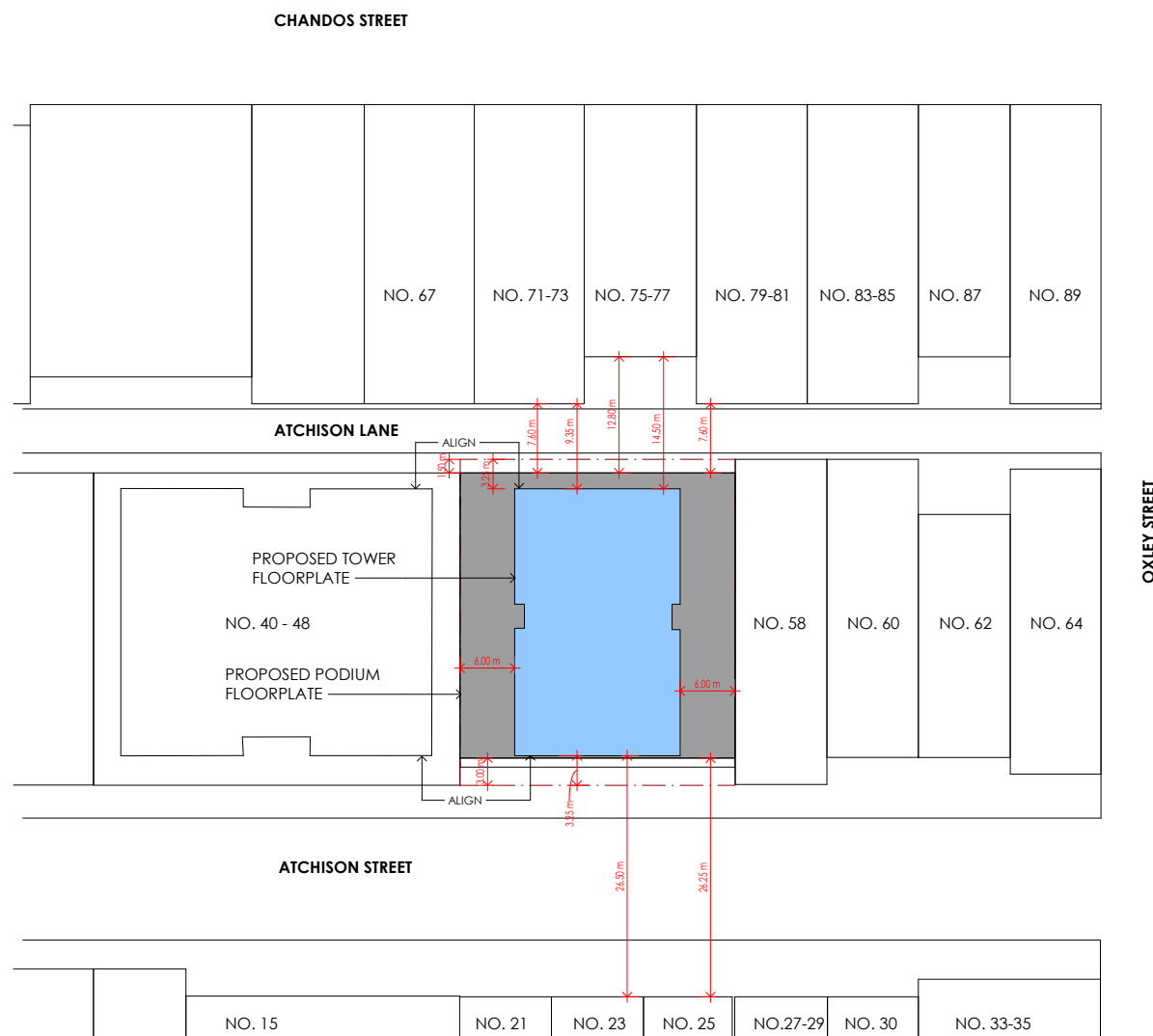
5.0 MASSING STUDIES

TOWER FLOORPLATE EVOLUTION DIAGRAM



5.0 MASSING STUDIES

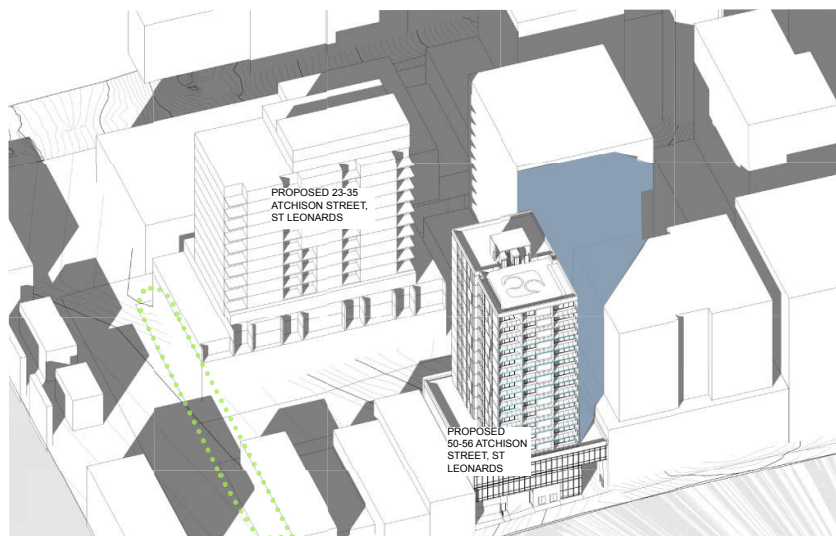
SETBACK DIAGRAM



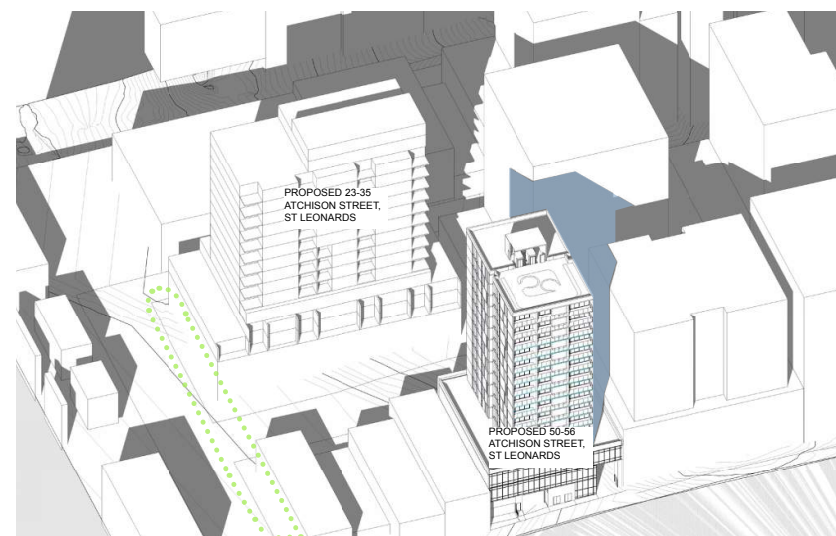
6.0 SHADOW STUDIES

WINTER SOLSTICE

The shadow diagrams on the following pages illustrate the shadow impact of the proposed building at 50-56 Atchison St during the winter solstice on the surrounding streetscape & buildings.



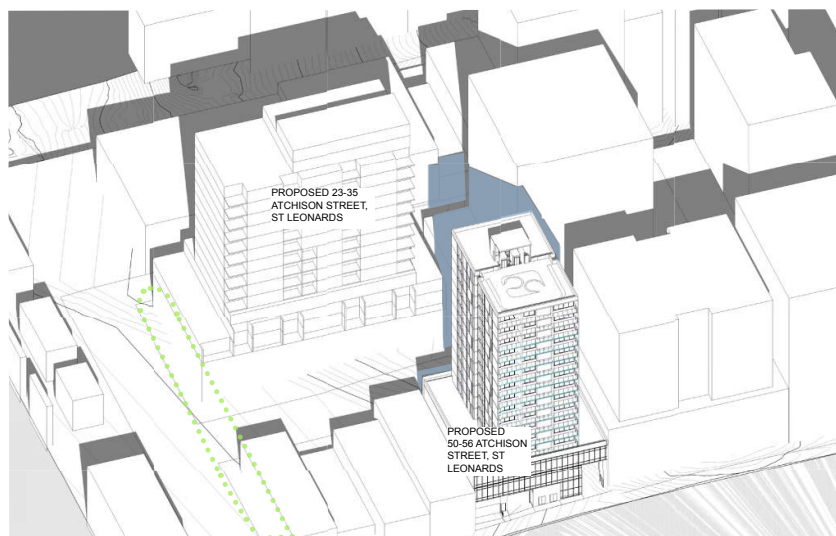
9:00 AM



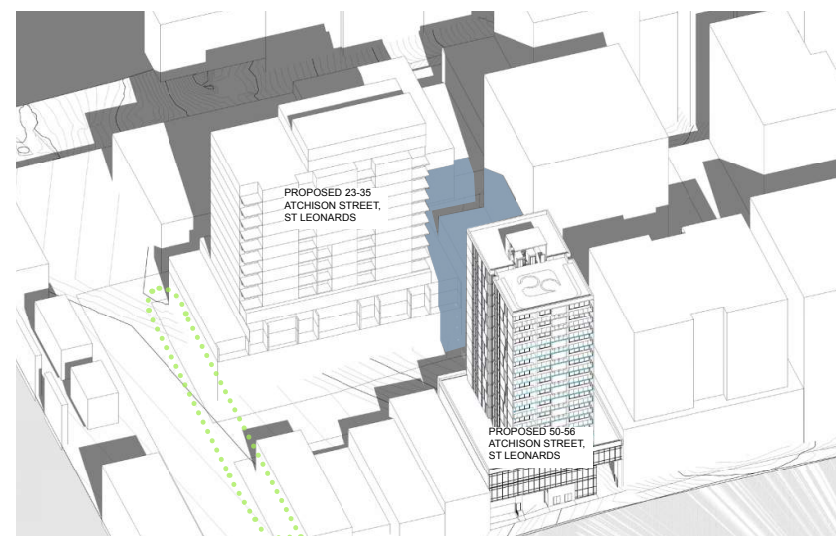
10:00 AM

6.0 SHADOW STUDIES

WINTER SOLSTICE



11:00 AM



11:30 PM

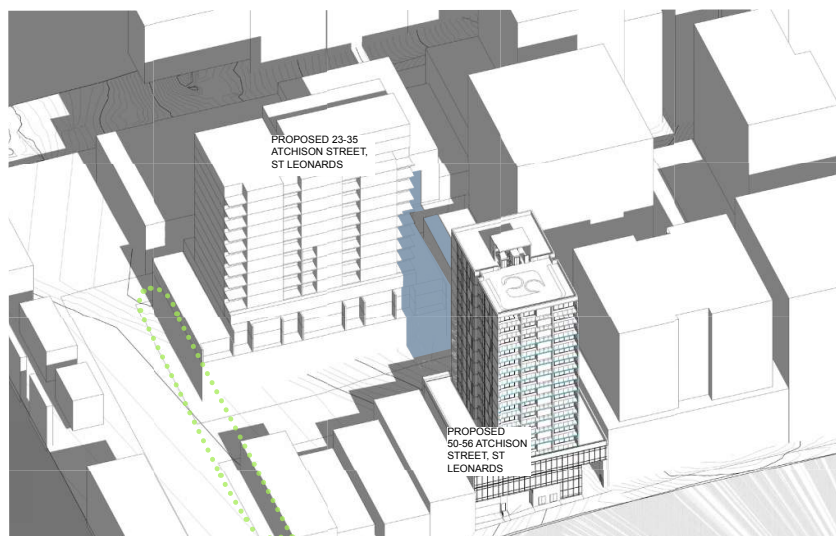


- Existing Shadows
- 50-56 Atchison Street additional Shadows
- Future Linear Park

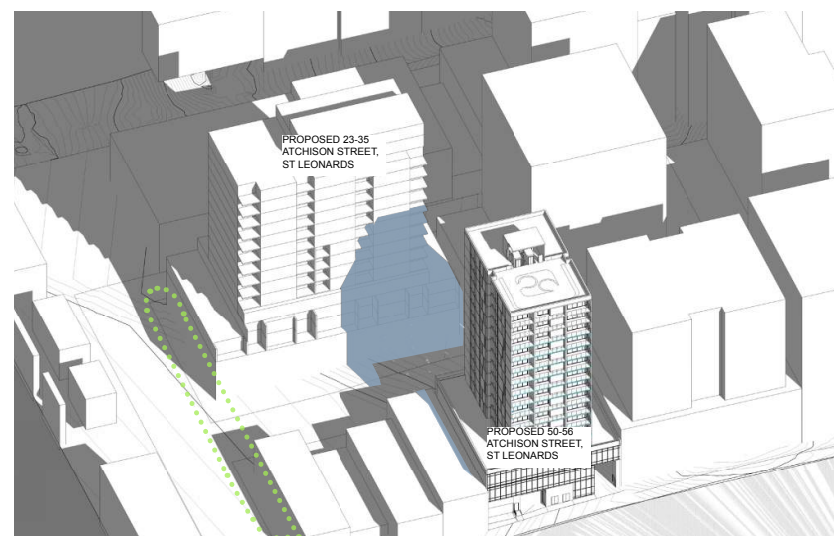
6.0 SHADOW STUDIES

WINTER SOLSTICE

There is no shadow impact on the proposed development at 23-35 Atchison St until midday during the winter solstice. Shadow impacts during the equinox and summer solstice would be negligible.



12:00 PM



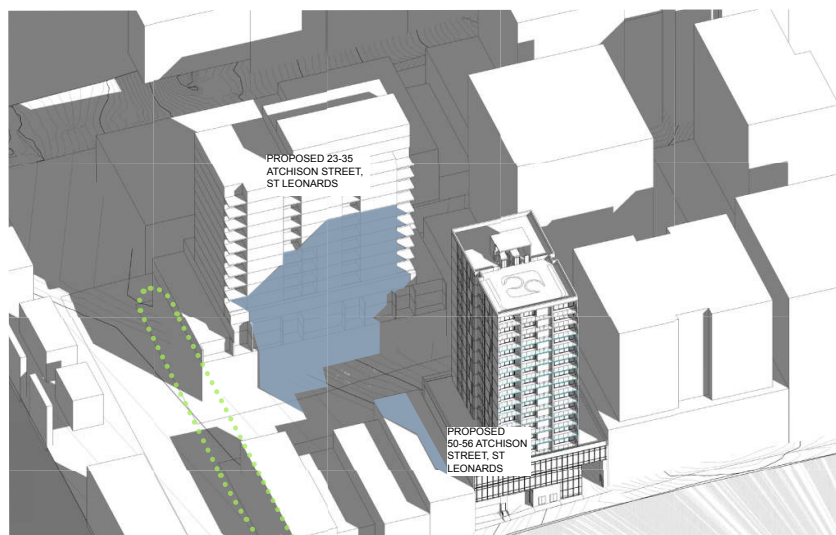
1:00 PM



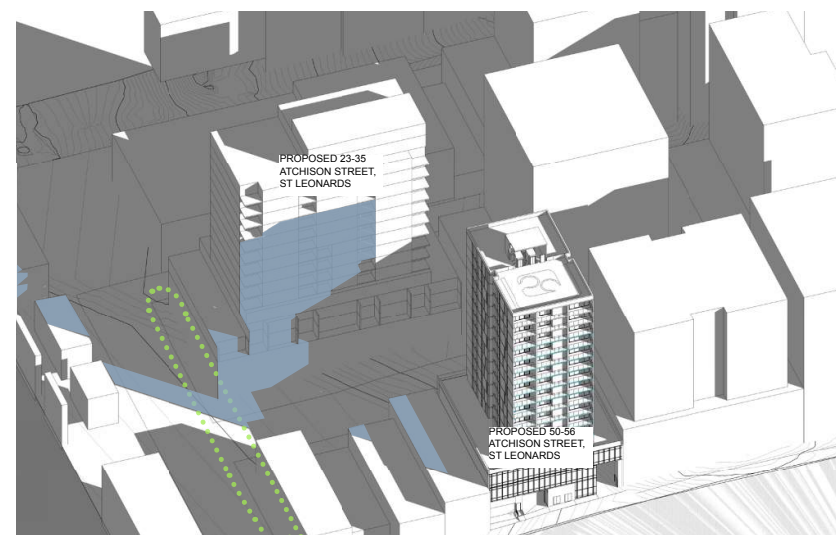
6.0 SHADOW STUDIES

WINTER SOLSTICE

There is no shadow impact in the proposed linear park along Oxley Street until 3:00pm during the winter solstice. Shadow impacts during the equinox and summer solstice would be negligible.



2:00 PM



3:00 PM

- Existing Shadows
- 50-56 Atchison Street additional Shadows
- Future Linear Park

7.0 STREET ACTIVATION

PRINCIPLES FOR STREET ACTIVATION

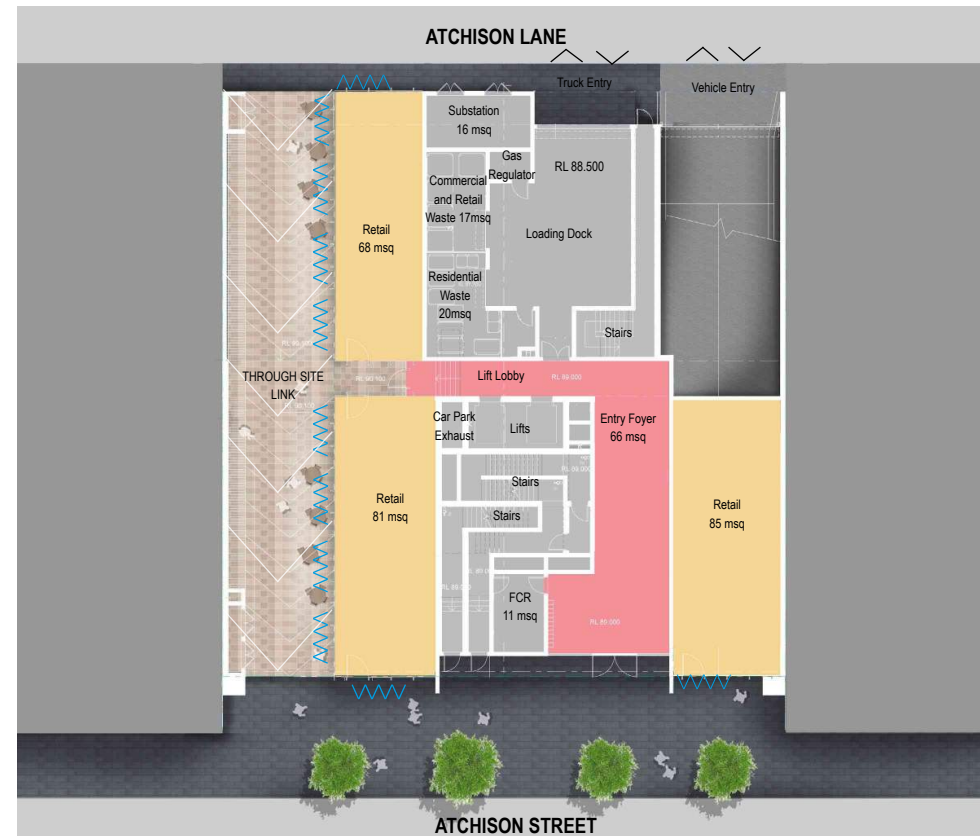
The principles to activate the street edges of the subject site include:

- Maximising the extent and continuity of the activated street edge with retail and commercial uses in addition to residential.
- Maximising visibility to commercial and residential lobbies from the public domain.
- Providing direct access from the surrounding public domain to retail/commercial space and building lobbies.
- Activating the 2 storey high by 6m wide through site link with landscaping, seating, lighting and public art installations to encourage chance meetings and socialisation.
- Minimising the impact of the vehicle entries by using high-quality materials and finishes and limiting their width to a maximum of 6m and avoiding the 'black hole' effect with the provision of an artistically design grille or gate.
- Minimising any non-active edges to the public domain.
- Providing high-quality architectural detailing for any exposed part of the façade.

Design Outcome

Based on the above principles, the proposal has employed a number of measures for street activation as follows:

- Approximately 75% of the street edge is activated by retail spaces or commercial/residential lobbies.
- A total of five(5) pedestrian entry points are created to retail shops or commercial/residential lobbies from all street edges.
- All retail frontages and lobbies to Atchison Street have level access.
- A north-south pedestrian link is provided through retail shops on the Ground Floor.
- The vehicle entry from Atchison Lane is limited to 6m wide at the north eastern corner.

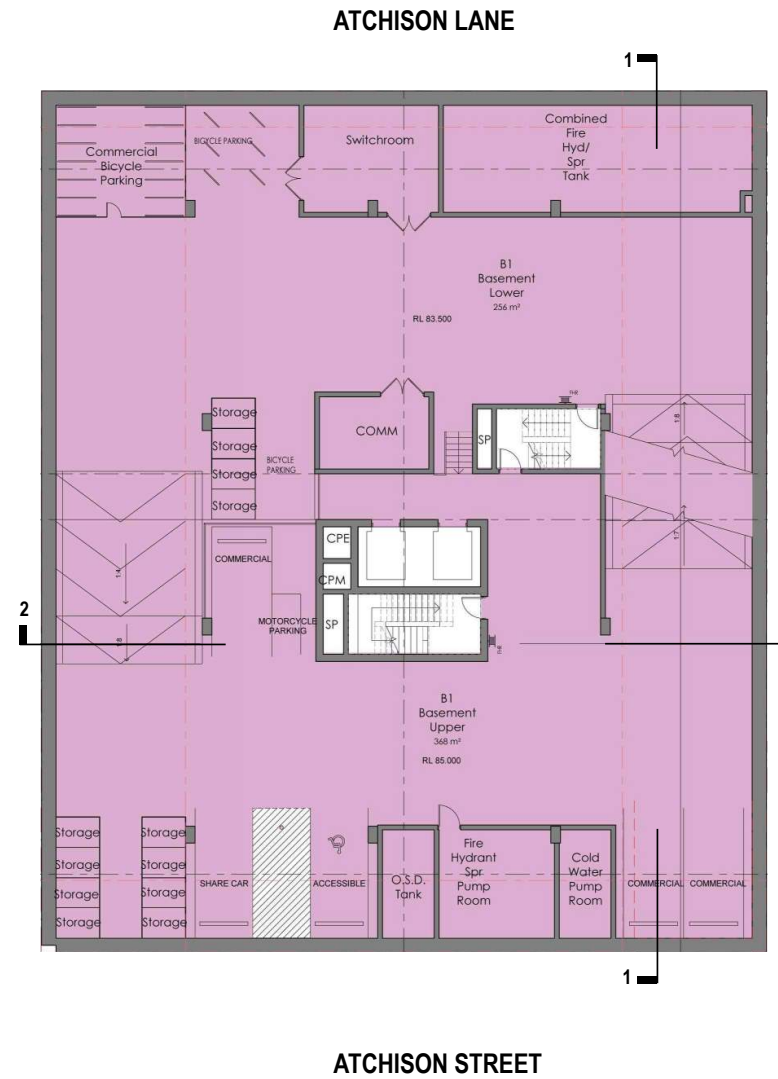


LEGEND

- Vehicle Entry
- Pedestrian Walkway
- Retail
- Services
- Residential Entry
- Activated Frontage

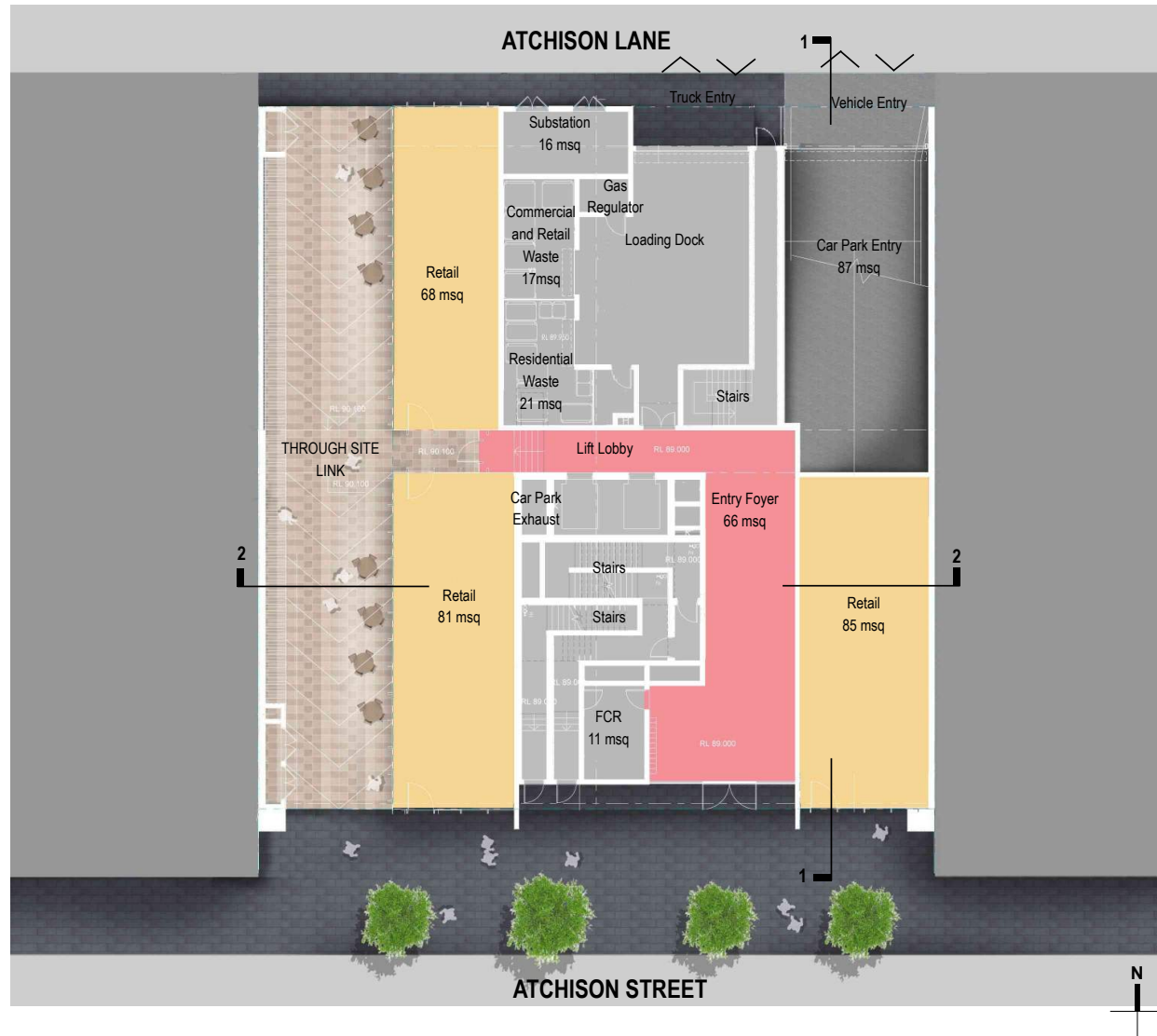
8.0 INDICATIVE PLANS

TYPICAL BASEMENT FLOOR



8.0 INDICATIVE PLANS

GROUND FLOOR



8.0 INDICATIVE PLANS

INDICATIVE FLOOR PLANS - LEVEL 1 (COMMERCIAL)



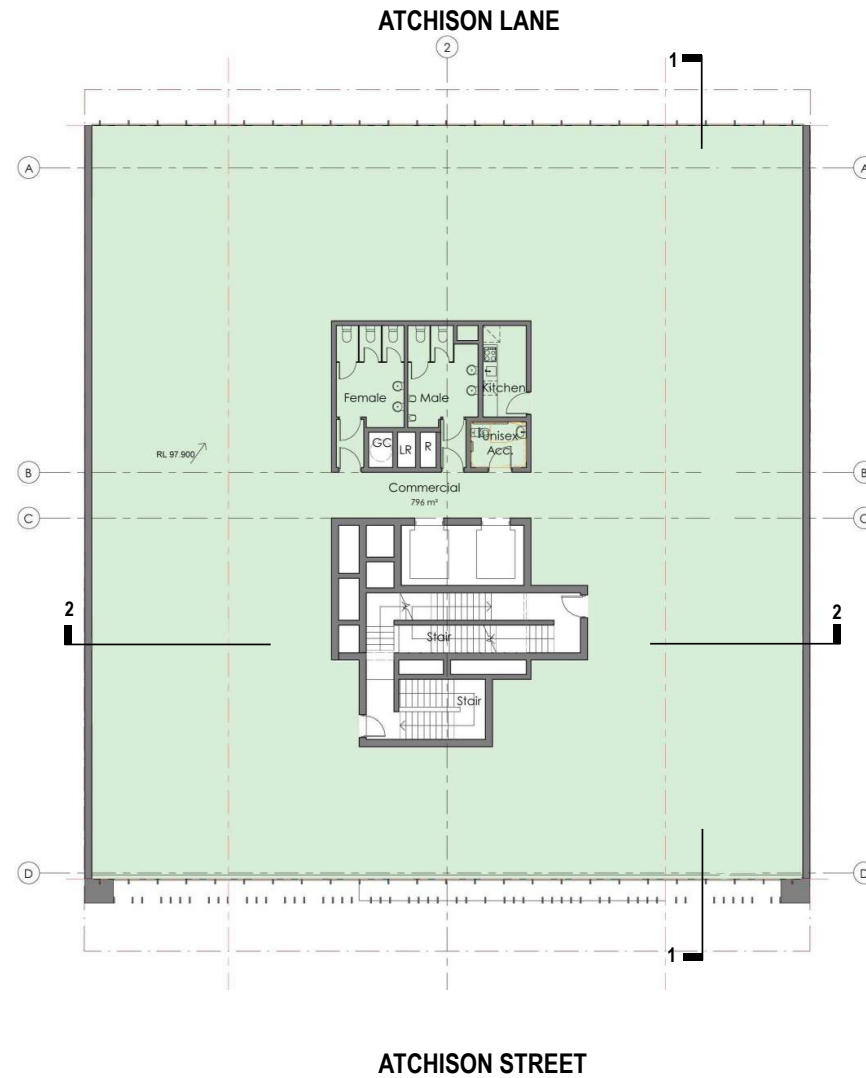
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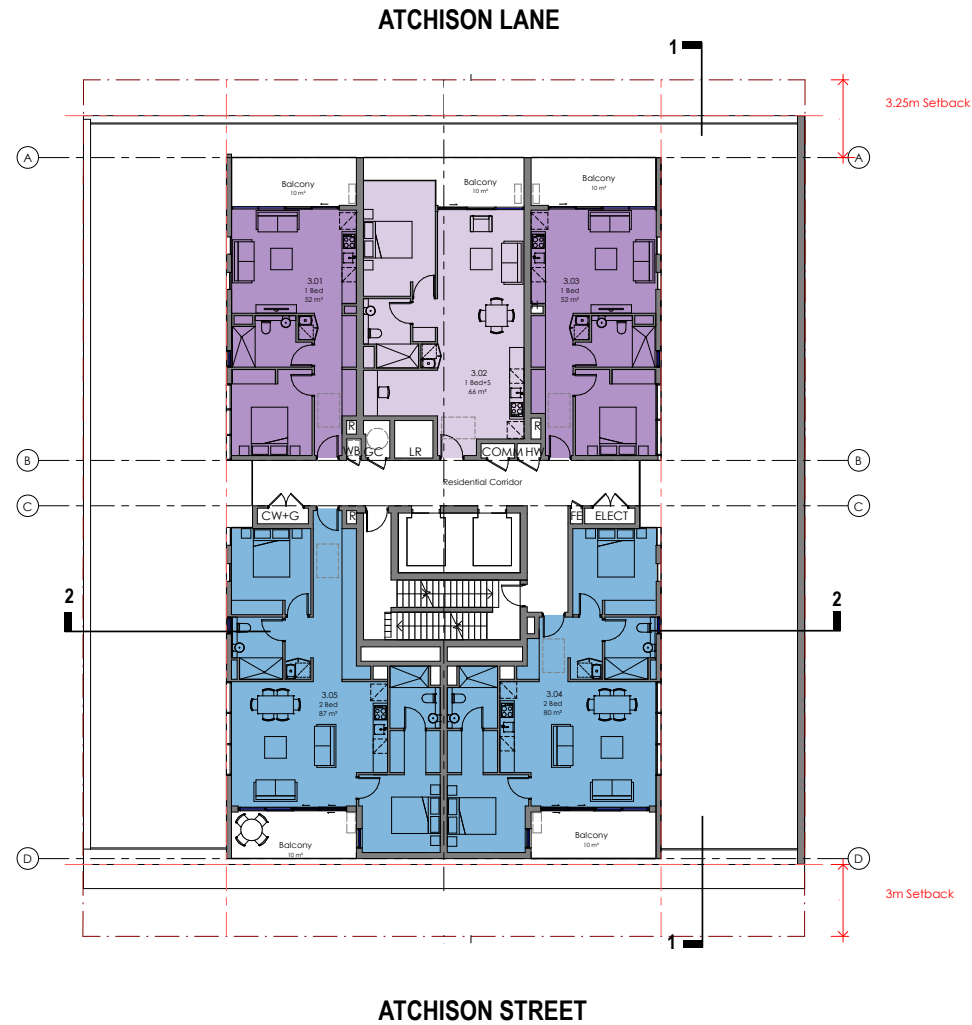
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INDICATIVE FLOOR PLANS - LEVEL 2 (COMMERCIAL)



8.0 INDICATIVE PLANS

TYPICAL RESIDENTIAL FLOORS (LEVEL 3-15)



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ROOF FLOOR

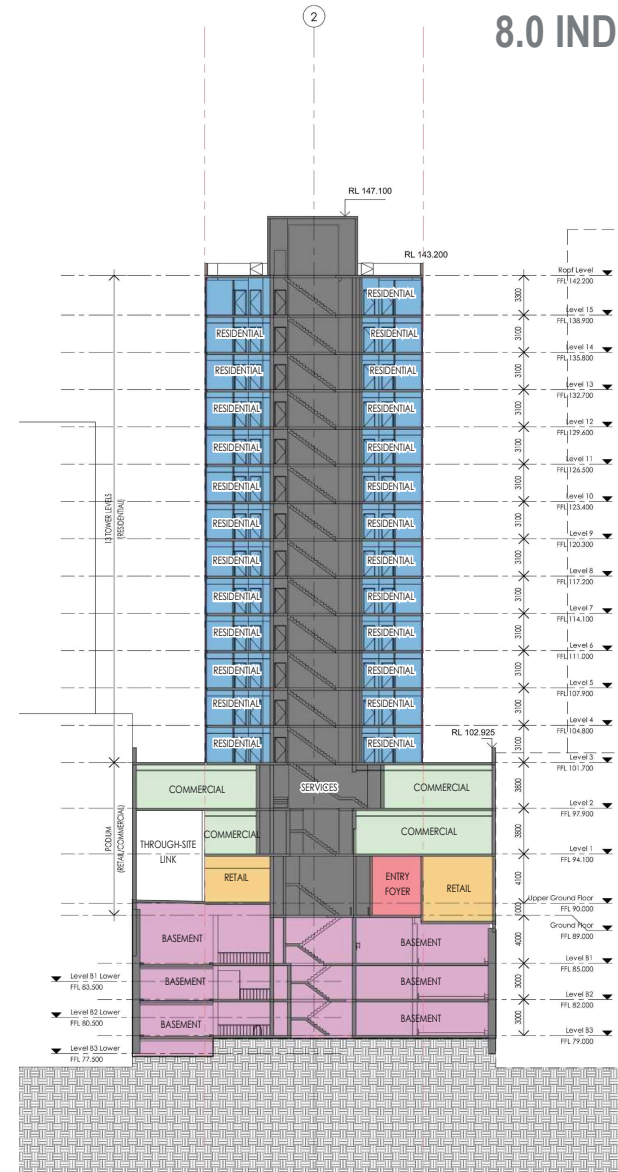


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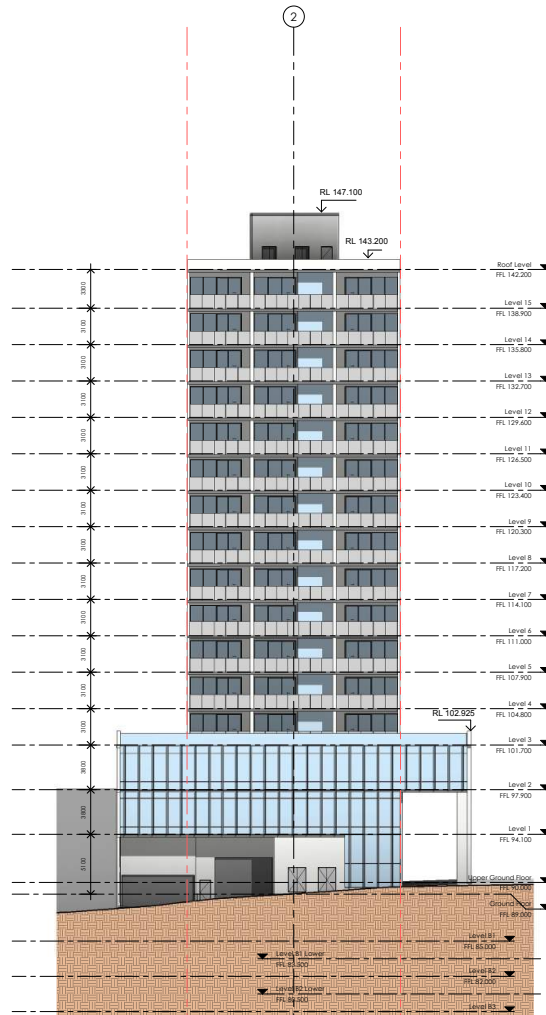


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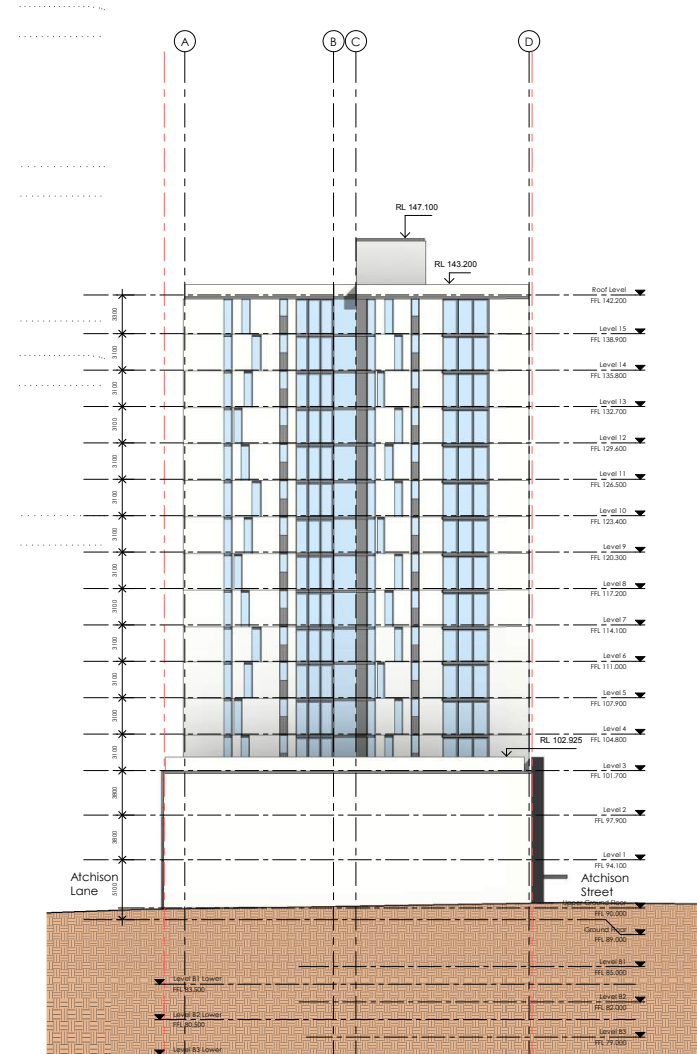


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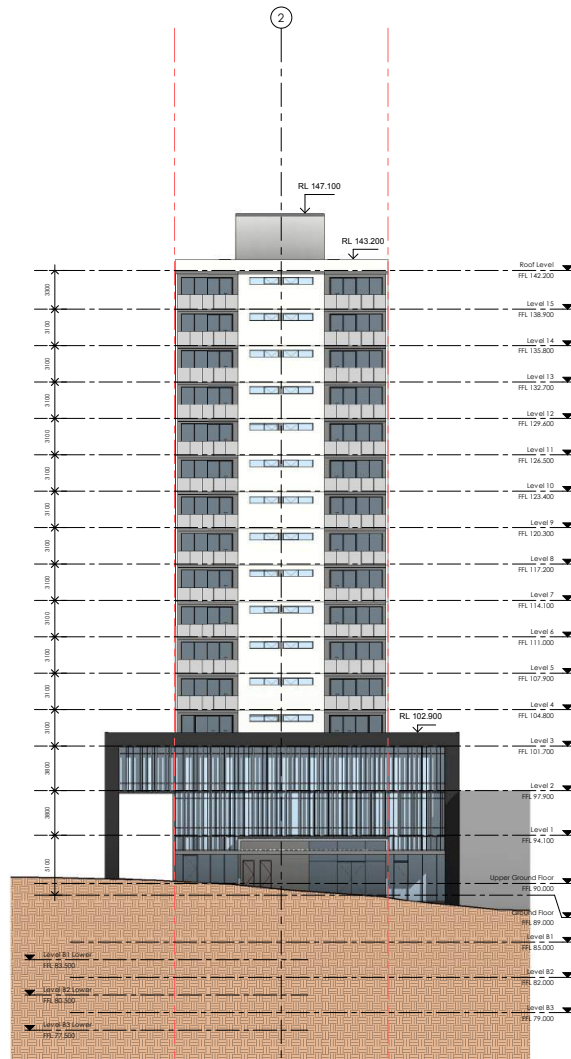


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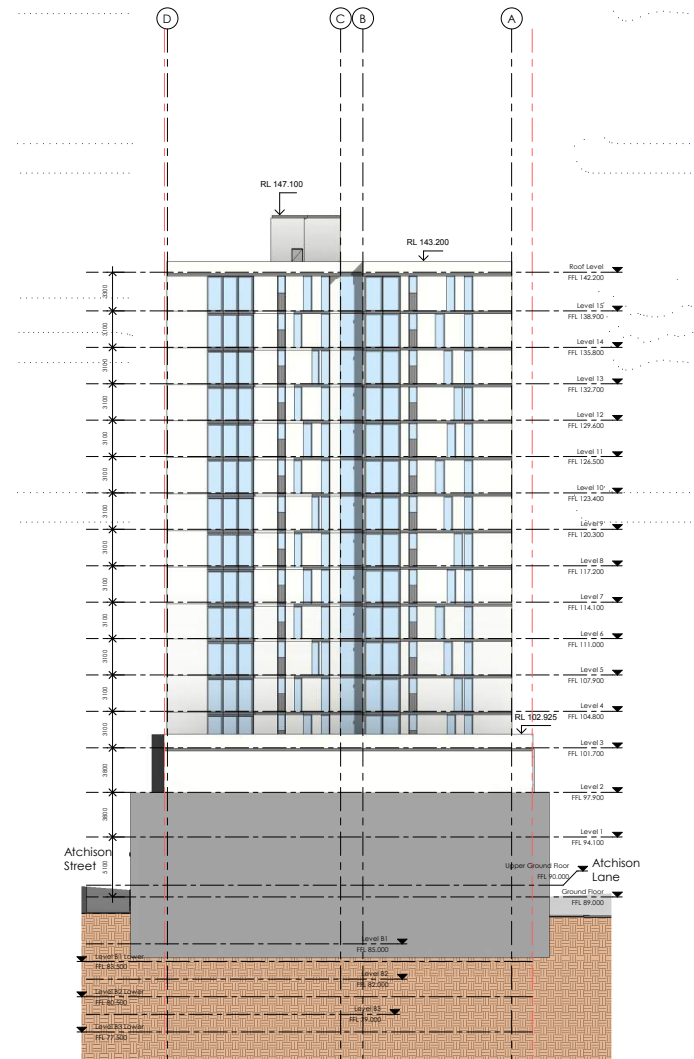


WEST ELEVATION

8.0 INDICATIVE PLANS ELEVATIONS



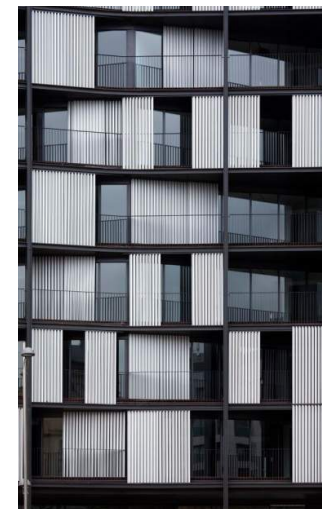
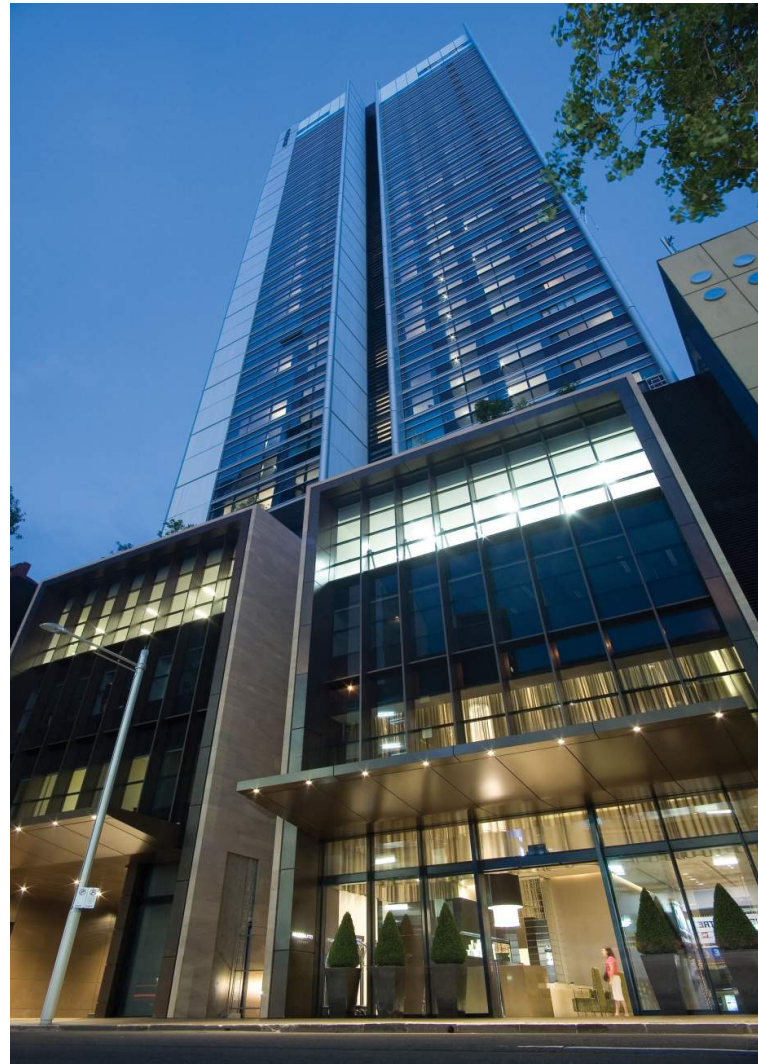
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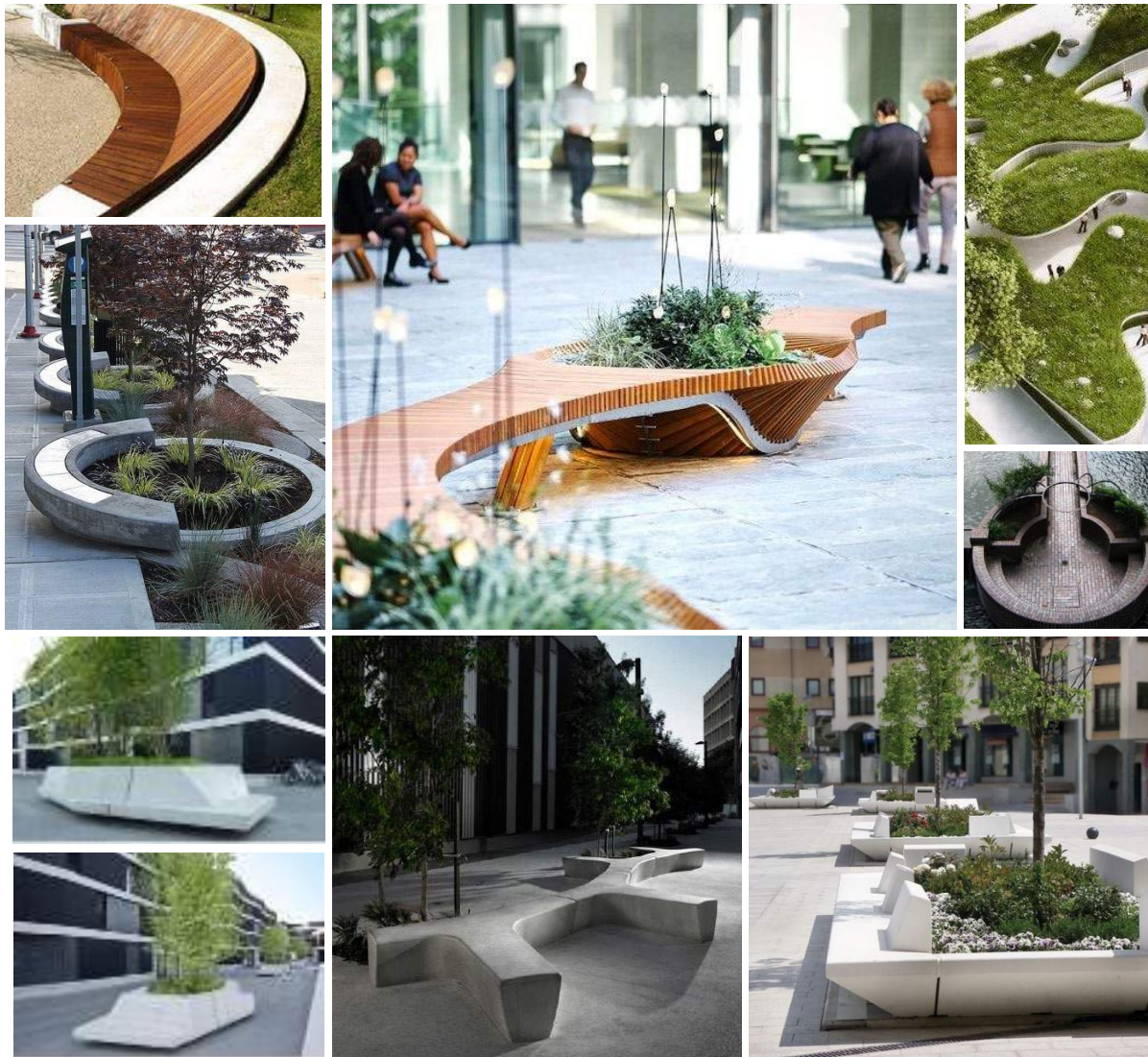
9.0 PRECEDENT IMAGES

FACADE PRECEDENT IMAGES



9.0 PRECEDENT IMAGES

LANDSCAPE



10.0 DEVELOPMENT SUMMARY

The proposed redevelopment of 50 - 56 Atchison Street, includes three levels of basement parking, three storey podium comprised of ground, retail, and office space. Above the podium there are thirteen residential floors, and roof garden level providing shared landscape and recreation facilities for the residents.

Typical Residential Levels NSA per level (3-16)

Typical 1B	52m2 +10m2 Balcony
Typical 1B	52m2 +10m2 Balcony
Typical 1B + S (Silver)	66m2 +10m2 Balcony
Typical 2B	87m2 +10m2 Balcony
Typical 2B	80m2 +10m2 Balcony

Total number of apartments (5x13) 65

Total apartments NSA 13 x 344m2 4472m2

Total Retail NSA and Commercial NSA 1615m2

Area Summary

Site 1080m2

Total Non Residential GFA 1844m2

Non Residential FSR 1.7:1

Total GFA 6887m2

Proposed Total FSR 6.4:1

Area Schedule (GFA) Tower	
Level 15	388 m ²
Level 14	388 m ²
Level 13	388 m ²
Level 12	388 m ²
Level 11	388 m ²
Level 10	388 m ²
Level 9	388 m ²
Level 8	388 m ²
Level 7	388 m ²
Level 6	388 m ²
Level 5	388 m ²
Level 4	388 m ²
Level 3	388 m ²
5043 m ²	

Area Schedule (GFA) Podium	
Level 2	843 m ²
Level 1	672 m ²
Upper Ground Floor	329 m ²
1844 m ²	





ARCHITECTURAL DRAWINGS

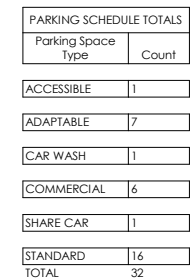
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DA02.03	BASEMENT 2 FLOOR PLAN	K
DA02.04	BASEMENT 1 FLOOR PLAN	J
DA02.05	GROUND FLOOR PLAN	N
DA02.07	LEVEL 1	L
DA02.08	LEVEL 2	L
DA02.09	LEVELS 3-15	K
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DA02.91	GFA AREA PLANS	H
DA03.01	BUILDING SECTION	I
DA03.02	BUILDING SECTION	H
DA03.03	ELEVATION NORTH & WEST	H
DA03.04	ELEVATION SOUTH & EAST	H

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50 - 56 ATCHISON ST. ST LEONARDS

Issue for Information 25.01.2019



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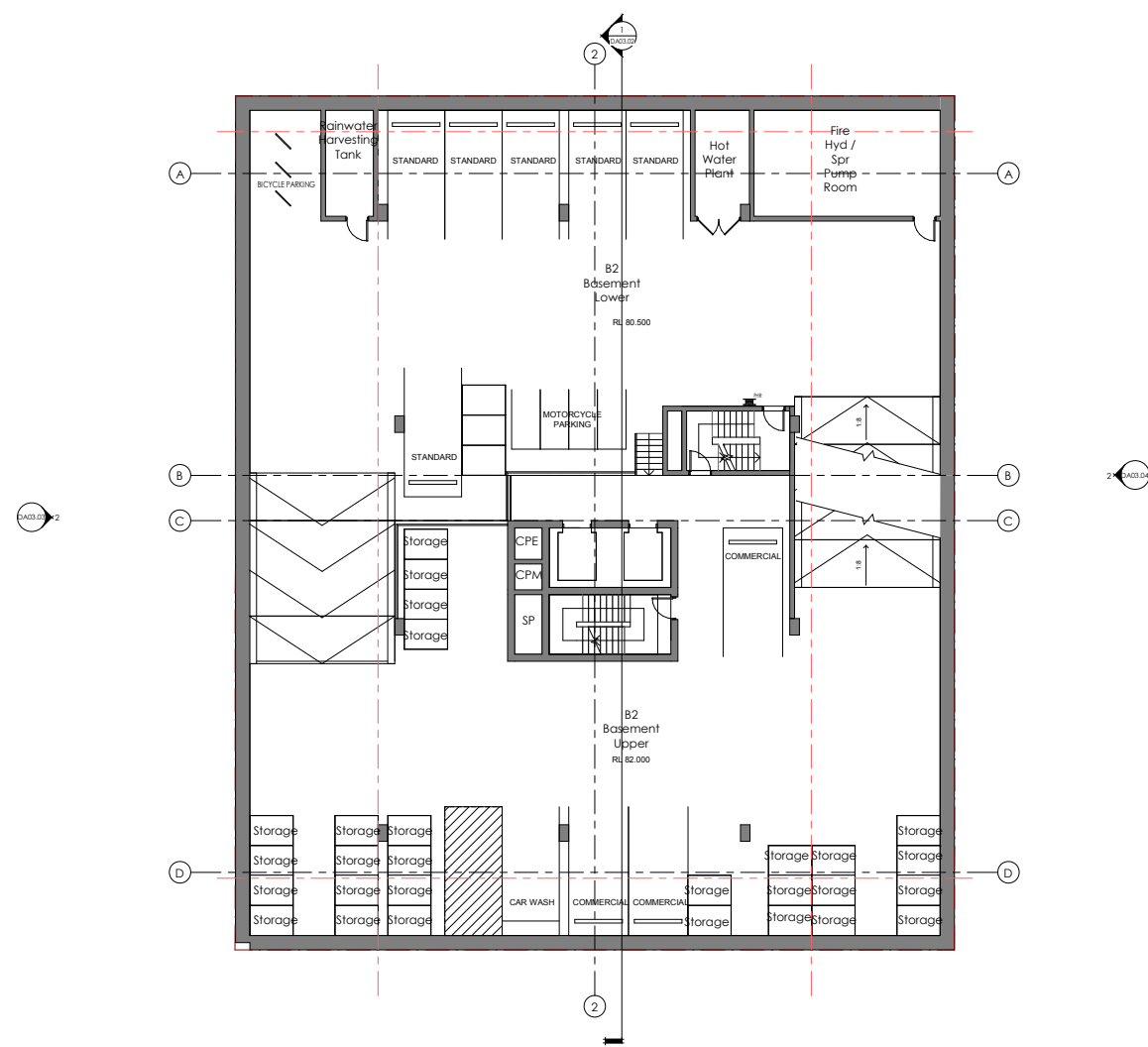


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ST LEONARDS

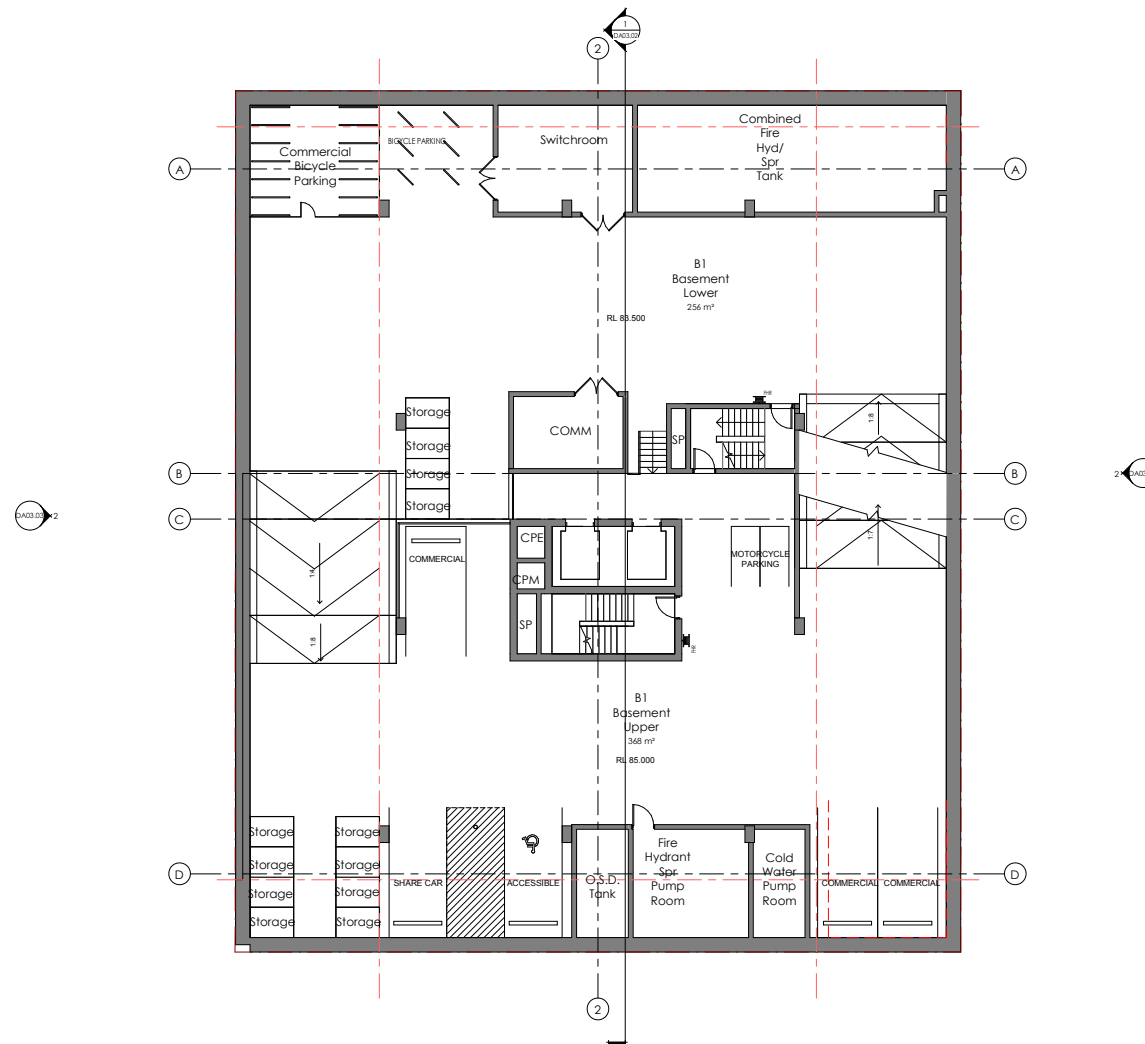
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PARKING SCHEDULE TOTALS	
Parking Space Type	Count
ACCESSIBLE	1
ADAPTABLE	7
CAR WASH	1
COMMERCIAL	6
SHARE CAR	1
STANDARD	16
TOTAL	32



PARKING SCHEDULE TOTALS	
Parking Space Type	Count
ACCESSIBLE	1
ADAPTABLE	7
CAR WASH	1
COMMERCIAL	6
SHARE CAR	1
STANDARD	16
TOTAL	32

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5108

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BASEMENT 1 FLOOR PLAN

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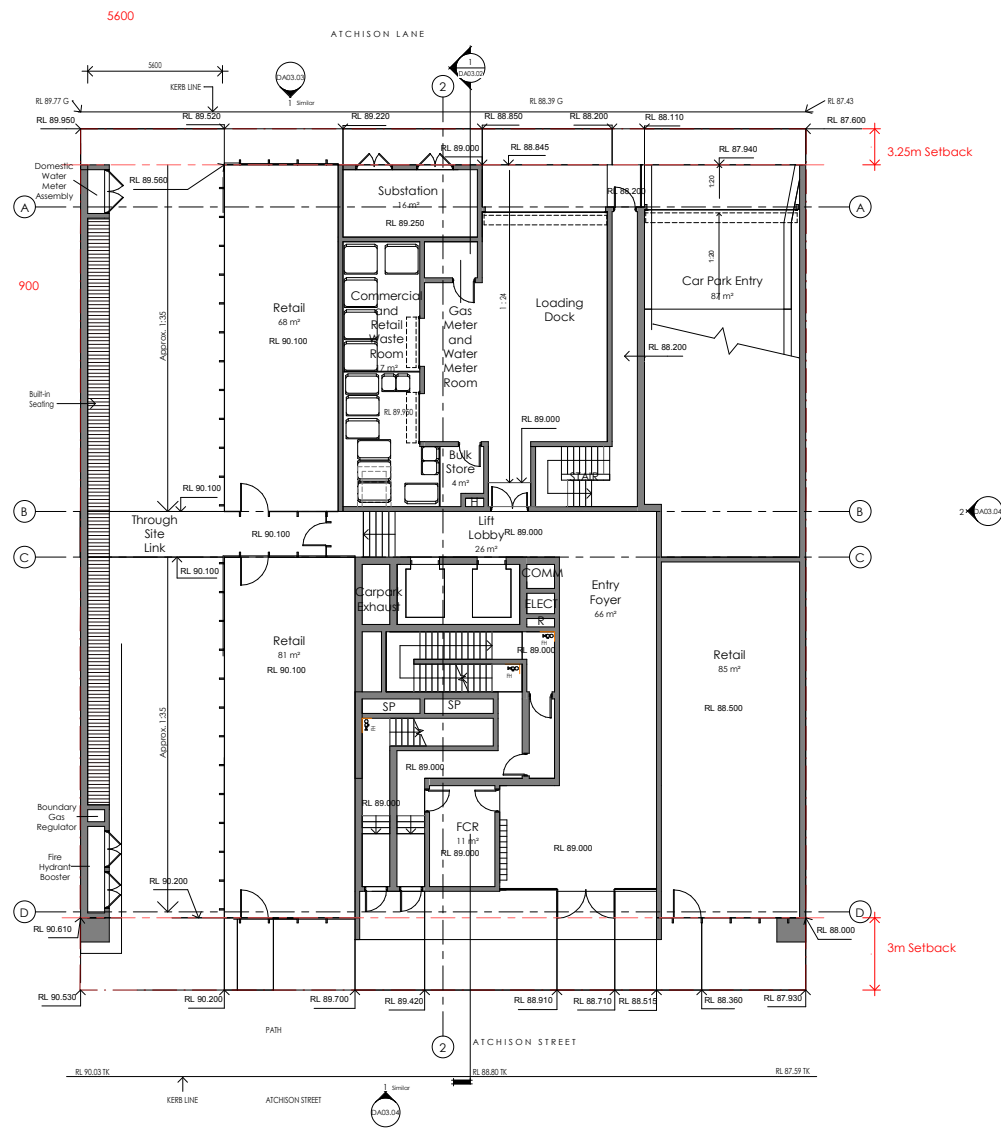
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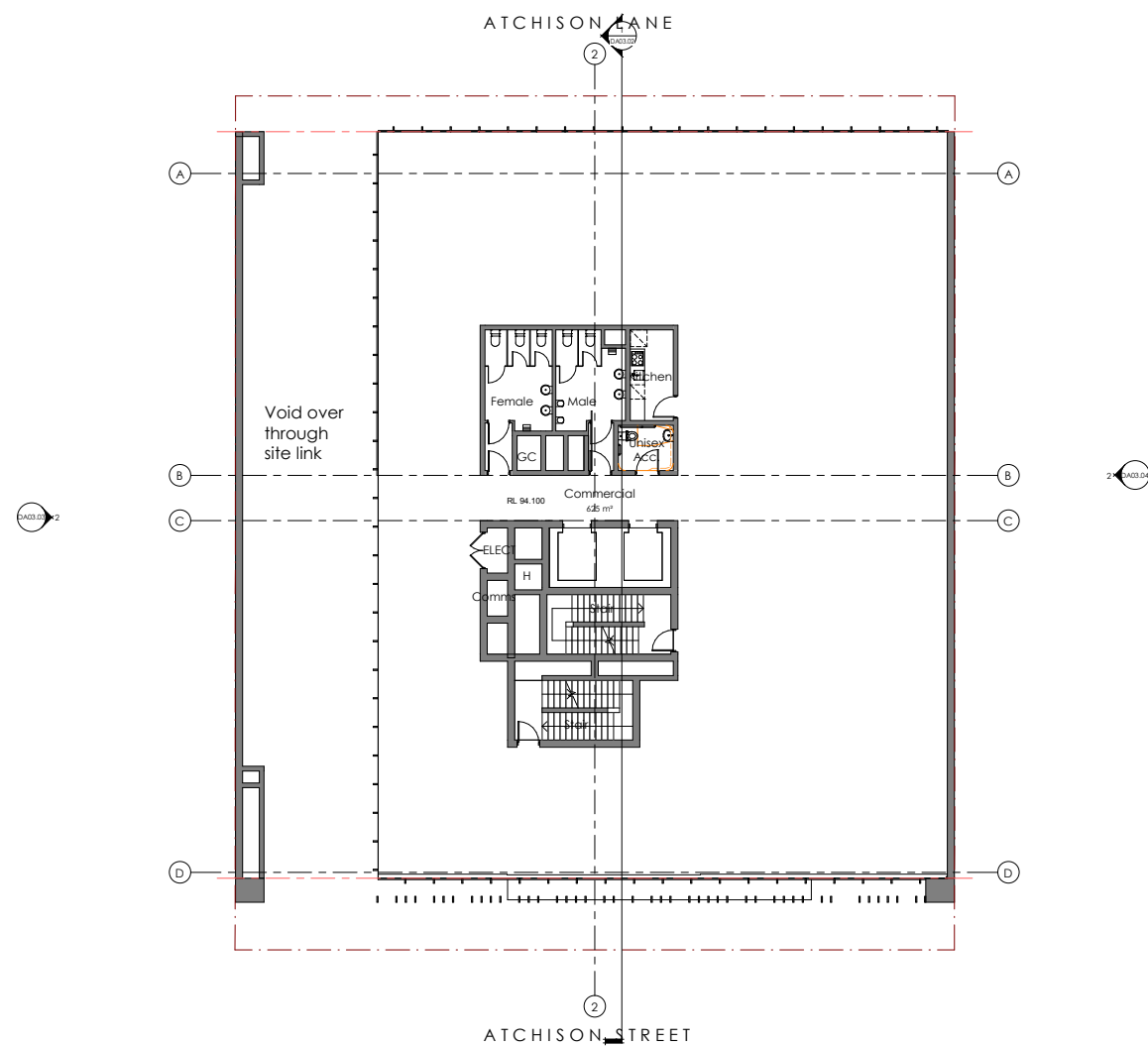
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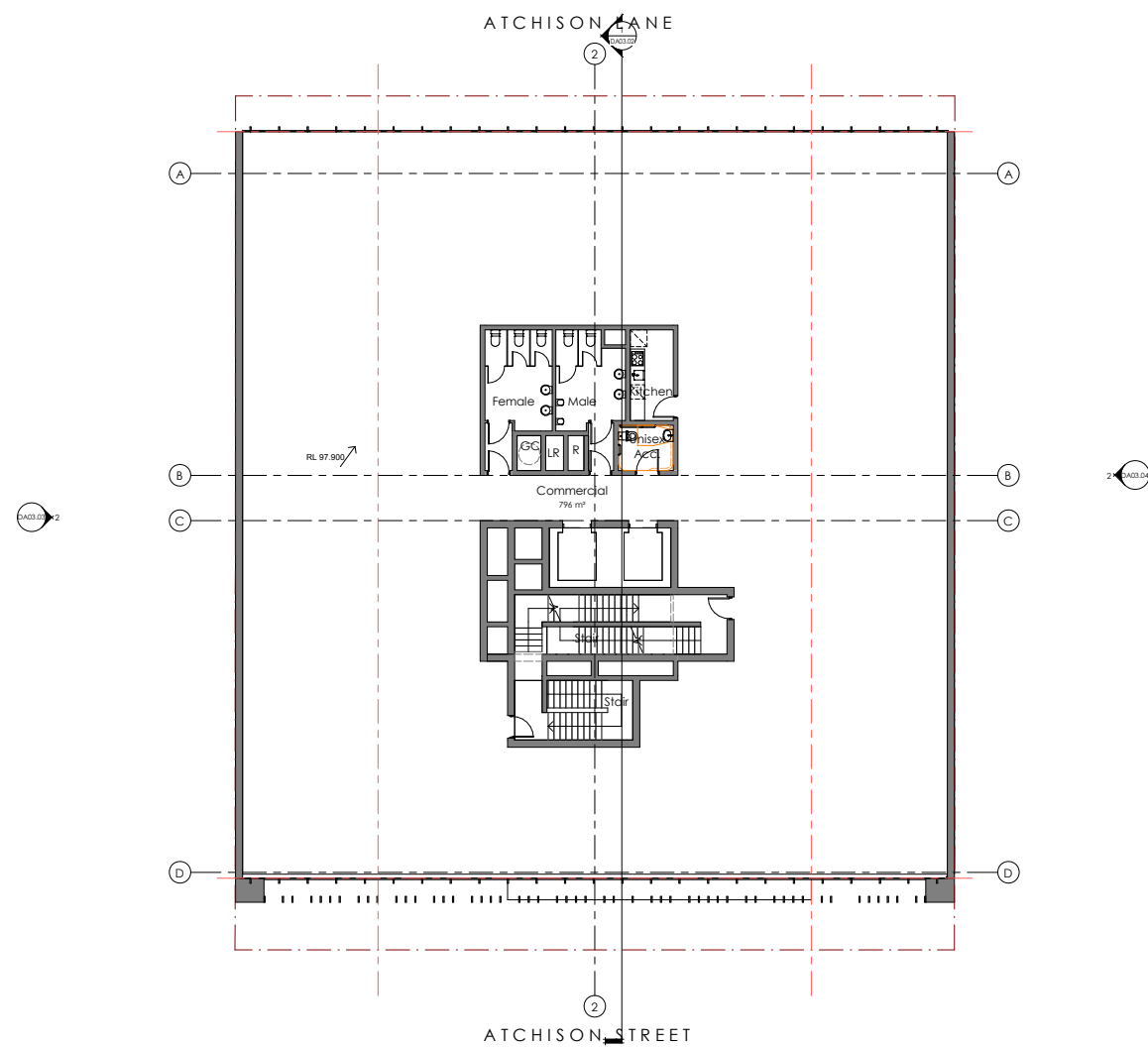
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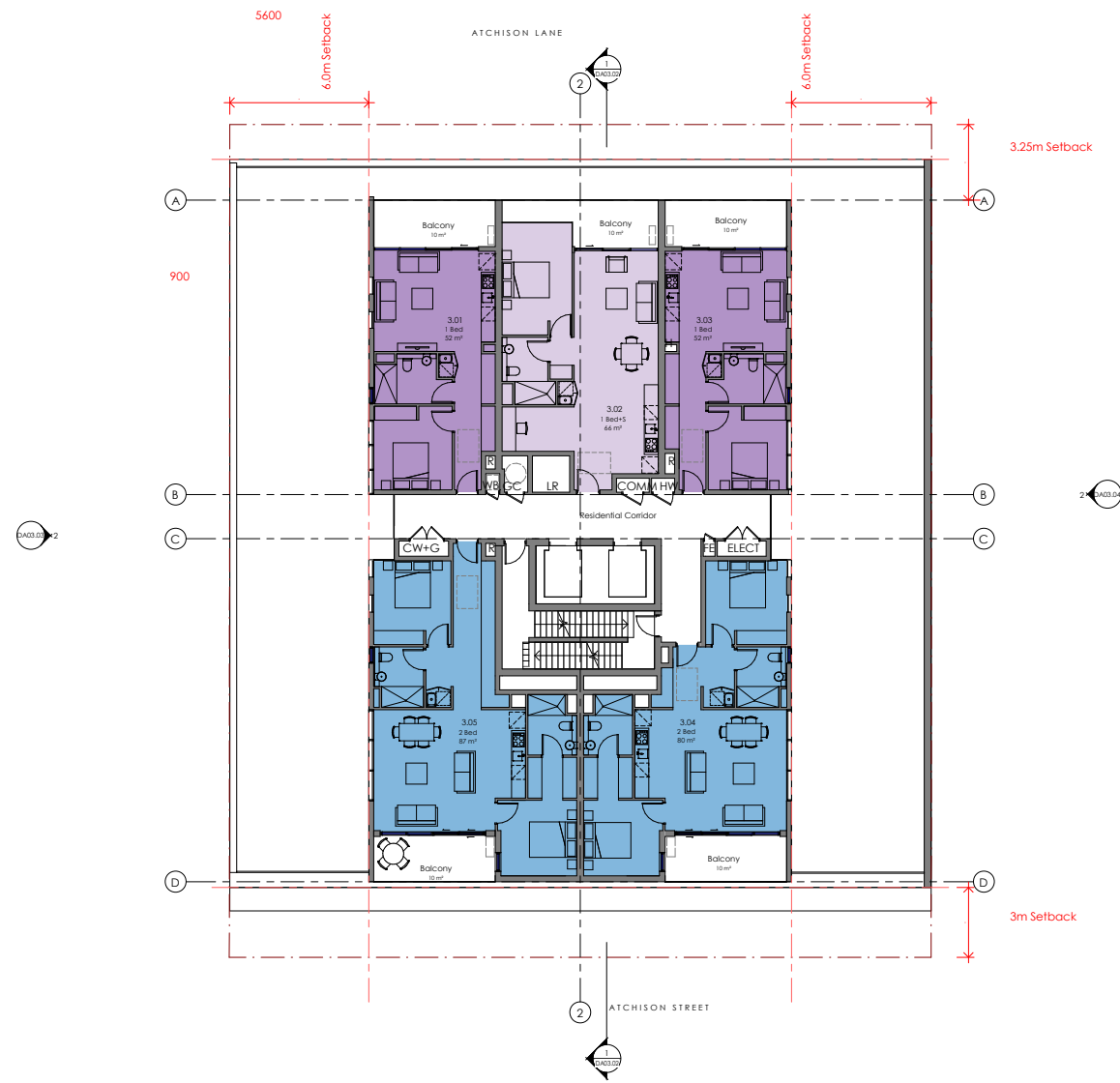
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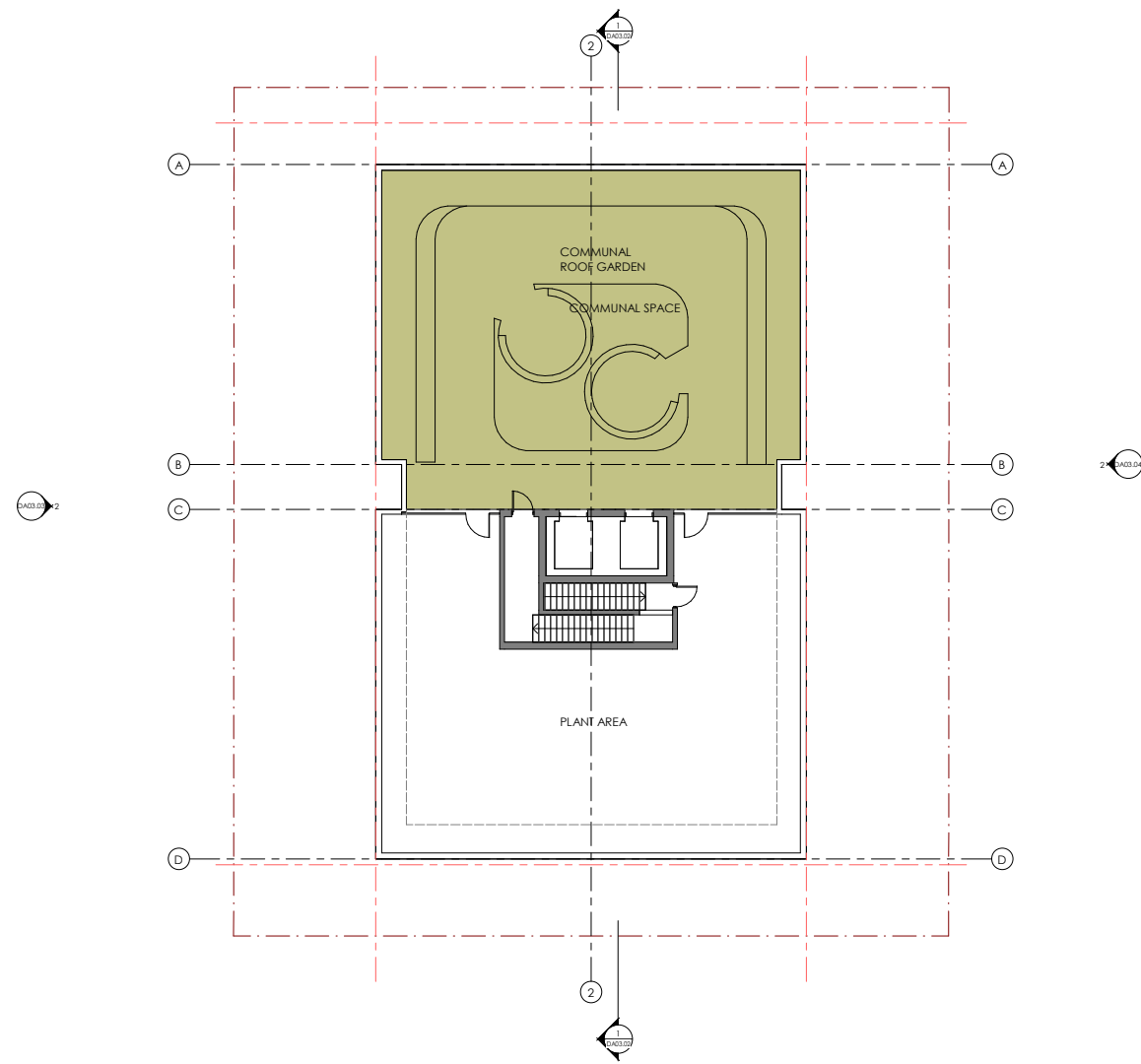


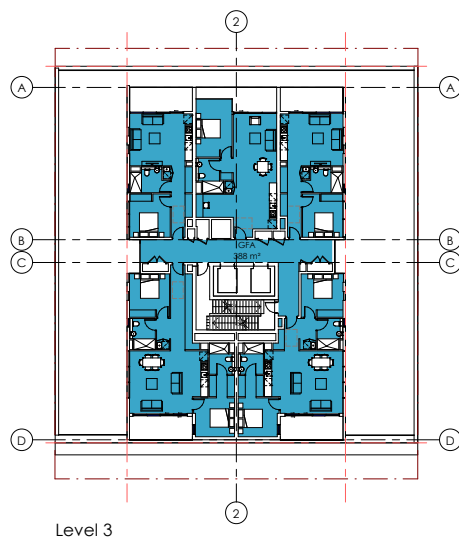
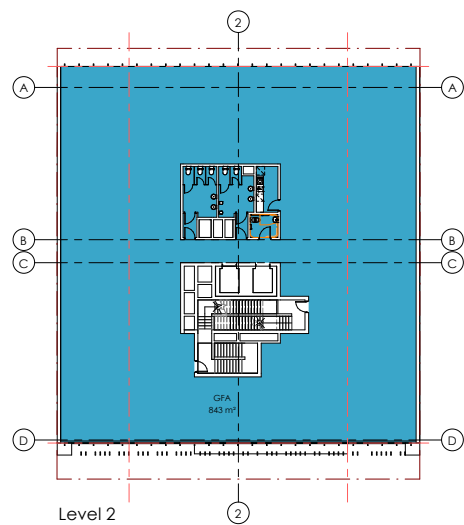
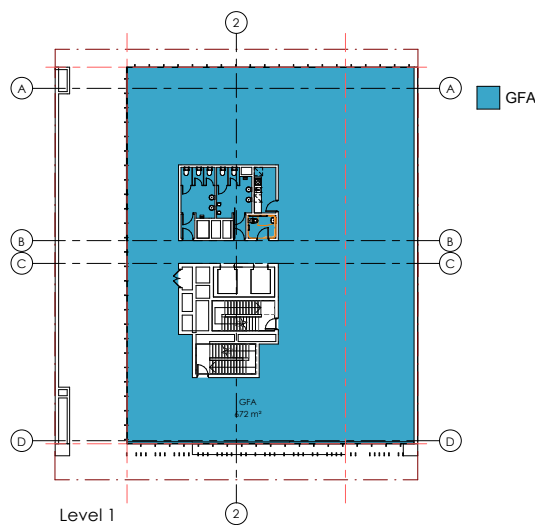
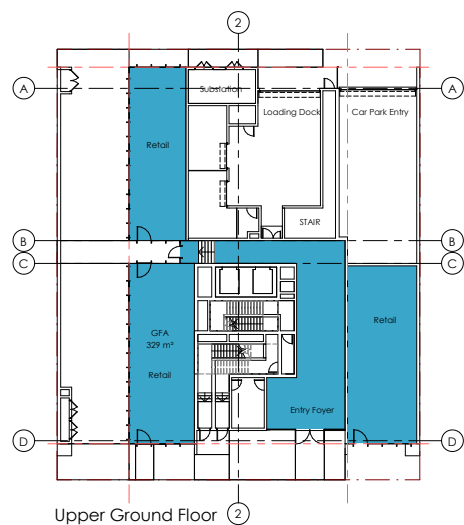






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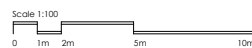




Typical Residential Levels NSA per level (3-16)			Area Schedule (GFA) Tower	
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Typical 1B	52m2 + 10m2 Balcony		Level 14	388 m²
Typical 1B + 15 (Silver)	46m2 + 10m2 Balcony		Level 13	388 m²
Typical 2B	87m2 + 10m2 Balcony		Level 12	388 m²
Typical 2B	80m2 + 10m2 Balcony		Level 11	388 m²
Total number of apartments (5x13)			Level 10	388 m²
			Level 9	388 m²
			Level 8	388 m²
			Level 7	388 m²
			Level 6	388 m²
			Level 5	388 m²
			Level 4	388 m²
			Level 3	388 m²
			5043 m²	
Area Summary			Area Schedule (GFA) F podium	
Site	1080m2		Level 2	843 m²
Total Non Residential GFA	1844m2		Level 1	472 m²
Non Residential FSR	1.7:1		Upper Ground Floor	329 m²
Total GFA	6887m2		1844 m²	
Proposed Total FSR	6.4:1			

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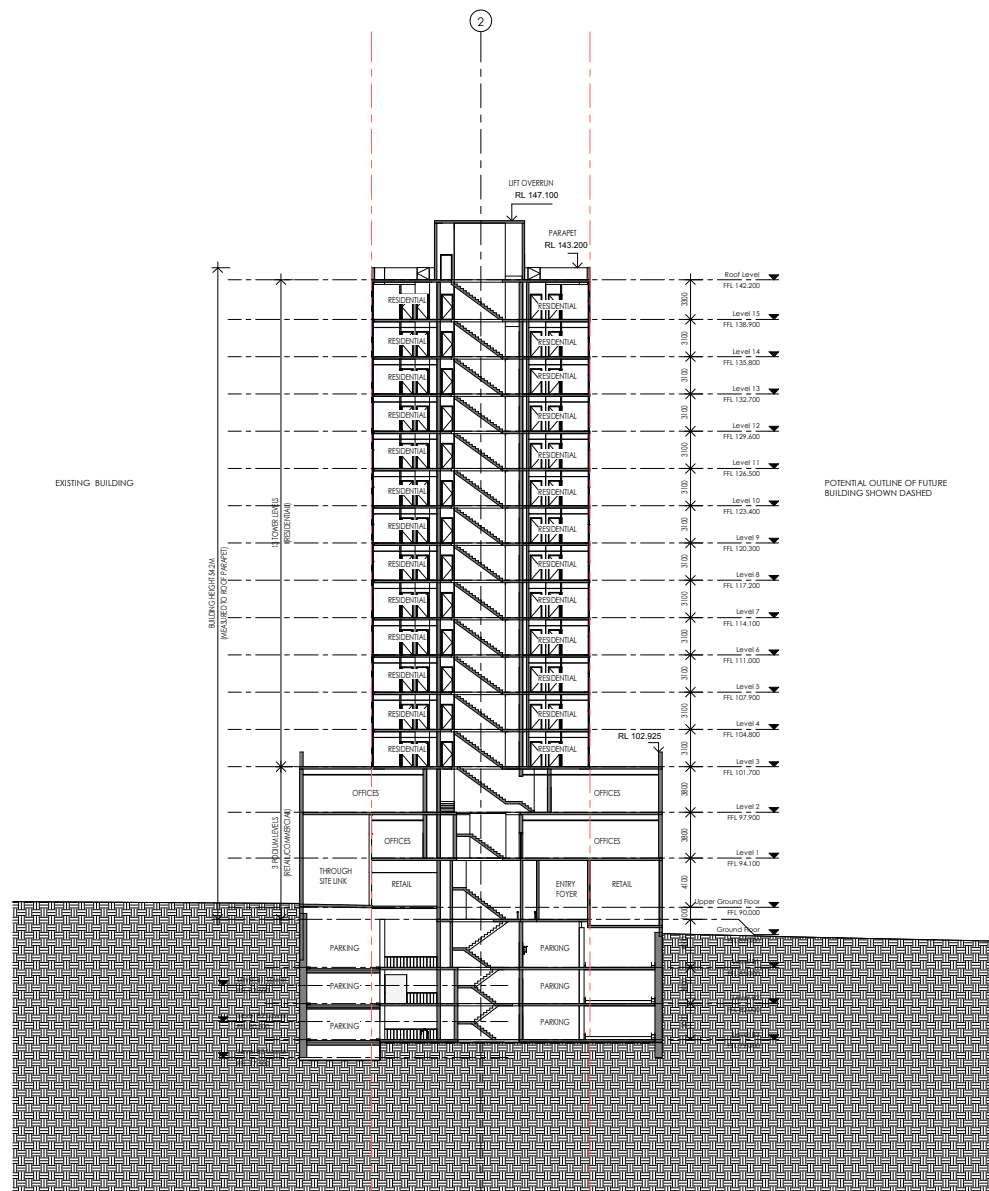
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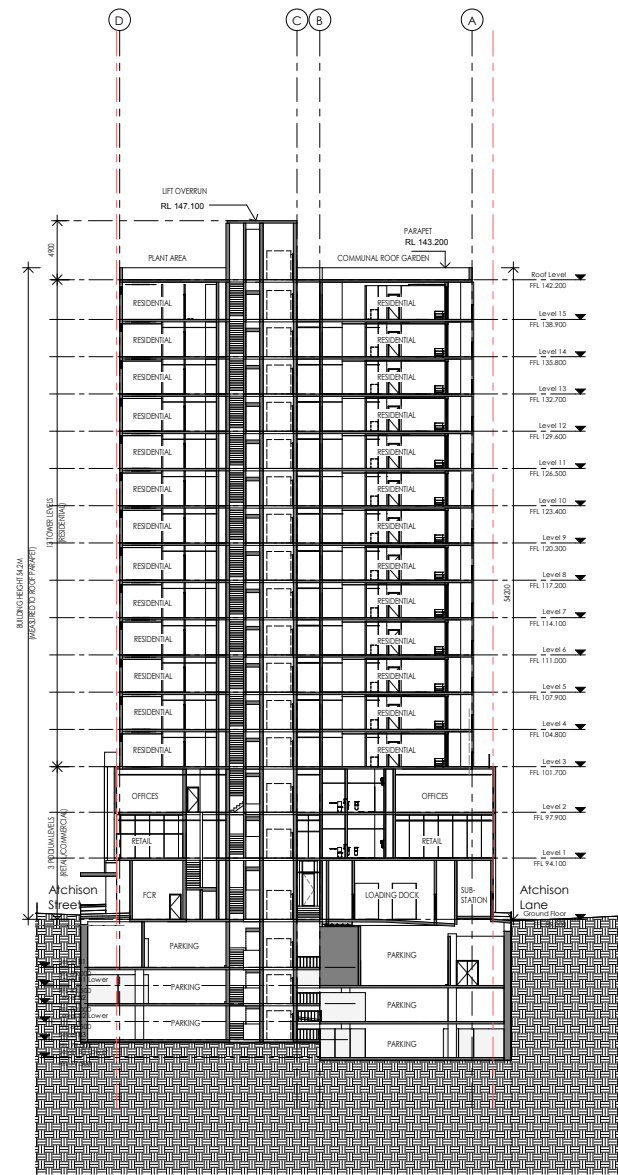
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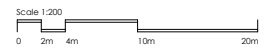
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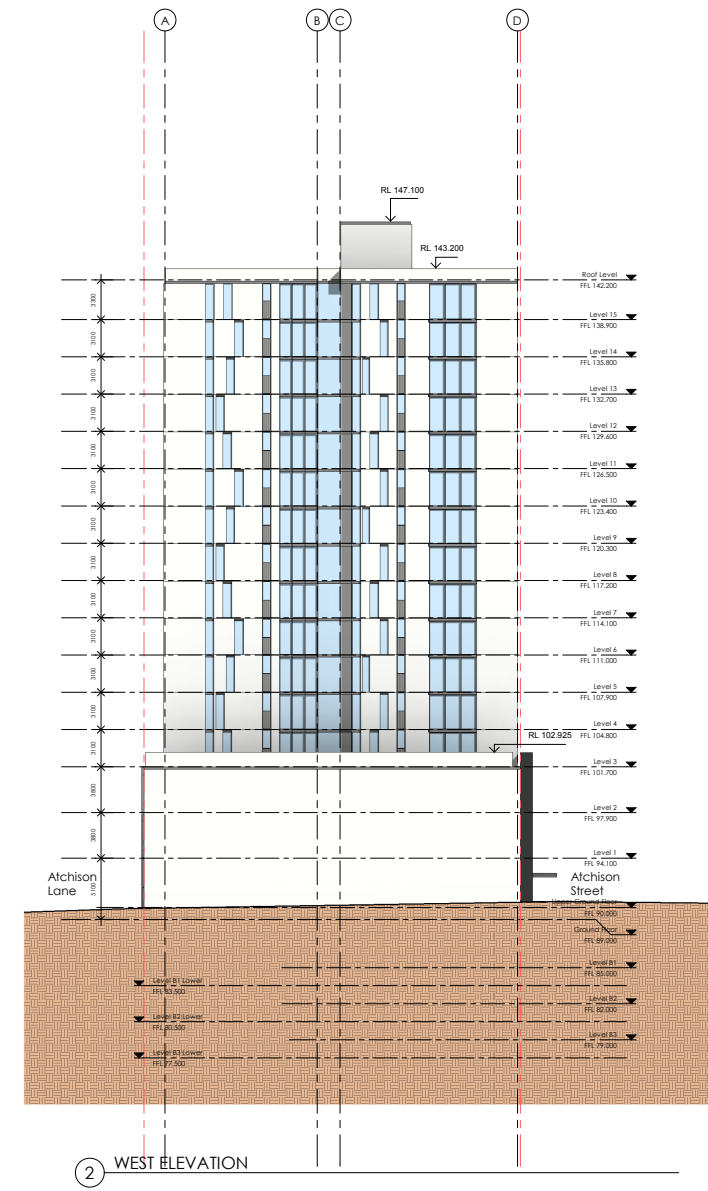
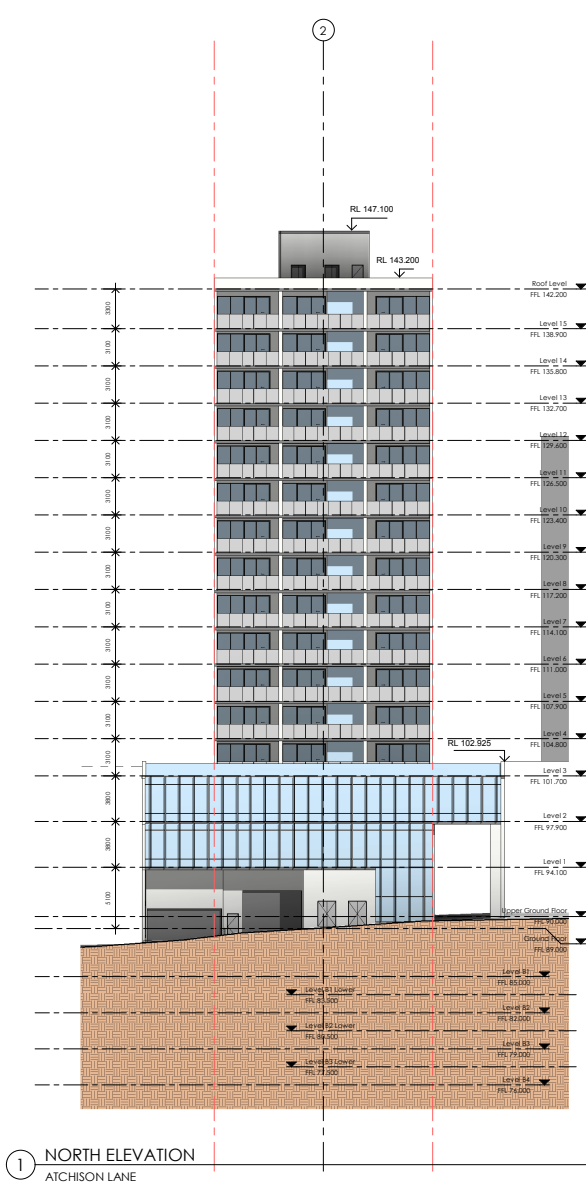
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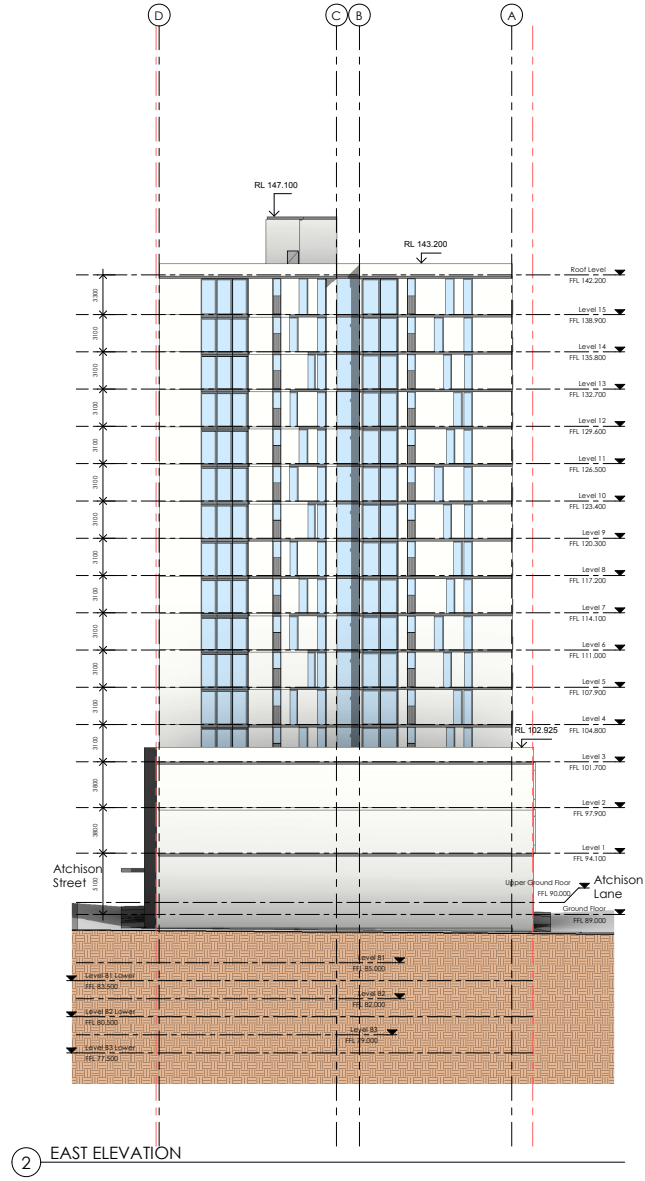
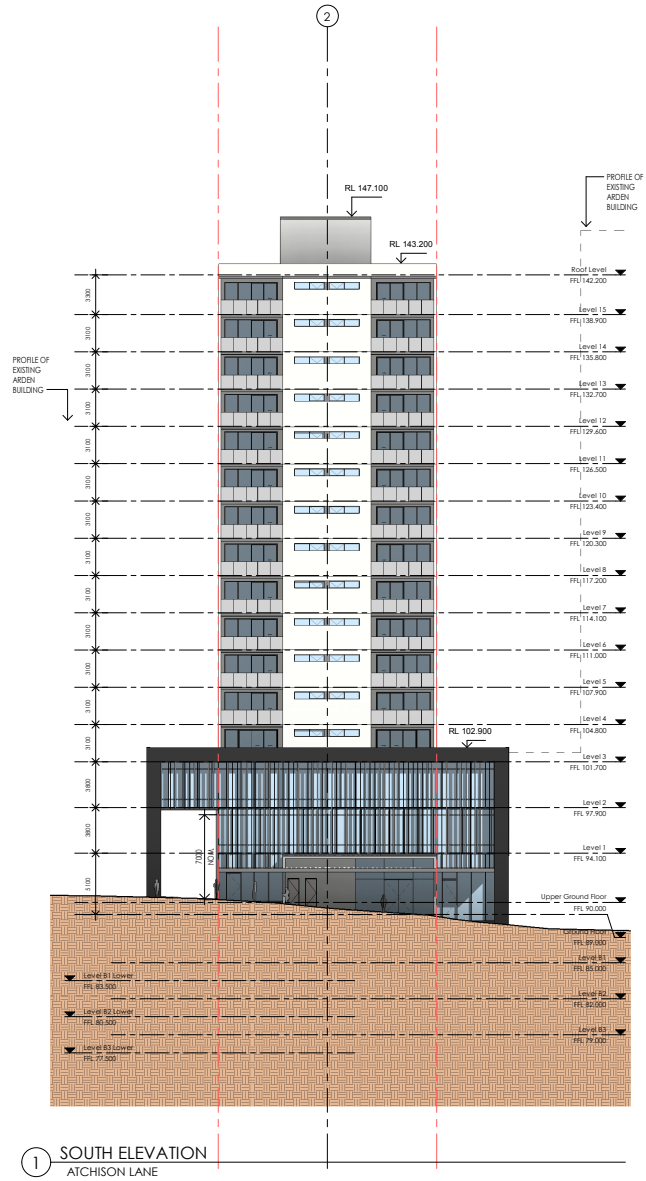
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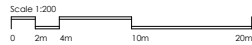




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ELEVATION SOUTH & EAST

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Epic Leisure Pty Ltd
50-56 Atchison Street, St Leonards
Transport Impact Assessment

Issue 01 | 15 February 2018

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 259124-00

Arup
Arup Pty Ltd ABN 18 000 966 165



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Level 10 201 Kent Street
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Document Verification

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Document title		Transport Impact Assessment		File reference			
Document ref							
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			Prepared by	Checked by	Approved by		
		Name	Leila Kazemnezhad	James Turner	Andrew Hulse		
		Signature					
Draft 2	19 Dec 2017	Filename	50-56 Atchison Street, St Leonards.docx				
		Description	Second draft				
			Prepared by	Checked by	Approved by		
		Name	Leila Kazemnezhad	James Turner	Andrew Hulse		
		Signature					
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		Description	Draft				
			Prepared by	Checked by	Approved by		
		Name	Leila Kazemnezhad	James Turner	Andrew Hulse		
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- Figure 8: Locations within 30-minute public transport travel time of site
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Appendices

Appendix A

Swept path Analysis

1 Introduction

1.1 Background

Epic Leisure Pty Ltd has commissioned Arup to carry out a traffic and transport assessment of the Planning Proposal for the site at 50-56 Atchison Street, St Leonards (the site). The proposal is for the development of a high rise building which will include three (3) basement levels, one (1) level of retail premises on the ground floor, two (2) levels of commercial premises on Level 1 and Level 2 as well as 13 levels of residential apartments.

The site is located within the North Sydney Local Government Area (LGA) and is subject to that Council's controls. It is currently zoned as '*B4 Mixed-use*' and located in the Precincts 2 & 3 under the North Sydney Development Control Plan (DCP) 2013.

This report documents the findings of our investigations and should be read in the context of the Statement of Environmental Effects (SEE) prepared separately. The development proposes 65 residential units and 2,378m² gross floor area (GFA) of retail / commercial floor area therefore is not exceeding a threshold of 300 apartments or 10,000m² GFA of commercial space. It will thereby not require formal referral to the Roads and Maritime Services (Roads and Maritime) under the provisions of SEPP (Infrastructure) 2007.

1.2 Scope of works

This transport assessment will address the following:

- An overview of the existing transport and planning context
- Generation of car trips
- Traffic impacts of the development
- Public transport accessibility
- Car parking arrangements
- Pedestrian and bicycle access
- Green initiatives

2 Existing Conditions

2.1 Site description

The proposed development site is located at 50-56 Atchison Street, St Leonards which is shown in Figure 1. It is approximately 2 kilometres north-west of North Sydney CBD and within 500 metres of St Leonards Railway Station. It is legally described as Lot 6 in DP2872 and Lot 7 in DP2872. The site is located within the North Sydney Council LGA (precincts 2 & 3) and is currently zoned as B4 Mixed Use.

The existing site has an area of approximately 720m² and comprises of a four (4) storey office building with 19 parking spaces in the ground floor area. St Leonards is identified as a strategic centre by the NSW Government in 'A Plan for Growing Sydney' (the old Metropolitan Strategy for Sydney) due to the area's accessibility to public transport. The area surrounding the site has a mixture of high density residential, commercial and retail uses.

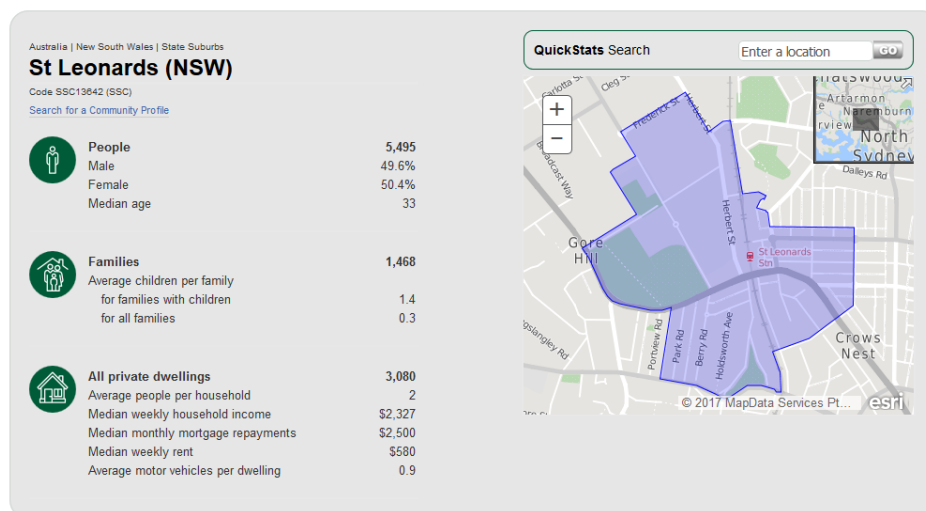


Figure 1: Site location

2.2 Travel behaviour

Travel to Work data from the 2016 Census for the site is shown in Figure 2. The data indicates that over 51% of the residents living in the area take the train to work.

2016 Census QuickStats



Travel to work, top responses		
Employed people aged 15 years and over		
	St Leonards (NSW)	%
Train	1,470	41.2
Car, as driver	759	21.3
Walked only	473	13.3
Bus	203	5.7
Worked at home	115	3.2
People who travelled to work by public transport	1,847	51.4
People who travelled to work by car as driver or passenger	881	24.5

Figure 2: Existing travel patterns

Source: ABS Census Quickstats

Mode share patterns at the site were also analysed using 2011 Journey to Work (JTW) Census data from the Transport Performance and Analytics (TPA) from Transport for NSW. The JTW data for travel zone 1844 was used to assess the likely mode of peak hour trips to and from the site. The location and the coverage of travel zone 1844 is shown in Figure 3. The results of the analysis are shown in Table 1.

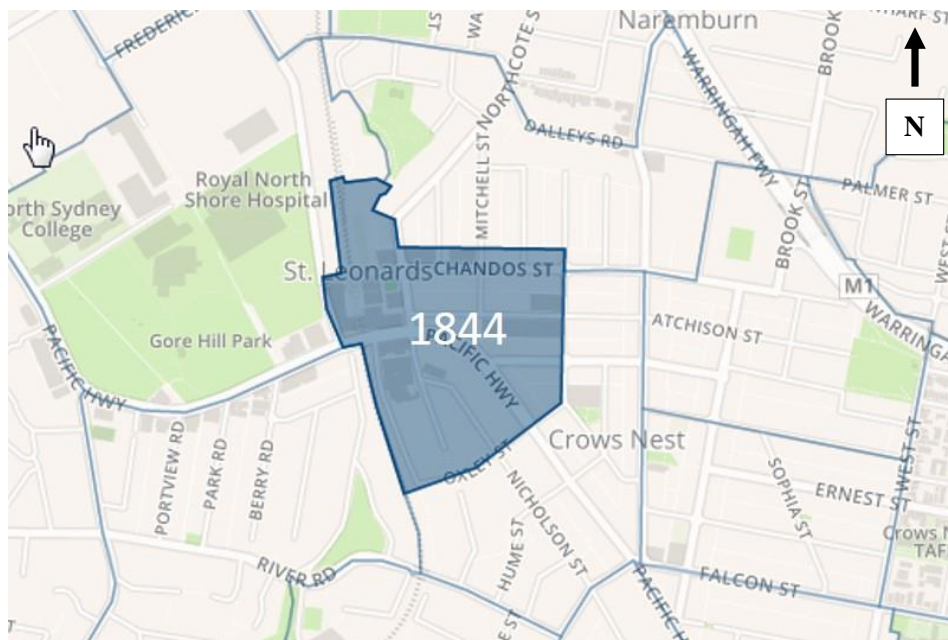


Figure 3: Journey to Work travel zone coverage

Source: TPA, 2011

Table 1: Journey to Work travel patterns

Mode	Inbound trips to work	Outbound trips to work
Train	37%	49%
Bus	8%	15%
Car	44%	24%
Walk	5%	15%
Other	2%	2%
Mode not stated	1%	0%
Total trips	10,938	1,959

The JTW data shows that residents of travel zone 1844 rely primarily on public transport to commute to work. The data reveals that commuting to work by train is the most heavily used mode of transport at 49%. This can be attributed to the close proximity of St Leonards Station and the frequency of services to the Sydney CBD and Chatswood CBD.

The JTW data also reveals that commuters travelling to travel zone 1844 rely more heavily on car trip modes which makes up 44% of inbound trips. Commuters travelling to work by train make up 37% of inbound trips and trips made by bus make up 8%.

2.3 Public transport

The site has good access to public transport and is located within 400m walking distance from St Leonards Station and within 300m walking distance from bus stops located on the Pacific Highway which are illustrated in Figure 4. It is also within 350m walking distance of the future Crows Nest Metro Station.

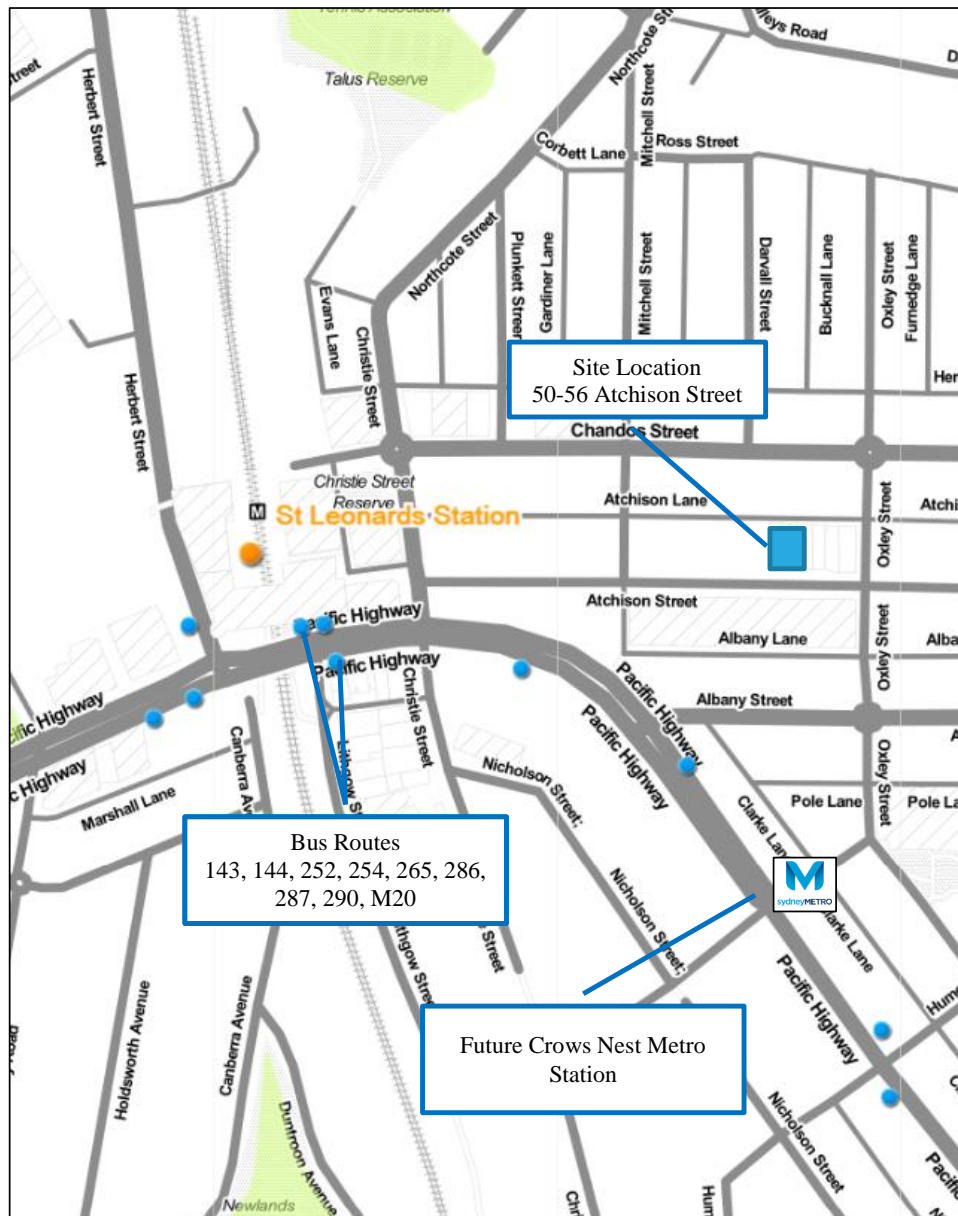


Figure 4: Existing public transport around the site

2.3.1 Bus

The existing bus routes serving the site are shown in Figure 5. Bus M20 provides access to the City via the Pacific Highway, while the other buses serve various suburbs regionally.

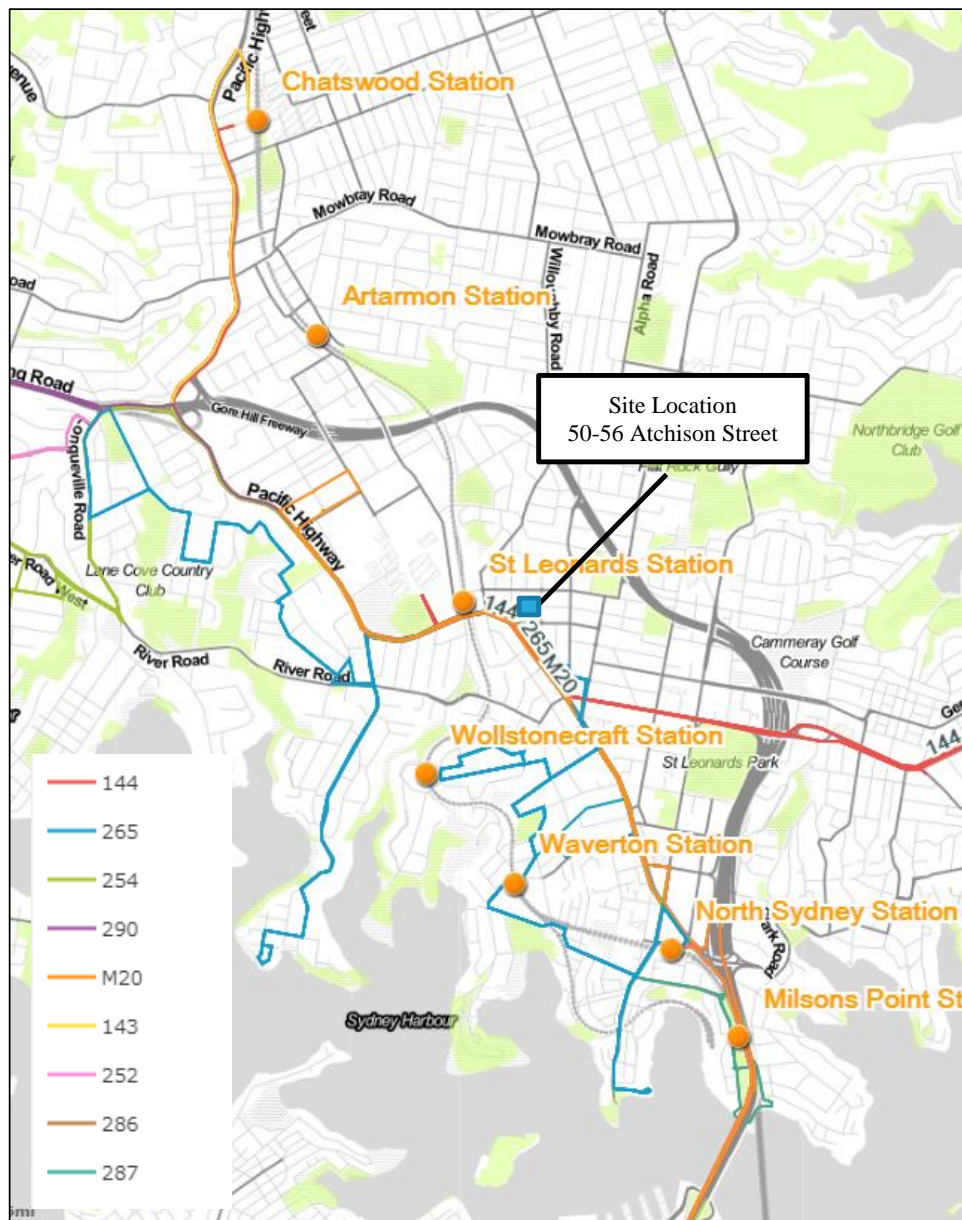


Figure 5: Bus routes serving the site

The bus routes connecting to the bus stops shown in Figure 4 are summarised in Table 2. Buses connect the local area to the Sydney CBD, Chatswood CBD, Crows Nest, Epping, Lane Cove and surrounding suburbs. The bus stops are well served, with frequent services throughout the day and express buses operating during the peak periods.

Table 2: Bus routes and frequencies

Bus Route	Service description
Route 143, Manly and Macquarie University	Services every 30 minutes throughout the day in each direction.
Route 144, Chatswood and manly via Royal North Shore Hospital	Services every 30 minutes throughout the day in each direction.
Route 252, Lane Cove West and City via Pacific Highway	Services every 30 minutes throughout the day in each direction.
Route 254, Riverview and City via Pacific Highway	Services every 30 minutes throughout the day in each direction.
Route 257, Chatswood to Balmoral Beach	Services every 30 minutes throughout the day in each direction.
Route 265, McMahons Point and Lane Cove via Greenwich Wharf	Services every 30 minutes throughout the day in each direction.
Route 286, Denistone East and City via Pacific Highway	Services every 30 minutes during the peak periods between Monday to Friday
Route 287, Ryde and Milsons Point via Pacific Highway and North Sydney	Services every 30 minutes during the peak periods between Monday and Friday in each direction
Route 290, Epping and City via Macquarie Centre and Pacific Highway	Services every 15 minutes during the peak periods between Monday and Friday in each direction Services every hour at all other times.
Route M20, Botany and Gore Hill	Services every 10 minutes during the peak periods in each direction. Services every 15 minutes at all other times.

2.3.2 Trains

St Leonards Station services the T1 North Shore and Northern lines, and the Central Coast and Newcastle lines. The railway station is directly connected to other major railway stations such as Central Station, Chatswood Station and Epping Station. The railway station is well served by trains with services every three minutes during the peak periods in both directions of travel. The advent of Sydney Metro will provide additional connectivity to and from the site. From the future Crows Nest Station (approximately 250m from the site), Central Station may be reached in 11 minutes (indicative), and Sydney Metro's future Martin Place Station in 7 minutes (indicative). The Sydney Metro route and station locations are shown in Figure 6.

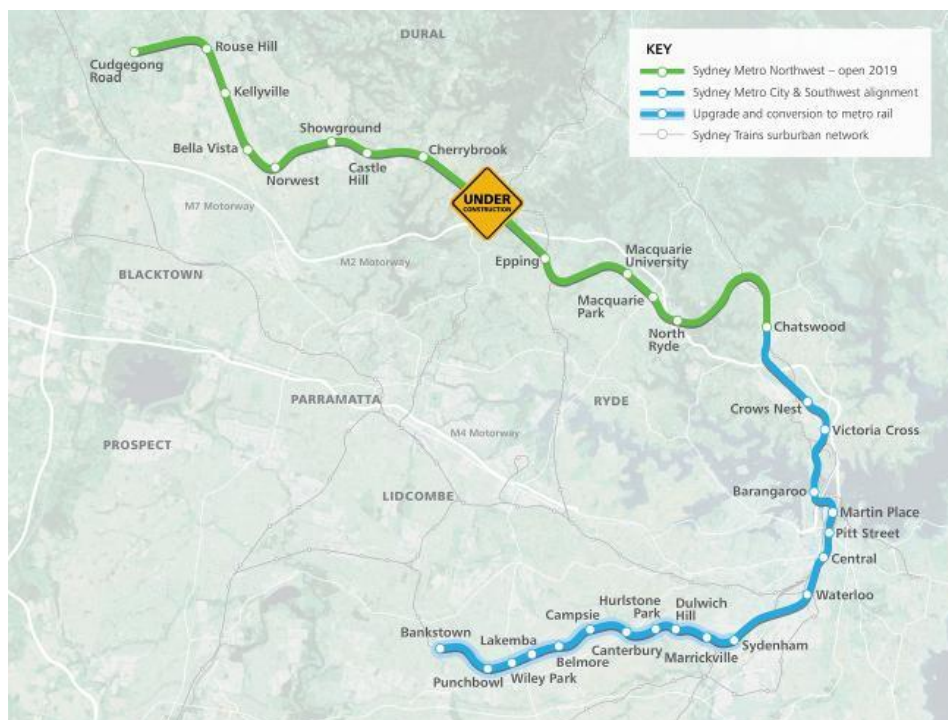


Figure 6: Sydney Metro route and station locations

2.3.3 Walking

Walking facilities surrounding the site are efficient with a comprehensive network of footpaths linking key attractors, such as the railway station, bus stops and the Royal North Shore Hospital.

2.3.4 Cycling

The recommended Roads and Maritime cycle routes are shown in Figure 7. Atchison Street provides east-west cycle routes, while Herbert Street and Canberra Avenue provide north-south cycle routes. The site is well situated to take advantage of these cycle routes to encourage use of green travel methods.

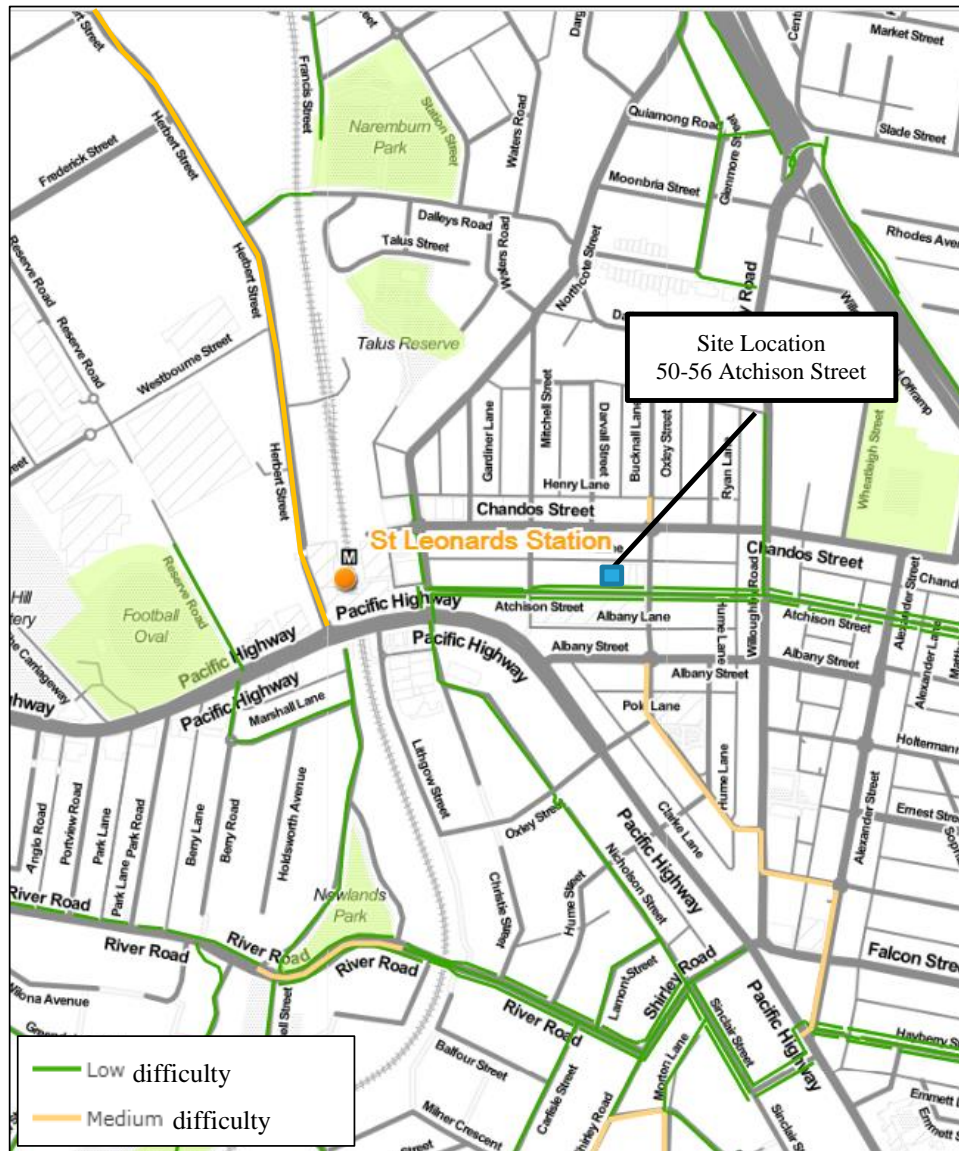


Figure 7: Roads and Maritime recommended cycle routes near the site

2.3.5 Travel times

The transport interchange at St Leonards serves a number of areas across Sydney. An accessibility map (as shown in Figure 8) illustrates the locations within 30-minute public transport travel time of the site.

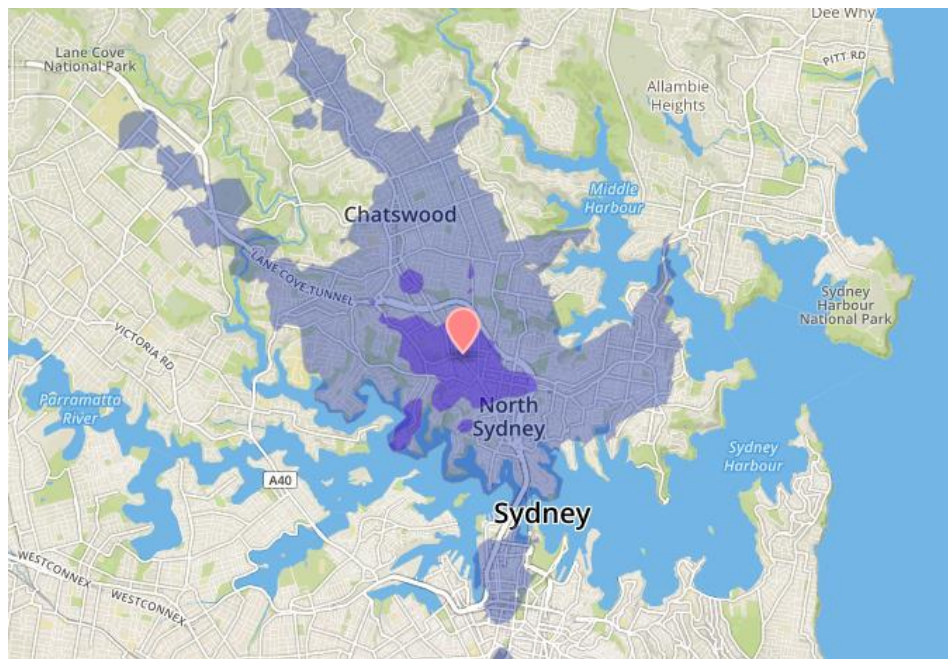


Figure 8: Locations within 30-minute public transport travel time of site

Source: Arup's T3A tool

2.4 Vehicle access

Existing vehicular access to the site is located on Atchison Lane as shown in Figure 9. Driveway surveys were carried out at the site during school term in December 2017 during peak hours, with the following results:

- AM, 7:30am to 8:30am, 1 cars entered, 4 cars departed the site
- PM, 5:00am to 6:00pm, 3 cars entered, 1 cars departed the site



Figure 9: Vehicle access to the existing site

2.5 Road network

The main roads surrounding the site are Pacific Highway to the south, Atchison Street to the north, Christie Street to the west, and Willoughby Road to the east, shown in

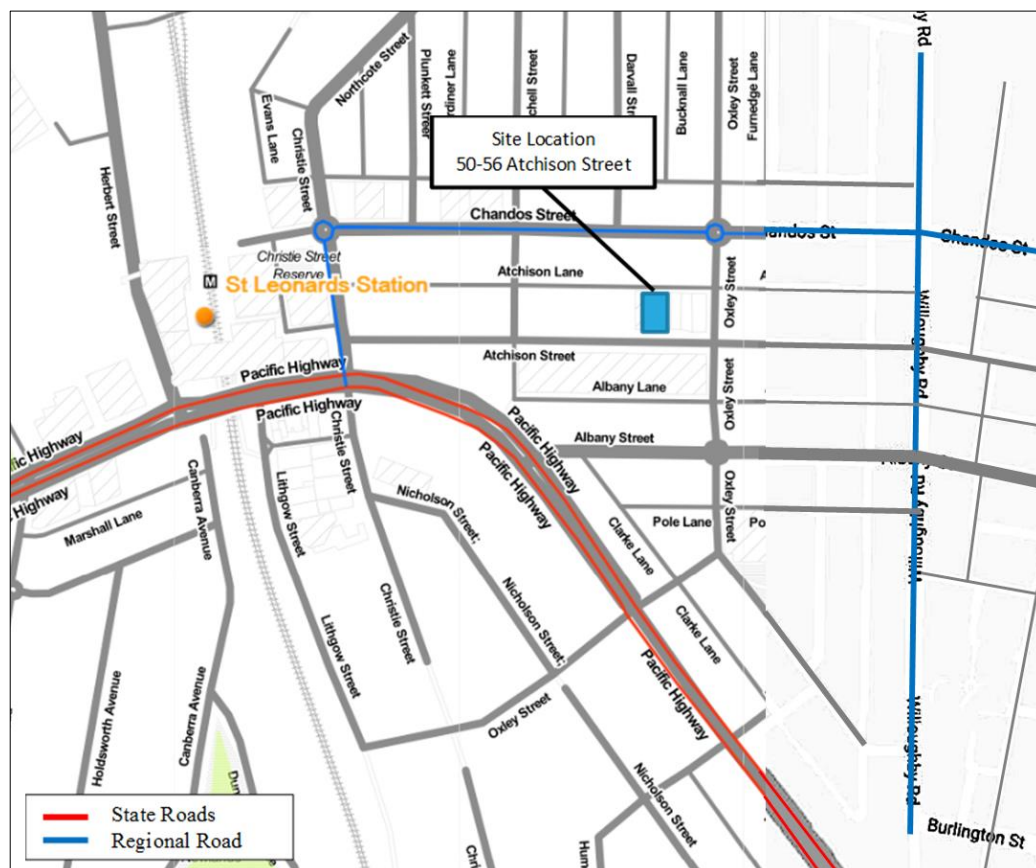


Figure 10. To manage the extensive network of roads for which Council is responsible under the *Roads Act 1993*, Roads and Maritime in partnership with local government established an administrative framework of *State*, *Regional*, and *Local Road* categories. State Roads are managed and financed by Roads and Maritime and Regional and Local Roads are managed and financed by Council.

Regional Roads perform an intermediate function between the main arterial network of State Roads and Council controlled Local Roads. Due to their network significance Roads and Maritime provides financial assistance to Council for the management of their Regional Roads. Vehicle entry to the site fronts Atchison Street, which is a local road.

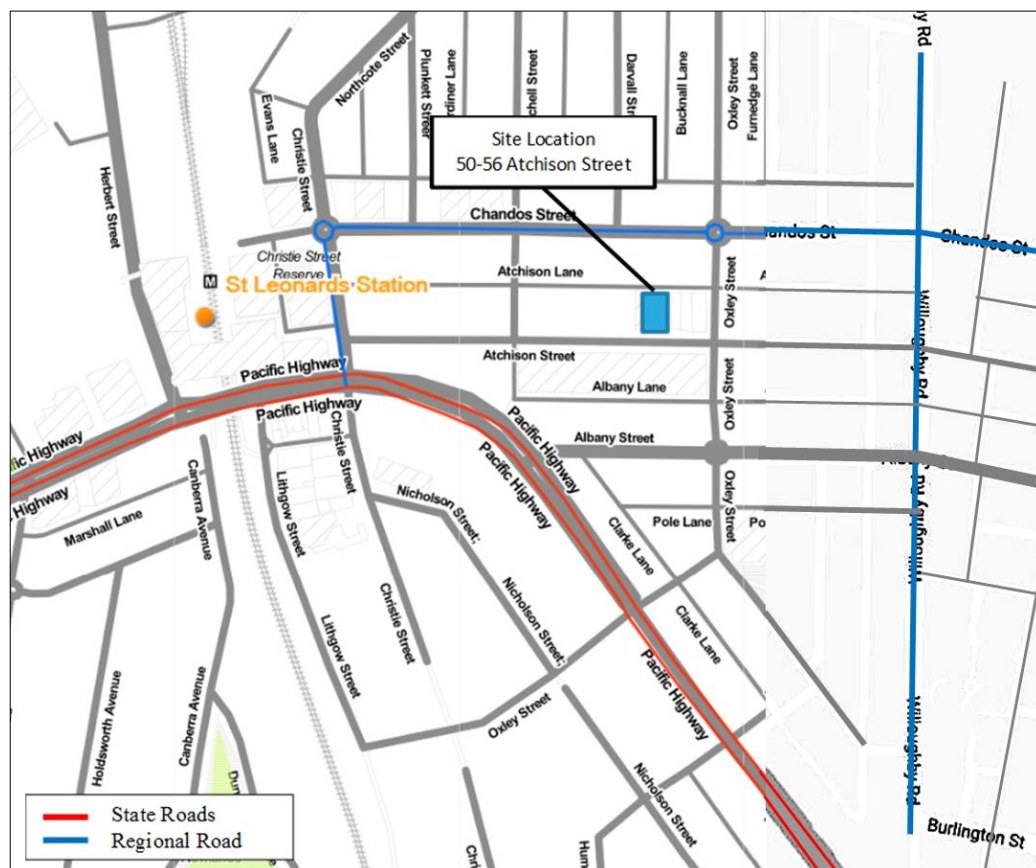


Figure 10: Classified roads surrounding the site

Christie Street is a regional road north of Pacific Highway operating with a 50km/h speed restriction.

Chandos Street is a regional road that runs between Christie Street to the west and connects Brook Street from the Warringah Freeway to the east. It is subject to a 50 km/hr speed limit restriction and on street parking is permitted for up to 2 hours during 8:30am to 6.0pm Monday to Friday on both sides of the road.

Atchison Lane is a local road that connects to Christie Street to the west and Hume Lane to the east. Atchison Lane carries two-way traffic flow between Christie Street and Hume Lane.

Atchison Street operates as a one-way eastbound local street between Christie Street and Mitchell Street with parking on both sides and includes a line marked contra-flow bicycle lane as shown in Figure 11. This street operates as a two way two lane between Mitchell Street and Matthew Lane with parking on both sides. Atchison Street runs parallel to Pacific Highway and provides the access driveways to the site and adjacent properties.



Figure 11: Atchison Street, St Leonards

Willoughby Road is a regional road that runs between Falcon Street to the south and Mowbray Road to the north. This street operates as a two way two lane with parking on both sides of the road. It is subject to a 50km/hr speed limit restriction in the vicinity of the site and on street parking is permitted for up to 1 hour during 8:30am to 3.30pm Monday to Friday and 8:30am to 12.30pm on Saturdays on western side of the road. On eastern side of the road, on street parking is permitted for up to ½ hours during 8:30am to 6.0pm Monday to Friday and 8:30am to 12.30pm on Saturdays.

Pacific Highway is a divided six-lane, two-way arterial road with restricted parking opportunities available on each side of the road outside of the peak periods. The Pacific Highway within the vicinity of the site connects the M1 Bradfield Highway to the M1 Gore Hill Freeway / M2 Lane Cove Tunnel via the North Sydney CBD and Lower North-Shore suburbs. It is a major bus corridor servicing a large number of bus routes connecting the Sydney CBD to the North-Shore region. There are 60km/h speed restrictions in the section of Pacific Highway relevant to the study area.

2.6 On street parking

There are only metered restricted parking opportunities available on surrounding streets. Christie Street and Atchison Street are all metered with a 2-hour restriction between 8.30am and 6pm, Monday to Friday and 8.30am- 12.30pm Saturday. The section of Pacific Highway within the vicinity of the site operates as a T3 transit lane during 3pm to 7pm, Monday to Friday and has a 1-hour restriction at other

times. Due to the lack of unrestricted parking opportunities on surrounding streets, residents and office workers are generally discouraged from parking on streets.

2.7 Existing traffic volumes

Traffic count data for the purposes of the analysis was sourced from two previous studies, namely the St Leonards South Strategy, Paramics Base Model – AM Peak, Calibration and Validation Report and the St Leonards South Strategy, Paramics Base Model – PM Peak, Calibration and Validation Report for this section of the Pacific Highway (Lane Cove Council, 2013).

Additional data for streets surrounding the site were obtained from a previous traffic impact assessment, Traffic, Parking and Accessibility Report (Brown, 2014), which accompanied a planning proposal for Leighton and Charter Hall's development sites to the east of the site. Existing mid-block traffic volumes during the AM and PM peak periods are shown in Figure 12 and Figure 13. Daily traffic flows in the vicinity of the site are also presented in Figure 14.

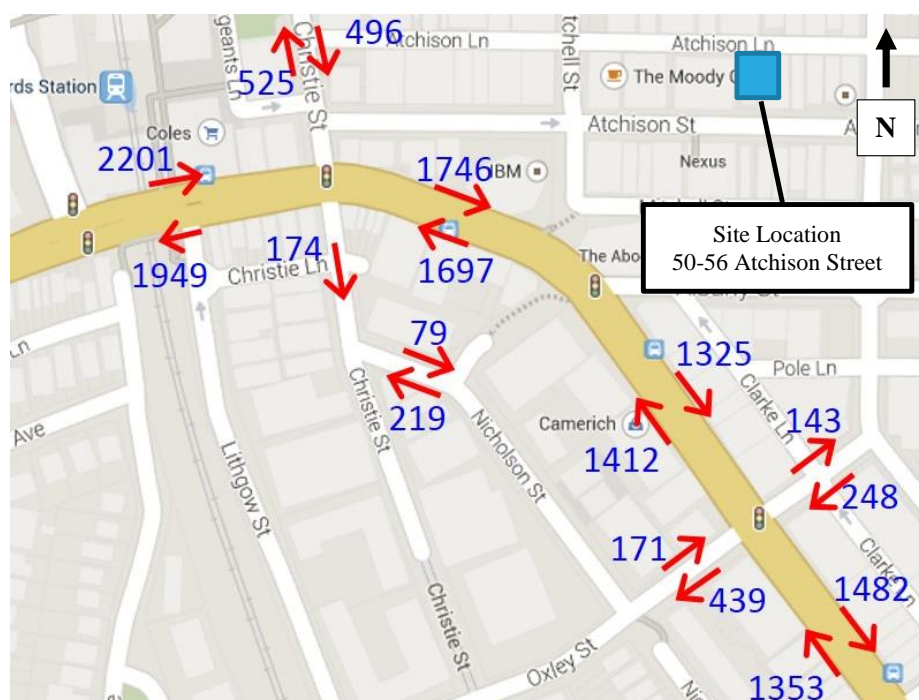


Figure 12: Existing AM peak mid-block traffic volumes

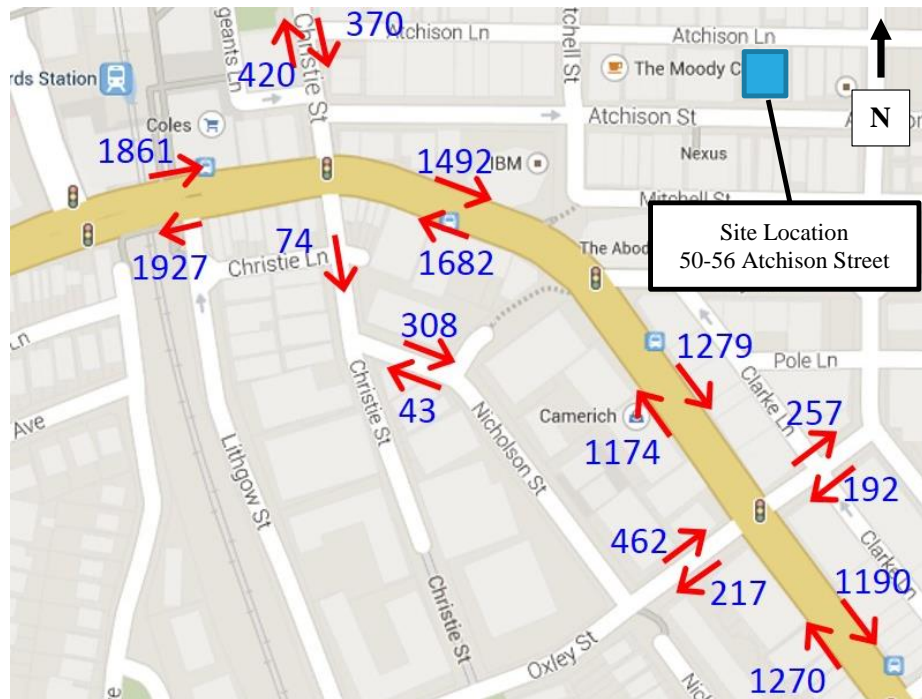


Figure 13: Existing PM peak mid-block traffic volumes

Daily traffic movements in the precinct are presented in Figure 14 below.

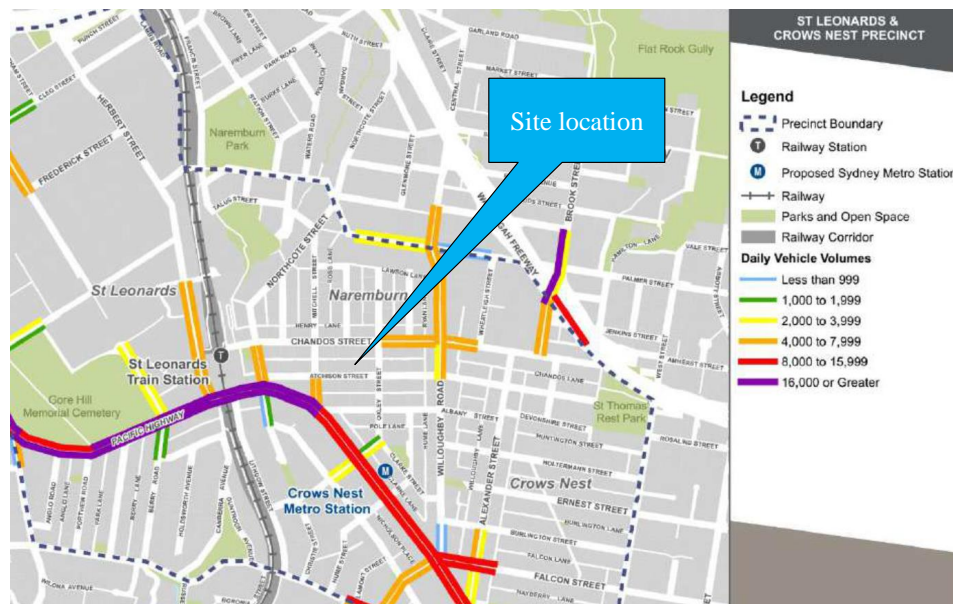


Figure 14: Daily traffic flows

Source: St Leonards and Crows Nest Station Precinct Transport Study (Cardno, 2017)

3 Description of Planning Proposal

3.1 Overview

The Planning Proposal for the site located at 50-56 Atchison Street, St Leonards seeks approval to facilitate a future redevelopment. As demonstrated in the indicative concept design that accompanies the Planning Proposal, the future development could consist of:

- 65 units – residential premises
 - 40% 1 bedroom units (26 units)
 - 20% 1 bedroom units + study room (13 units)
 - 40% 2 bedroom units (26 units)
- 2,426m² non-residential GFA
- 32 car parking spaces located in the basement levels

3.2 Vehicle access

According to the indicative concept design, vehicle access is proposed to be maintained on Atchison Lane, with the location unchanged from the existing arrangement. The loading dock is also proposed to be adjacent to the car park ramp. Loading/ unloading will be taken place from the ground level, with one (1) 8.8m mediums rigid vehicle (MRV) space proposed as shown in Figure 15.

The car park is designed as an efficient ramp system shown in Figure 15. Both the car park and the loading dock will be designed to meet AS2890.1 and AS2890.2 requirements respectively.

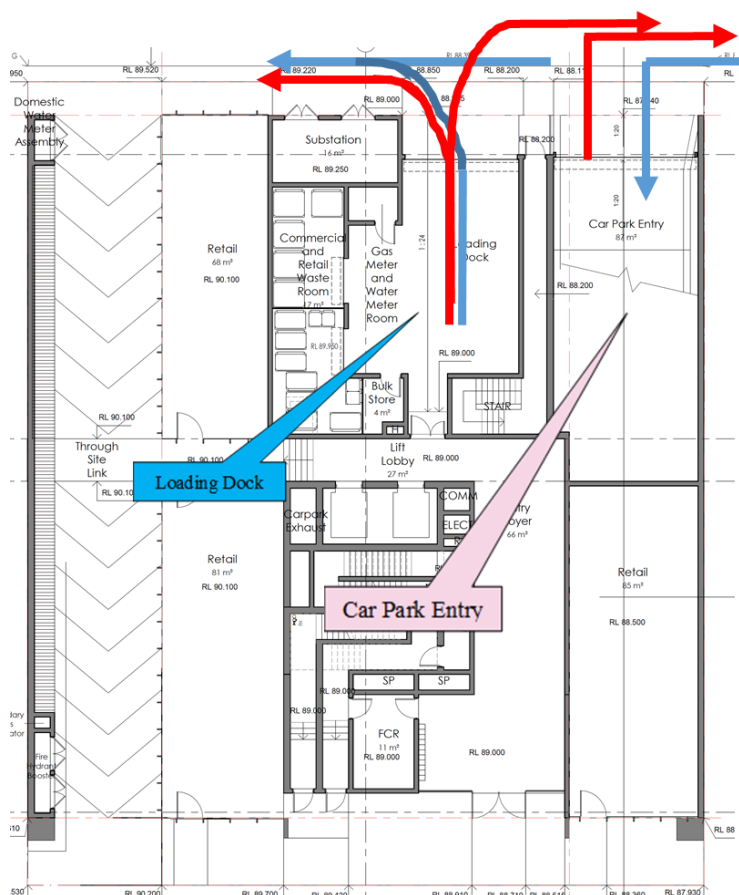


Figure 15: Ground Level layout, vehicles car park entry ramp and loading dock

The proposed development proposes a total of 32 parking spaces with access to Atchison Lane, which is categorised as a local street. It will therefore require a Category 1 Driveway under AS2890.1 (2004), being a combined entry and exit driveway of 3.0 to 5.5 metres. In response, the development proposes a 5.5-metre-wide driveway between kerbs to comply with two-way access in AS2890.

A swept path analysis of a 99th percentile (B99) vehicle entering and exiting the proposed development has been included in **Appendix A**, demonstrates satisfactory operation of the proposed Atchison Lane access.

The proposed loading dock accommodates one (1) MRV vehicle. According to the swept path analysis, the MRV will need to reverse into the loading area from the laneway which is considered acceptable given that:

- Existing service vehicles for adjacent developments already undertake this manoeuvre;
- The low frequency of service vehicles; and
- Deliveries would be made out of hours which minimise interactions with other vehicles and pedestrians.

A swept path analysis of these MRVs entering and exiting the proposed loading dock has also been presented in **Appendix A**.

In summary, the proposed access arrangements are expected to operate satisfactorily and hence, are considered acceptable.

4 Parking Assessment

4.1 Off-street car parking

The proposed development lies within 400m of a train station. Provision P1 and P7 of Section 10.2.1 from the *North Sydney DCP 2013* requires car parking for the respective uses of the proposed development to be provided in accordance with the parking rates shown listed in Table 3. It is noteworthy that the site is zoned as 'B4-Mixed Use' and located in *St Leonards Precincts 2 & 3*.

The required parking for this development has been summarised in Table 4.

Table 3: North Sydney Council car parking rates Precinct 2&3

Development type		DCP requirement
Residential (Zone B4)	1 bedroom	0.25 spaces per apartment
	2 bedrooms	0.5 space per apartment
	3+ bedrooms	0.5 spaces per apartment
	Visitor parking	Not required
Non-residential	Commercial / retail premises	1 space per 400m ² of GFA

Table 4: Parking requirements and provisions

Development type		Number of apartments / GFA	DCP maximum parking	Proposed parking provision
Residential (assuming Zone B4 mixed precinct 2&3)	1 bedroom	39 units	10	16 standard parking spaces, 7 adaptable parking spaces
	2 bedrooms	26 units	13	
	Visitor parking	NA	0	0 visitor parking spaces, 1 carwash bay and 1 Car share
Commercial / Retail	Office	2,426m ²	6	6 commercial/retail parking spaces and 1 accessible parking space
Maximum allowable car parking spaces			29 spaces	30 parking spaces and 1 carwash and 1 car share

As noted in Table 3, the proposed development is permitted to provide a maximum of 29 car parking spaces. In response, the development provides a total of 30 parking spaces including 16 standard residential, 7 adaptable parking, one (1) accessible, and six (6) commercial parking spaces. One (1) car wash bay and one (1) car share space have also been provided within basement level 1 and 2 respectively.

The proposed car parking provision and allocation satisfies the requirement of Council's DCP and is considered acceptable. It should be noted that the final amount of parking is subject to detailed DA design.

4.1 Motorcycle parking

Provision P1 and P12 of Section 10.2.1 from the DCP requires a motorcycle parking to be provided at a minimum rate of one space for every 10 car parking spaces or part thereof. Therefore, with 42 car parking spaces, the development is required to provide a minimum of 6 motorcycle parking spaces.

4.2 Accessible parking

Provision P6 of Section 10.2 from North Sydney Development Control Plan 2013 requires the development to provide at least one (1) accessible parking space per each adaptable unit. The development proposes seven adaptable units and in response, the plans provide seven accessible parking spaces which is compliant with the DCP.

In addition, to comply with Section D3.5 Class 3 of the Building Code of Australia, 1-2% of all non-residential parking spaces are to be designated as accessible = 1 space.

4.3 Bicycle parking

Council's DCP requires bicycle parking for the respective uses of the development to be provided in accordance with the rates listed in the sub-sections below. Bicycle parking would need to be provided at all basement levels for use by residents and commercial/community facilities as appropriate. These will be designed in future planning of the basements.

4.3.1 Residential

For residential uses, the following rates and provisions apply:

- Residential occupants: 1 space / dwelling = 65 bicycle lockers (Class 1 preferred) or racks in locked room (Class 2)
- Visitors/ customers: 1 space / 10 dwelling = 7 racks (Class 3)

It is noted that where an apartment in a residential building has a storage area on title that is large enough to accommodate a bike (i.e. being no smaller than a Class 1 bike locker as defined by AS2890.3:2015), then additional bike parking for that apartment is not required.

4.3.2 Commercial

For commercial uses, the following rates and provisions apply:

- Occupants: 1 space / 150m² = 15 racks in locked room (Class 2)
- Visitors/ customers: 1 space / 400m² = 5 racks (Class 3)

4.4 Car share

The installation of car share parking to replace general off-street parking is optional and at the discretion of the developer. Subject to future detailed design and planning, the site could provide one car share space.

4.5 Car wash bay

Provision P3 of Section 10.2.1 from the DCP requires a car wash bay to be provided for residential developments containing four or more dwellings. In response, one (1) carwash bay is proposed on Basement Level 3.

4.6 Loading and Servicing

Provision P1 of Section 10.4 from the DCP requires off-street loading and unloading facilities for all commercial premises having regard to the frequency of deliveries and size of goods to be delivered. Furthermore, provision P3 requires at least one (1) service delivery area, capable of accommodating either one (1) 12.5m Heavy Rigid Vehicle (HRV) or two (2) 8.8m Medium Rigid Vehicles (MRV) for the developments containing more than 60 dwellings. In addition, for the developments containing more than 30 dwellings but less than 60 units, one (1) service delivery space accommodating at least one (1) MRV must be provided.

Having regard for the scale and composition of the proposed residential yield and its commercial/retail premises, the number of residential dwellings is low with a total of just above 60 units. The proposed development residential makeup is considered to be small and it is considered that the service vehicle requirements of such developments would be less than that of a standard complex exceeding 60 apartments. Therefore, the development can be provided by one (1) combined residential and retail loading/unloading dock within the ground level to cater for delivery vehicles (up to an MRV).

In response, a shared loading/unloading area is proposed on Ground Floor fronting Atchison Lane, and bins would be transferred to the waste room next to the loading dock area for collection.

According to the swept path analysis, the MRV will need to reverse into the loading area from the laneway which is considered acceptable for the reasons outlined in section 3.2.

Overall, the servicing arrangements are considered to be acceptable and appropriate given the nature and scale of the proposed development.

The loading/ unloading management plan is recommended be applied to the development as following:

- All delivery vehicles for the retail/commercial premises be scheduled to arrive at the site outside of periods required for residential removals vehicles
- All garbage collection be undertaken kerbside on Atchison Lane by Council's waste collection vehicle

5 Transport Assessment

5.1 Person trip generation

The person trips generated by a development of the scale shown in the indicative concept design are 0.64 per unit during the AM peak hour and 0.54 per unit during the PM peak hour. This equates to a development person trip generation of 42 person trips during the AM peak hour and 35 person trips during the PM peak hour.

The commercial trips generated by the site during peak hours are 0.5 trips per employee. Assuming that for every 15m² of commercial floor area, there is one employee, the site will attract 114 employees (1,704m² commercial floor area). This equates to 57 person trips during the AM peak hour, and 57 person trips during the PM peak hour. The mode split for the development is estimated to be as presented in Table 5.

It is noted that to estimate the mode share split for the development, the Green Travel Plan (GTP) objectives are being taken into consideration. To encourage people to make greater use of public transport, cycling, walking and car sharing for commuting as well as to encourage people to leave their private cars behind at home and use public transport services are major objectives of GTP. Therefore, it is estimated that there would be a decrease in the car driver mode percentages and an increase in other modes (Train, Bus, Walk, Cycling, and Car passenger) percentages when comparing them with Travel to Work and Journey to Work percentages.

Table 5: Mode share and peak hour person trips

Mode Share (Estimated)		Residential		Commercial/Retail	
		AM Peak Trips	PM Peak Trips	AM Peak Trips	PM Peak Trips
Car Driver	11%	6	5	6	6
Car Passenger	5%	3	2	3	3
Train / metro	45%	25	21	26	26
Bus	15%	8	7	9	9
Walk	21%	12	10	12	12
Cycling/Other	3%	2	1	2	2
Sub-Total	100%	55	46	57	57

5.2 Public transport

A development in accordance with the indicative concept design is forecast to generate demand for 18 trips by train/metro and 8 trips by bus during the AM peak hour. The distance to the train station is less than a 4-minute walk, while the bus stops on Pacific Highway are also within a 5-minute walk.

In addition, the future Crows Nest Metro Station will be within viable walking distance for residents and employees. Once operational, the Sydney Metro is expected to operate at a four-minute frequency and will provide high quality public transport access to the site. Sydney Metro will also provide additional capacity at St Leonards train station to facilitate the additional trips generated by any new development on the subject site.

5.3 Vehicle trip generation

Residential

Recent surveys undertaken by Roads and Maritime of high density residential developments in key centres such as St Leonards has one of the lowest traffic generation rates during peak hours. For every 100 residential car parking spaces, only 10 car trips are generated during the AM peak hour and 5 car trips during the PM peak hour. Any residential development on this site would be considered to be reasonably similar to the results of the recent surveys.

Notwithstanding the expected lower rates, the Sydney-wide average rate of 0.15 trips / space in the AM peak hour and 0.12 trips / space in the PM peak hour has been adopted for the analysis conservatively. Application of these rates to the 26 residential and residential/visitor spaces envisioned in the development results in the following traffic generation:

- 4 vehicle trips per hour during the AM peak period (1 in, 3 out); and
- 3 vehicle trips per hour during the PM peak period (2 in, 1 out).

Commercial/ Retail (Office)

Office traffic generation rates are directly proportional to the number of off-street parking spaces provided within the site. This is because existing on-street parking on Christie Street and Atchison Street are all metered with a 2-hour restriction between 8.30am and 6pm, Monday to Friday. For the purpose of this report, we have assumed that all 6 car spaces will be occupied, with a conservative 50% of the car trips made during the road network peak hour. Application of this car trip rate to the parking spaces assigned to the commercial/retail component of the development result in the following traffic generation:

- 3 vehicle trips per hour during the AM peak period (2 in, 1 out); and
- 3 vehicle trips per hour during the PM peak period (1 in, 2 out).

Combined traffic Generation

Having regard for the trip generation rates for the above uses, the mixed use development is expected to generate the following traffic during peak periods:

- 7 vehicle trips per hour during the AM peak period (3 in, 4 out); and
- 6 vehicle trips per hour during the PM peak period (3 in, 3 out).

Existing traffic generation

The existing traffic surveyed is discounted to gain an understanding of the net increase in traffic that would be generated from the site.

Net traffic generation

When accounting for the existing development on-site, future development permissible under the planning controls sought within the planning proposal is estimated to result in the following net change in traffic generation:

- 2 vehicle trips (2 in, 0 out) in the AM peak.
- 2 vehicle trips (1 in; 1 out) in the PM peak.

A breakdown of the calculations is shown in Table 6. The site is estimated to generate a net increase of no more than 6 car trips during the peak hours.

Table 6: Trip generation upon completion of the site

Development type	Number	Unit	AM peak hour		PM peak hour	
			Rate	Car trips	Rate	Car trips
Residential	26	Parking spaces	15 car trips per 100 spaces	4(1 in, 3 out)	12 car trips per 100 spaces	3 (2 in, 1 out)
Commercial / Retail	6	Parking spaces	50% arrive during peak hour	3 (2 in, 1 out)	50% leave during peak hour	3 (1 in, 2 out)
Existing site	19	Parking spaces	Surveyed ins and outs	5 (1 in, 4 out)	Surveyed ins and outs	4 (3 in, 1 out)
Net trips generated			Future Total	2 (2 in, 0 out)	Future Total	2 (0 in, 2 out)

* Existing spaces within the car park

5.4 Traffic Distribution

Traffic distribution profiles leaving and entering the development are shown in Figure 16 and Figure 17. These were based on existing JTW data discussed in Section 2.2 and the general location of the destination in relation to the site.

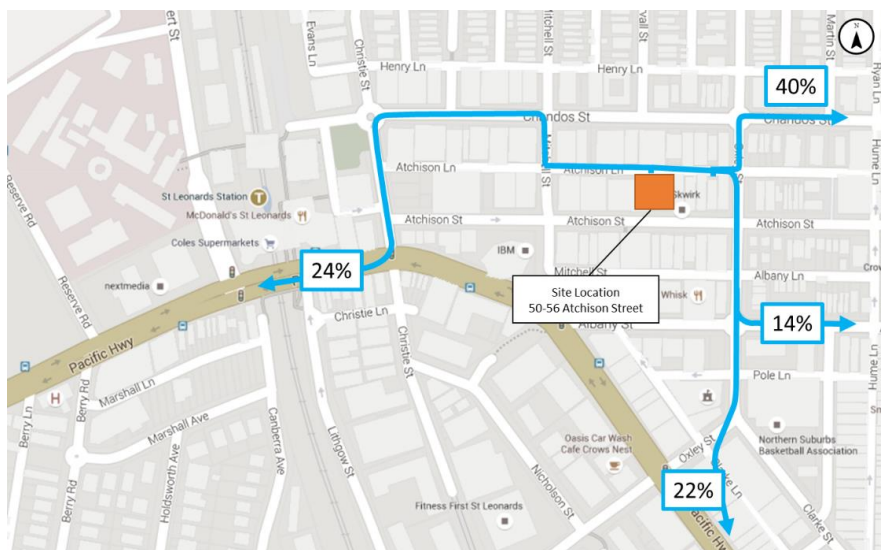


Figure 16: Trip distribution of vehicles leaving the site

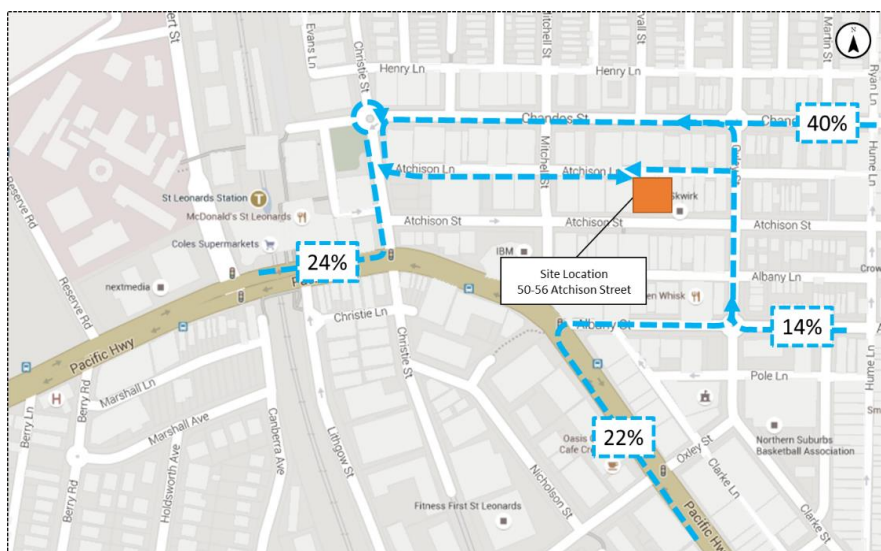


Figure 17: Trip distribution of vehicles entering the site

Based on the traffic distribution and the vehicle trip generation discussed in Section 5.3, the likely increase in traffic from the site is shown in Figure 18 and Figure 19.



Figure 18: Traffic increase from completion, leaving the site

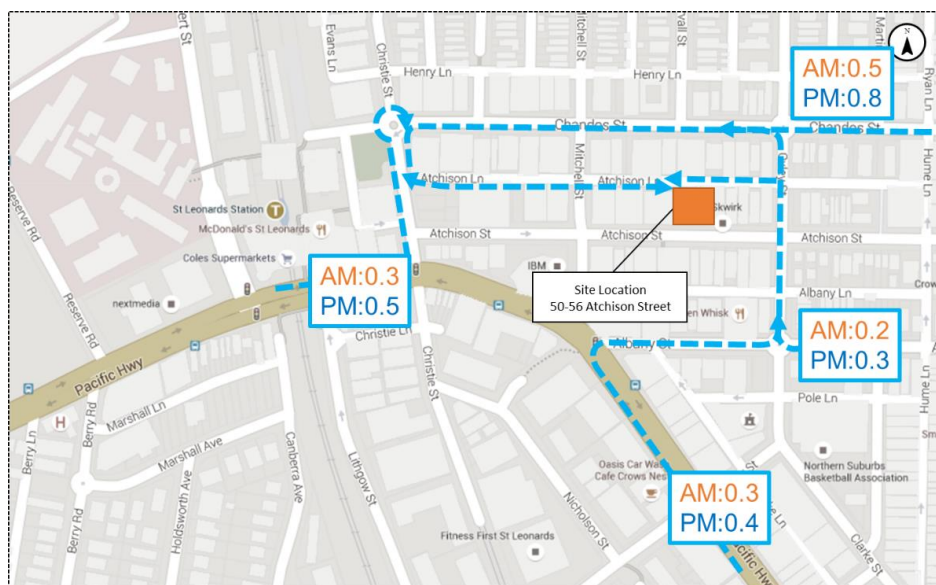


Figure 19: Traffic increase from completion, entering the site

The future estimated traffic generated from the site, after considering the discount in existing traffic (Section 2.4) is negligible during the peak periods. This estimate considers recent residential traffic generation rates and driveway surveys as well as conservative commercial/retail traffic generation assumptions.

In addition, given the proximity of the site to significant levels of employment in North Sydney, the estimated vehicle trip generation is considered to be conservative. Further, the opening of the Sydney Metro from 2024 which will increase the alternative transport options available to residents.

5.5 Road network impacts

It can be seen from the above sections that the development would generate a net increase of six and five vehicle trips per hour compared to existing conditions during AM and PM peak hours. The volumes during the AM and PM peak hours would equate to an additional vehicle trip being generated every 30 minutes and is considered to result in minimal impacts on the surrounding road network. As the development is not situated in proximity to any signalised intersections, intersection modelling is not considered warranted for this development application.

It should also be noted that the trip rates adopted in this analysis are conservative given the excellent access to public transport available within proximity to the site, which is likely to offset traffic generation for residents and employees further. In summary, the traffic impacts for the development are considered minimal.

6 Travel Demand Management

6.1 Green Travel Plan

A Green Travel Plan (GTP) is a tool to minimise the negative impact of private vehicle travel on the environment. The GTP is a package of measures put in place to encourage more sustainable travel, and describes ways in which the use of sustainable transport may be encouraged. Using public transport, cycling, walking, working from home, carpooling, making business vehicles more fuel efficient and the use alternative fuels are all more sustainable means of transport than single occupant driving.

More generally, the principles of a GTP are applied to all people travelling to and from a site. The main objectives of the GTP are to reduce the need to travel and promotion of sustainable means of transport.

The more specific objectives include:

- To reduce the level of single occupancy car borne trips associated with commuting.
- To facilitate the sustainable and safe travel of visitors to the site.
- To reduce site traffic congestion and associated pollution in order to enhance, improve and make safe journeys of minority/sustainable transport mode users.
- To work in partnership with neighbouring organisations/developments, local authorities, retailers and other relevant bodies in achieving the maximum mode shift away from the private car.
- To continually develop, implement, monitor, evaluate and review the progress of the travel plan strategy.
- To facilitate all residents' access to key facilities such as retail, leisure, health and education.

6.2 Green Travel Plan Measures

In order to meet the objectives and targets of a GTP, the following physical and management measures should be implemented in future design and planning of the site.

- Travel packs
- General marketing and promotion
- Car sharing
- Alternatives to travel during the day
- Cycling
- Public transport
- Walking
- Residents' and employee's travel plan group

7 Conclusion

This review has described the potential traffic and transport impacts of a redevelopment at 50-56 Atchison Street, St Leonards, in line with the Planning Proposal. Key findings of the review are as follows:

- The site is located within the current zoning of B4 Mixed Use, Precincts 2&3 of St Leonards;
- The indicative concept design identifies 32 off-street parking bays which is consistent with the current North Sydney Council DCP requirements. The final amount of parking is subject to detailed development application design;
- The site is located within 400m of various modes of St Leonards Station and bus stops, thus any future development is expected to not generate a large parking demand;
- The proposed servicing arrangements are considered acceptable on traffic grounds in the circumstances, for the reason discussed and provides an appropriate planning outcome;
- The traffic generation for the development has been assessed to be a net increase compared to existing conditions, with an additional 2 vehicles during both AM and PM peak hours. The volumes during the PM peak hours would equate to an additional vehicle trip being generated every 30 minutes and is considered to result in minimal impacts on the surrounding road network;
- Based on the traffic generation assumptions, the analysis indicates that the potential net increase in traffic is negligible and is not envisaged to affect the existing intersection performances adversely;
- Any future development in line with the Planning Proposal would be responsible for a small increase in peak hour traffic flows along surrounding key roads. Due to the small increase in development traffic, it is expected that surrounding key roads will continue to operate in the same way;
- Secure bicycle parking would be provided as a component of any future proposed development; and
- Travel demand management measures have also been suggested to improve the mode share of public transport and active transport. These items should be considered further at detailed design stage.

It is therefore concluded that the proposal is supportable on traffic and transport planning grounds and will operate satisfactorily.

Appendix A

Swept path Analysis

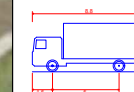
A1



Legend

- Body Envelope
- 300mm Envelope
- 600mm Envelope
- Wheel Envelope

Design Vehicle(s)



MRV - Medium Rigid Vehicle
 Overall Length 8.800m
 Overall Width 2.550m
 Overall Body Height 3.630m
 Min Body Ground Clearance 0.428m
 Track Width 2.550m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 10.000m

C	15/02/18	LK	JF	JF
For Information				
Issue	Date	By	Chkd	Appd

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Client
KANNFINCH

Job Title
50-56 Atchison Street, St Leonards

Drawing Title
**Swept Path Analysis
 8.8m Medium Rigid Vehicle
 Entry and Exit Movement
 Turning Left on Atchison Lane**

Scale at A3
 1:250

Discipline
 Transport

Drawing Status

Draft

Job No	Drawing No	Issue
259124-00	SKT001	C



Legend

- Body Envelope
- 300mm Envelope
- 600mm Envelope
- Wheel Envelope

Design Vehicle(s)



B99 Vehicle (Realistic min radius) (2004)
 Overall Length 5.200m
 Overall Width 1.840m
 Overall Body Height 1.878m
 Min Body Ground Clearance 0.272m
 Track Width 1.840m
 Lock-to-lock time 4.50s
 Curb to Curb Turning Radius 6.250m

A	15/02/18	LK	JF	JF
For Information				
Issue	Date	By	Chkd	Appd

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Client

KANNFINCH

Job Title

50-56 Atchison Street, St Leonards

Drawing Title

Swept Path Analysis
 B99 Vehicle
 Entry and Exit Movement

Scale at A3
 1:250

Discipline
 Transport

Drawing Status

Draft

Job No
259124-00

Drawing No
SKT003

Issue
C

Legend

- Body Envelope
- 300mm Envelope
- 600mm Envelope
- Wheel Envelope

Design Vehicle(s)

B99 Vehicle (Realistic min radius) (2004)
Overall Length

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

C	15/02/18	LK	JF	JF
For Information				
Issue	Date	By	Chkd	Appd

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Client

KANNFINCH

Job Title

50-56 Atchison Street, St Leonards

Drawing Title

Swept Path Analysis
Comments

Scale at A3
1:250

Discipline	Transport
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Drawing Status	
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Job No

Drawing No	SKT004
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Issue

C



50-56 Atchison Street, St Leonards NSW

Mixed Use Development

OPERATIONAL WASTE MANAGEMENT PLAN

23/02/2018

Revision D

Client

Epic Leisure Pty Ltd

Architect

Kann Finch Group Pty Ltd

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OPERATIONAL WASTE MANAGEMENT PLAN

SCOPE

This waste management plan (WMP) only applies to the **operational** phase of the proposed development; therefore the requirements outlined in this WMP must be implemented during the operational phase of the site and may be subject to review upon further expansion for, and/or changes to the development.

The waste management of the **construction** and **demolition** phases of the development are not addressed in this report. It is EFRS's understanding that a construction and demolition WMP will be completed by a separate party appointed by the developer, and submitted separately to this report. Typically, the head contractor of the site will be responsible for removing all construction-related waste offsite in a manner that meets all authority requirements.

REVISION REFERENCE

Revision	Date	Prepared by	Reviewed by	Description
A	6/12/2017	A Armstrong	N Beattie	DRAFT
B	14/02/2018	J Parker	A Armstrong	AMENDMENT
C	15/02/2018	J Parker	A Armstrong	AMENDMENT
D	23/02/2018	A Armstrong	N Beattie	FINAL

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OPERATIONAL WASTE MANAGEMENT PLAN

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GLOSSARY OF TERMS

TERM	DESCRIPTION
<i>Baler</i>	A device that compresses waste into a mould to form bales which may be self-supporting or retained in shape by strapping
<i>Chute</i>	A ventilated, vertical pipe passing from floor to floor of a building with openings as required to connect with hoppers and normally terminating at its lower end at the roof of the central waste room(s)
<i>Chute Discharge</i>	The point at which refuse exits from the refuse chute
<i>Chute Discharge Room</i>	A secure, enclosed area or room housing the discharge and associated equipment for the refuse chute
<i>Collection Area/Point</i>	The identified position or area where garbage or recyclables are actually loaded onto the collection vehicle
<i>Compactor</i>	A machine for compressing waste into disposable or reusable containers
<i>Composter</i>	A container/machine used for composting specific food scraps
<i>Crate</i>	A plastic box used for the collection of recyclable materials
<i>Garbage</i>	All domestic waste (Except recyclables and green waste)
<i>Green Waste</i>	All vegetated organic material such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers
<i>Hopper</i>	A fitting into which waste is placed and from which it passes into a chute or directly into a waste container. It consists of a fixed frame and hood unit (the frame) and a hinged or pivoted combined door and receiving unit
<i>L</i>	Litre(s)
<i>Liquid Waste</i>	Non-hazardous liquid waste generated by commercial premises that is supposed to be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste)
<i>LRV</i>	Large rigid vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle (HRV)
<i>Mobile Garbage Bin(s) (MGB)</i>	A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 360, 660, 1000 or 1100
<i>MRV</i>	Medium rigid vehicle
<i>Putrescible Waste</i>	Component of the waste stream liable to become putrid. Usually breaks down in a landfill to create landfill gases and leachate. Typically applies to food, animal and organic products.
<i>Recycling</i>	Glass bottles and jars – PET, HDPE and PVC plastics; aluminium aerosol and steel cans; milk and juice cartons; soft drink, milk and shampoo containers; paper, cardboard, junk mail, newspapers and magazines

<i>Refuse</i>	Material generated and discarded from residential and commercial buildings including general waste, recyclables, green waste and bulky items
<i>SRV</i>	Small rigid vehicle as in AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities, generally incorporating a body width of 2.33

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OPERATIONAL WASTE MANAGEMENT PLAN

INTRODUCTION

EFRS has been tasked to prepare the following waste management plan for Kann Finch Group Pty Ltd for the operational management of waste generated by the mixed use development located at 50-56 Atchison Street, St Leonards NSW.

Waste management strategies and auditing are a requirement for new developments to provide support for the building design, and promote strong sustainability outcomes for the building. It is EFRS's belief that a successful waste management strategy contains three key objectives:

- i. **Promote responsible source separation** to reduce the amount of waste that goes to landfill, by implementing convenient and efficient waste management systems
- ii. **Ensure adequate waste provisions and robust procedures** that will cater for potential changes during the operational phase of the development
- iii. **Compliance** with all relevant council codes, policies, and guidelines.

To achieve these objectives, this WMP identifies the different waste streams likely to be generated during the operational phase of the development. Associated information includes: how the waste will be handled and disposed of, details of bin sizes/quantities and waste rooms, descriptions of the proposed waste management equipment used and information on waste collection points and frequencies.

DEVELOPMENT SUMMARY

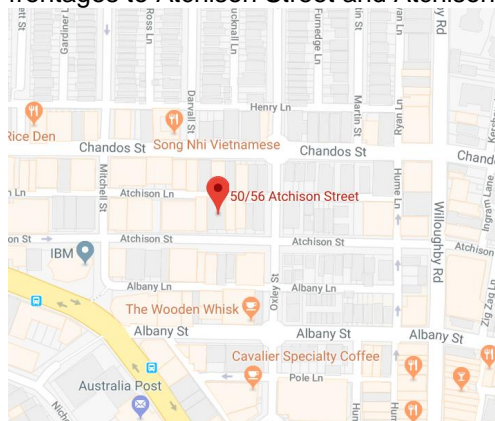
The proposed development falls under the LGA of North Sydney Council, and consists of:

- One (1) 17-level building incorporating:
 - 65 residential units in total;
 - 4 retail units with a total GFA of 615m²; &
 - 2 commercial units with a total GFA of 1617m².

All figures and calculations are based on area schedules as advised by our client and shown on architectural drawings.

SITE LOCATION

The site located is 50-56 Atchison Street, St Leonards, as shown in Figure.1. The site has frontages to Atchison Street and Atchison Lane, with vehicle access via Atchison Lane.





OPERATIONAL WASTE MANAGEMENT PLAN

NORTH SYDNEY COUNCIL

The residential garbage and recycling will be guided by the services and acceptance criteria of the North Sydney Council. All waste facilities and equipment are to be designed and constructed to be in compliance with the North Sydney Council's *North Sydney Development Control Plan 2013*, Australian Standards and statutory requirements.

COUNCIL OBJECTIVES

- Reduce the demand for waste disposal.
- Maximise reuse and recycling of building and construction materials, as well as household, industrial and commercial waste.
- Assist in achieving Federal and State Government waste minimisation targets in accordance with regional waste plans.
- Minimise the overall environmental impacts of waste.
- Require source separation, design and location standards which complement waste collection and management services offered by Council and private providers.
- Encourage building design and construction techniques which will minimise future waste generation.

COUNCIL REQUIREMENTS

Access – Ensure waste systems are easy to use and collection vehicles are able to access buildings to safely remove waste and recycling;

Safety – Ensure safe practises for storage, handling and collection of waste and recycling;

Pollution Prevention – Prevent stormwater pollution that may occur as a result of poor waste storage and management practises;

Noise Minimisation – Provide acoustic insulation to the waste service facilities or residential units adjacent to or above chutes, waste storage facilities, chute discharge, waste compaction equipment and waste collection vehicle access points;

Ecologically Sustainable Development (ESD) – Promote the principles of ESD through resource recovery and recycling leading to a reduction in the consumption of finite natural resources;

Hygiene – Ensure health and amenity for residents, visitors and workers in the City of Canterbury

OPERATIONAL WASTE MANAGEMENT PLAN
STAKEHOLDER ROLES AND RESPONSIBILITIES

The following table demonstrates the primary roles and responsibilities of the respective stakeholders:

Table 1: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Strata/Management	<ul style="list-style-type: none"> Ensuring that all waste service providers submit monthly reports on all equipment movements and waste quantities/weights; Organising internal waste audits/visual assessments on a regular basis; and Manage any non-compliances/complaints reported through waste audits.
Building Manager/Waste Caretaker	<ul style="list-style-type: none"> Ensuring effective signage, communication and education is provided to occupants, tenants and cleaners; Providing staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities; Ensuring site safety for residents, children, visitors, staff and contractors; Abiding by all relevant OH&S legislation, regulations, and guidelines; Assessing any manual handling risks and prepare a manual handling control plan for waste and bin transfers; Preventing storm water pollution by taking necessary precautions (securing bin rooms, preventing overfilling of bins) General maintenance and cleaning of chute doors on each level; Cleaning and transporting of bins as required; Organising, maintaining and cleaning the general and recycled waste holding area; Organising both garbage and recycled waste pick-ups as required; Organising replacement or maintenance requirements for bins; Organising bulky goods collection when required; and Investigating and ensuring prompt clean-up of illegally dumped waste materials.
Residents/Tenants	<ul style="list-style-type: none"> Dispose of all garbage and recycling in the allocated waste chutes and/or MGBs provided; Ensure adequate separation of garbage and recycling; and Compliance with the provisions of Council and the WMP.
Council/Private Waste Contractor	<ul style="list-style-type: none"> Provide a reliable and appropriate waste collection service; Provide feedback to building managers/residents in regards to contamination of recyclables; and Work with building managers to customise waste systems where possible.
Gardening/Landscaping Contractor	<ul style="list-style-type: none"> Removal of all garden organic waste generated during gardening maintenance activities for recycling at an offsite location.
Building Contractors	<ul style="list-style-type: none"> Removing all construction related waste offsite in a manner that meets all authority requirements.



OPERATIONAL WASTE MANAGEMENT PLAN

EDUCATION

Educational material encouraging correct separation of garbage and recycling items must be provided to each resident by building management to ensure correct use of the waste chute. This should include the correct disposal process for bulky goods (old furniture, large discarded items, etc.), and other appropriate materials (electronic, chemical waste, etc.). It is recommended that information is provided in multiple languages to support correct practises and minimise the possibility of chute blockages as well as contamination in the collective waste bins.

It is also recommended that the owners' corporation website contain information for residents to refer to regarding use of the chute. Information should include:

- Directions on using the chute doors;
- Recycling and garbage descriptions (council provides comprehensive information);
- How to dispose of bulky goods and any other items that are not garbage or recycling;
- Residents' obligations to whs and building management; and
- How to prevent damage or blockages to the chute (example below).

To prevent damage or blockage to rubbish chute DO NOT dispose of any newspapers, umbrellas, bedding, cigarettes, cartons, coat hangers, brooms, mops, large plastic wrappings from furniture, white goods, any sharp objects, hot liquid or ashes, oil, unwrapped vacuum dust, syringes, paint and solvents, car parts, bike parts, chemicals, corrosive and flammable items, soil, timber, bricks or other building materials, furniture, etc. down the chute.

LIMITATIONS

The purpose of this report is to document a Waste Management Plan (WMP) as part of a development application and is supplied by Elephants Foot Recycling Solutions (EFRS) with the following limitations:

- Council are subject to changing waste and recycling policies and requirements at their own discretion. Information in this operational waste management plan is correct as of June 2017.
- The works agreed to in the fee proposal includes a review of the waste management plans and up to three amendments. Any revisions subsequent to the third amendments will be charged at an hourly rate.
- Drawings, estimates and information contained in this waste management plan have been prepared by analysing the information, plans and documents supplied by the client, and third parties including Council and government information. The assumptions based on the information contained in the WMP is outside the control of EFRS;
- The figures presented in the report are an estimate only – the actual amount of waste generated will be dependent on the occupancy rate of the building/s and waste generation intensity as well as the building managements approach to educating residents and tenants regarding waste management operations and responsibilities;
- The building manager will make adjustments as required based on actual waste volumes (if waste is greater than estimated) and increase the number of bins and collections accordingly;
- The report will not be used to determine or forecast operational costs or prepare any feasibility study or to document any safety or operational procedures;
- The report has been prepared with all due care however no assurance or representation is made that the WMP reflects the actual outcome and EFRS will not be liable to you for plans or outcomes that are not suitable for your purpose, whether as a result of incorrect or unsuitable information or otherwise;



OPERATIONAL WASTE MANAGEMENT PLAN

- EFRS offer no warranty or representation of accuracy or reliability of the WMP unless specifically stated;
- Any manual handling equipment recommended should be provided at the recommendation of the appropriate equipment provider who will assess the correct equipment for supply;
- Design of waste management chute equipment and systems must be approved by the supplier.



OPERATIONAL WASTE MANAGEMENT PLAN

RESIDENTIAL WASTE MANAGEMENT

The *North Sydney Development Control Plan 2013* has been referenced to calculate the total number of bins required for the residential units. Calculations are based on generic figures; waste generation rates may differ according to the residents' waste management practice.

ESTIMATED WASTE VOLUMES AND PROVISIONS

The following table shows the estimated volume (L) of garbage and recycling generated by the residential component of the development.

Table 2: Calculated Waste Generation – Residential

Building/ Core	# Units	Garbage Generation Rate (L/unit/week)	Generated Garbage (L/w eek)	Recycling Generation Rate (L/unit/w eek)	Generated Recycling (L/w eek)
Core A	65	60	3900	60	3900
TOTAL	65		3900		3900
Collections & Equipment	Garbage Bin Size (L)		660	Recycling Bin Size (L)	240
	Garbage Bins per Week		6	Recycling Bins per Week	17
	Garbage Collections per Week		1	Recycling Collections per Week	1
	Equipment (if any)		Linear Tracks for Garbage		
	Discharge and Storage Room		Recommended Waste Room 35msqr		

**Note: An additional 660L MGB should be provided for each chute discharge for use during collection periods. These bins are not included in the above figures.*

HOUSEHOLD WASTE

One (1) garbage chute will be installed with access provided on all residential levels. The chutes are to be used for the disposal of garbage only.

Garbage discharges into 660L MGBs placed on linear tracks and is not compacted. The discharge is located in the waste discharge room on the ground level.

240L recycling bins will be situated in the waste compartment on each residential level for collection of recyclable items. The caretaker/cleaner's duty is responsible for monitoring the capacity of recycling bins and exchanging, emptying or storing them in the main residential bin holding room located on the ground level when required

On collection days, full garbage and recycling bins will be transferred to the bin holding room on the ground level to await for Council servicing.

COMMON AREAS

The lobbies, amenities and circulation areas will be supplied with suitably branded waste and recycling bins where considered appropriate. These areas generate minimal waste, however garbage and recycling receptacles should be provided and located in convenient locations.

Washroom facilities should be supplied with collection bins for paper towels (if used). Sanitary bins for female restroom facilities must also be arranged with an appropriate contractor.



OPERATIONAL WASTE MANAGEMENT PLAN

SOURCE SEPERATION

Waste avoidance, recovery and reuse of discarded materials and responsible management of hazardous waste are all crucial elements of sustainable development. Effective waste management practices in residential developments significantly improve environmental, social, and economic outcomes on both a local and regional scale, and should be integrated into the waste management processes.

GENERAL WASTE (GARBAGE)

Residents will be supplied with a collection area in each unit to deposit garbage and collect recyclable material suitable for one day's storage. This is typically located generally in the kitchen, under bench or similar alternate area. Residents should wrap or bag their garbage; bagged garbage should not exceed 3kg in weight or 35cm x 35cm x 35cm in dimension.

RECYCLING

Recycling must not be bagged. It is recommended that residents use a crate or dedicated bin for collecting recyclables within the allocated residential space provided to ensure correct separation.

Cardboard furniture boxes or large cardboard containers should not be included in the garbage chute – a cardboard collection bin will be made available to residents to deposit flattened cardboard and will be managed by the waste caretaker. Residents should be advised of the location of these bins by building management.

GREEN WASTE

Green waste is not typically generated from multi-unit dwellings other than from surrounding building landscaped areas and is removed by the designated maintenance contractor. In the event that green waste is produced i.e trimming of indoor or balcony plants then this may be disposed of via coordination with the building caretaker or cleaner. Very small quantities may be disposed of via the general waste stream.

BULKY GOODS

A room or caged area will be made available for the storage of discarded residential bulky items (e.g. whitegoods, furniture, etc.). This room should be located within close proximity of the garbage and recycling bin collection room and must have a minimum doorway width of 1.5m to allow for easy movement of large waste items in and out of the room.

These areas are crucial to prevent residents from illegally dumping bulky waste on the footpath outside Councils scheduled collection times. Regular illegal dumping can attract other dumped waste, generate litter, detract significantly from the quality and appearance of the development and reduce amenity of the street.

Residents will be required to liaise with building management regarding the transportation and disposal of bulky goods. Ideally, bulky waste should be collected on a regular schedule so that the storage area does not become overfull and so that residents know when to place items in there for collection. Councils may arrange for more frequent collections of bulky waste for MUDs, however collection frequencies vary among different local government areas.

Donations to charitable organisations should be encouraged. Clean, sound furniture and household goods etc. are highly sought after to provide for the disadvantaged. Donations can be arranged with the assistance of the building manager/waste caretaker.



OPERATIONAL WASTE MANAGEMENT PLAN

ELECTRONIC WASTE

Electrical waste (e.g. fluorescent tubing, batteries, laptops etc.) can potentially contaminate soil and surrounding water bodies if not disposed correctly. These items must not be placed in standard garbage and recycling bins. Disposal or recycling of electronic waste will be organised with the assistance of the building caretaker. These items must not be placed in garbage or recycling bins due to safety and environmental factors. Residents and/or the building manager may choose to contact Council to find out about new/existing strategies for the disposal/collection of electronic waste.

CHEMICAL WASTE

Chemical wastes (e.g. cleaning chemicals, paints, oils solvents) pose detrimental effects to human health and the environment and should be disposed of to a suitable licensed disposal facility. No liquid wastes or wash down waters should be disposed of via the storm water drainage system. Household Chemical CleanOut events are held at various locations throughout NSW on specified dates throughout the year. Locations and dates are subject to change; hence it is recommended that the building caretaker confirm these details with their local Council.

ORGANIC WASTE AND COMPOSTING

Recycling organic waste, such as food scraps and garden materials, dramatically reduces the quantity of waste being diverted to land fill and thus reduces residents' ecological footprint. Compost material can also be returned to the soil as a rich fertilizer and improve plant growth and the overall health of surrounding vegetation. It is recommended that a space for composting and worm farming is made available for all residents in a communal facility or in small private courtyards (see *APPENDIX D.1*). Composting facilities are to be sited on an unpaved area with soil depth of at least 300mm. Residents may also choose to purchase and install apartment style compost bin where practical and self-manage these systems (see *APPENDIX D.2 and APPENDIX D.3*).

PUBLIC SPACES

Public spaces are likely to generate minimal waste from the people utilizing these areas. Waste and recycling bins should be placed throughout public spaces to minimise the likelihood of littering.

Areas allocated to outdoor public space will be managed by Council, unless another type of arrangement has been agreed with by Council. Public waste bins placed in outdoor public areas will be serviced and maintained by Council.

Public areas on commercial developments such as food courts will be managed by building management. Cleaners will circulate throughout the food court while clearing tables and will remove waste as required.

CLOTHING WASTE

Clothing is becoming an increasingly large waste stream for domestic dwellings. Unwanted clothing that is clean and undamaged can be donated to charities. Building management may choose to provide clothing donation bins for residents to donate their unwanted clothing. Building management can directly contact a charity to supply a donation bin or choose to provide their own nondenominational donation bin. Once a sufficient amount of clothing has been collected, the building management will be responsible for arranging the collection of donated items with the relevant charity.

OPERATIONAL WASTE MANAGEMENT PLAN

COMMERCIAL/RETAIL WASTE MANAGEMENT

The *Better Practice Guide for Waste Management and Recycling* has been referenced to calculate the total number of bins required for the retail and commercial areas. Calculations are based on generic figures; waste generation rates may differ according to the tenants' waste management practice.

ESTIMATED WASTE VOLUMES AND PROVISIONS

The following table shows the estimated volume (L) of garbage and recycling generated by the commercial/retail component of the development. A seven day operating week has been assumed.

Table 3: Calculated Waste Generation – Commercial/Retail

Table 3: Calculated Waste Generation – Commercial/Retail						
Tenancy	Type	NLA (m ²)	Garbage Generation Rate (L/100m ² /day)	Generated Garbage (L/week)	Recycling Generation Rate (L/100m ² /day)	Generated Recycling (L/week)
Commercial L1	Office	812	10	568.4	10	568.4
Commercial L2	Office	805	10	563.5	10	563.5
Retail GF	Food	74	80	414.4	135	699.3
Retail GF	Restaurant	96	670	4502.4	135	907.2
Retail GF	Non-Food (<100m ²)	68	50	238	25	119
Retail Mez.	Non-Food (>100m ²)	377	50	1319.5	50	1319.5
	TOTAL	2232		7606.2		4176.9
Collections & Equipment		Bin Size (L)		1100	Bin Size (L)	1100
		Collections per Week		3	Collections per Week	1
		No Bins Required		2	No Bins Required	4
Waste Rooms		Equipment		No equipment required		
		Storage Room		Recommended room size 17msqr		

COMMERCIAL WASTE MANAGEMENT

Typically, bins for paper or general waste are positioned next to each workers desk or work station. One or both of these bins are emptied by contract cleaners. The cleaners circulate around the workplace after normal office hours and also perform other cleaning tasks, generally vacuuming and cleaning toilets. Bins for general waste and recyclables are also located centrally in each office, generally in the kitchen area and printer room.

Cleaners empty the bins into bags which they transport around the office/s in a cart which is also used to store cleaning products, spare bags, PPE and consumables.

Bags of garbage and/or recycling are placed in a central location by the cleaners (often outside the goods lift/s) and transported to the collection bins by another cleaner.

RETAIL WASTE MANAGEMENT

Tenants will be responsible for their own storage of garbage and recycling back of house (BOH).

Food handling for food cooked or prepared, served and consumed on site will produce a typical waste composition of food scraps from plates, packaging waste and some plastics. Café or restaurant staff will be responsible for their own BOH waste management.



OPERATIONAL WASTE MANAGEMENT PLAN

Cardboard is a major component of the waste generated by cafes/restaurants. All cardboard should be flattened (to save bin space), placed in and collected from bulk bins. Whilst cardboard is bulky, it is generally lightweight however it can be contaminated with food or liquid which makes it unsuitable for recycling.

On completion of each trading day or as required, nominated retail staff/cleaners will transport their garbage and recycling to the retail waste room on the ground level and place garbage and recycling into the appropriate collection bins.

To ensure the proper management and disposal of waste, tenants must be made aware of the following practices:

- All garbage should be bagged and garbage bins should be plastic lined;
- Bagging of recyclables is not permitted;
- All interim waste storage is located BOH during operations;
- Individual recycling programs are recommended for retailers to ensure commingled recycling is correctly separated;
- Any food and beverage tenant will make arrangements for storing used and unused cooking oil in a bunded storage area;
- The operator will organise grease interceptor trap servicing;
- A suitable storage area needs to be provided and effectively bunded for chemicals, pesticides and cleaning products;
- Dry basket arrestors need to be provided to the floor wastes in the food preparation and waste storage areas; and
- All flattened cardboard will be collected and removed to the waste room recycling MGB

Note: It is the responsibility of the building manager to monitor the number of bins required for the development. As waste volumes may change according to the development's management, customer base and retail tenancy attitudes to waste disposal and recycling, bin numbers and sizes may need to be altered to suit the building operation. Seasonal peak periods i.e. public and school holidays should also be considered.

COMMON AREAS

Any staff tea points will be supplied with a dedicated commingled MGB for the collection of all recyclable glass, aluminium, steel and plastic items. Staff will be responsible for sorting this material and allocating recyclables into the correct collection facility.

Washroom facilities should be supplied with collection bins for paper towels (if used). Sanitary bins for female restroom facilities must also be arranged with an appropriate contractor.

WASTE OILS

Consideration should be given to the use of cooking oil collection systems. A single service provider may be used to reduce the amount of commercial traffic into the loading bay or around the precinct area. This should be measured against bulk delivery of oils where the same vehicle is used to remove containers of waste cooking oils (see APPENDIX x for Typical Cooking Oil Collection System)

OTHER WASTE STREAMS

Tenants are required make arrangements for the disposal and recycling of specialised waste (toner cartridges, batteries, etc.). Disposal of hard, electronic, liquid waste and any detox (paint/chemicals) can be organised with the assistance of the building management/cleaners.



OPERATIONAL WASTE MANAGEMENT PLAN

MOVEMENT AND TRANSPORTATION OF BINS

The building manager/waste caretaker is responsible for the transportation of bins from their designated operational locations to their respective collection room/areas prior to scheduled collection times, and returning them once emptied to resume operational use.

Transfer of waste and all bin movements require minimal manual handling; the operator must assess manual handling risks and provide any relevant documentation to building management.

If required the developer should contact a bin-tug, trailer or tractor consultant to provide equipment recommendations. Examples of motorised bin moving equipment can be found in APPENDIX B.4 and APPENDIX B.5.

Bins may have to be fitted with hitches to enable the simultaneous transportation of multiple bins to the collection area. Council must be informed of any hitch attachments required to be installed on bins.

COLLECTION OF WASTE

RESIDENTIAL

The Council collection vehicle will pull up on Atchison Lane adjacent to the bin holding room/area and service all bins via a wheel-in/wheel-out arrangement.

RETAIL/COMMERCIAL

A private waste contractor will be engaged to service all bins to an agreed collection schedule.

The collection vehicle will reverse into the vehicle loading bay via Atchison Lane and service all bins directly from the commercial/retail waste room.

COLLECTION AREA

The collection area has been reviewed by a traffic consultant to confirm the swept paths for waste collections, access and egress, internal manoeuvring to assume parked position for loading and to exit, load requirements as well as collection vehicle. The final number of truck movements will depend on management of waste contract; final configuration of waste and recycling arrangements therefore number of bin lifts and additional irregular truck movements for hard waste.

OPERATIONAL WASTE MANAGEMENT PLAN

INSTALLATION EQUIPMENT AND DESIGN

EQUIPMENT SUMMARY

Table 4: Equipment Summary

Component	Part	Qty	Notes
Chutes	Galvanised Steel / LLDPE Polyethylene Plastic 510mm or 610mm (for 20+ levels)	1	510/610mm diameter (See APPENDIX C for Typical Chute Section)
Equipment A	Garbage 2-bin 660L MGB Linear Track System	1	(See APPENDIX C.2 for Typical Linear System)
Equipment B	Suitable Bin Moving Equipment	1	Optional (See APPENDIX D for Typical Bin Mover)

WASTE ROOM AREAS

All waste discharge points should be caged off to ensure the safety of any personnel accessing the waste room. Access to waste discharge rooms should be provided to the building manager/waste caretaker **only**. Under no circumstances should access be provided to any residents, or waste collection staff.

Chute discharge requires a minimum of 3000mm distance from floor to ceiling and needs to be free of service pipes and other overhead obstacles within the immediate space around the chute discharge.

The areas allocated for residential waste rooms, commercial/retail bin store, bulky goods and collection areas are detailed in Table 5 below. The areas provided have been assessed by EFRS and deemed suitable for purpose.

Table 5: Waste Room Areas

Level	Waste Room Type	Equipment	Allocated Area (m ²)
G	Waste Discharge Room	6 x 660L MGBs 2-bin 660L MGB Linear Track	18
G	Hard Standing/Collection Area	6 x 660L MGBs 17 x 240L MGBs	25
G	Bulky Goods Waste Storage Room		4m ²
G	Retail/Commercial Waste Room	5 x 1100L MGBs	17

Note: Any requirement for increasing storage capacity can be done by increasing the frequency of collections for all waste.



OPERATIONAL WASTE MANAGEMENT PLAN

GARBAGE ROOMS

CONSTRUCTION REQUIREMENTS

The garbage room will be required to contain the following facilities to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area:

- Waste room floor to be sealed with a two pack epoxy;
- Waste room walls and floor surface is flat and even;
- All corners coved and sealed 100mm up, this is to eliminate build-up of dirt;
- For residential: a hot and cold water facility with mixing facility and hose cock must be provided for washing the bins;
- For retail/commercial: a cold water facility with hose cock must be provided for washing the bins;
- Any waste water discharge from bin washing must be drained to sewer in accordance with the relevant water board. (Sydney water);
- Tap height of 1.6m;
- Storm water access preventatives (grate);
- All walls painted with light colour and washable paint;
- Equipment electric outlets to be installed 1700mm above floor levels;
- The room must be mechanically ventilated;
- Light switch installed at height of 1.6m;
- Waste rooms must be well lit (sensor lighting recommended);
- Optional automatic odour and pest control system installed to eliminate all pest types and assist with odour reduction – this process generally takes place at building handover – building management make the decision to install;
- If 660l or 1100l bins are utilised, 2 x 820mm (minimum) door leafs must be used;
- All personnel doors are hinged, lockable and self-closing;
- Waste collection area must hold all bins – bin movements should be with ease of access;
- Conform to the building code of Australia, Australian standards and local laws; and
- Childproofing and public/operator safety shall be assessed and ensured

SIGNAGE

The building manager/caretaker is responsible for waste room signage including safety signage (see *APPENDIX B.2*). Appropriate signage must be prominently displayed on doors, walls and above all bins, clearly stating what type of waste or recyclables is to be placed in the bin underneath.

All chute doors on all residential levels will be labelled with signs directing chute operations and use of chute door.

VENTILATION

Waste and recycling rooms must have their own exhaust ventilation system either;

- Mechanically - exhausting at a rate of 5L/m² floor area, with a minimum rate of 100L/s minimum; or
- Naturally - permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area

Mechanical exhaust systems shall comply with AS1668 and not cause any inconvenience, noise or odour problem.



OPERATIONAL WASTE MANAGEMENT PLAN

USEFUL CONTACTS

Elephants Foot Recycling Solutions does not warrant or make representation for goods or services provided by suppliers.

North Sydney Council Customer Service

Phone: (02) 9330 6400

Email: council@northsydney.nsw.gov.au

SULO MGB (MGB, Public Place Bins, Tugs and Bin Hitches)

Phone: 1300 364 388

CLOSED LOOP (Organic Dehydrator)=

Phone: 02 9339 9801

ELECTRODRIVE (Bin Mover)

Phone: 1800 333 002

Email: sales@electrodrive.com.au

RUD (Public Place Bins, Recycling Bins)

Phone: 07 3712 8000

Email: Info@rud.com.au

CAPITAL CITY WASTE SERVICES (Private Waste Services Provider)

Phone: 02 9359 9999

REMONDIS (Private Waste Services Provider)

Phone: 13 73 73

SITA ENVIRONMENTAL (Private Waste Services Provider)

Phone: 13 13 35

NATIONAL ASSOCIATION OF CHARITABLE RECYCLING ORGANISATIONS INC.
(NACRO)

Phone: 03 9429 9884

Email: information@nacro.org.au

PURIFYING SOLUTIONS (Odour Control)

Phone: 1300 636 877

Email: sales@purifyingsolutions.com.au

MOVEXX (Bin Movers)

Phone: 1300 763 444

AUSCOL (Recycling Oils & Animal Fats)

Phone: 1800 629 476

Elephants Foot Recycling Solutions (Chutes, Compactors and eDiverter Systems)

44 – 46 Gibson Avenue

Padstow NSW 2211

Free call: 1800 025 073

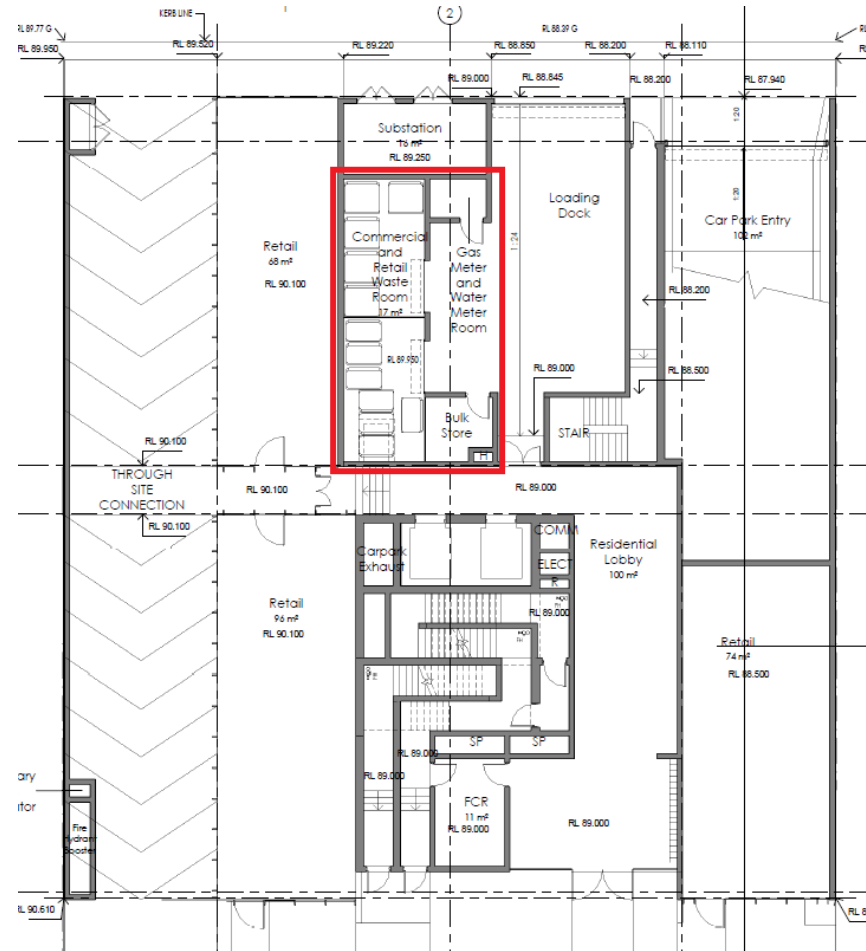
Email: natalie@elephantsfoot.com.au

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDICES

APPENDIX A ARCHITECTURAL DRAWING EXERPTS

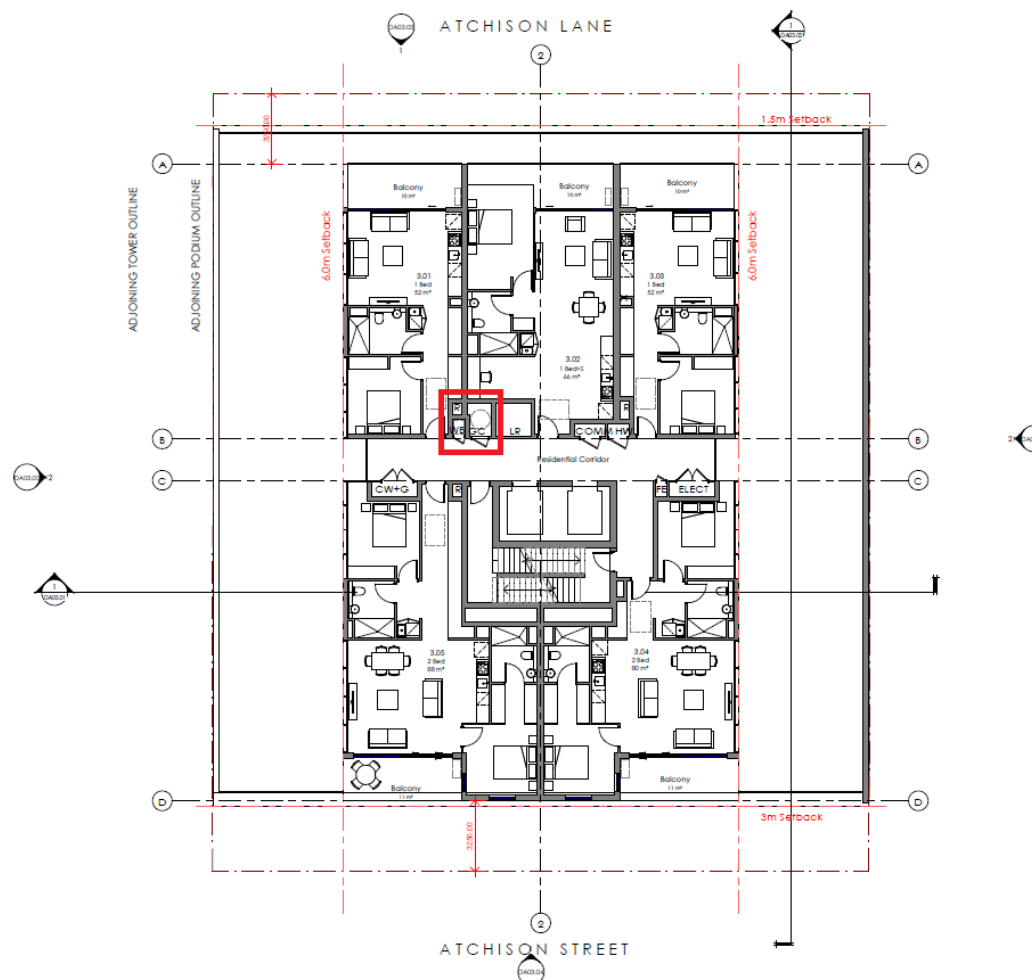
APPENDIX A.1 GROUND LEVEL DISPLAYING WASTE ROOMS



Source: Kann Finch Group, Drawing No. DA02.05, RevJ, 09/02/17 – Ground Floor Plan

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX A.2 TYPICAL LEVEL DISPLAYING CHUTE LOCATIONS



Source: Kann Finch Group, Drawing No. DA02.09, RevH, 09/02/17 – Level 3

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX B PRIMARY WASTE MANAGEMENT PROVISIONS

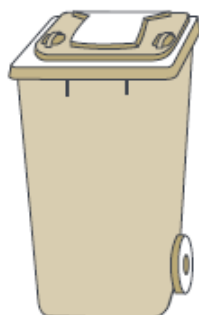
APPENDIX B.1 TYPICAL BIN SPECIFICATIONS

Mobile garbage bins (MGBs)

MGBs with capacities up to 1700L should comply with the Australian Standard for Mobile Waste Containers (AS 4123). AS 4123 specifies standard sizes and sets out the colour designations for bodies and lids of mobile waste containers that relate to the type of materials they will be used for.

Indicative sizes only for common MGB sizes are provided below. Note that not all MGB sizes are shown; the dimensions are only a guide and differ slightly according to manufacturer, if bins have flat or dome lids and are used with different lifting devices. Refer to AS 4123 for further detail.

Mobile containers with a capacity from 80L to 360L with two wheels



Bin Type	80 Litre MGB	120 Litre MGB	140 Litre MGB	240 Litre MGB	360 Litre MGB
Height	870 mm	940 mm	1065 mm	1080 mm	1100 mm
Depth	530 mm	560 mm	540 mm	735 mm	885 mm
Width	450 mm	485 mm	500 mm	580 mm	600 mm

Mobile containers with a capacity from 500L to 1700L with four wheels



Bin Type	660 Litre MGB	770 Litre MGB	1100 Litre MGB	1300 Litre MGB	1700 Litre MGB
Height	1250	1425	1470	1480	1470
Depth	850	1100	1245	1250	1250
Width	1370	1370	1370	1770	1770

Dome or flat lid containers

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX B.2 SIGNAGE FOR WASTE & RECYCLING BINS

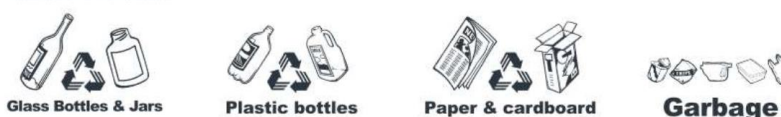
WASTE SIGNS

Signs for garbage, recycling and organics bins should comply with the standard signs promoted by the Department of Environment and Heritage.

Example wall posters



Example bin lid stickers



SAFETY SIGNS

The design and use of safety signs for waste rooms and enclosures should comply with AS1319 Safety Signs for Occupational Environment. Safety signs should be used to regulate and control safety behaviour, warn of hazards and provide emergency information, including fire protection information. Below are some examples. Each development will need to decide which signs are relevant for its set of circumstances and service provided.

Examples of Australian Standards:



Australian Standards are available from the SAI Global Limited website (www.saiglobal.com).

SOURCE: Department of Environment and Climate Change NSW 2008, *Better Practice Guide for Waste Management in Multi-Unit Dwellings*

OPERATIONAL WASTE MANAGEMENT PLAN

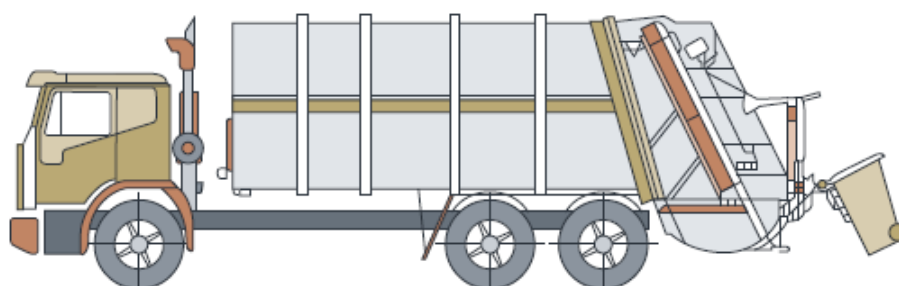
APPENDIX B.3 TYPICAL COLLECTION VEHICLE INFORMATION

Collection vehicles

Waste collection vehicles may be side loading, rear-end loading, front-end loading or crane trucks. The size of vehicle varies according to the collection service. Thus it is impossible to specify what constitutes the definitive garbage vehicle. Developers should consult the local council and/or relevant contractors regarding the type of vehicle used in that area.

The following characteristics represent the typical collection vehicle, however, these are only for guidance.

It may be possible to engage a collection service provider to use smaller collection vehicles to service developments with narrow roadways and laneways, or for on-site collections. However, as the availability of smaller vehicles to make services varies between councils and private contractors, wherever possible the development should be designed to accommodate vehicles of a similar size to that reported below.



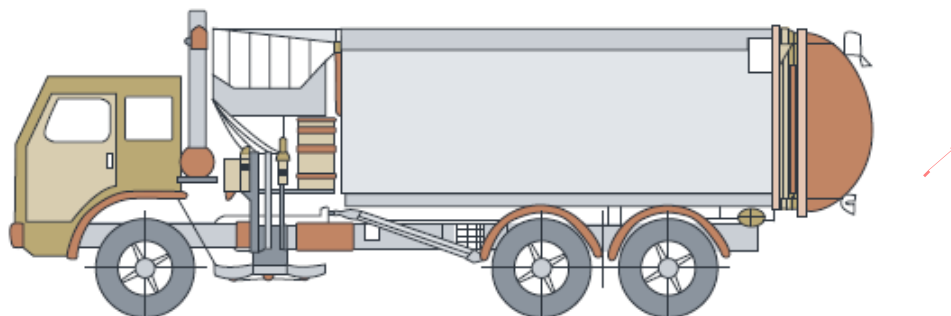
Rear loading collection vehicle

Rear loading collection vehicle	
Length overall	10.24m
Width overall	2.5m
Operational height	3.5m
Travel height	3.5m
Weight (vehicle only)	12.4 tonnes
Weight (payload)	9.5 tonnes
Turning circle	18.0m

This is commonly used for domestic garbage and recycling collections from MUDs. It can be used to collect waste stored in MGBs or bulk bins, particularly where bins are not presented on the kerbside.

OPERATIONAL WASTE MANAGEMENT PLAN

Side-loading collection vehicle

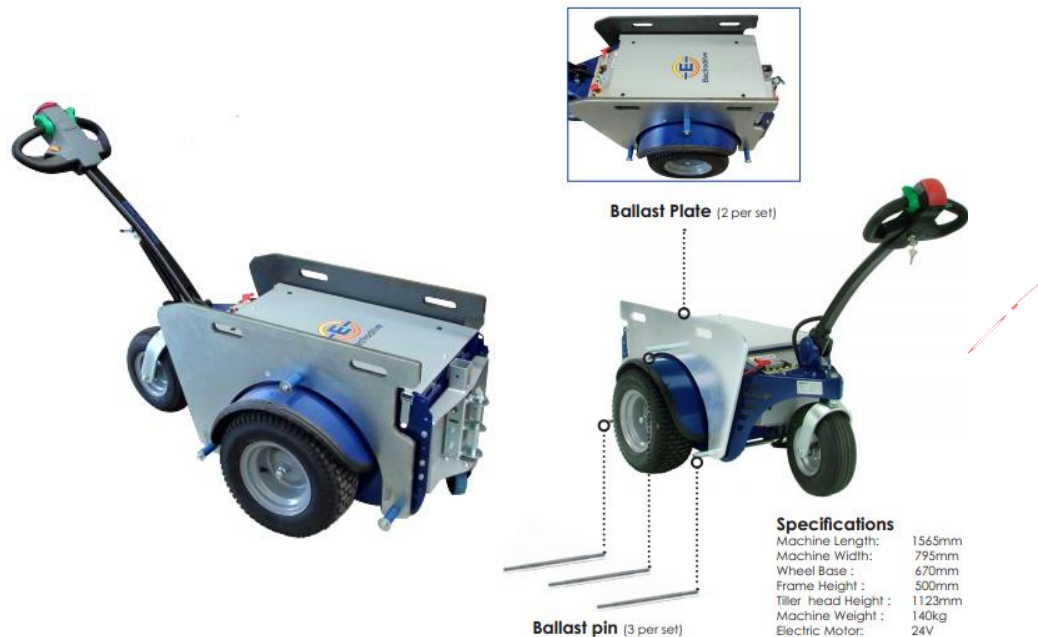


Side-loading collection vehicle	
Length overall	9.64m
Front overhang	1.51m
Wheelbase	5.20m
Rear overhang	2.93m
Turning circle kerb to kerb	17.86m
Turning circle wall to wall	20.56m
Front of vehicle to collection arm	3.8m
Maximum reach of side arm	3.0m
Travel height	3.63m
Clearance height for loading	3.9m

This is the most commonly used vehicle for domestic garbage and recycling collections. It is only suitable for collecting MGBs up to 360 litres in size.

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX B.4 TYPICAL MOTORISED BIN TUG



Typical applications:

- Move trolleys, waste bin trailers and 660/1100L bins up and down a ramp incline.
- Quiet, smooth operation with zero emissions and simple to use, no driver's licence required
- Suitable for:
 - High rise building & apartment basements
 - Large factories & warehouse with sloped ground
 - Caravan parks & other large outdoor areas

Features:

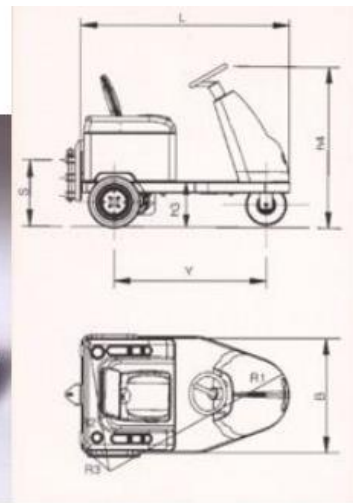
- 1 tonne tow capacity of inclines up to 8 degrees
- 500kg tow capacity if inclines up to 14 degrees
- CE Compliant
- 4.5 km/h max speed
- 2 x 80amp batteries – includes charger
- Powerful transaxle
- Hitch to suit 660L bins

Safety Features:

- Intuitive paddle lever control
- Stops and repels the unit if activated when reversing.
- Site assessment recommended to assess ramp incline steepness (*See Useful Contacts*)

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX B.5 TYPICAL SEATED BIN MOVER

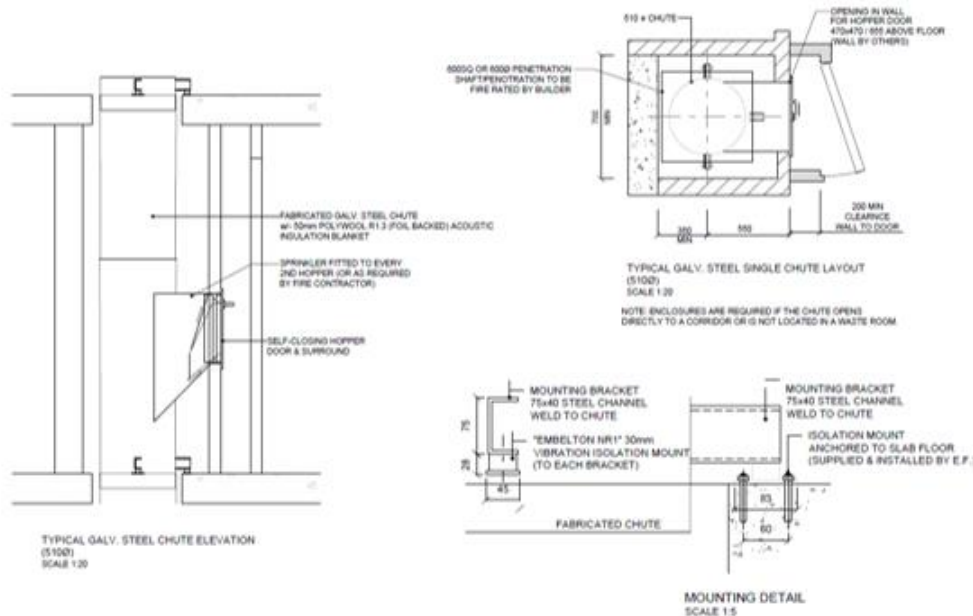


		UNIT M.	BULL 2	BULL 4
Manufacturer	DEC			
Model	BULL			
Platform loading cap.	Nominal capacity	kg	-----	-----
Pull capacity	Pull nominal capacity	kg	2000	4000
Power type	Electric - endothermic		electric	electric
Control type	Standing / seated thiller / steer		seated / steer	seated / steer
Tyres	Pn=pneum. Se=superelastic		Pn	Pn
Wheels	N. front/rear - x drive	n.	1/2X	1/2X
Platform dimensions	L x B (length x width)	mm	-----	-----
Platform height	h6 = unload clearance	mm	-----	-----
Overall dimensions	L = length	mm	1500	1600
	B = width	mm	900	930
	h1 = foot level	mm	1820	1960
	h3 = Seat height	mm	310	340
	h4 = Steer height	mm	1250	1330
Turning radius	R1 = front min. external	mm	1400	1500
	R2 = rear min. external	mm	1000	1000
	R3 = front min. internal	mm	400	400
Aisle width	A = 180° turn	mm	2200	2300
Tow hook height	s = center from ground	mm	220-350-490	240-380-520

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX C INSTALLATION EQUIPMENT AND WASTE ROOM LAYOUTS

APPENDIX C.1 TYPICAL SINGLE WASTE CHUTE SPECIFICATIONS



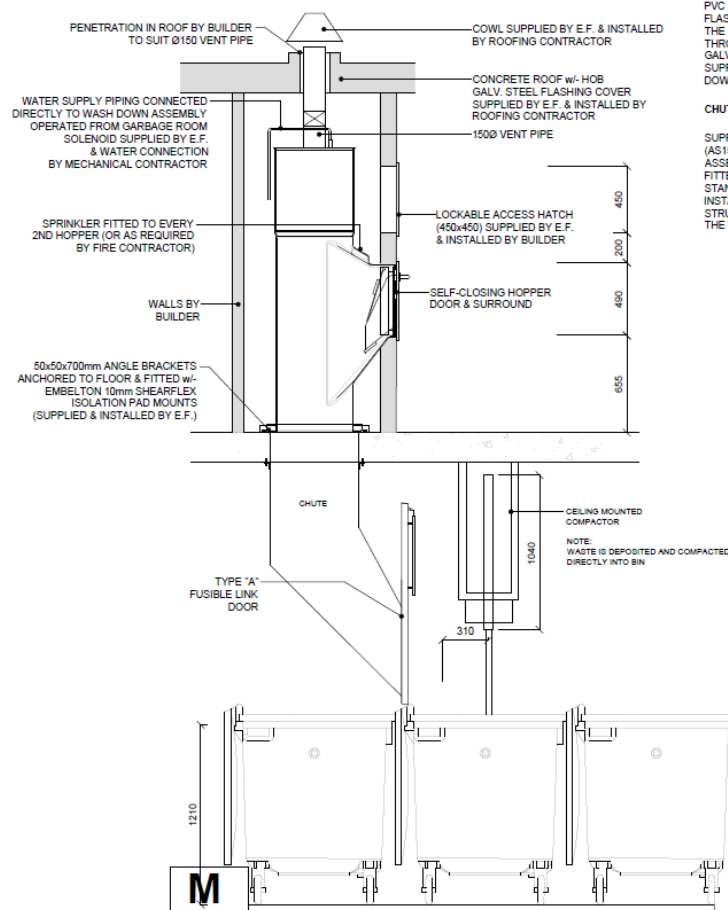
Waste chutes are supplied per the following specifications:

- either 510mm or 610mm (for 20+ levels) galvanised steel or recycled LLDPE polyethylene plastic;
- galvanised steel chute hoppers are wrapped with 50mm poly-wool R1.3 noise insulation foil to assist in noise reduction (or equivalent);
- penetrations on each building level at vertically perpendicular points with minimum penetration dimensions of either 600x600/700x700mm (square) or 650/750mm diameter (round) are required to accommodate the chute installation;
- a wash down system and vent should also be included as part of the chute system;
- council and supplier require that all chutes are installed without offsets to achieve best practise operationally for the building; and
- two hour fire-rated (AS1530.4-2005) stainless steel refuse chute doors at each service level. All doors are to be fitted with a self-closing mechanism to meet BSA fire standards.

NOTE: Chute doors are installed after walls rendered, painted or when required. Information stickers will be placed on each chute door at each residential level.

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX C.2 TYPICAL LINEAR TRACK SYSTEM



VENT:

PVC 150MM DIAMETER VENT PIPE WITH COWL, DEKITE FLASHING AND EXTRACTION CAP FITTED FROM THE TOP OF THE CHUTES. PIPE EXITS AS PER REQUIRED BY BUILDER THROUGH PLANT ROOM ROOF AND CAPPED WITH GALVANISED STEEL REDUCTION CAP. ACCESS HATCH TO BE SUPPLIED ON LAST LEVEL FOR SERVICING OF THE WASH DOWN SYSTEM

CHUTE DOORS

SUPPLY AND FIT STAINLESS STEEL, TWO HOUR FIRE-RATED (AS1530.4-2008) REFUSE CHUTE DOORS AND THROAT ASSEMBLIES AT EACH SERVICE LEVEL. ALL DOORS ARE FITTED WITH A SELF-CLOSING MECHANISM TO MEET BSA FIRE STANDARDS. DOORS TO BE BLOCKED IN BY OTHERS INSTALLATION OF DOORS ON COMPLETION OF THE BUILDING STRUCTURE. THE CHUTE PIPES BRICKED IN, RENDERED AND THE WALLS PAINTED.

FIRE

FIRE SYSTEM CONTRACTOR TO:

- SUPPLY FIRE SPRINKLERS AND CONNECTION FOR SPRINKLER SYSTEM
- SPRINKLERS FITTED ON EVERY 2ND LEVEL (OR AS PER FIRE CONTRACTOR INSTRUCTION)

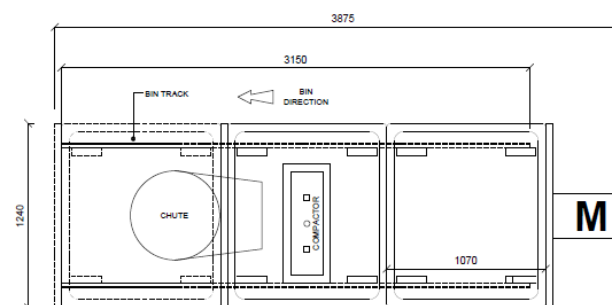
ELECTRICAL

YOUR ELECTRICIAN TO PROVIDE:

- ONE (1) STANDARD 240V GPO IN MAIN GARBAGE ROOM
- ONE (1) 415VOLTS, 5 PINS, 20AMPS FOR EACH REQUIRED COMPACTOR, CAROUSEL OR LINEAR
- COORDINATE WITH ELECTRICAL SUBCONTRACTOR

OPTIONAL EQUIPMENT

ELEPHANTS FOOT SUPPLY BALERS SUITABLE FOR BALING CARDBOARD PRODUCT IN COMMERCIAL, RETAIL AND RESIDENTIAL AREAS. BALED PRODUCT REDUCES THE REQUIREMENTS FOR ADDITIONAL COLLECTION EQUIPMENT. STATE OF THE ART COMPACTORS ARE ALSO AVAILABLE IN AUGER, BLADE AND ECO MODELS.



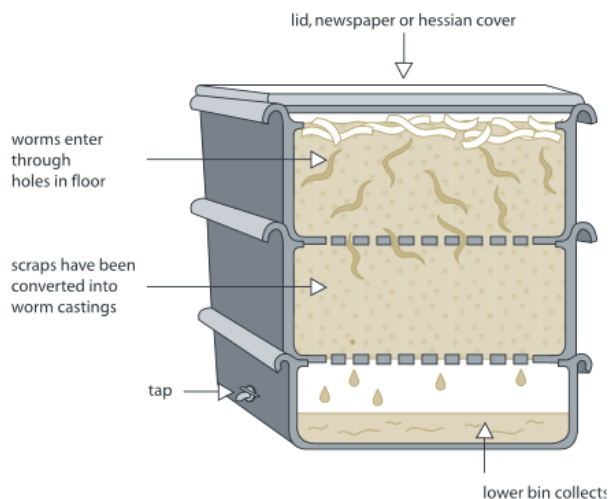
TYPICAL 2-BIN 1100L LINEAR WITH COMPACTOR
SCALE NTS

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX D SECONDARY WASTE MANAGEMENT PROVISIONS

APPENDIX D.1 TYPICAL WORM FARM SPECIFICATIONS

Worm farms



Space requirements for a typical worm farm for an average household:

Height – 300mm per level

Width – 600mm

Length – 900mm

There are many worm farm arrangements. The above dimensions are indicative only.

SOURCE: Department of Environment and Climate Change NSW 2008, *Better Practice Guide for Waste Management in Multi-Unit Dwellings*

OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX D.2 TYPICAL APARTMENT STYLE COMPOST BINS



Apartment Style Compost bin – available from hardware stores

Suitable for:

- Vegetables
- Coffee grounds and filters
- Tea and tea bags
- Crushed eggshells (but not eggs)
- Nutshells
- Houseplants
- Leaves
- Cardboard rolls, cereal
- Boxes, brown paper bags
- Clean paper
- Shredded newspaper
- Fireplace ashes
- Wood chips, sawdust,
- Toothpicks, burnt matches
- Cotton and wool rags
- Dryer and vacuum cleaner lint
- Hair and fur
- Hay and straw

OPERATIONAL WASTE MANAGEMENT PLAN
APPENDIX D.3 ELECTRIC ORGANIC COMPOST BIN

Product Specifications

Decomposition Method	Fermentation by microorganisms
Decomposition Capacity	2 metric tonnes per year* (4 kg per day*)
Rating	220–240 V 50/60 Hz – 1.1 A
Decomposition Time	24 hrs
Operating Temperature	0C and 40C.**
Deodorisation Method	Nano-Filter system
Maximum Power	210 W
Power Usage	Average 1 kwh per day
Weight	21 kgs
External Dimensions	w 400 mm d 400 mm h 780 mm

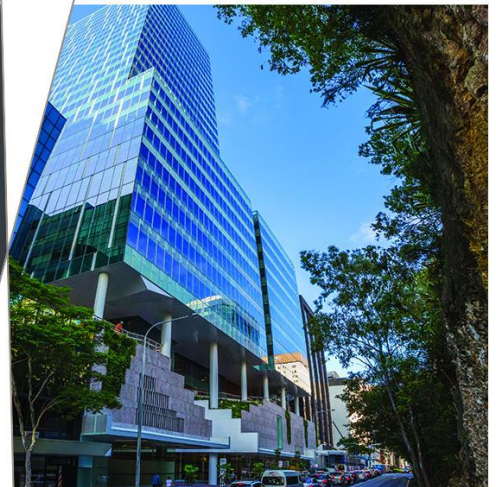
- * Food Waste Handling Capacity – based on an optimal operating environment.
 ** Ambient temperature range of area where unit may be installed.

SOURCE: Closed Loop Domestic Composter – See Useful Contacts
<http://www.closedloop.com.au/domestic-composter>

Planning Proposal Report

50-56 Atchison Street, St Leonards,
NSW

80818192



Prepared for
EPIC Leisure Pty Ltd

21 February 2018

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Approved By:

Name Vinothan Selvaratnam

Job title

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3	14 February 2018	Final Issue	KC/BW/AP/NF/TY/BS	Vinothan Selvaratnam
4	21 February 2018	Final Issue	KC/BW/AP/NF/TY/BS	Vinothan Selvaratnam

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Figures

Figure 1-1 Satellite View

1

1 Introduction

1.1 Engagement

Cardno (NSW/ACT) Pty. Ltd. (Cardno) has been engaged by EPIC Leisure Pty Ltd to create planning proposal report for a mix use development located on 50-56 Atchison St, St Leonards NSW. The report comprises of building services and structural engineering services.

1.2 Scope

The purpose of this document is to highlight the following:

- Building services utility supply philosophies for the respective disciplines (electrical, communications, sewer, gas, stormwater, towns mains, essential fire services mains);
- General building services methodology;
- Building services spatial requirements;
- Conceptual building services designs; and
- Ecological Sustainable Development Principles proposed for the project.

1.3 Site Location

The proposed development site is located at 50-56 Atchison St, St Leonards NSW and bound by Atchison St to the south and Atchison Lane to the North.

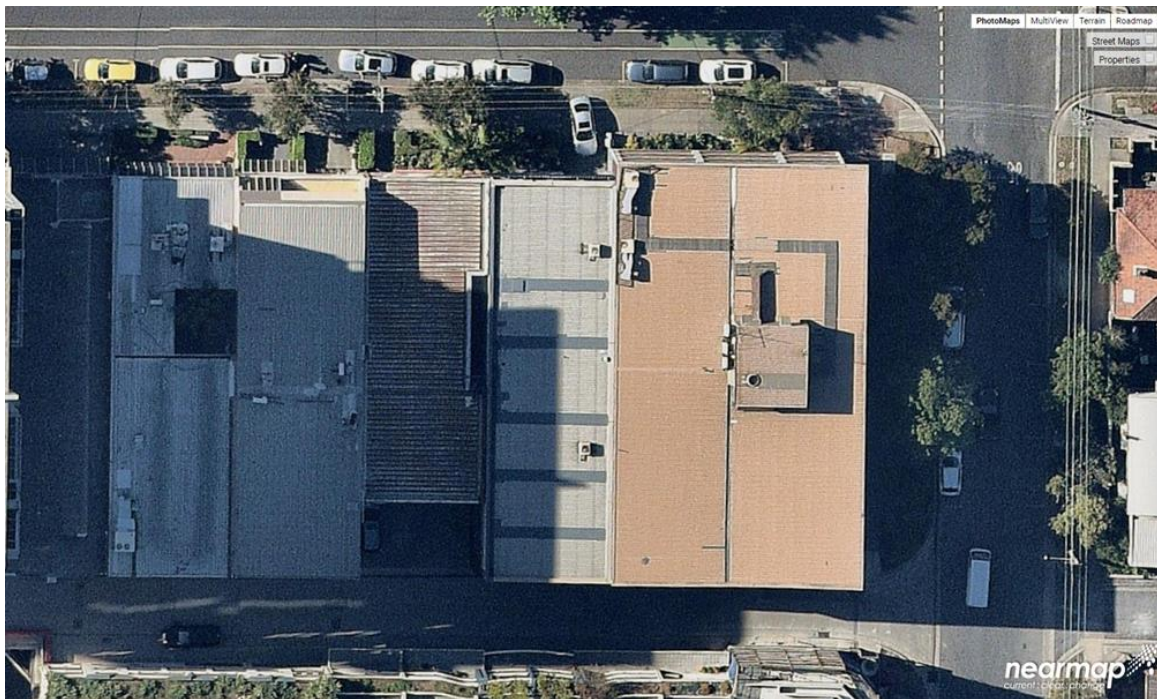


Figure 1-1 Satellite View

1.4 Proposed Development

EPIC Leisure Pty Ltd are proposing to develop the site into a mixed-use development consisting of nineteen levels as following with the following use:

- Common Basement Carpark (3 Levels);
- Commercial/Retail (4 levels);
- Residential (13 levels).

1.5 Strata Configuration

The subdivision for the development will be a single strata title subdivision, with special by-laws to regulate the apportionment of costs of common property between the different parts of the development.

1.6 NCC Classification

NCC classification(s) of the development are as follows:

NCC Classification	Class 2	Residential	(Levels 3 - 15)
	Class 5	Commercial	(Level 1 and 2)
	Class 6	Retail	(Ground floor & Mezzanine floor)
	Class 7a	Carpark	(Basement Levels B1 – B3)
Rise in Storeys	Sixteen (16) storeys		
Type of Construction	Type A Construction		
Effective Height	52.85 metres		

1.7 Mandatory NCC Energy Efficiency Requirements

Mandatory NCC Energy Efficiency requirements are as follows:

- J0 - Energy Efficiency
- J1 - Building Fabric
- J2 - Glazing
- J3 - Building Sealing
- J5 - Air-conditioning and Ventilation Systems
- J6 - Artificial Lighting and Power
- J7 - Heated Water Supply and Swimming Pool and Spa Pool Plant
- J8 - Facilities for Energy Monitoring

2 Mechanical Services

2.1 Regulations and Authorities

Relevant authorities having jurisdiction over this project are as follows:

- BCA;
- Lane Cove Council;
- Relevant Australian Standards;
- Work Cover;
- NSW Fire Brigade;

2.2 Design Methodology

2.2.1 Air Conditioning

Air conditioning systems will be provided for each residential unit and generally for each retail/commercial tenancy.

Provision of a central air-cooled VRF Air Conditioning System with roof mounted condensing units for each Commercial levels 1, 2.

Provision of individual VRF Air Conditioning units for the Retail areas on Ground and Mezzanine Floor. Condensing units will be located on roof level.

Air-cooled Split AC units to serve the GF Comms Room with outdoor unit located in the loading dock.

Provision of an efficient Multi Split DX Reverse Cycle Air Conditioning unit with air-cooled condensers located on the balcony of each apartment.

The systems will be designed in accordance with the BCA and relevant Australian Standards including but not limited to AS1668.1, AS1668.2 and AS3666.

2.2.2 Ventilation

Mechanical Ventilation needs to be provisioned where required to meet the requirements of the BCA where natural ventilation is not achievable or desirable, in accordance with the BCA and relevant Australian Standards including but not limited to AS1668.1, AS1668.2 and AS3666.

Provision for mechanical ventilation to Commercial levels 1 and 2 and retail GF areas.

2.2.3 Carpark Exhaust

Car park exhaust and supply will be provided for the basement car parking areas. Make up air will be supplied via risers from the podium and exhaust via riser to the podium in compliance with the requirements of AS1668.2. The carpark ventilation system will be provided with Variable Speed Drives (VSD) motors and CO sensors as per AS1668.2, BCA requirements to minimise energy use and limit overall system noise levels.

Car park exhaust systems will continue to run while the make-up air systems will stop in fire mode.

2.2.4 Kitchen Exhaust

Residential

Ducted kitchen exhaust will be provided for each residential apartment with discharges to the main kitchen riser. This exhaust riser discharge will be located in accordance with the BCA and AS1668.

2.2.5 General Exhaust

Residential laundries and toilets

Residential laundries and toilets will generally be mechanically exhausted via discharge grilles to the riser. The exhaust riser discharge will be located in accordance with the BCA and AS1668.

Garbage exhaust etc.

Each garbage area in each building will be mechanically exhausted via riser to the roof and roof mounted fan. Discharges as per requirements of AS1668.2.

Plant rooms

Plant rooms will generally be exhausted at podium level where natural ventilation is not achievable or unsuitable for the application.

Fire Control Room exhaust

The fire control room shall have a fresh air system in accordance with the requirements of the BCA and AS1668.

2.2.6 Stair Pressurisation

Basement levels and the Tower shall have stair pressurisation systems provided for each fire escape stair. Fans shall be located on the ground floor and roof of the building – spaced apart and allowing for acoustic limitations.

Mechanical relief air system for the tower shall be provided to serve the lobby of the tower. The relief air system shall operate in fire mode only.

Relief air system for the basement fire stairs shall be provided via the car park exhaust system.

2.3 External Design Criteria

The air conditioning system design will be based upon the following external ambient conditions:

- > Summer: 32°C DB
23°C WB
- > Winter: 7°C DB

2.4 Internal Design Conditions

The air conditioning system will be designed to maintain the following internal conditions:

- > 24°C +/- 1°C in Summer
- > 20°C +/- 1°C in Winter

No humidity control will be provided other than the normal dehumidification achieved as a result of cooling or heating incoming air.

2.5 Air Conditioning Loads

The following loads will be used in the design of the air conditioning systems:

- > Lighting Load: 15 W/m²
- > Equipment Load: 20 W/m² Offices.
5 W/m² Bed Rooms.
15 W/m² General "front of house" areas.

2.6 Occupancy Rates & Outside Air Rates

The occupancy and outside air rates are as set out in AS1668.2

2.7 ESD Initiatives

At this stage, the following ESD initiatives are proposed:

- High efficiency (high COP) motors and equipment;
- Cross flow ventilation to apartments;
- Insulated ductwork;
- Variable speed drives on all fan motors;
- Individual toilet exhaust fans and FCR OA fan interlocked to local light switches;
- CO monitoring in the carpark;
- After hours switches.

2.8 Spatial Requirements

We have reviewed the architectural drawings and incorporated all required spatial.

3 Electrical Services

3.1 Regulations and Authorities

Relevant authorities having jurisdiction over this project are as follows:

- National Construction Code;
- Lane Cove Council;
- Relevant Australian Standards;
- Work Cover;
- NSW Fire Brigade;
- Environmental Protection Agency;
- AS/NZ 3000 – Australian Wiring Rules;
- Service and Installation Rules of NSW;
- Ausgrid Rules and Regulations;
- Australian and Communications Media Authority (ACMA);
- Communications Alliance (CA); and
- NBNco.

3.2 Design Methodology

3.2.1 Substation

At this stage, an onsite Ausgrid surface chamber substation will be provided to cater for the anticipated electrical load of the proposed development site.

The capacity of substation is assumed to be in the order of 1000kVA. However as long the existing substation supplies loads outside the property, the capacity of new substation is subject to Ausgrid approval.

The proposed substation location is shown on the architectural plans.

3.2.2 Electricity Supply

The electricity supply to the proposed onsite substation will be via the Ausgrid high voltage network in the vicinity of the site.

The high voltage feeders will be disconnected from the existing substation and connected to the new one once the building is built.

3.2.3 Consumer Mains

The consumer mains will be two (2) hour fire rated and reticulate from the onsite substation to the main switchboards.

The consumer mains supplying other buildings will be enclosed in 1500mm thick concrete casing when passing through the property.

3.2.4 Main Switchboards

Main switchboards (MSB) will be Form 3B and IP42 rated.

There will be one Switchroom on Basement 1 (B1) floor. The Main Switchboard will serve the following in respective parts of the buildings:

- Retail;
- Commercial;
- Residential;

The Switchroom will be 2-hour fire rated and will have two (2) forms of egress.

3.2.5 Distribution boards

Distribution boards will be Form 1 construction and IP42 rated.

Distribution boards will be provided as follows:

- Each retail/commercial tenancy;
- Each residential apartment;
- “House” areas of Carpark, lift lobbies and plant areas;

3.2.6 Subcircuit Cabling

Subcircuit cabling will be in accordance with AS3008 and AS3000.

Subcircuit cabling will be sized to cater for:

- the respective load;
- fault current rating; and
- voltage drop.

Subcircuit cabling will be PVC/PVC and XLPE/PVC type with the exception where fire rated cabling will be provided for safety services in accordance with the BCA.

3.2.7 Earthing

A MEN earthing system will be provided to the building in accordance with AS3000, Service and Installation Rules of NSW

3.2.8 House and Tenants Metering

“House” distribution boards will be metered at the respective main switchboard.

Retail/Commercial tenancy distribution boards will be metered from a central location in a common area.

Residential apartments will be metered on a floor by floor basis from a central location on the respective level.

3.2.9 General Lighting

General internal lighting will be provided in accordance with AS1680.

External lighting will be in accordance with AS1158 and local Council requirements. External lighting will be controlled via photoelectric cells and timers.

Internal lighting control for the following areas as follows:

- Carpark lighting – time clock and movement detectors;
- Common areas – movement detectors/local switching;
- Apartments – local switching;

3.2.10 Exit and Emergency Lighting

Single point exit and emergency lighting will be provided with test switches at the respective distribution boards.

Exit and emergency lighting will be in accordance with AS2293.

3.2.11 Telecommunications

NBN will provide lead-in fibre cables to the new development's main campus distributor.

Following will be provided for the lead in fibre cables:

- Lead in cable pit and pipe system from street network to the building entrance.
- Provision of cable tray route and conduit to each residential apartment Network Terminating Device (NTD);
- Provision of cable tray and conduit to each commercial/retail premise NTD

Cabling infrastructure will comply with ACMA regulations and relevant Australian Standards

The central building distributor will be sized accordingly to accommodate three (3) telecommunications carriers.

The building will have full mobile phone coverage via an in-house distributed antenna system.

3.2.12 MATV and PAYTV

MATV antenna will be installed on roof complete with associated cabling, amplifiers and MATV filtered headend located within the MDF room.

PAYTV lead-in cable shall be from street and Foxtel filtered headend located within the Main campus distributor room.

A dedicated and centralised "free to air" digital and PAYTV system will be provided to the building.

There will be an RG11 backbone to splitters located on each level within the respective building telecommunications riser cupboards. For the residential levels, RG6 horizontal cables will be reticulated from the splitters on the respective levels to the individual apartments.

For the retail and commercial levels, future tenants will reticulate their own horizontal cabling from the splitters on the respective levels to their individual retail or commercial tenancies.

3.2.13 Security

CCTV

The CCTV system will consist of the following:

- Head end located in the Main building distributor room;
- IP based, individually addressable, CCTV cameras located at the following points:
 - > the vehicle and pedestrian entries to the building;
 - > main foyers;
 - > lift lobbies;
 - > carpark;
 - > building perimeter;
 - > exit points of the building;
 - > public areas;
 - > as well as any other locations instructed by the local council in their DA conditions of consent;
- Data backbone cabling to accommodate the CCTV camera infrastructure;
- Digital Video Recording (DVR) system capable of providing thirty (30) day storage capacity.

Intruder Detection

At this stage intruder detection will be provided by the individual tenants.

The access control system proposed will be capable of supporting intruder detection field devices.

Access Control

The Access Control system will consist of the following:

- Head end located in the Main campus distributor room;
- IP based, individually addressable, card readers located at the following points:
 - > the vehicle and pedestrian entries to the building;
 - > main commercial and residential foyer entries;
 - > commercial and residential lifts.
 - > Carpark B2, boom gate.
- Data backbone cabling to accommodate the access control infrastructure;
- Reed switches to all building perimeter doors;
- Access control proximity cards;
- Door controllers;
- Intercom points to the following locations:
 - > the vehicle and pedestrian entries to the building;

- > main commercial and residential foyer entries.

3.2.14 Lightning and Surge Protection

Lightning protection will be provided in accordance with AS1768.

Primary surge protection will be provided at the main switch board(s) and telecommunications building distributor (MDF). No secondary surge will be provided at this stage. If this is required, then the individual tenants will provide this.

3.2.15 Power Factor Correction

Power factor correction will be provided at the main switch board(s) in accordance with the Installation and Service Rules of NSW.

The power factor correction units proposed will correct the power to a factor of 0.95 or better.

3.3 Public Domain Lighting

Public Domain Lighting will be provided in accordance with:

- Local Council; and
- AS 1158.

3.4 ESD Initiatives

At this stage, the following ESD initiatives are proposed:

- Energy efficient lighting and lighting systems;
- Lighting levels and lighting power densities to all other areas in accordance with BCA – Section J requirements;
- Digital power metering for all common area submains and house distribution boards as per BCA part J8;
- Reduction of “spill” lighting;
- Power factor correction.

3.5 Spatial Requirements

We have reviewed the architectural drawings and incorporated all required spatial.

4 Fire Services

4.1 Regulations and Authorities

Relevant authorities having jurisdiction over this project are as follows:

- National Construction Code;
- Local Council;
- Relevant Australian Standards;
- Work Cover;
- NSW Fire & Rescue;
- Environmental Protection Agency.

4.2 Design Methodology

4.2.1 Fire Sprinklers

A combined fire sprinkler hydrant system utilising common, water supplies, tank, fire pumps and pipe work main risers located in the fire stairs would be provided in accordance with:

- AS 2118.6;
- AS 2419
- AS 2118
- BCA;
- Fire Engineered "Alternate Solution" where applicable.

4.2.2 Fire Services Water Supplies

A Grade 1 water supply via connection from the 'town's main water main and the provision of a 120,000 litre (approx.) combined fire sprinkler / hydrant water storage tank located in basement 1 would be provided in accordance with:

- BCA;
- AS 2118;
- AS 2419;

A pump room on basement level 2 incorporates the required combined sprinkler hydrant diesel and electric pump set. The pump room should be provided with direct street access or a Fire Engineered alternative solution would be required.

Another pump room incorporating a fire brigade relay pump will be provided on basement level 2

The pumps will be designed to provide the required flow rates and pressures.

The system will incorporate a connection to the Sydney Water main in the adjacent street, a combined sprinkler hydrant booster valve will be located adjacent the building entry

4.2.3 Fire Hydrant Service

Internal fire hydrants located within fire isolated exits of each level.

The fire hydrant service will be in accordance with the Building Code of Australia requirements and AS2419 - Fire Hydrant Installations.

4.2.4 Fire Hose Reel System

The system will be connected to the metered domestic cold water supply with hose reels located within four (4) meters of fire isolated exits on all non-residential floors.

Fire Hose reel system will be in accordance with the Building Code of Australia requirements and AS 2491.

4.2.5 Automatic Fire Detection Systems

Full addressable, automatic fire detection system protection reporting to the Main Fire Indicator Panel serving will be provided throughout the development in accordance with:

- AS1670;

- AS1668;
- BCA;
- Fire Engineered “Alternate Solutions” where applicable.

A fire control room has been allowed for in the ground floor main entry area of the building. The Main Fire Indicator Panel for the proposed development will be located within this fire control room.

Smoke alarms will be provided within the residential apartments in accordance with AS3786.

4.2.6 Emergency Warning and Intercommunication Systems (EWIS)

An Emergency Warning and Intercommunication System (EWIS) including speakers, break glass alarms and warden intercom phones will be provided throughout the building.

- AS 1670.4;
- BCA;
- Fire Engineered “Alternate Solution” where applicable.

The EWIS Master Emergency Control Panel (MECP) for the proposed development will be located within this fire control centre.

Visual indicators will also be provided in plant rooms.

4.2.7 Fire Extinguishers

Fire extinguishers will be provided throughout the building in accordance with the BCA.

4.3 ESD Initiatives

At this stage there are no ESD initiatives are proposed:

4.4 Spatial Requirements

We have reviewed the architectural drawings incorporating required spatial.

5 Hydraulic Services

5.1 Regulations and Authorities

Relevant authorities having jurisdiction over this project are as follows:

- National Construction Code;
- Lane Cove Council;
- Relevant Australian Standards;
- Work Cover;
- NSW Fire & Rescue;
- Environmental Protection Agency
- Sydney Water.
- NCC Vol. 3 2016. Plumbing Code of Australia

5.2 Design Methodology

5.2.1 General

The hydraulic services documented for the development will be in accordance with the requirements of the relevant authorities. A hydraulic services concept plan has been appended to this brief which nominates the location of the existing Authority mains surrounding the site, proposed service connections and conceptual stormwater drainage layout.

Sydney Water will be contacted with regards to Section 73 requirements and Pressure Inquiry of the mains water supply in the vicinity of the site.

5.2.2 Sewer Drainage & Sanitary Plumbing

The sewer drainage and sanitary plumbing system will collect the discharge from the various sanitary fixtures and drainage points throughout and will gravitate to the existing Sydney Water Sewer Mains in Atchison Street.

Any Trade waste from the Food Retail Tenancies will be collected via a dedicated Trade Waste Drainage System and discharged through a Grease Arrestor governed by a Trade Waste agreement with the Sydney Water Corporation.

The system will be designed in accordance with AS3500 the National Drainage and Plumbing Code.

Final connections and arrangements for the sewer are subject to further negotiations with Sydney Water.

5.2.3 Stormwater Drainage & Downpipes

Gravity stormwater drainage will be provided from the roof areas to cater for a 1:20 and 1:100 year storm and may be gravitated to the Sydney Water controlled drainage system in the adjacent streets via a combined rainwater harvesting and onsite detention (OSD) system.

Pipe work could possibly be suspended and reticulate to the perimeter of the site where it will drop vertically to pipework under the footpath and road.

Onsite stormwater detention (OSD) tank will be provided for the proposed development in accordance with Lane Cove Council requirements.

A rainwater harvesting tank will intercept roof water run-off from the new roof for possible re-use of the water for the purpose of toilet flushing, landscape irrigation and laundry re-use may also be considered.

The stormwater drainage system will be designed in accordance with Lane Cove Council current stormwater guidelines, "Australian Rainfall and Runoff" and AS3500 the National Drainage and Plumbing Code.

The proposed onsite detention tank and rainwater harvesting tanks will be documented on the concept plans appended to this document for further reference.

5.2.4 Cold Water Service

The cold water service for domestic supply will be a metered mains-fed system and be complete with new connections to the Sydney Water's main in Atchison Street.

Independent mains water meter may be provided to service the each of the respective strata (ie. retail, commercial, residential) subject to further negotiations with Sydney Water.

The cold water service will be reticulated to all fixtures, faucets, and points of connection.

Independent metering will also be provided to the proposed strata.

The cold water service will be in accordance with AS3500 the National Drainage and Plumbing Code.

The proposed cold water service with meter locations have been documented on the concept plans appended to this document for further reference.

5.2.5 Domestic Hot Water Service

The domestic hot water service will provide controlled temperature hot water to all fixtures and faucets requiring hot water.

Cross linked polyethylene piping will also be considered for the service from the apartment control valve to apartment fixtures and fittings.

The domestic hot water for the residential may be provided via gas centralised hot water system. The reticulation of hot (50oc) water will be provided via centrally controlled Thermostatic Mixing Valves, UV sterilisation (optional), circulating pumps and possibly a ring main system.

The retail and commercial may be provided with independent electric storage heaters.

The hot/warm water service will be in accordance with AS3500 the National Drainage and Plumbing Code.

The proposed hot water system will be documented on the concept plans appended to this document for further reference.

5.2.6 Fire Hydrant Service

The system will incorporate a connection to the Sydney Water main in the adjacent street, a hydrant booster valve located adjacent the building entry and internal fire hydrants located within fire isolated exits of each individual residential/commercial building.

A pump room incorporating the required pump set, (diesel), will be provided with direct street access. The pump will be designed to provide the required flow rates and pressures.

The fire hydrant service will be in accordance with the Building Code of Australia requirements and AS2419 - Fire Hydrant Installations.

5.2.7 Fire Hose Reel System

The system will be connected to the metered domestic cold water supply with hose reels located within four (4) meters of fire isolated exits in basements and commercial levels.

Fire Hose reel system will be in accordance with the Building Code of Australia requirements and AS 2491.

5.2.8 Gas Service

The gas service regulated supply will be connected to Jemena main where accepted by the authority in Atchison Street.

Independent gas metering will be provided to service the each of the various users (ie. retail, commercial, residential) subject to further negotiations with Jemena.

The system could be reticulated to the domestic hot water plant, and kitchen cook tops.

Any kitchen cooktops will be fitted with flame failure devices.

For any future retail tenancies, the capacity and associated metering will be available for future connection.

The new gas service(s) will be in accordance with the AS 5601.1:2010 and the requirements of Jemena.

5.2.9 Sanitary Fixtures, Faucets and General Equipment

All equipment such as sinks, basins and tapware will be specified by the architect/interior designer.

The sanitary fixtures and faucets will be of a reasonable standard throughout to achieve high levels of energy and water efficiency. These may be 3A WELS rated (equivalent to previous AAA rating) or better in accordance with the requirements for this type and class of building. To be confirmed.

Water reduction may be achieved via the use of dual flush cisterns for the water closets (3 litre half / 6 litre full flush), and the use of water flow controls on faucets and temperature limiting devices.

Shower hoses to be low flow type.

Isolation valves required to all toilets, bathrooms and kitchens.

5.2.10 In-house Flow Metering

The following areas shall be independently metered via a NHP type metering system or equivalent. Head-end software will be installed on the building managers PC.

5.3 ESD Initiatives

At this stage, the following ESD initiatives are proposed:

- Rainwater harvesting for landscape irrigation;
- Low flow fittings and fixtures;
- Additional insulation to hot water pipework;
- Solar hot water systems with gas boost.

5.4 Spatial Requirements

We have reviewed the architectural drawings and incorporated all required spatial.

6 ESD Services

In line with developer's vision, the principles of ecologically sustainable design will be an integral consideration throughout this development. The sustainability targets for the development will be achieved in an integrated and staged approach through minimising the need for consumption (via passive measures) and then consumption optimisation (resource efficiency), performance management and ongoing monitoring. The initiatives presented in this report demonstrate a wide range of measures which will result in high levels of environmental performance and an increment on occupant's health, productivity, comfort and satisfaction.

6.1 Regulations and Authorities

Relevant authorities having jurisdiction over this project are as follows. The development will meet and where possible exceed the following regulatory sustainability requirements:

- Building Code of Australia;
- Lane Cove Council;
- BASIX
- NatHERS (Nationwide House Energy Rating Scheme)

6.1.1 Building Sustainability Index (BASIX)

The National Construction Code (NCC) Section J deems that developments with a building class of 1 or 2 in NSW should be assessed against the BASIX rating scheme. The BASIX rating scheme investigates the thermal comfort of the building, energy consumption and water consumption.

There are three input sections: Energy, Thermal Comfort, and Water. Each of these three categories is integrated and often influences each other.

New residential developments in NSW must reduce their energy and water use, according to BASIX requirements developed by the NSW Department of Planning & Environment. The objectives of the BASIX scheme are relative to an average development in NSW and as follows.

- BASIX Water reduction target
- BASIX Energy target for greenhouse gas emissions, depending on building height.
- BASIX Minimum thermal performance requirements for heating and cooling loads. The maximum allowable heating and cooling loads for each apartment are dependent on the floor area of the particular dwelling.

Achievement of the specified targets is demonstrated through use of a web-based prediction tool. This tool requires input of several aspects of the dwelling's design, and produces a BASIX certificate and report listing all of the environmental initiatives proposed and required to achieve the mandatory performance.

A BASIX Certificate is a DA requirement and demonstrates compliance with the NSW Government's sustainability targets. The development shall meet and where possible exceed the BASIX requirements.

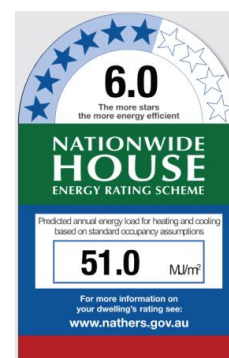
6.1.2 NatHERS (Thermal performance compliance – part of BASIX)

The Nationwide House Energy Rating Scheme (NatHERS) is a star rating system (out of ten) that rates the thermal performance efficiency of a dwelling, based on its design.

The scheme provides a benchmark to estimate dwellings' potential heating and cooling energy use and helps to make residential units more comfortable and energy efficient.

This development shall comply with the NatHERS and the minimum BASIX heating and cooling requirements. The NatHERS assessments and certification will be performed at a later stage and as part of the BASIX.

The development shall achieve the minimum BASIX thermal performance for all the residential units.



6.1.3 NCC Section J

The National Construction Code (NCC) Section J sets minimum energy performance requirements for all new development, which cover air-conditioning, ventilation, lighting, power and hot water, as well as building fabric considerations including thermal construction and insulation, building sealing, glazing and shading.

The Deemed-to-Satisfy Provisions in Section J of the NCC 2016 are defined in eight parts:

- Part J1 - Building Fabric – Minimum thermal performance constructions for roofs, ceilings, roof lights, walls, and floors in the relevant climate zone.
- Part J2 - External Glazing – Minimum thermal performance for the glazing in the relevant climate zone.
- Part J3 - Building Sealing – Provisions to reduce the loss of conditioned air and restrict unwanted infiltration to a building.
- Part J4 – Blank in NCC 2016
- Part J5 - Air-Conditioning and Ventilation Systems – Requirements to ensure these services are used and use energy in an efficient manner.
- Part J6 - Artificial Lighting and Power – Requirements for lighting and power to ensure energy is used efficiently within a building.
- Part J7 - Hot Water Supply – Restrictions for hot water supply design except for solar systems within climate zones 1, 2 and 3.
- Part J8 - Facilities for Energy Monitoring

The development shall meet and where possible exceed the NCC energy efficiency requirements of Part J.

7 Structural Services

7.1 Regulations and Authorities

Relevant authorities having jurisdiction over this project are as follows:

- Building Code of Australia;
- Lane Cove Council;
- Work Cover;
- Relevant Australian Standards, in particular the following:

>	AS 1170-2002	Structural Design Actions
		Part 0 General Principles
		Part 1 Permanent, Imposed and other Actions
>		Part 2 Wind Actions
>		Part 4 Earthquake Loads
>	AS 3600 - 2001	Concrete Structures
>	AS 3700 - 2001	Masonry Structures
>	AS 4100 - 1998	Steel Structures
	AS 2159 - 2009	Piling Design & Installation

7.2 Proposed Structural System

We propose a robust and cost-effective framed structural system, with vertical forces carried by reinforced concrete columns and shear walls, and earthquake and wind forces resisted by reinforced concrete shear/lift /stair walls with post-tensioned suspended slabs, and a reinforced concrete piled shoring system, and columns/walls founded on pad and strip footings, as described below.

Shoring System

Based on our experience with a number of projects in the area, including 9-11 Atchison St, we propose a shoring system consisting of contiguous piles approx. 400 mm diameter on site boundaries adjoining existing buildings, and soldier piles approx. 600 mm diameter with infill shotcrete on street frontages and boundaries not adjoining existing buildings.

These piles will be socketed into the 3500 kPa sandstone, and laterally restrained by temporary rock anchors during construction, and by the suspended basement and ground floor slabs thereafter.

The above will need to be confirmed by a detailed geotechnical investigation.

Footing System

Based on experience with other projects in the area, it is likely that low –to –medium strength sandstone will be encountered at bulk excavation level.

The columns and walls are proposed to be supported on pad and strip footings founded on the low –to –medium strength sandstone.

Similarly, this will need to be confirmed by a detailed geotechnical investigation.

Columns

We propose a column grid of approx. 8.4 metres by 7.5 metres in the basements, and 7.5 metres by 7.5 metres with 6.5 metre end spans in the commercial and residential floors.

Based on the above assumed columns grids, the reinforced concrete columns will range in size from 200 x 600 mm at the top 2 floors, to 400 x 1000 at the lowest basement level (please see schedule below).

Shear Walls

The reinforced concrete lift and stair walls, supplemented by additional shear walls as required, will resist earthquake and wind forces.

The reinforced concrete shear, lift and stair walls will range in thickness from 170 thick at the upper floors to 300 thick at the basement (please see schedule below).

Suspended and Transfer Slabs

With the exception of the ground floor and level 3 transfer slabs, the post-tensioned concrete suspended slabs in the basement, commercial and residential floors will generally be 200 mm flat plates

We estimate that the level 3 transfer slab supporting 13 floors will be an approximately 1000 mm thick post-tensioned concrete flat plate.

We estimate that the ground floor transfer slab supporting 20 floors will be an approximately 1300 mm thick post-tensioned concrete flat plate.

If the basement columns could be carried up to the residential floors, both ground and level 3 transfer slabs may be avoided or minimized.

Similarly, if the commercial area columns could be carried up to the residential floors, the level 3 transfer slab may be avoided or minimized.

Indicative member sizes are summarized on the table below. The indicative member sizes are for planning purposes only.

Indicative Member Sizes

Structural Element	Location	Indicative Size (mm)	Notes
P/T Suspended Slab	All floors except Ground & Level 3	200 thick	
P/T Transfer Slab	Level 3	1000 thick	
P/T Transfer Slab	Ground Floor	1150 thick	
Slab on ground	Basement Level 4	120 thick	Allow SL 82 mesh & sawcut joints at 5 metre c/c
Column	Level 14 to Roof	200 X 600	
Column	Level 12 to 14	200 x 800	
Column	Level 9 to 14	220 X 1200	
Column	Level 3 to 9	220 X 1500	
Column	Ground to Level 3	350 X 1000	
Column	Basement Levels 1 to 4	400 X 1000	
Lift/Stair/Shear Walls	Level 14 to Roof	170 thick	
Lift/Stair/Shear Walls	Level 6 to 13	200 thick	
Lift/Stair/Shear Walls	Ground to Level 5	250 thick	

Structural Element	Location	Indicative Size (mm)	Notes	
Lift/Stair/Shear Walls	Basement Levels 1 to 4	300 thick		
Pad & Strip footings	Basement Level 4	As per detailed design	On sandstone with 2000 to 3500 kPa working capacity	
Shoring	Basement Level 4 to Ground, on boundaries adjoining existing buildings	contiguous piles 400 mm diameter	Socketed 3500 sandstone	into kpa
Shoring	Basement Level 4 to Ground, on street frontages	soldier piles 600 mm diameter @ 2000 mm centres with 180 thick infill shotcrete	Socketed 3500 sandstone	into kpa

N O R T H S Y D N E Y C O U N C I L



NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS

**DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING
HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY, ON 1 JULY 2020,
AT 2PM.**

PRESENT

Chair:

Grant Christmas in the Chair.

Panel Members:

Jan Murrell, Panel Member
Ian Pickles, Panel Member
Veronique Marchandean, Community Representative

Staff:

Marcelo Occhiuzzi, Manager Strategic Planning
David Hoy, Team Leader, Assessments

Administrative Support

Peita Rose, Governance Officer (Minutes)

Apologies: Nil.

1. Minutes of Previous Meeting

The Minutes of the NSLPP - Planning Proposal Meeting of 5 February 2020 were confirmed following that meeting.

2. Declarations of Interest

Nil.

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3. Business Items

On 23 February 2018, the Minister for Planning released a Section 9.1 Direction which outlines the instance when a Planning Proposal must be referred to a Local Planning Panel for advice prior to a Council determining as to whether that Planning Proposal should be forwarded to the Department of Planning and Environment for the purposes of seeking a Gateway Determination.

The Panel has considered the following Business Items and provided recommendations on each matter as described in these Minutes.

ITEM 1

PP No:	3/18
ADDRESS:	50-56 Atchison Street, St Leonards
PROPOSAL:	To amend North Sydney Local Environmental Plan 2013 as follows: <ul style="list-style-type: none"> • increase the maximum building height control applying to the site from 20m to 58.1m (RL147.1); • increase the non-residential FSR control for the site from 0.6:1 to 1.7:1; and • establish an overall maximum Floor Space Ratio (FSR) control for the site of 6.4:1.
REPORT BY NAME:	Nigel Riley
APPLICANT:	Christophe Charkos (Urbis Pty Ltd)

Public Submissions

Submitter	Applicant/Representative
	Christophe Charkos (Urbis)
	Stephen Jamison (Architect)

Panel Recommendation to Council:

The Panel endorses the Officer's Report and Recommendation and supports the Planning Proposal to be forwarded to the Department of Planning Industry and Environment (DPIE) for a Gateway Determination, subject to the provision of a special clause for the height of the building to exclude the lift overrun for access to the communal rooftop.

The Panel notes that the Planning Proposal is consistent with the general strategic direction of both the State Government and North Sydney Council.

The timing in respect to any Voluntary Planning Agreement is a matter for Council and the applicant.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Veronique Marchandean	X	
Ian Pickles	X				
Grant Christmas	X				

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ITEM 2

PP No:	PP1/20
ADDRESS:	41 McLaren Street, North Sydney
PROPOSAL:	<p>Planning Proposal PP1/20 seeks to amend NSLEP as it relates to land at 41 McLaren Street, North Sydney. In particular, the Planning Proposal seeks the following changes to NSLEP 2013:</p> <ul style="list-style-type: none"> • Increase the maximum Height of Buildings from RL100 metres to RL226 metres; • Increase the minimum non-residential floor space ratio control from 0.5:1 to 3:1 <p>The Planning Proposal is also supported by a public benefit offer to the value of approximately \$4.75 million to be formalised through a Voluntary Planning Agreement. The public benefit offer comprises the provision of affordable housing or works in kind.</p>
REPORT BY NAME:	Karen Buckingham, Executive Strategic Planner, reporting on the independent assessment of PP1/20 by Planning Ingenuity
REASON FOR NSIPP REFERRAL:	Planning Proposal PP1/20 is referred to the NSLPP for advice prior to reporting to Council in accordance with Environmental Planning and Assessment Act 1979.
APPLICANT:	Erolcene Pty Ltd and Claijade Pty Ltd (contact person- Paris Wojcik)

Public Submissions

40 Written Submissions received and shared with panel
 1 x presentation / submission from applicant

Submitter	Applicant/Representative
	Michael Harrison (Speaker/Presenter, Strategic Advisor Urban Design and Planning)
	Piran Trethewey (Traffic Engineer)
	Greg Reed (Applicant and Landowner Representative)
	Paris Wojcik (Urban Planner)
	Jyoti Somerville (Heritage Consultant)

Panel Recommendation to Council:

The Panel recognises the proponent's efforts and detailed submissions with respect to this Planning Proposal.

The Panel notes that the applicable Local Strategic Planning Statement has recently been adopted and assured by the Greater Sydney Commission. The LSPS included reference to the Ward Street Masterplan, which was prepared following extensive research and consultation over a number of years. Council considered the decision of the Independent Planning Commission on 7 June 2019 in adopting that Masterplan.

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The Panel generally agrees with the Council's assessment report (prepared by an independent planning consultant) and the reasons for not supporting the planning proposal. However, the Panel does not support this planning proposal for the fundamental reason that the proposal will result in unacceptable solar impacts on the proposed public open space contained in the Ward Street Masterplan area for many months of the year, not just mid-winter.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Veronique Marchandean	X	
Ian Pickles	X				
Grant Christmas	X				

The public meeting concluded at 4.15pm.

The Panel Determination session commenced at 4.35pm.

The Panel Determination session concluded at 6.30pm.

Endorsed by Grant Christmas

North Sydney Local Planning Panel, 1 July 2020

8.18. Planning Proposal No. 6/19 and Draft Development Control Plan - 27-57 Falcon Street, Crows Nest

AUTHOR: Jayden Perry, Strategic Planner

ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS:

1. Indicative Reference Design - PP 6/19 27-57 Falcon Street, Crows Nest [8.18.1 - 19 pages]
2. Draft Site Specific DCP - PP 6/19 27-57 Falcon Street, Crows Nest [8.18.2 - 5 pages]
3. Letter of Offer - Voluntary Planning Agreement - 4 June 2020 [8.18.3 - 5 pages]
4. NSLPP Minutes - Planning Proposal - 5 February 2020 [8.18.4 - 3 pages]

PURPOSE:

Assessment report for the Planning Proposal No. 6/19 and draft Development Control Plan relating to the site at 27-57 Falcon Street, Crows Nest.

EXECUTIVE SUMMARY:

Council received a Planning Proposal for the site at 27-57 Falcon Street, Crows Nest. The site is located within the St Leonards and Crows Nest 'Planning Precinct' established by the Department of Planning, Industry and Environment (DPIE) in July 2016. The Planning Proposal seeks to make the following amendments to the North Sydney Local Environmental Plan 2013 (NSLEP 2013):

- Rezone the site from B4 – Mixed Use, to R4 – High Density Residential;
- Increase the maximum building height from 10m to part 21m and part 14.5m;
- Apply a maximum floor space ratio control of 1.85:1;
- Remove the current non-residential floor space requirement applying to the site;
- Retain 'retail premises' as a permitted land use on the site; and
- Include a site-specific provision under Part 6 Division 2 of the LEP to allow minor exceedances to the Height of Building control to facilitate access to roof / lift overrun.

The indicative concept scheme accompanying the Planning Proposal seeks to provide a high density residential development comprising three (3) residential flat buildings between three and six storeys in height and two- three storey townhouses, retail premises are proposed at ground floor level at the corner of Falcon Street and Alexander Lane, landscaped communal open space and basement parking. The Planning Proposal is also supported by a draft DCP to help guide future detailed design and assessment at DA stage.

The Planning Proposal is accompanied by a draft Voluntary Planning Agreement (VPA) comprising monetary and in-kind contributions towards open space infrastructure in the precinct and land dedication and embellishment works on Alexander Lane and Hayberry Lane frontages.

Having completed an assessment of the Planning Proposal and draft VPA against the DPIE's draft 2036 Plan and relevant Regional and District Plans, it is recommended that the Planning Proposal be supported to proceed to Gateway Determination.

Should Gateway Determination be issued, the Planning Proposal, draft DCP and draft VPA should then be exhibited concurrently, so as to allow the community a full appreciation of what is being proposed.

FINANCIAL IMPLICATIONS:

The Planning Proposal is accompanied by an offer to enter into a draft Voluntary Planning Agreement (VPA) that proposes to provide monetary and in-kind contributions to Council. These include:

- A monetary contribution of \$800,000 towards increased open space opportunities (e.g. Hume Street Park upgrade), payable to Council.
- Land dedication including embellishments to the value of \$330,000.

RECOMMENDATION:

1. **THAT** the Planning Proposal (Attachment 1) be amended to Council's satisfaction addressing the recommendations outlined in this report.
2. **THAT** the General Manager be authorised to negotiate the terms and detailed provisions of a Voluntary Planning Agreement consistent with the applicant's offer (Attachment 2) and as outlined in this report.
3. **THAT** upon satisfactory negotiation of the contents and detailed terms of the draft VPA and completion of Recommendation 1, the Planning Proposal be forwarded in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 seeking a Gateway Determination.
4. **THAT** upon receipt of a Gateway Determination, the associated draft Voluntary Planning Agreement be exhibited concurrently with the Planning Proposal and draft DCP.
5. **THAT** the site specific draft DCP (Attachment 3) be endorsed for the purpose of concurrent public exhibition.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment

1.4 Public open space and recreation facilities and services meet community needs

2. Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

2.2 Vibrant centres, public domain, villages and streetscapes

2.3 Sustainable transport is encouraged

3. Our Future Planning

3.1 Prosperous and vibrant economy

3.4 North Sydney is distinctive with a sense of place and quality design

4. Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

5.3 Community is informed and consulted

BACKGROUND

Strategic Planning St Leonards Crows Nest

The St Leonards/Crows Nest Planning Studies Precincts 1, 2 & 3 were led by Council and were initiated as a direct response to manage the high level of development interest near St Leonards Station, protect jobs and deliver much needed public domain and services throughout the study area. The most recent study (precinct 2/3) was adopted by Council in May 2015 following significant community consultation.

In early 2016, Council commenced early investigation work for ‘precinct 4 – Crows Nest’ which would have included the subject site. This work halted when in July 2016, the Minister for Planning announced the strategic planning investigation of the St Leonards and Crows Nest Station Precinct.

On 1 June 2017, the DPIE announced the investigation area as a ‘Planned Precinct’ (previously referred to as ‘Priority Precinct’).

On 15 October 2018, the DPIE released the SLCN Draft Plan which was placed on public exhibition until 8 February 2019. The exhibition material included various technical and policy documents. The package provided a draft strategic planning framework to guide future development in the area and infrastructure delivery over the next 20 years.

During the exhibition period, approximately 1,000 submissions were received. Since that time, the State Government has been considering the issues raised as well as re-examining the development options of the Crows Nest Metro Site.

More recently, the DPIE has announced the creation of a ‘Project Delivery Unit (PDU)’ to prioritise the delivery of key strategic projects and planning matters. It is understood that a revised (and possibly final) St Leonards and Crows Nest Draft 2036 Plan may be released in the coming months. There is a real concern given the level of community interest and history of this process, that there has been a lack of real collaboration with Council in finalising this plan. These concerns have been comprehensively documented in various reports to Council in the past as well as being informally communicated to the Department. Council has been willing and keen to participate in this process, but disappointingly, not been invited to do so.

Site Specific Background

The planning proposal relates to a site known as 27-57 Falcon Street, Crows Nest (Figure 1 below). It is 4,325m² in area and located on the southern side of Falcon Street on the corner of Alexander Lane and has a rear boundary to Hayberry Lane.

The site has a fall of some 6m from west to east and is occupied by 2-3 storey commercial buildings at No’s 43-57 Falcon Street with the remainder of the site being vacant. The Holtermann Estate Conservation Area is located to the south of the site.



Figure 1 – Subject site location map.

In 2009, a site compatibility certificate for an aged care facility was issued by the then Department of Planning for an aged care facility. This subsequently lapsed and no development was pursued.

In July 2015, Council considered a Planning Proposal for the site. At that meeting, Council resolved to reject the Planning Proposal and associated draft Voluntary Planning Agreement. It also resolved to invite a revised Planning Proposal which addressed Council’s concerns as well as a revised VPA. The then applicant did not proceed with a revised scheme nor was any agreement reached on the associated VPA offer. It is noted, however, that the assessment report undertaken for the proposal included in-principle support for; a change in zoning to R4, the application of a maximum FSR control of 1.9:1, an increase in building heights up to 19m and

16m, removal of the (0.5:1) non-residential floor space requirement and retaining retail premises as a permitted land use on the site. The need was also identified to amend the NSDCP to provide for setback and building separation controls.

As an amended scheme was never progressed to the satisfaction of Council, it cannot be assumed that an FSR of 1.9:1 could have been satisfactorily provided for as the application of the then recommended setback controls and Hayberry Lane building heights would likely have reduced the amount of floorspace able to be achieved on the site.

After another change in ownership, in May and June 2019, pre-lodgement discussions were held with Council officers. Written advice was provided on two occasions outlining key issues and matters for consideration.

Planning Proposal

On 16 August 2019, Council received an application for the subject Planning Proposal. As lodged, the application sought to:

- Rezone the site from B4 – Mixed Use to R4 – High Density Residential;
- Increase the maximum building height from 10m to part 24.5m and part 14.5m;
- Apply a maximum floor space ratio control of 1.85:1;
- Remove the current non-residential floor space requirement applying to the site; and
- Retain ‘retail premises’ as a permitted land use on the site.

The Planning Proposal was accompanied by an indicative reference design to demonstrate how the site could be developed to the requested height and FSR controls. The Planning Proposal envisaged the site being developed to accommodate three (3) residential flat buildings between three and six storeys in height and two-three storey townhouses fronting Hayberry Lane, retail premises on ground at the corner of Falcon Street and Alexander Lane, landscaped communal open space and basement parking incorporating the following elements:

- 4 x buildings ranging in height from 3 storeys to 6 storeys
- Approximately 87 apartments and townhouses (comprising a mix of 1, 2 and 3 bedrooms)
- Approximately 7,965m² of gross floor area incorporating: – approximately 7,625m² of residential floor area, and – approximately 340m² of retail floor area at the corner of Falcon Street and Alexander Lane
- Basement parking
- Road widening of Alexander Lane
- Vehicular access via Alexander Lane
- Communal open space and landscaping.

On 25 November 2019, Council considered an Interim Assessment Report on the Planning Proposal. The report sought to discern Council’s direction on the following key issues;

- Land use (i.e. level of non-residential floorspace);
- Council’s willingness to progress a site specific Planning Proposal in light of the direction included in the State Governments draft St Leonards Crows Nest 2036 Plan;
- Council’s moratorium on residential planning proposals; and

- Height and scale as well as principles on design, heritage, transition, overshadowing, site layout and the like.

At that meeting, Council resolved:

1. *THAT Council note the Planning Proposal.*
2. *THAT Council refer the Planning Proposal application to the North Sydney Local Planning Panel (NSLPP) for advice on the following matters:*
 - a. *Rezoning of the site from B4 Mixed Use to R4 High Density Residential.*
 - b. *Increasing the maximum building height to Part 24.5 metres and Part 14.5 metres.*
 - c. *An indicative FSR.*
3. *THAT the advice from the NSLPP be provided to the first Council meeting in 2020.*
4. *THAT Council write to the Minister and the Greater Sydney Commission once again seeking indicative time frames in relation to the making of the Draft 2036 Plan for Crows Nest and St Leonards.*
5. *THAT Council seek assurances from Ethos Urban to communicate factually and extensively with Hayberry Precinct and its members for all issues pertaining to Planning Proposal No. 6/19.*

On 5 February 2020, the Local Planning Panel considered a report on this planning proposal. The minutes of this meeting are provided at Attachment 5. The panel supported its progression in principle, however, provided the following advice:

“The Council Officer’s report on the Planning Proposal is endorsed and the Panel recommends to Council, subject to further examination and resolution of certain issues, that it may proceed to a Gateway Determination. The site clearly has strategic merit to be rezoned to R4 from B4. This presents the opportunity to provide an appropriate domestic scale of development to the Hayberry Conservation Area while orienting the bulk towards the north-west. At the same time further opportunities for deep soil planting need to be explored. Given its context the Panel agrees this site is more appropriate for residential rather than a mixed use development and the inherent flow-on effects where access to the site is problematic for a large commercial component. However, given the objective of employment growth opportunities, this requires further analysis.

The Panel agrees that further investigation including overshadowing; height and bulk distribution; laneway treatment and activation; vehicular access and parking; Falcon Street frontage and setback; and areas of deep soil planting on the site needs to be the subject of a DCP or concept plan to be exhibited concurrently with the Draft LEP. This is required to demonstrate the site-specific merits of the rezoning and to assist in the community consultation.”

On 24 February 2020, Council considered a report on the Planning Proposal which provided the outcomes of the referral to the Local Planning Panel. At this meeting Council resolved:

1. *THAT following advice from the North Sydney Local Planning Panel:*
 - a. *Council confirm its in-principle support for the proposed change in zoning to R4 noting the desire for some ground level active use to be provided on the northwestern corner of the site.*

- b. *Council note the design, character and amenity concerns outlined in the report contained at Attachment No 1 and that these concerns and principles form the basis of development of a revised reference design that will inform the development of detailed planning controls for the site.*
- c. *Council support, in-principle, the development of a revised reference design that may accommodate a maximum building height in the order of 5-6 storeys provided a satisfactory outcome is able to be achieved with respect to site layout, heritage, transition to lower scale development to the south and east, overshadowing, provision for landscaped area and the like.*
- d. *Council seek advice from NSW Transport (RMS) in relation to whether it will support a left-hand turn from Falcon Street into the site or alternative access arrangements.*
2. *THAT upon satisfaction of concerns raised in the report contained at Attachment No 1, a site-specific Development Control Plan be developed to help guide any future development application on the site. The site-specific DCP is to be exhibited concurrently with the Planning Proposal and to include detailed controls relating to traffic and access to the site, informed by advice from NSW Transport.*
3. *THAT the applicant be invited to provide an offer of public benefit for potential inclusion in a Voluntary Planning Agreement.*
4. *THAT upon satisfaction of the matters contained in Items 1, 2 and 3 the matter be reported back to Council.*

On 24 March 2020, Council received revised documentation from the applicant which included a reduction in the overall bulk and scale of the proposal including the following elements:

- Reduced building mass on southern end of Building A, increasing rear Level 2 setback from 3m to 4.1m and Level 3 setback from 6.5m to 8m, measured from Hayberry Lane.
- Reduced building mass on southern end of Building B, increasing rear Level 2 setback from 6.5m to 8.1-8.9m and Level 6 setback from 18.5m to 23m, measured from Hayberry Lane.
- Changed upper level massing of Building C, and reducing the setback from 3m to 2m, measured from Falcon Street.
- Reduction in building height of Building D from 3-storeys to 2-storeys plus a pitched roof.
- Reduced Building D rear setback from 2m to 1.5m, measured from Hayberry Lane.
- Reduction in on-site car parking from 121 down to 94 spaces.
- Increased deep soil area.

Following receipt of the amended documentation, further issues were raised with the applicant and these included the proposed height and scale of the proposal, DCP issues and concerns including proposed parking rates and concerns with the proposed terms of the VPA offer.

In response to Council resolution 1(d), Council write to TfNSW seeking feedback on the car access arrangements proposed for the site. This was received on 23 April 2020 and in-principle support was provided to the proposed access arrangements. This would be the subject of further formalisation and design detail at the DA stage.

Revised Planning Proposal

On 5 June 2020, Council received a further revised Planning Proposal (attachment 1). As lodged, the revised proposal seeks to amend the originally proposed controls, with the main changes of note being the reduction in overall maximum height of 24.5m down to 21m and the addition of a site-specific provision to allow minor exceedances of the Height of Building

control to facilitate access to a rooftop communal area on building 'B'. The concept plans also indicated increases in various setbacks and other design changes to reduce overshadowing. The revised proposal seeks to make the following amendments to the North Sydney LEP:

- Rezone the site from B4 – Mixed Use to R4 – High Density Residential;
- Increase the maximum building height from 10m to part 21m and part 14.5m;
- Apply a maximum floor space ratio control of 1.85:1;
- Remove the current non-residential floor space requirement applying to the site; and
- Retain 'retail premises' as a permitted land use on the site.
- Include a site-specific provision under Part 6 Division 2 of the LEP to allow minor exceedances to the Height of Building control.

A numerical overview of the revised concept scheme is provided below:

Height	21m
Gross Floor Area (GFA)	7,945m ² <ul style="list-style-type: none"> • 7625m² residential (approx. 77 apartments, 8 townhouses) • 320m² non-residential
Non-Residential FSR	NIL
Floor Space Ratio	1.85:1
Whole of building setbacks	<p>Falcon Street – Building A – Nil Building B – Nil Building C – 2m</p> <p>Alexander Lane – Building A – 6m</p> <p>Hayberry Lane – Building A – 3m Building B – 3m Building D – 1.5m</p>
Above podium setbacks	<p>Falcon Street – Building A – Nil Building B – Nil</p> <p>Alexander Lane – Building A – 9m</p> <p>Hayberry Lane –</p> <p>Building A – 3m to 2/3 storey component, 8m to 4/5 storey component, 18.5m to 6 storey component.</p> <p>Building B – 3m to 2/3 storey component, 8.1m to 3/4 storey component, approx. 17m to 4/5 storey component, approx. 23.4m to 6 storey component.</p>

Height	21m
	Building D – 1.5m

The revised Planning Proposal was also accompanied by a draft Voluntary Planning Agreement (VPA) that proposes to provide monetary and in-kind contributions to Council. These include:

- A monetary contribution of \$800,000 towards increased open space opportunities (e.g. Hume Street Park upgrade), payable to Council.
- Land dedication including embellishments to the value of \$330,000.

A revised draft DCP was also submitted and is discussed later in this report.



Figure 2 – Indicative design of proposal as seen looking south-east toward the corner of Falcon Street and Alexander Lane (source: AJ+C 2020)



Figure 3 – Indicative design of proposal as seen looking east along Hayberry Lane (source: AJ+C 2020)

CONSULTATION REQUIREMENTS

Should Council determine that the Planning Proposal can proceed, community engagement will be undertaken in accordance with Council's Community Engagement Protocol and the requirements of any Gateway Determination issued.

It is noted that in response to Council's resolution of 25 November 2019 the applicant held community consultation sessions on 12 January 2020 and 12 February 2020.

DETAIL

1. Applicant

The Planning Proposal was lodged by Ethos Urban Pty Ltd on behalf of Epic Leisure Pty Ltd, the applicant and owners of the subject sites at 27-57 Falcon Street, Crows Nest.

2. Site Description

The subject site comprises of seven (7) allotments of land. The legal property description and existing development is outlined in Table 1 below:

TABLE 1: Property Description		
Property Description	Legal Description	Existing development
27 Falcon Street, Crows Nest	Lot 33, section 3, DP 1720	Vacant lot
	Lot 32, section 3, DP 1720	Vacant lot
	Lot X, DP 407774	Vacant lot
43 Falcon Street, Crows Nest	Lot Y, DP 407774	Two storey red brick building
47 Falcon Street, Crows Nest	Lot A, DP 377050	Two storey building
49-51 Falcon Street, Crows Nest	Lot 26, Section 3, D1720	Three storey building
55-57 Falcon Street, Crows Nest	Lot 25, Section 3, SP 1720	Three storey building

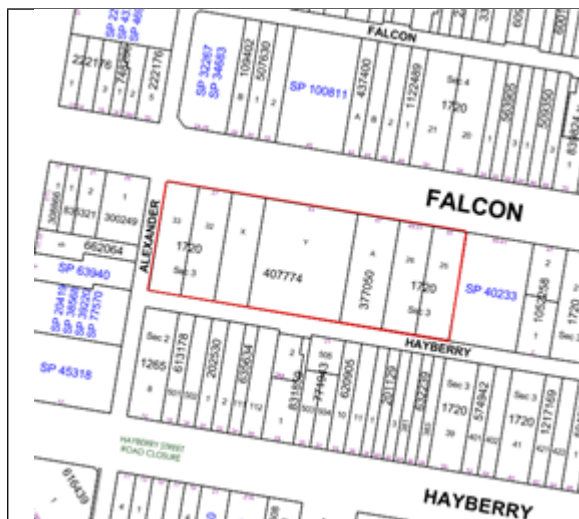


FIGURE 4: Subject site



FIGURE 5: Aerial photo of subject site

The subject site is bound by Falcon Street to the north, Hayberry Lane to the south, Alexander Lane to the west and 59 Falcon Street to the east (refer to Figures 4 and 5). It is rectangular in shape with a frontage of approximately 110m to Falcon Street and Hayberry Lane and a depth of 40m along Alexander Lane. The site is 4,325m² in area. The land falls approximately 6.48m across the site from the high point at Alexander Lane and Falcon Street to low point on southern boundary.

The site consists of three vacant lots which previously included a service-station. The eastern portion of the site contains three older style commercial buildings which range from 2-3 storeys in height (refer to Figures 6 and 7).



FIGURE 6: Photo of subject sites from Falcon Street (source: Ethos Urban)



FIGURE 7: Photo of subject sites from Hayberry Lane (source: Ethos Urban)

3. Local Context

The subject site is centrally located within Crows Nest, which is identified as being within the eastern economic corridor under the relevant Regional Plan (A Metropolis of Three Cities) and North District Plan. The area is situated on the south-eastern edge of the commercial and retail precinct of the Crows Nest town centre. The surrounding area includes low scale older style commercial buildings and residential development including the Holtermann Estate Heritage Conservation Area to the south of the site.

St Leonards Railway Station is located approximately 1km walk to the north-west of the subject site, which provides regular services to the south to North Sydney and Sydney CBD, and to the north to Chatswood, Macquarie Park and Hornsby. An access point to the future Crows Nest Metro Station is proposed to be located approximately 400m to the north-west of the site.



To the west beyond Alexander Lane, the existing built development consists of a mix of commercial offices and multi storey residential buildings, with rear vehicular access along Alexander Lane and primary street frontages to Alexander St. The buildings feature active ground floor uses with retail stores fronting Alexander Street and Falcon Street.

Directly across Hayberry Lane to the south are a number of low-density dwellings. These dwellings generally front Hayberry Street, and typically present garages to Hayberry Lane, however there are dwellings that front Hayberry Lane (No's 21 Hayberry Lane, 26 and 28A Hayberry Street) being located directly adjacent to the subject site and several dwellings further east along Hayberry Lane. The southern side of Hayberry Lane is a heritage conservation area, that extends from Hayberry Lane to Emmett Lane, bound by Alexander Lane to the west.

To the North of the site (across Falcon Street) are several two to three storey commercial and retail developments. The building heights along this section of Falcon Street generally follow the topography of the street, stepping up in height from the residential areas in the east towards

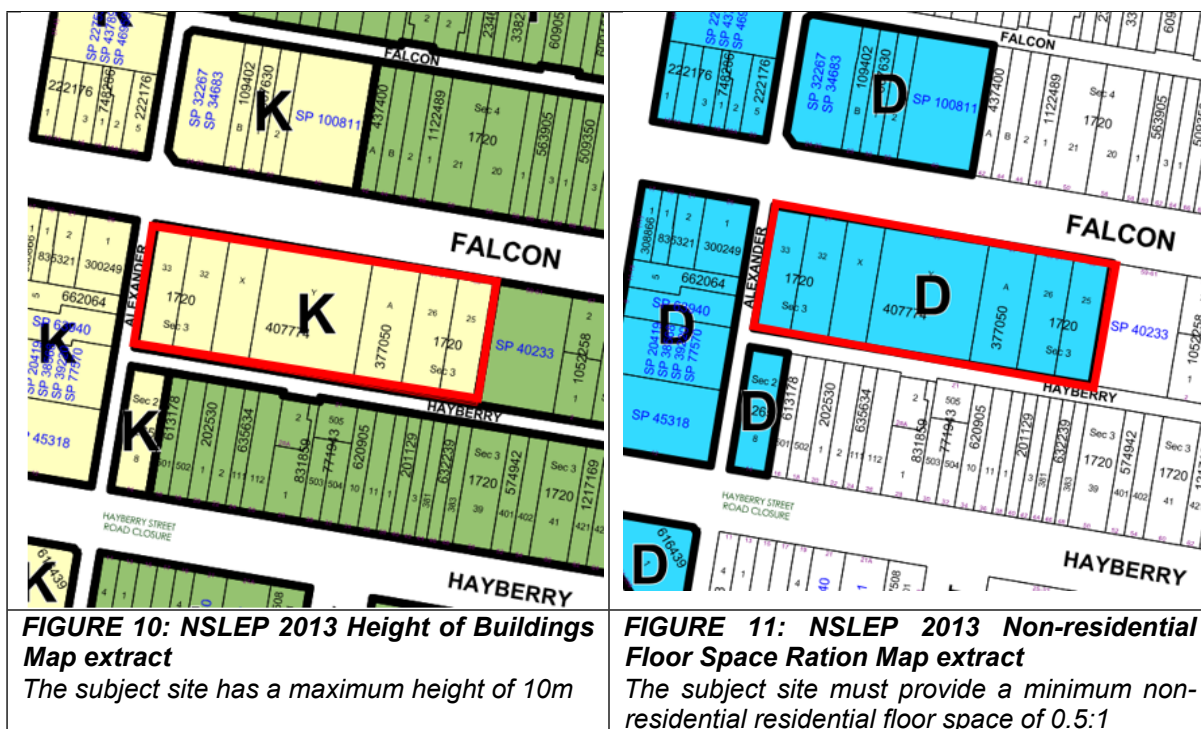
Immediately east of the site on Falcon Street, existing development consists of both attached and detached dwellings, with some residential flat buildings occurring further east along Falcon Street. The neighbouring dwelling at the site's eastern boundary (No. 59-61 Falcon Street) is currently overshadowed and dominated by the existing commercial building and has no building separation provided by the site.

The following subsections identify the relevant principal planning instruments that apply to the subject site.

NSLEP 2013 was made on 2 August 2013 through its publication on the NSW legislation website and came into force on the 13 September 2013. The principal planning provisions relating to the subject site are as follows:

-
- FIGURE 9: NSLEP 2013 Zoning Map extract**
- The subject site is zoned B4 – Mixed Use

The subject site is zoned B4 – Mixed Use

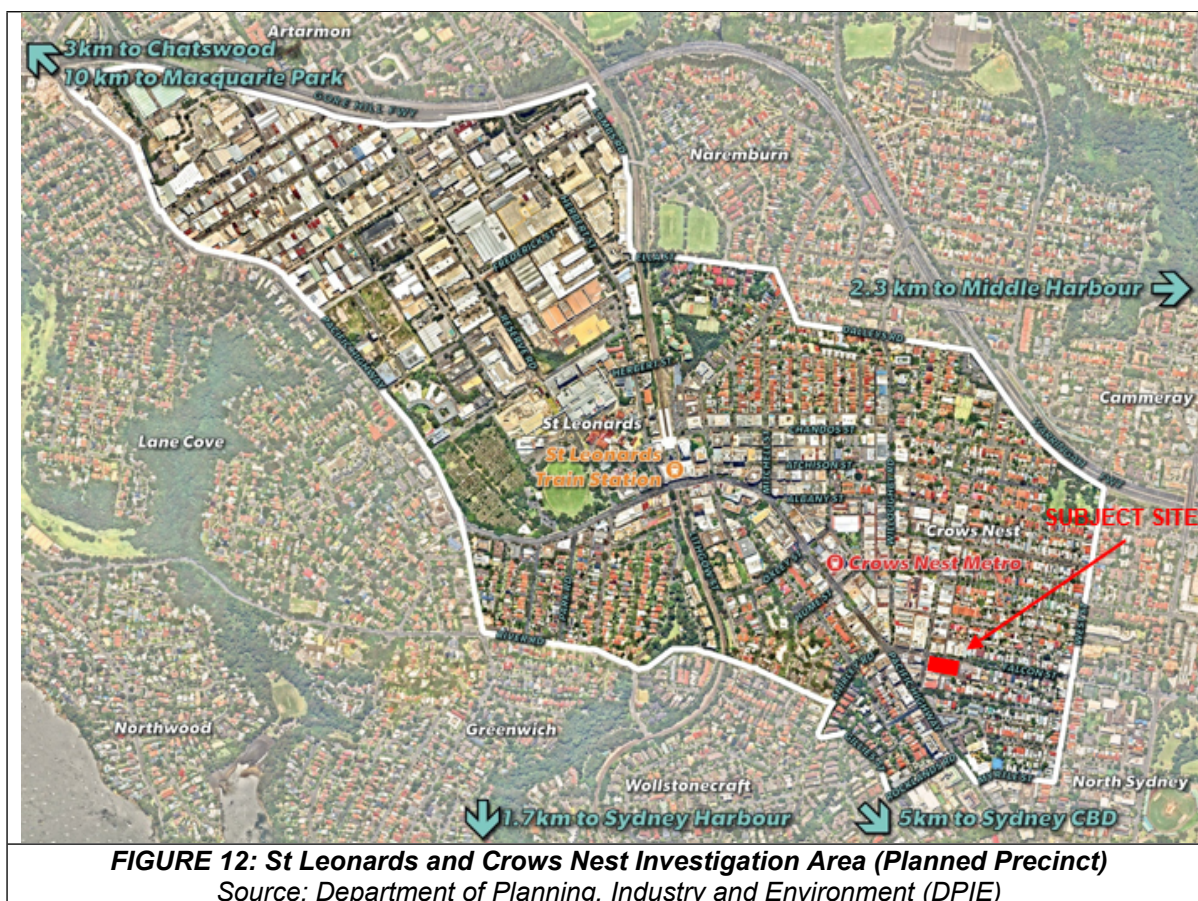


4.2 St Leonards and Crows Nest Draft 2036 Plan (2018)

In July 2016, the Minister for Planning announced that the Department of Planning, Industry and Environment (DPIE) would undertake a strategic planning investigation into the Crows Nest, St Leonards and Artarmon industrial areas (refer to Figure 12).

On 15 October 2018, the DPIE released the draft *St Leonards and Crows Nest 2036 Plan* (draft 2036 Plan) and a suite of supporting documents for public exhibition. The draft 2036 Plan aims to deliver significant residential and employment growth within the precinct, principally as a result of the new Crows Nest Metro station opening in 2024. The draft 2036 Plan identifies desired building heights, density (FSR), employment (non-residential FSR), land use, overshadowing and building setback controls. It also includes a draft Special Infrastructure Contribution (SIC) to fund a variety of infrastructure projects.

The subject site is identified as having no change to the site under the draft 2036 Plan.



4.3 Department of Planning and Environment Led Planning Process

Whilst the site was examined during the wider precinct study, it was not the focus of the Department’s work nor was any detailed urban design and land use analysis the subject of discussion with Council. With the exception of the nearby ‘Five-ways triangle site’ all areas surrounding the site are identified to retain existing planning controls under the draft plan.

Since the commencement of the Department’s work on the St Leonards Crows Nest priority precinct, the Department has facilitated the progression of several site-specific planning proposals within the North Sydney and Lane Cove Council areas. The sites that have progressed have been consistent with either Council led strategic planning work and/or the Department’s Draft Plan.

4.4 Council Moratorium on Planning Proposals

On 30 July 2018, Council resolved to only accept Planning Proposals involving a residential use where located within and consistent with a Council endorsed planning study. At this meeting, Council resolved to write to the Minister seeking an exemption whereby any proposals would not be able to be the subject of a re-zoning review. Council wrote to the then planning Minister following this resolution and is yet to receive a written decision in regard to this request. It was advised, however, that a decision would be made following receipt of advice from the Greater Sydney Commission.

As mentioned, this site was within an area that underwent some preliminary review by Council officers before the precinct was declared a 'Priority Precinct' by the State Government in July 2016. Had the work been progressed further by Council, a clearer vision and objective for any growth would have been established.

The site in question is over 4,300m² in area and whilst partially occupied by four relatively unremarkable commercial buildings, has remained underutilised/vacant for well over 15 years. This is considered a unique site and circumstance which is very unlikely to be replicated elsewhere in the precinct. The progression of a well-considered development on this unique site, which is in close proximity to local services and transport is, at a high level, supported.

5. Proposed LEP Amendment

The Planning Proposal seeks to achieve the intended objectives and outcomes by amending NSLEP 2013 as follows:

- Amend the Land Zoning Map Sheet LZN_001 by rezoning the site to be R4 High Density Residential;
- Amend the Height of Building Map Sheet HOB_001 by applying a part height limit of 14.5 metres and a part height limit of 21 metres.
- Amend the Floor Space Ratio Map Sheet FSR_001 by applying a floor space ratio of 1.85:1 to the site.
- Amend the Non-Residential Floor Space Ratio Map Sheet LCL_001 by deleting the minimum non-residential floor space ratio of 0.5:1.
- Amend Schedule 1 Additional permitted uses by including a clause that permits, with development consent, the use of certain land at 27-57 Falcon Street, Crows Nest for the purposes of retail premises
- Include a site-specific provision under Part 6 Division 2 of the LEP to allow minor exceedances to the Height of Building control to facilitate access to roof / lift overrun.

5.1 Mapping Amendments

The proposal requires a number of mapping amendments which are described in further detail below:

5.1.1 Floor Space Ratio Map

It is proposed to amend the *Floor Space Ratio Map* (ref: 5950_COM_FSR_001_010_20200508) to NSLEP 2013 such that a maximum FSR of 1.85:1 applies to 27-57 Falcon Street, Crows Nest.

5.1.2 Land Zoning Map

It is proposed to amend the *Land Zoning Map* (ref: 5950_COM_LZN_001_010_20200508) to NSLEP 2013 such that the zone R4 applies to 27-57 Falcon Street, Crows Nest.

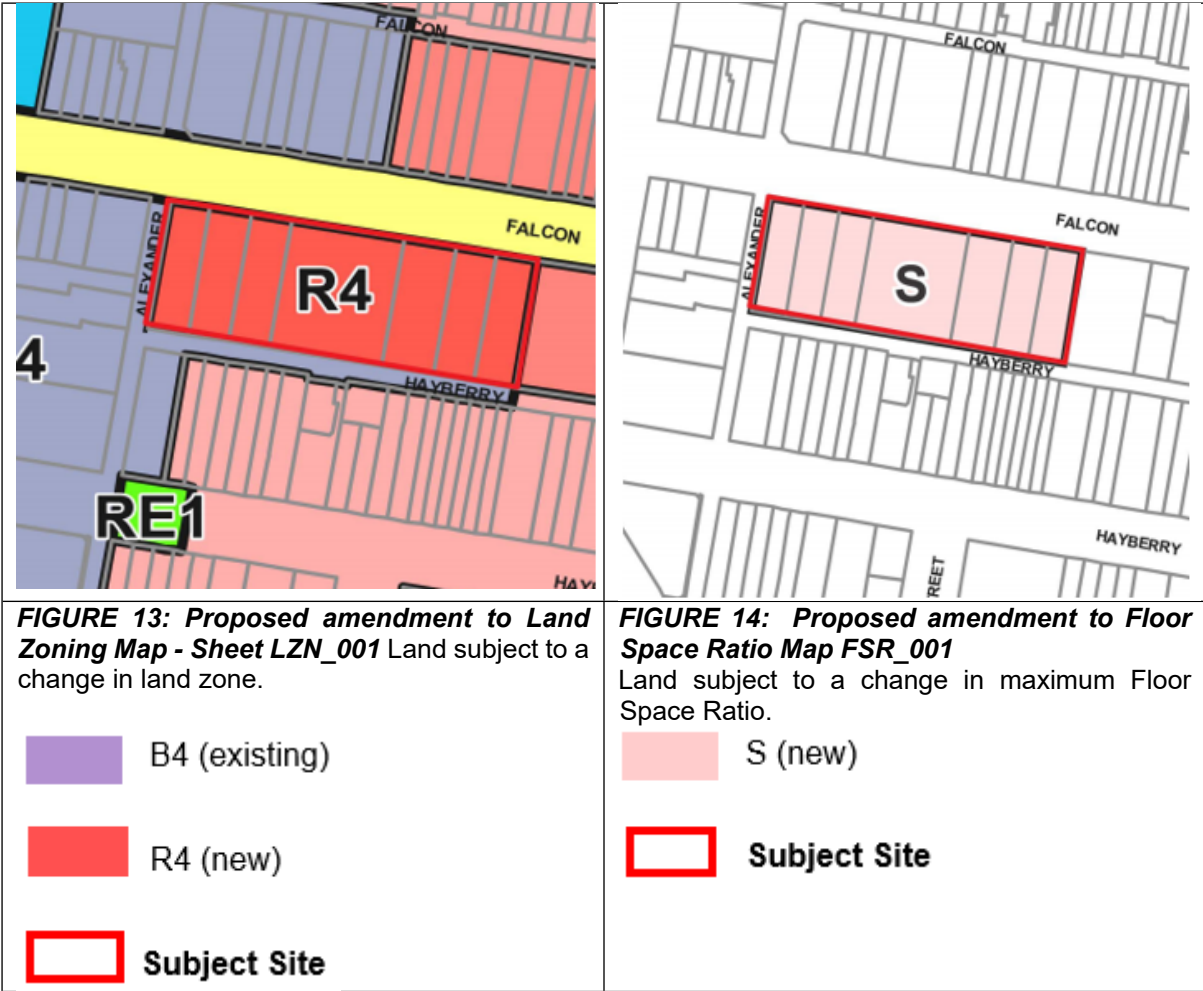
5.1.3 Height of Buildings Map

It is proposed to amend the *Height of Buildings Map* (ref: 5950_COM_HOB_001_010_20200508) to NSLEP 2013 such that a maximum building height for 27-57 Falcon Street, Crows Nest is increased from 10m to partly 14.5m and partly 21m.

5.1.4 Non-residential Floor Space Ratio Map

It is proposed to amend the *Non-residential Floor Space Ratio Map* (ref: 5950_COM_LCL_001_010_20200508) to NSLEP 2013 such that the non-residential FSR requirement be removed from 27-57 Falcon Street, Crows Nest.

The applicant’s Planning Proposal anticipates that the Maps would be amended similar to those depicted below (refer to Figures 13, 14, 15 and 16).





6. Draft Voluntary Planning Agreement (VPA)

A draft VPA (refer to Attachment 4) has been provided by the applicant which offers to provide:

- A monetary contribution of \$800,000 towards increased open space opportunities (e.g. Hume Street Park upgrade), payable to Council.
- Land Dedication including Embellishments estimated to have a value of \$330,000 (beyond typical civil works required under a Development Application).

The total value of the proposed offer is calculated to be in the order of \$1.13 million.

In consideration of Planning Proposals seeking uplifts in development controls, Council undertakes an evaluation of the value of the development extent available under the current planning controls and those being sought.

The value of the proposed offer is calculated as representing approximately 35% of the land value uplift between the current controls and the proposed controls. In this circumstance,

having regard to Council not acting to unduly restrict the viability of re-development of the site, this is considered a reasonable offer.

To allow the community a full appreciation of what is being proposed, the draft VPA is recommended to be exhibited concurrently with the Planning Proposal.

7. Planning Proposal Structure

The Planning Proposal (refer to Attachment 1) is considered to be generally in accordance with the requirements under s.3.33 of the Environmental Planning and Assessment (EP&A) Act 1979 and the DPIE's 'A Guide to Preparing Planning Proposals' (August 2016).

The Planning Proposal adequately sets out the following:

- A statement of the objectives or intended outcomes of the proposed LEP;
- An explanation of the provisions that are to be included in the proposed LEP;
- Justification for those objectives, outcomes and provisions and the process for their implementation; and
- Details of the community consultation that is to be undertaken on the Planning Proposal.

8. Justification of the Planning Proposal

8.1 Statement of Objectives and Intended Outcomes

The primary objective of the Planning Proposal as described by the applicant is as follows:

The intended outcome of this Planning Proposal is to amend the North Sydney LEP 2013 to enable the development of 27-57 Falcon Street, Crows Nest, for a three to six storey residential development with retail uses at the corner of Falcon Street and Alexander Lane.

The proposed amendments to NSLEP 2013 generally achieve the objectives and intended outcomes of the Planning Proposal as the proposal will;

- Contribute to housing demand and targets identified,
- Provide housing in close proximity to public transport,
- Deliver significant public domain improvements including active street frontages and high quality public domain,
- Contribute to the rejuvenation of Crows Nest by encouraging and supporting development activity.

8.2 Building Typology and Relationship to Zoning

Under the current B4 Mixed Use zoning, the current planning controls (LEP & DCP) lend themselves to redevelopment of sites where buildings occupy almost the entirety of the site. This is common in local centres where retail/commercial uses occupy the majority of the site and often contain servicing/access functions to the rear.

The application site is unusual in that at 4325m², it is uncommon for sites of this size to be redeveloped as a whole (when viewed against other comparable local centres in the North Sydney LGA).

The Planning Proposal seeks to change the zone from B4 Mixed Use to R4 High Density with an allowance for a small component of retail floorspace (340m²) to be located on the Northwestern corner of the site.

Accompanying the Planning Proposal is a reference design which seeks to demonstrate how the site may be able to be re-developed under the planning controls sought. This reference design is provided at Attachment No 2 and relevant extracts are provided further below. The indicative scheme includes a total of eighty-seven (87) dwellings.

The building form presented for buildings 'A' & 'B' are more consistent with the B4 Mixed Use typology and zone objectives. Buildings C & D are more consistent with the R4 High Density Residential typology and objectives.

As a result, the overall scheme proposes a site coverage of 59% (approx. 2,537m²) whereas the DCP identifies a maximum site coverage of 45% (1,935m²) for R4 High Density development.

With respect to Landscaped Area, the proposal includes 19% landscaped area (817m²) which is less than Councils' DCP control for residential flat buildings of 40% (1,720m²). It is noted that in order to be considered landscaped areas under councils DCP, a minimum soil depth of 6m is required. If areas of lesser depth (as identified under the reference design) were to be included the total landscaped area this would equate to some 30% (see figure 17 below).



Figure 17 – Reference design landscape plan

Notwithstanding the non-compliances, given the site's location, it is reasonable to consider that the site presents as a transition between the 'centre' character element of the site and the surrounding lower density development.

The proponent has submitted an assessment against a complying development scheme (under the current controls) if the site were to be redeveloped under the current B4 – Mixed Use provisions. The 'compliant' scheme would potentially result in a commercial building being

built to all lot boundaries albeit at a lower height, creating a large expanse of covered area without separation or landscaped relief. When taking this into consideration, and the accepted approach of providing a mixed building typology on the site, in response to its transitional nature, the proposed landscaped provisions are considered reasonable.

It is considered that the proposed landscaping and site coverage in this instance is acceptable and will result in an appropriate balance between built form and open space that aligns acceptably with the desired future character of the Crows Nest centre and surrounds.

8.3 Proposed Building Height

Below is an extract of the proposed building heights (in storeys) over the site.

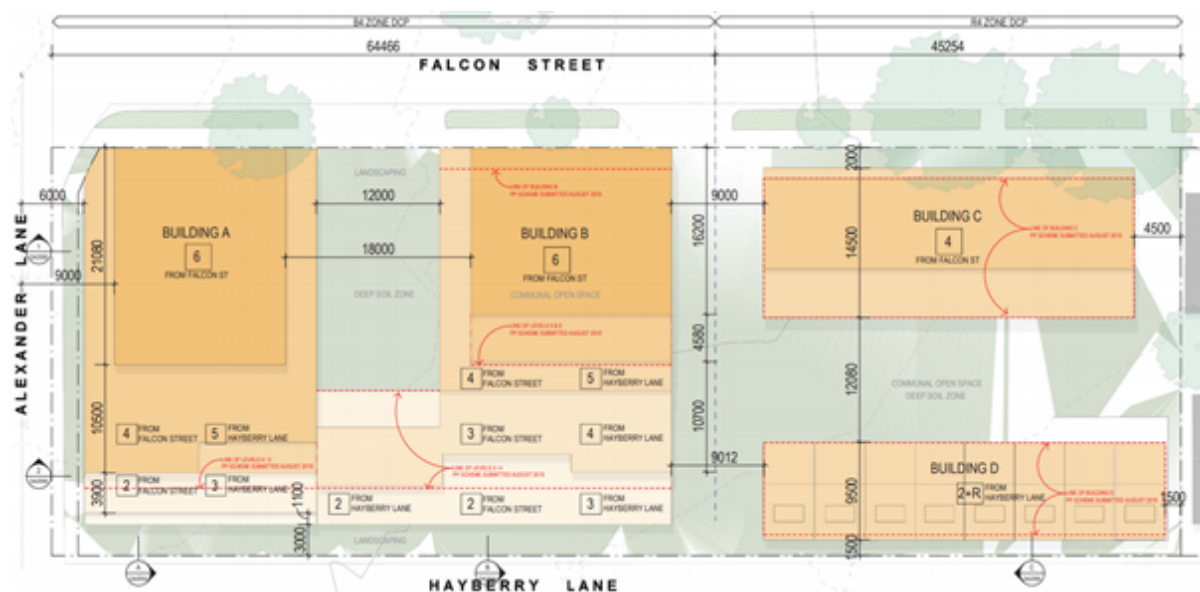


Figure 18 – Reference design indicating proposed building heights

The proposed increase in building height to (up to 6 storeys) is proposed at Buildings ‘A’ and ‘B’ at the Falcon Street frontage of the site. These buildings then step down in height to 4 & 5 storeys then to 2 and 3 storeys at the Hayberry Lane frontage of the site. These buildings are connected at the lower levels.

Proposed building ‘C’ presents to Falcon Street at 4 storeys in a more typical Residential Flat Building form and proposed building ‘D’ is two storeys plus attic and addresses Hayberry Lane in what is described as a ‘row’ or ‘mews’ style typology.

As mentioned previously, the site is surrounded by development of a lower scale (single and two storey) to the rear and east. Development to the west is generally in the order of 3 storeys with some buildings containing 4-5 storeys.

Given the concept of the provision of taller building elements being located towards the Falcon Street frontage and Alexander Lane end of the site, then transitioning down to lower scale areas, the proposal is considered to have merit. Due to the potential amenity and character issues arising as a result of increased building height the degree of transition (i.e. gradual or sharp) is discussed in more detail under the heading below.

Figure 19 – Proposed building envelopes – Falcon Street frontage.

8.4 Transition in Scale to Surrounds

Below are a series of sections demonstrating the relationship in scale of the proposal to the low scale residential development to the south. The location of each section or 'slice' through the buildings is labelled below and is also indicated in Figures 18 and 19.

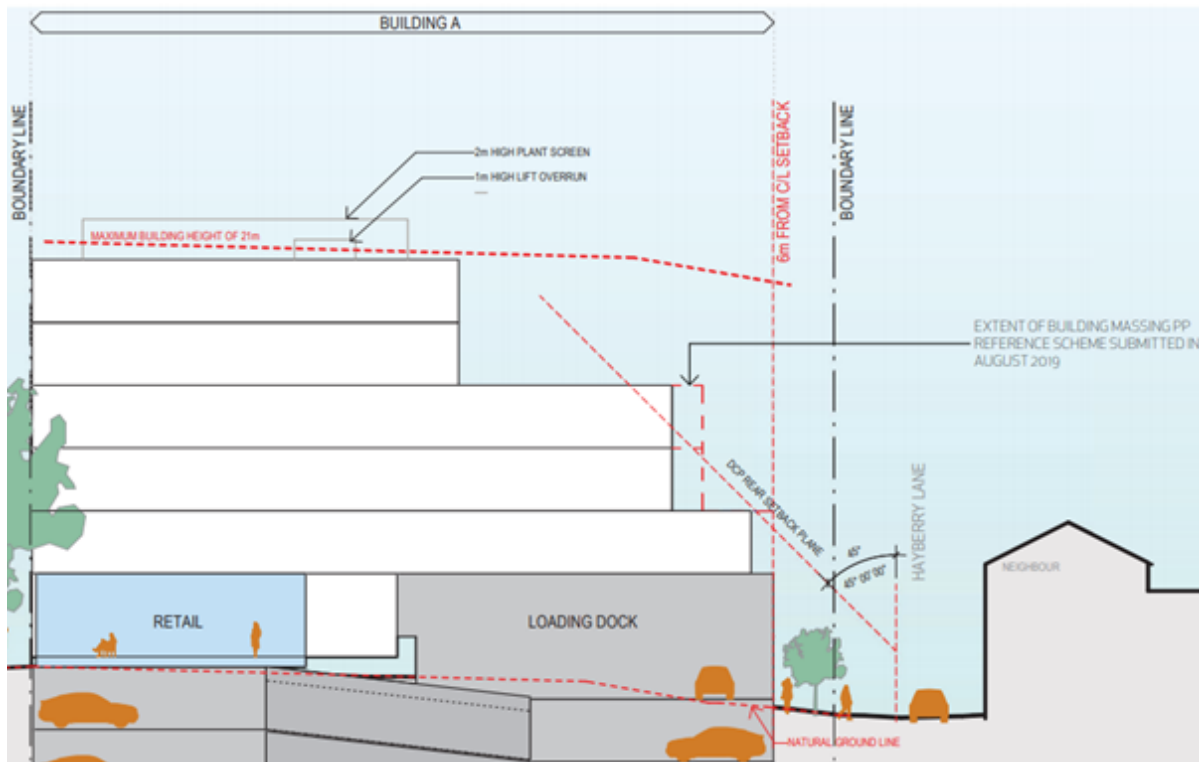


Figure 20 – Section ‘A’ indicating relationship of proposed building ‘A’ to Hayberry Lane (looking east)

Hayberry Lane is a low scale residential laneway that contains numerous outbuildings/garaging servicing the rear of properties facing Hayberry Street and Falcon Street . The majority of these are single storey structures. Along its length, however, it also contains several dwellings that address and face Hayberry Lane. These are generally of a two storey scale. The dwellings addressing Hayberry Lane, in closest proximity to the site, include No's 21, 26 and 28A Hayberry Lane.

The revised concept scheme includes an increased setback to the upper levels of buildings 'A' and 'B' and slight reduction in height and increased setback to roof plane of building 'D'. This acts to reduce some of the apparent bulk as viewed from Hayberry Lane, with building D presenting as a two storey form with an attic / roof area above.

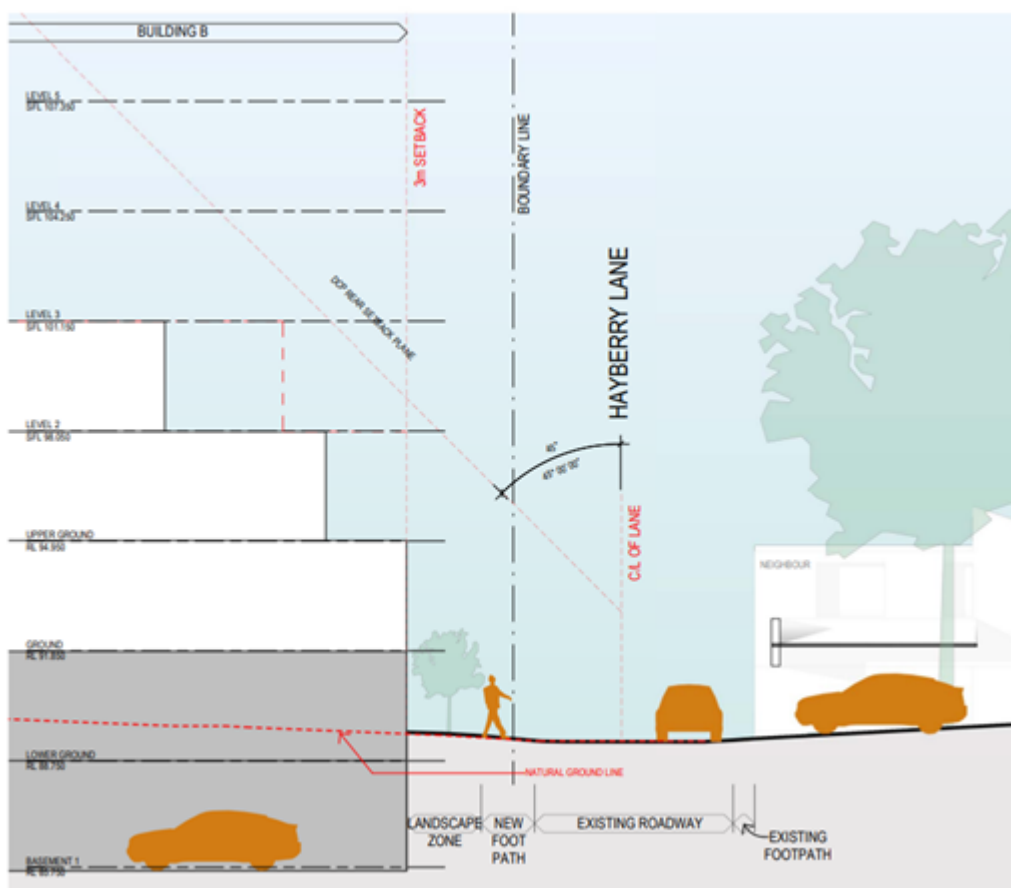


Figure 21 – Section 'B' indicating relationship of proposed building 'B' to Hayberry Lane (looking east)

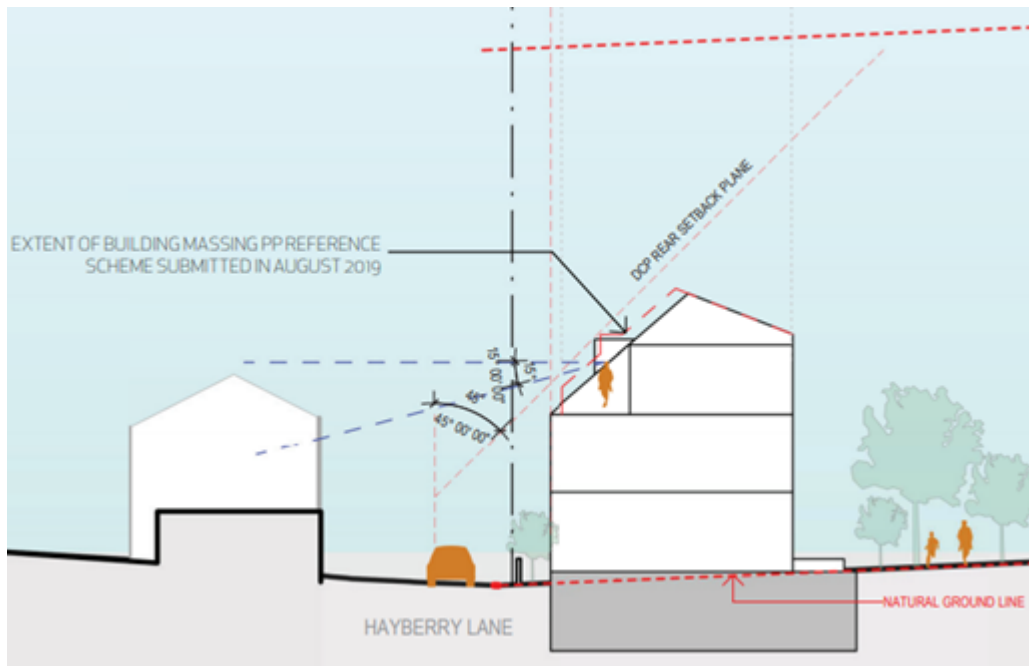


Figure 22 – Section indicating relationship of proposed buildings ‘D’ to Hayberry Lane and C to Falcon Street (looking west).

The previous scheme (2015) was provisionally supported subject to the provision of a rear boundary setback of 12m to Hayberry Lane with the exception of the first 20m of the site (measured from Alexander Lane). Whilst the proposal in this instance does not reflect the same setback, the building form with a concentration of massing on the Falcon Street / Alexander Lane corner graduating down toward Hayberry Lane and sites to the east then considered an appropriate reflection of the transitional nature of the site. Furthermore, the proposed draft DCP provides greater clarity on building height and setbacks which will act to ensure any future development applications respects the transitional nature of the site.

8.5 Proposed Floor Space Ratio (FSR)

No specific maximum FSR currently applies to the site under NSLEP 2013. The draft St Leonards and Crows Nest 2036 Plan indicates the site as ‘no change’. The Planning Proposal seeks to apply a maximum FSR of 1.85:1 (i.e. 7,965m² of GFA).

The applicant has provided a reference design which seeks to demonstrate how the site may be able to be re-developed under the planning controls sought. It is considered in this instance that the accompanying material submitted by the applicant adequately demonstrates that a building of the bulk and scale outlined in the reference scheme could be accommodated within an FSR of 1.85:1. It is noted, however, that the reference design is not a development application but rather a ‘proof of concept’ to support the proposal’s controls being sought.

It is considered that the proposed FSR can be acceptably accommodated on the site and is largely reflective of proposed heights and identified setbacks which act to restrict the allowable building envelope on site. Furthermore the draft site-specific DCP will provide additional assurance to any future development application for the site. As such the proposed FSR of 1.85:1 is considered to be appropriate for the site.

8.6 Heritage Consideration

Hayberry Lane is an important element for the role it plays in defining the northern edge of the 'Holtermann Estate C' Conservation area and as an access link (both pedestrian and vehicular) to and from the Crows Nest Town Centre. The lane itself provides a separation between (future) new built forms and the conservation area. Following concerns raised regarding the original proposal and its potential to impact the conservation area, the revised proposal has included an increased setback of the upper levels to Buildings 'A' and 'B' to Hayberry Lane along with a further setback to the roof plane of Building D to Hayberry Lane. Whilst these do not entirely alleviate concerns relating to views to and from the conservation area, they act to increase solar access to properties to the south of the site and further reduce the impact associated with the bulk and scale of the proposal.

Furthermore, the proposed streetscape improvements along Hayberry Lane including the provision of a footpath and vegetation will act to reduce the apparent bulk of the proposal as compared to the structures along Hayberry Lane and will generally improve the streetscape character.

Further details on opportunities to soften the interface and impact should be provided at a development application stage.

8.7 Alternative Options

The DPIE's 'A Guide for Preparing Planning Proposals' (2016) requires Planning Proposals to consider if there are alternative options to achieving the intent of the proposal.

The Planning Proposal considers three alternate options, these include the following (as described by the applicant):

- **Option 1: Do Nothing**

In this option, the site would remain as it is currently and – as history has told us – development is unlikely to occur. This option results in a negative outcome for the site and the surrounding residents, as the site would remain derelict. The buildings on the site are partially vacant and derelict, while the remaining portion of the site is used for parking. The site at present does not provide any amenity outcomes for the surrounding streetscape and its state of disrepair diminishes the visual quality of Falcon Street;

- **Option 2: Complying Scheme**

The Design Report at Appendix A has prepared a scheme that would be permissible under the existing controls applicable to the site. This complying scheme would result in approximately 68% commercial GFA on the site, with the remaining 32% being residential. As outlined in Section 8.2 and Appendix F, there has been an increasing rate of vacancies for commercial premises in the Crows Nest area, as can be seen throughout the commercial vacancies on the site. In addition, the traffic impact of this alternative would not likely be supportable, nor desirable in terms of the amenity of local residents. Therefore, the current controls do not deliver an outcome that responds to the needs of the area;

- **Option 3: Proposed Controls**

The controls proposed are intended to develop the site in a way that responds to the site conditions and surrounding context of the Crows Nest village. The controls allow for four separate residential buildings that respond to the neighbouring buildings, with the taller building located towards Crows Nest Village and smaller townhouses located on Hayberry Lane. These controls are designed to maximise solar access, green the site, improve the surrounding street network and create a sense of transition from the site into the adjoining village. The retention of a small portion of commercial on the corner of Falcon Street and Alexander Lane allows for activation of the street and extends the Crows Nest Village. Therefore, this is the preferred option as the controls proposed respond to the context of the site and provide for amenity for the surrounding streets.

The Planning Proposal acknowledges that without establishing a new building height control, the proposed Design Concept for the site cannot be achieved. The intent of the Planning Proposal cannot be achieved through the application of clause 4.6 - Exceptions to development standards under NSLEP 2013 due to the extent of height increase sought.

Leaving the controls in their current state would most likely result in the site remaining underdeveloped given the prolonged history of the site. Furthermore the site is considered to have the ability to support additional floorspace given its relative proximity to the Crows Nest metro station and numerous existing bus services.

As such, the proposed means of amending the Height of Building, FSR and non-residential FSR maps to permit additional height and floorspace on the site are considered the most appropriate means of achieving the intent of the Planning Proposal.

8.8 Environmental Impacts

The Planning Proposal identifies foreseeable impacts that will result from the proposed increase in the height control. As outlined in sections below, the applicant has gone to some effort to document expected overshadowing and associated impacts as detailed within the attached Planning Proposal and accompanying Indicative Design documents.

8.8.1 Overshadowing

Council's current planning controls identify the need to provide for at least 3 hours sunlight to the north facing living areas and areas of open space of surrounding dwellings. This approach is also re-enforced within the 'Built Form Actions and Recommendations' section of the draft 'St Leonards Crows and Crows Nest 2036 Plan.'

The documentation accompanying the Planning Proposal includes a solar access analysis of the proposed built form. A review of this reveals that the proposed development would result in overshadowing to:

- 9 Alexander Lane – reduces solar access to private open space (POS) of three lower level apartments;
- 26, 28A and 21 Hayberry Lane which have primary frontages to Hayberry Lane; and
- Rear gardens of Hayberry Street properties.

Whilst the specific impacts of overshadowing may be further interrogated in detail in a development application process, the extent of overshadowing is a direct product of the

proposed increased building height and massing. It is therefore incumbent on the applicant in a Planning Proposal process to demonstrate why a proposed change to planning controls will result in an at least acceptable, if not improved, amenity outcome to surrounding properties.

The applicant's shadow analysis demonstrates that in mid-winter the reference design will impact solar access to the properties to the east on Alexander Lane and to those properties fronting onto Hayberry Lane, however will result in a reduction in overshadowing to the rear of properties further east along Hayberry Lane as compared with the existing commercial building on site.

Regarding the properties fronting Hayberry Lane, it is acknowledged that it is difficult to retain solar access to north facing windows and private open space given the unusual alignment of these properties fronting to the rear lane of a commercial area. The proposal seeks to retain a reasonable level of solar access to portions of the front yard and north facing windows with the building massing being distributed such that each of the impacted single residential dwellings still maintain a minimum 4m² of area receiving 3-hours of sunlight in mid-winter with the separation between building B and D creating a window of sunlight. Further articulation may provide additional solar access to sites to the rear and this may be further assessed at any future development application stage.

Similarly, in relation to the properties to the west of the site fronting Alexander Lane, these properties are orientated to the east being across from a commercial laneway and as such it would be difficult to maintain complete solar access to these properties even with a design compliant with the existing controls on site. Further articulation to the south-western corner of building A would create additional opportunity for solar access and should be considered at any future development application stage.

Council is satisfied that this should not preclude the Planning Proposal progressing to a Gateway Determination, but detailed design work will need to consider and respond to this impact at any future development application stage.

8.8.2 Views

The proposal is located on the periphery of the existing Crows Nest centre, with the site and surrounds having a relatively gentle slope. The existing vacant lot on the site provides somewhat of an outlook (albeit relatively unsightly) to residents to the north of the site across Falcon Street. This outlook would not be retained under current controls. It is considered that the increased height and density will have some unavoidable impact on the outlook and any wider district views available from surrounding taller buildings.

Taking these points into account and the built form envisaged by the Civic Precinct Planning Study, Council is satisfied that likely view impacts are acceptable in an emerging environment of increased development intensity.

8.8.3 Setbacks

The reference design includes indicative setbacks to all frontages and between building elements on the site. These are included in Figure 16 within this report and also contained within Attachment 2. In a planning proposal seeking a change in land use and increase in scale and density on a site, the current DCP controls do not strictly apply. They do, however, form a

useful guideline to establish principles to assist in the assessment of amenity impacts and guide any future development application process. Further, the Apartment Design Guidelines are applicable to any future development application process and should frame design development.

Following Council's initial consideration of the proposal in November 2019, the revised scheme has been the subject of several meetings with Council staff and it is now considered generally consistent with the type of development to be expected within a transitional area and should not preclude the Planning Proposal progressing further.

8.8.4 Privacy

The reduced reference design includes one elevated communal area of open space within building 'B' (previously two spaces were proposed). Notwithstanding the indicative landscape screening treatment to these areas, the elevated siting of these spaces may give rise to acoustic and visual privacy concerns (Refer Figures 25 below).

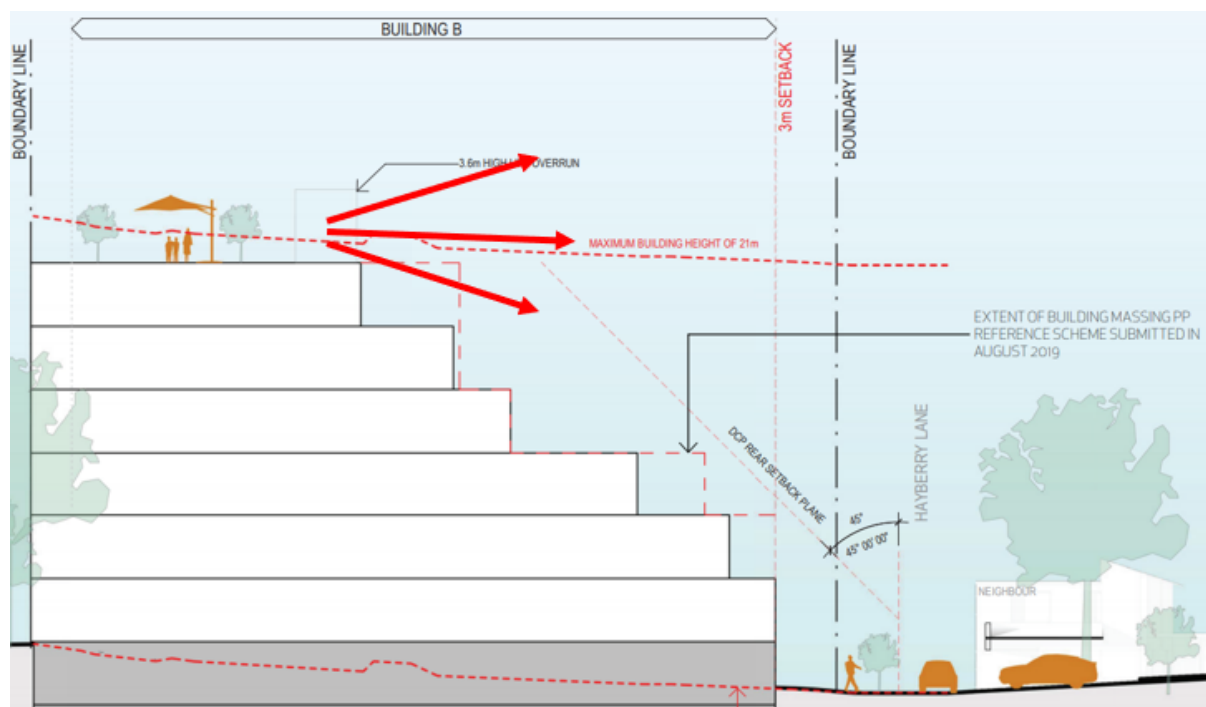


Figure 23 – Section showing rooftop areas of proposed building 'B' looking east along Hayberry Lane (red arrows added for view analysis).

Whilst the use of roof top areas for open space is not uncommon in higher density established centers, this is typically only pursued where ground or podium level open space is not available. Given the site's proximity to a low-density residential area, the applicant has deleted a second rooftop area proposed under a previous revision of the proposal and has reduced the depth of the remaining space to create greater separation.

Through the introduction of planters of substantial width this should be acceptable, however, should be further assessed in detail at any future development application stage.

Council is satisfied that this matter can be addressed in greater detail in any future development application and should not preclude the Planning Proposal progressing further.

8.8.5 Wind

As outlined in the draft 2036 Plan under the area wide design principles for 'place', new developments are expected to have consideration to wind impacts demonstrated through a wind assessment.

The applicant has not provided a formal wind assessment at this stage, but the Planning Proposal's Concept Plan illustrates that the intended built form will incorporate an awning which will mitigate wind impacts on the public domain. Further, the proposal at maximum 6 storeys in height is less likely to create adverse wind impacts than tall sheer tower forms.

Council is satisfied that this matter can be addressed in greater detail in any future development application and should not preclude the Planning Proposal progressing further.

8.8.6 Parking and Transport implications

The draft DCP proposes up to 94 car spaces being provided on site, which is lower than the current NSDCP controls for R4 sites which would allow for up to 122 cars on site. This is higher than St Leonards Crows Nest Planning Studies Study stages 2/3 which would allow for a maximum of 62 car spaces on site.

Part of the strategic justification for provision of additional dwellings on this site is its close proximity to services and transport (current and future). The reference scheme provides for what is considered an excessive number of parking spaces (94 in total). Vehicular access to servicing, visitor and resident parking is proposed from Alexander Lane, however, concern is raised that the oversupply of parking will lead to increased localised car movements and congestion and be contrary to principles of environmentally sustainable and transit oriented development.

There is a need to balance the demand for parking spaces resulting from the development (both internally and within the surrounding area) with Council's adopted policy position with respect to increased development within the St Leonards Crows Nest Area as well Council's Transport Strategy.

The applicant has indicated a preference for provision of a higher number of spaces. It is recommended that the DCP be exhibited at the lower rate and for Council to have the benefit of community input before a final decision is made in this regard.

8.8.7 Access

Concern has been raised with respect to the proposed access arrangement from Alexander Lane. This would require the widening of this lane and the provision of two way movement (currently one way north bound). In light of this, Council resolved at its meeting of February 2020 to seek input from TfNSW.

This was received on 23 April 2020 and in principle support given to the proposed access arrangements. This would be the subject of further formalisation and design detail at the DA stage.

8.9 Policy and Strategic Context

8.9.1 Section 9.1 Ministerial Directions – Change from B4 to R4 Zone

Section 9.1 of the EP&A Act enables the Minister for Planning to issue directions regarding the content of Planning Proposals. There are a number of Section 9.1 Directions that require certain matters to be addressed if they are affected by a Planning Proposal. Each Planning Proposal must identify which Section 9.1 Directions are relevant to the proposal and demonstrate how they are consistent with that Direction.

The Planning Proposal is considered to be generally consistent with all relevant Ministerial Directions, with the exception of *Direction 1.1 – Business and Industrial Zones* as discussed below.

Direction 1.1 – Business and Industrial Zones

Direction 1.1 – Business and Industrial Zones applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed business or industrial zone.

The current controls applying to the site require a minimum non-residential floorspace ratio of 0.5:1. On a site this size this equates to approximately 2150sqm of floorspace.

One of the key considerations in any proposal seeking to amend planning controls from a Business zone to a residential zone is the potential impact on loss of employment opportunities. This is a mandated requirement that is outlined in considerable detail in the relevant Ministerial Direction issued under section 9.1 of the Act - previously section 117(2). The key objectives under this direction include;

- a. Encourage employment growth in suitable locations*
- b. Protect employment land in business and industrial zones*
- c. Support the viability of identified centres*

Subsection 4 of the Ministerial Direction states; (**emphasis** added)

A planning proposal must:

- a. give effect to the objectives of this direction,*
- b. retain the areas and locations of existing business and industrial zones,*
- c. **not reduce the total potential floor space area for employment uses and related public services in business zones.***
- d. not reduce the total potential floor space area for industrial uses in industrial zones, and*
- e. ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment.*

Section 5 of the Ministerial Direction then states;

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:

(a) justified by a strategy which:

- i. gives consideration to the objective of this direction, and*
- ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and*
- iii. is approved by the Secretary of the Department of Planning and Environment, or*

(b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or

(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or

(d) of minor significance.

Accordingly, there are a number of options by which a Planning Proposal may justify an inconsistency with the requirements of the Direction.

The Proposal is accompanied by an economic report which includes a detailed analysis of the current market conditions (on a sector basis), the site and the overarching objective and role of employment floorspace in the context of the centre function and hierarchy of St Leonards (Strategic) and Crows Nests (Local). The report concludes that the re-development of the site in the manner proposed will not compromise the identified additional jobs targets for Crows Nest.

Under the current controls, the site would likely only be able to accommodate retail uses on the ground floor and does not lend itself to a purely commercial development being progressed on the site. The implications and inter-relationship of the quantum and location of provision of retail floorspace is also explored in the accompanying study.

Whilst the previous planning proposal was never formally progressed, Council officers did, in the report to Council (CiS03 - 20 July 2015), form the view that given the site's location on the periphery of the centre and attributes, that it would likely continue to struggle to deliver significant commercial floorspace.

Whilst strategic planning and policy decisions should hold a long-term outlook and not be overly reactive to short term market conditions, it is recognised that the site has been partially vacant and under-utilised for an extended period of time (some 15-20 years).

Any longer-term growth of the commercial and retail aspect of the Crows Nest town centre is not considered to be best placed in this direction. Further the state governments Draft St Leonards and Crows Nest 2036 Plan provides direction and controls in regard to this wider land use issue and does not rely upon this site for significant delivery of jobs.

Accordingly, the loss of non-residential FSR in this instance is considered to be acceptable.

8.9.2 Greater Sydney Region Plan (*A Metropolis of Three Cities*)

In March 2018, the NSW Government released the Greater Sydney Regional Plan: *A Metropolis of Three Cities* (Regional Plan). The Plan sets a 40-year vision (to 2056) and establishes a 20-year Plan to manage growth and change for Greater Sydney within an infrastructure and collaboration, liveability, productivity and sustainability framework.

The Regional Plan is guided by a vision of three cities where most people live within 30 minutes of their jobs, education and health facilities, services and great places. The Regional Plan aims to provide an additional 725,000 new dwellings and 817,000 new jobs to accommodate Sydney's anticipated population growth of 1.7 million people by 2036.

Crows Nest is identified as being within the Eastern Economic Corridor under the Regional Plan.

The Planning Proposal is considered to be generally consistent with the strategic directions, objectives and strategies of the Regional Plan, as it will:

- increase residential accommodation near the heart of a Strategic Centre in proximity of high frequency public transport, jobs and services without adversely impacting upon the provision of active street frontages; and
- maintain a level of commercial floor space that will promote job retention in the locality.

The Planning Proposal is considered to be consistent with the directions and objectives identified in the Plan.

8.9.3 North District Plan

In March 2018, the NSW Government released the North District Plan. The Plan provides the direction for implementing the Greater Sydney Regional Plan: *A Metropolis of Three Cities* at a district level and sets out strategic planning priorities and actions for the North District.

The North District Plan has also established the following housing and jobs targets:

Housing Target	North Sydney LGA	North District
5 year (2016-2021)	+3,000 new dwellings	+25,950 new dwellings
20-year (2016-2036)	Council to prepare Local Housing Strategy (LHS)	+92,000 new dwellings

Jobs Target	North Sydney LGA	North District
20-year (2016-2036)	+15,600 – 21,100 new jobs	+54,400-86,900 new jobs

The Planning Proposal is considered to be generally consistent with the planning priorities of the North District Plan, as it will:

- provide 87 new private dwellings, within close proximity to jobs, services and high frequency public transport; and
- provide 340m² of retail floorspace, which will contribute to the Crows Nest centre being located on the fringe of the commercial area;

8.9.4 Civic Precinct and Surrounds Planning Study (2020)

The draft *Civic Precinct and Surrounds Planning Study (draft study 2020)* was endorsed by Council on 18 May 2020 for public exhibition and is a relevant matter when considering a planning proposal.

The proposal's performance against these criteria, including a justification for where the concept proposal seeks to implement an alternate solution to the criteria, is discussed below.

Vision

The Planning Proposal is considered to be generally consistent with the vision of the draft 2020 study insofar as it will:

- Contribute to the modern, connected atmosphere of the precinct;
- Facilitate the generation of more journeys by walking.

Design Principles

The Planning Proposal is considered to be generally consistent with the principles of the draft 2020 study insofar as it will:

- Act to define the edges of Crows Nest Village;
- Promote housing diversity and affordability.

Design Concept

The Planning Proposal is considered to be generally consistent with the area wide design concept of the draft 2020 study insofar as it will:

- Result in a mixed use development which acts to complement the transition between the centre of the precinct and the higher density node of Crows Nest centre.

Proposed Planning Controls

No numerical planning controls have been applied to the site; however, the site is adjacent to buildings indicated for a 6 storey height limit.

The proposal is considered to generally reflect the vision and intent of the study and will result in a development that responds appropriately to the unique character of the Civic Precinct area.

8.9.5 Draft St Leonards and Crows Nest 2036 Plan

The draft *St Leonards and Crows Nest 2036 Plan* (draft 2036 Plan) requires all future planning proposals and development applications within the St Leonards and Crows Nest investigation area to have regard to the draft 2036 Plan's vision, area wide design principles, design criteria and proposed planning controls.

The proposal's performance against these criteria, including a justification for where the concept proposal seeks to implement an alternate solution to the criteria, is discussed below.

Vision

The Planning Proposal is considered to be generally consistent with the vision of the draft 2036 Plan insofar as it will:

- Assist in achieving a vibrant community by providing an active frontage, while avoiding any significant impact on built heritage;
- Provide uplift in an accessible place and improve permeability and legibility through the provision of improved pedestrian amenity;
- Result in the creation of 87 new dwellings incorporating a mix of household sizes which will help to bring vibrancy to the outer edge of the precinct.

Design Principles

The Planning Proposal is considered to be generally consistent with the area wide design principles of the draft 2036 Plan insofar as it will:

- Apply casual surveillance and universal access principles and contribute to the improvement of the walking network through the inclusion of active street level uses and pedestrian amenity,
- Provide an adequate transition from high rise down towards existing lower scale areas so as to not adversely impact on surrounding areas,
- Result in a sufficiently articulated design which will seek to avoid creating a large street wall along Falcon Street.

Proposed Planning Controls

While it is noted that the draft Plan indicates there be ‘no change’ to the planning controls on the site, a merit-assessment based on vision and design controls outlined within the draft Plan has been undertaken. It is considered in this instance that the proposed controls and indicative built form are not inconsistent with the vision and design of the draft Plan and will not result in significant adverse impacts to the surrounding community.

The finalised 2036 Plan will be accompanied by a section 9.1 Direction requiring future rezoning and development to be consistent with the final Plan. The Draft Plan states that, under this Direction, Planning Proposals may be inconsistent with the Plan if, in addition to achieving the vision, objectives, planning principles and actions identified in the Plan, the proposal clearly demonstrates that better outcomes and supporting infrastructure can be delivered. For reasons outlined in the report above, the Planning Proposal demonstrates that, on balance, better outcomes and supporting infrastructure can be delivered through the proposed uplift and public benefits proposed.

8.9.6 Draft North Sydney Local Strategic Planning Statement (LSPS)

New legislative requirements introduced by the NSW Government in March 2018, require all councils to prepare a Local Strategic Planning Statement (LSPS) to guide future land use planning and development. The LSPS is required to be consistent with the Greater Sydney Regional Plan (‘A Metropolis of Three Cities’) and the North District Plan, providing a clear

line-of-sight between the key strategic priorities identified at the regional and district level and the local and neighbourhood level.

Following the issue of a formal letter of assurance from the Greater Sydney Commission (GSC), the North Sydney LSPS was formally ‘made’ on 24 March 2020.

This document sets out Council’s land use vision, planning principles, priorities and actions for the North Sydney LGA for the next 20 years. It outlines the desired future direction for housing, employment, transport, recreation, environment and infrastructure. The LSPS will guide the content of Council’s Local Environmental Plan (LEP) and Development Control Plan (DCP) and support Council’s consideration and determination of any proposed changes to development standards under the LEP via Planning Proposals.

An assessment of the proposal against relevant North Sydney LSPS local planning priorities is undertaken in Table 2 below.

TABLE 2: Compliance with draft North Sydney Local Strategic Planning Statement	
I1 – Provide infrastructure and assets that support growth and change	The Planning Proposal is accompanied by a draft VPA that proposes to provide monetary and in-kind contributions to Council, commensurate with the growth and change proposed on this site.
I2 – Collaborate with State Government Agencies and the community to deliver new housing, jobs, infrastructure and great places.	The proposal provides a housing and commercial floorspace offer that is generally consistent with that envisaged for the site and locality under the <i>North District Plan</i> , Council’s Planning Study and the DPIE’s draft 2036 Plan.
L1 – Diverse housing options that meet the needs of the North Sydney community	The Planning Proposal provides capacity for a residential scheme incorporating a mix of household sizes.
L2 – Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community.	N/A
L3 – Create great places that recognise and preserve North Sydney’s distinct local character and heritage.	The proposed site-specific controls are generally consistent with standards set out in Council’s Planning Study and the DPIE’s 2036 Plan. The proposal scheme generally conforms with the emerging character of the locality and does not adversely impact local heritage.
P1 – Grow a stronger, more globally competitive North Sydney CBD	N/A
P2 – Develop innovative and diverse business clusters in St Leonards/Crows Nest	The proposal will provide an adequate amount of commercial floorspace to support the Crows Nest centre reflective of its location being on the periphery of the centre.
P3 – Enhance the commercial amenity and viability of North Sydney’s local centres.	N/A
P4 – Develop a smart, innovative and prosperous North Sydney economy.	The proposal includes commercial area which will contribute to the Crows Nest centre.
P5 – Protect North Sydney’s light industrial and working waterfront lands and evolving business and employment hubs	N/A

TABLE 2: Compliance with draft North Sydney Local Strategic Planning Statement	
P6 – Support walkable centres and a connected, vibrant and sustainable North Sydney	The proposal includes a monetary contribution of \$800,000 towards the upgrade of Hume Street Park and pedestrian facilities, both contributing to the attractiveness of the site and the locality at a pedestrian scale.
S2 – Provide a high quality, well-connected and integrated urban greenspace system.	See comment above.
S3 – Reduce greenhouse gas emissions, energy, water and waste	The site is well located to take advantage of current and proposed public transport infrastructure and measures to reduce car reliance and ownership and improve the share of walking, cycling, car share and public transport trips.
S4 – Increase North Sydney's resilience against natural and urban hazards	The proposal site is not subject to flood or bushfire risk. Potential contamination risk can be addressed at any development application stage. The proposal is not expected to exacerbate urban heating in the locality.

8.9.7 Draft North Sydney Local Housing Strategy (LHS)

The Draft North Sydney Local Housing Strategy (LHS) establishes Council's vision for housing in the North Sydney LGA and provides a link between Council's vision and the housing objectives and targets set out in the GSC's *North District Plan*. It details how and where housing will be provided in the North Sydney LGA over the next 20 years, having consideration of demographic trends, local housing demand and supply, and local land-use opportunities and constraints.

On 25 November 2019, Council resolved to adopt the draft North Sydney LHS with an action to forward to the DPIE for its approval.

The draft North Sydney LHS identifies the potential for an additional 11,870 dwellings by 2036 under the provisions of NSLEP 2013 and proposed changes envisaged by the DPIE under the draft *St Leonards and Crows Nest 2036 Plan*. The draft 2036 Plan identifies planning controls to support the delivery of an additional 3,515 dwellings within the parts of the St Leonards and Crows Nest Planned Precinct located within the North Sydney LGA.

The concept proposal indicates an additional 87 residential apartments are to be accommodated on the site. This equates to approximately 2.5% of the anticipated dwellings to be accommodated within the R4 High Density Residential in Crows Nest on a single site.

8.9.8 State Environmental Planning Policies (SEPPs)

Each Planning Proposal must identify which State Environmental Planning Policies (SEPP) are relevant to the proposal and demonstrate how they are consistent with that SEPP. The Planning Proposal is considered to be generally consistent with all relevant State Environmental Planning Policies.

8.9.9 North Sydney Development Control Plan 2013 (NSDCP 2013)

The proposal includes a draft site-specific DCP addressing matters relating to design, character and future controls on site. Having regard to the character statement for the Crows Nest Town Centre under Section 3.2 of Part C of the NSDCP 2013, the proposal is considered to be generally consistent with the statement in that it will result in a medium scale residential

accommodation along Falcon Street with the potential for a portion of commercial area closest to the existing Crows Nest centre.

The proposed draft DCP includes provisions relating to building design considerations including setbacks, height transition, landscaping and coverage, parking and general design principles which act to create a suitable building envelope and associated development. The DCP is considered to be adequate in that it is prescriptive enough so as to guide future detailed assessment at the development application stage and is largely reflective of the supplied reference design however provides an appropriate degree of flexibility to allow an optimal design and amenity outcome.

9. Community Consultation

There are no statutory requirements to publicly exhibit a Planning Proposal before the issuance of a Gateway Determination.

However, Council sometimes receives submissions in response to Planning Proposals which have been lodged but are not determined for the purposes of seeking a Gateway Determination. The generation of submissions at this stage of the planning process arises from the community becoming aware of their lodgment through Council's application tracking webpage.

Whilst the proposal is yet to be formally exhibited, four submissions have been received at the time of reporting, raising the following matters:

- The proposal is out of keeping with the surrounding area.
- The proposal will create additional traffic along Hayberry Lane which will exacerbate existing conditions and may restrict it from one day becoming a shared laneway.
- The proposal is lacking in affordable housing and is well below the targets set by the GSC of 5-10% per development.
- The proposal should include more parking so as to limit the shared burden of parking being placed on the surrounding community.
- The proposal should go ahead (with parking concerns being resolved) as further delays will result in the site remaining un-developed which will negatively impact upon the community.
- Loss of commercial space.

These matters have been addressed in detail in the above report. In short, the site is transitional in nature being located between the existing Crows Nest commercial core and the lower scale surrounding residential neighbourhood. The proposal includes a graduation in height stepping down from the high point on the corner of Falcon Street and Alexander Lane towards Hayberry Lane and properties to the east and it is considered that the proposal adequately addresses the character of the surrounding areas.

In relation to parking and traffic, it is acknowledged that there is a need to balance the demand for parking spaces resulting from the development (both internally and within the surrounding area) with Council's adopted policy position with respect to increased development within the St Leonards Crows Nest Area as well Council's Transport Strategy.

The applicant has indicated a preference for provision of a higher number of spaces. It is recommended that the DCP be exhibited at the lower rate and for Council to have the benefit of community input before a final decision is made in this regard.

With respect to affordable housing concerns, there is currently no mandated provision or mechanism to implement this GSC direction. Council's adopted LHS includes relevant actions in this regard. The LHS is currently awaiting approval and endorsement by the DPIE.

Regarding the loss of commercial space, it is considered to be acceptable in this instance given the transitional nature of the site being located on the periphery of the Crows Nest centre. See section 9.1 of the report for further discussion.

Conclusion

Planning Proposal 6/19 seeks to amend NSLEP 2013 to re-zone the land to R4 High Density Residential, increase the maximum building height requirements, to incorporate new FSR and to remove non-residential FSR requirements as it relates to the subject site.

The Planning Proposal is supported as it:

- Generally complies with the relevant Local Environment Plan making provisions under the Environmental Planning & Assessment Act 1979;
- Generally complies with the Department of Planning, Industry and Environment's 'A Guide to Preparing Planning Proposals (August 2016)';
- On balance, does not contradict the ability to achieve the objectives and actions of high level planning strategies;
- Is generally consistent with and promotes the desired future outcomes of the 7.8.4 Draft St Leonards and Crows Nest 2036 Plan; and
- The scale and bulk of any future development on the site is unlikely to result in any significant adverse impacts on the environment or wider community or has the ability to be appropriately mitigated as part of the development application assessment process.
- Represents a unique site, the likes of which is unlikely to be replicated anywhere else in the precinct.

It is therefore recommended that Council resolve to support the forwarding of the Planning Proposal to the DPIE, seeking a Gateway Determination under s.3.34 of the EP&A Act 1979 subject to satisfactory amendments to the proposal and negotiation of the draft VPA.

The Planning Proposal, draft DCP and draft VPA should then be exhibited concurrently, so as to allow the community a full appreciation of what is being proposed.

27-57 FALCON STREET CROWS NEST URBAN DESIGN REPORT

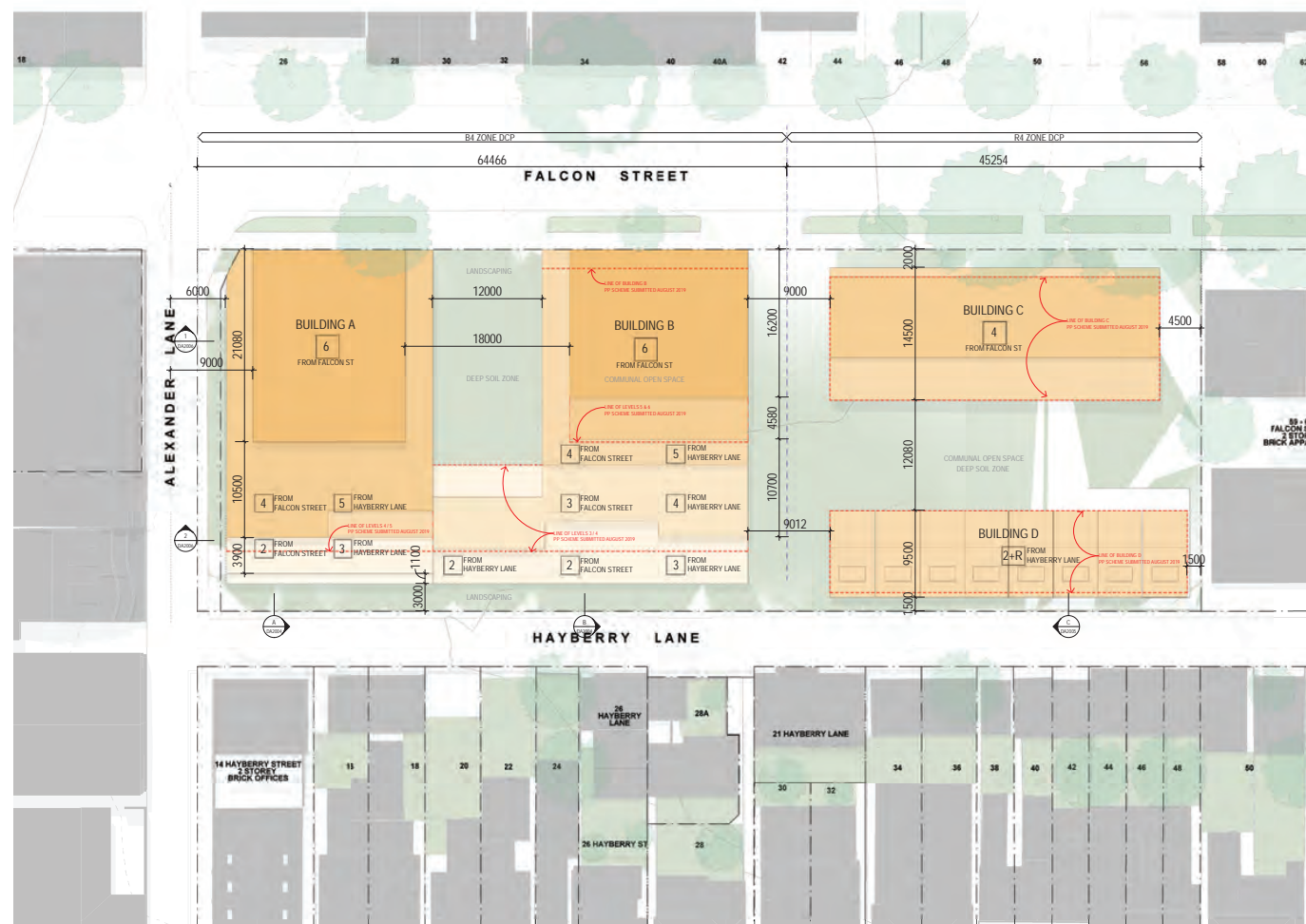
JUNE 2020 | NORTH SYDNEY COUNCIL



3.4 DESIGN PROPOSAL

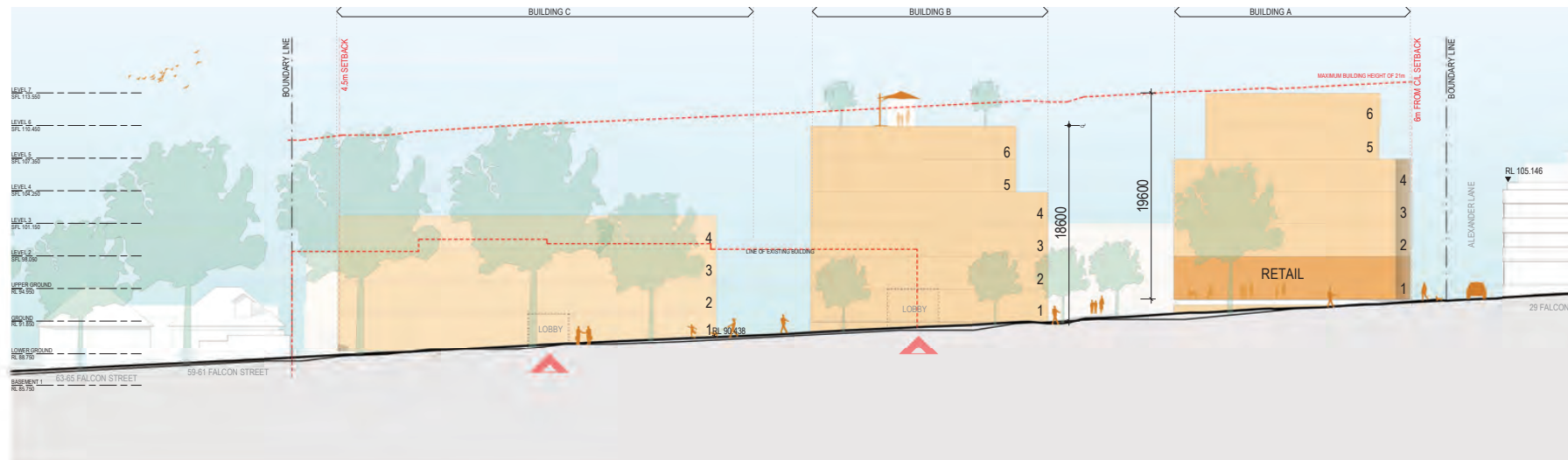
The following pages describe the resulting design proposal. This is shown here as a building envelope, in order to establish base controls used as the basis of the main Planning Proposal document.

Appendix 2 provides a Reference Design, identifying how the envelope could be distributed into particular building uses. The Reference Design shows that the proposed controls can produce an outcome that complies with SEPP65 and the ADG.

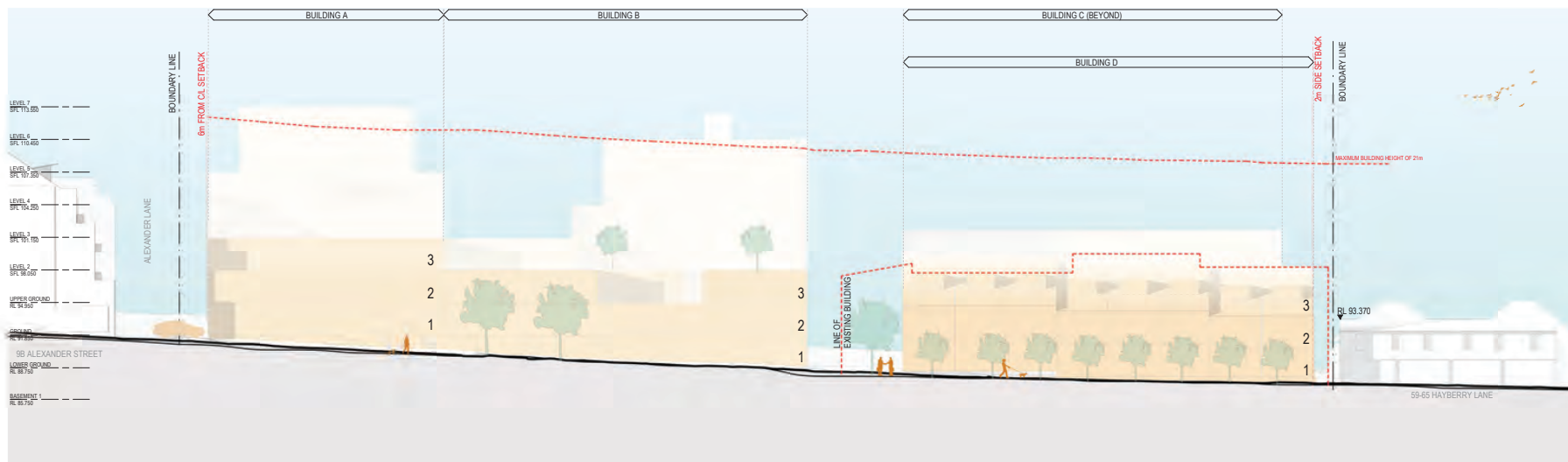


Site Plan
1:500 @ A3





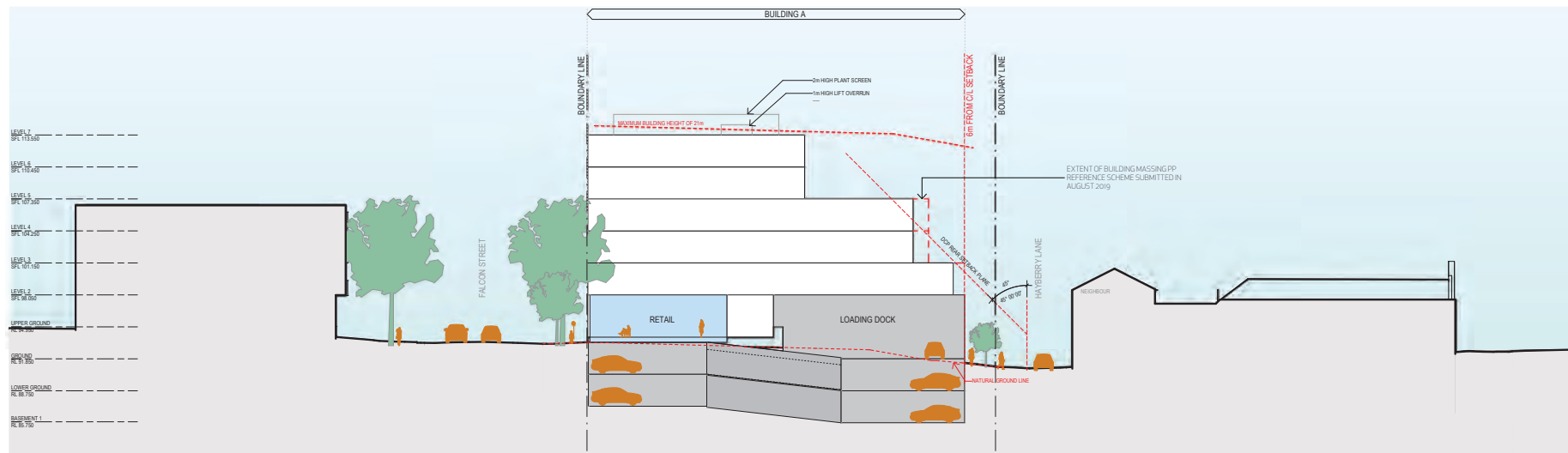
North Elevation - Falcon Street
1:400 @ A3



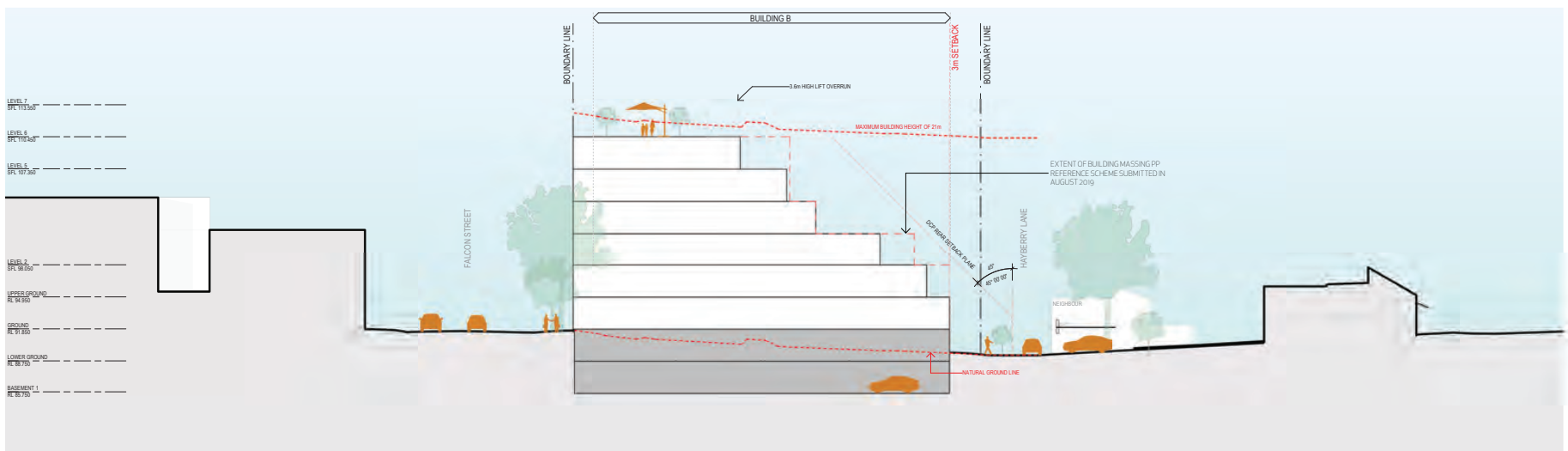
South Elevation - Hayberry Lane
1:400 @ A3

ALLEN JACK+COTTIER | ETHOS URBAN

27-55 FALCON ST | URBAN DESIGN REPORT | APPENDIX 8.18.1



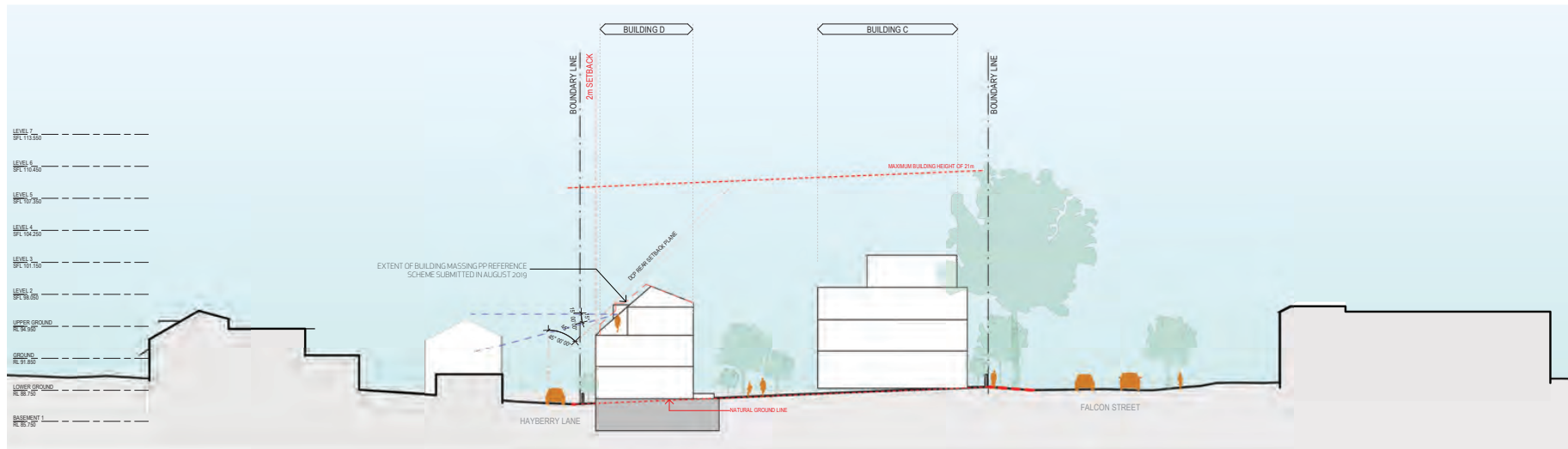
Section A-A
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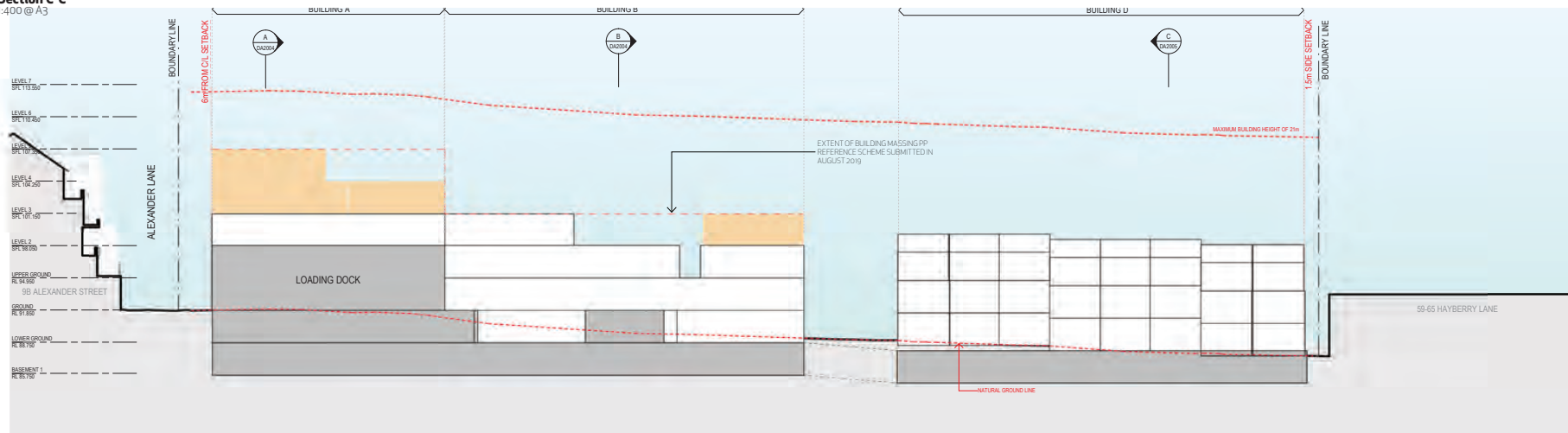
Section B-B
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27-55 FALCON ST | URBAN DESIGN REPORT | APRIL 2020 | 85



Section C-C
1:400 @ A3



Long Section
1:400 @ A3

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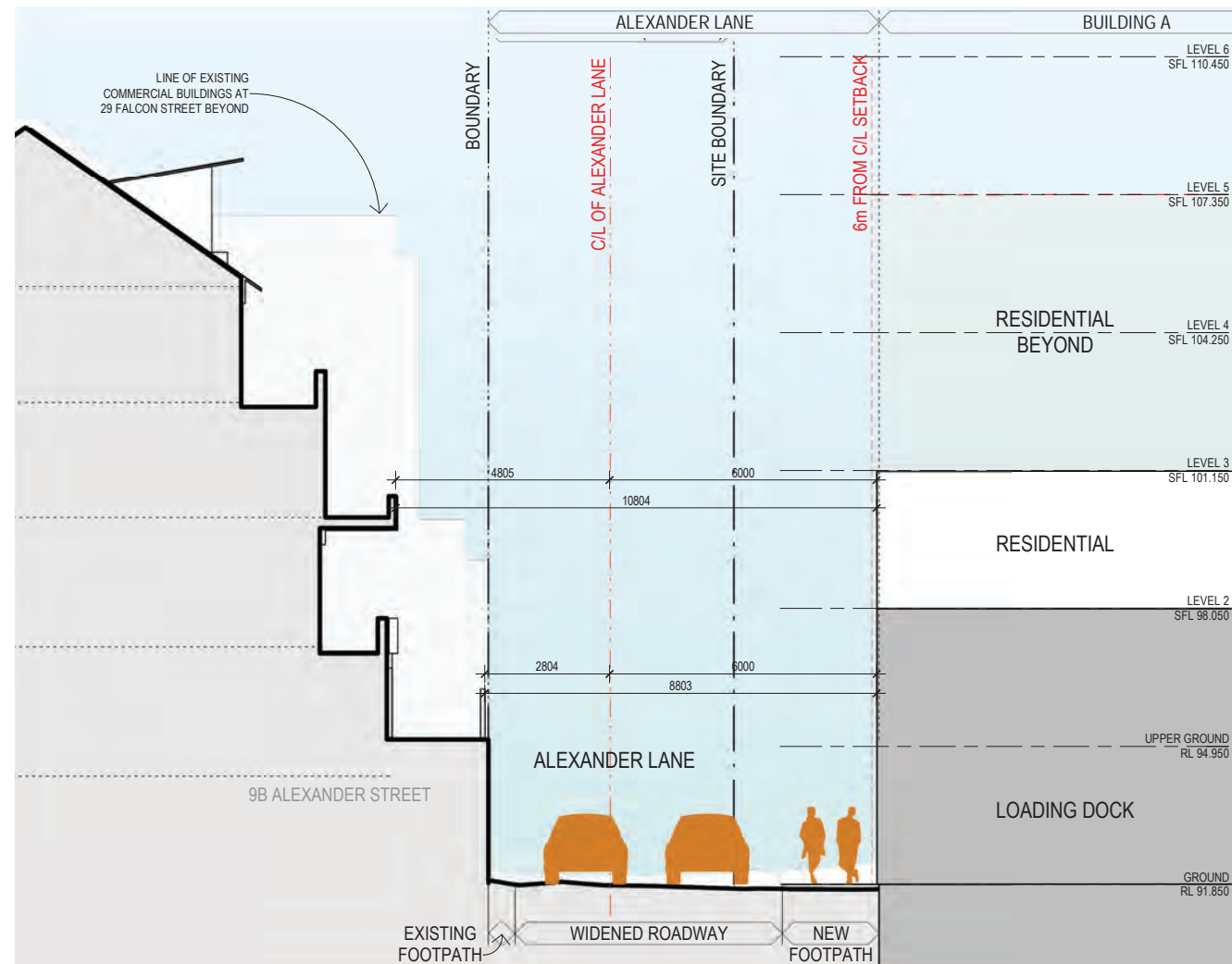
ALEXANDER LANE SECTION

As part of the indicative design, we have proposed increasing the width of Alexander Lane to allow two-way traffic and add a wider footpath to the eastern side of the lane to facilitate safe pedestrian access to and from the Crows Nest Centre.

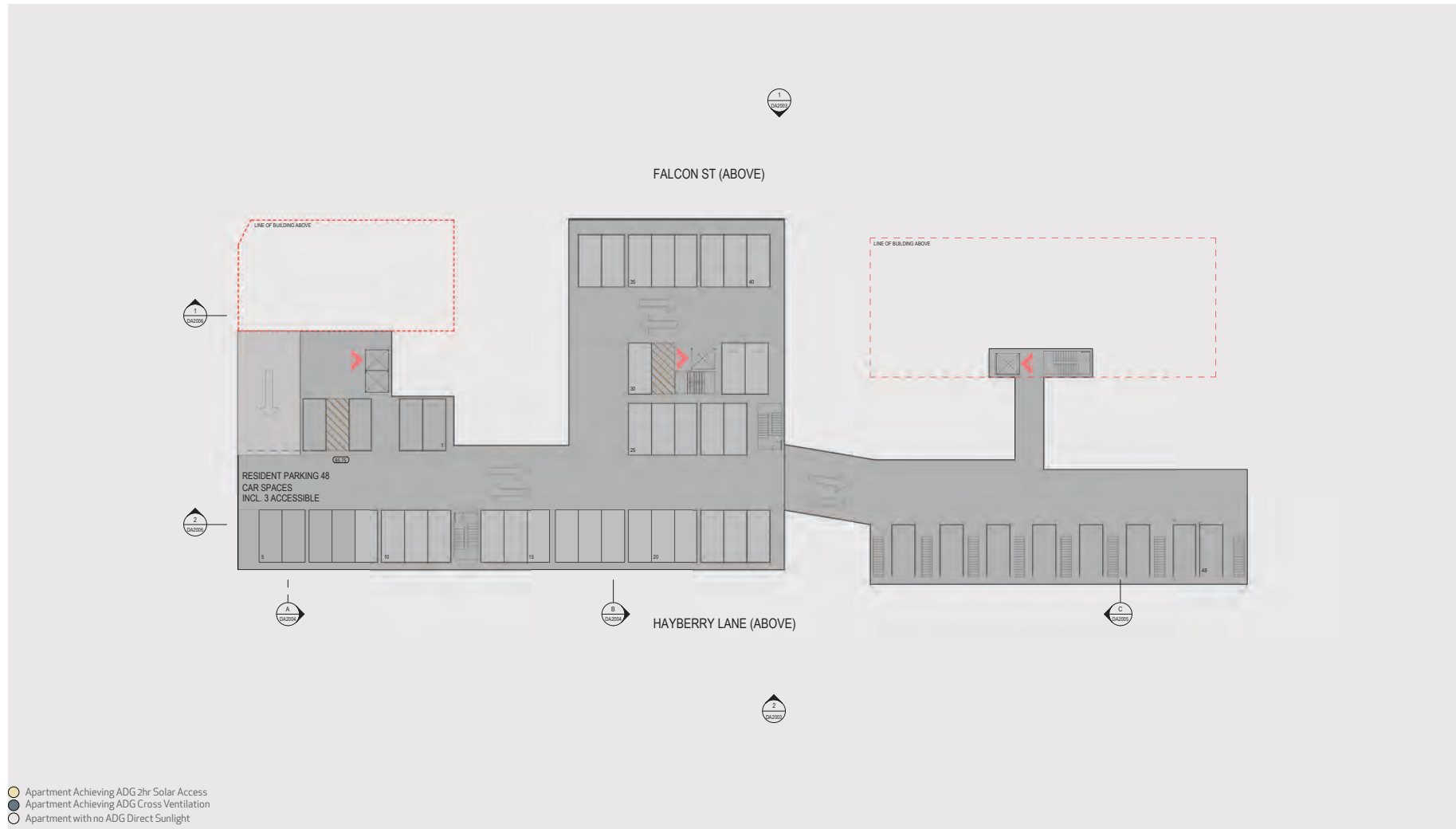
The setback to the western face of Block A is therefore increased to 6m from the centreline of Alexander Lane, which is an equal share of the required ADG setback of 12m between habitable rooms up to 4 storeys.

The Residential Flat Building at 9 Alexander Street appears to have been built before SEPP65 came in to effect and is in part built to the street boundary on Alexander Lane.

The neighbouring zone is similar in density to the subject site so additional setbacks across zone boundaries do not apply



5.1 BASEMENT PLAN



5.2 LOWER GROUND PLAN



- Apartment Achieving ADG 2hr Solar Access
- Apartment Achieving ADG Cross Ventilation
- Apartment with no ADG Direct Sunlight

KEY:

RETAIL

STUDIO

1 BED

2 BED

3 BED



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27-55 FALCON ST | URBAN DESIGN REPORT LAPR 2020



5.4 UPPER GROUND PLAN



- Apartment Achieving ADG 2hr Solar Access
- Apartment Achieving ADG Cross Ventilation
- Apartment with no ADG Direct Sunlight

KEY:

RETAIL

STUDIO

1 BED

2 BED

3 BED



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27-55 FALCON ST | URBAN DESIGN REPORT | APRIL 2020

5.5 LEVEL2 TYPICAL PLAN



5.6 LEVEL 3 TYPICAL PLAN



- Apartment Achieving ADG 2hr Solar Access
- Apartment Achieving ADG Cross Ventilation
- Apartment with no ADG Direct Sunlight

KEY:

RETAIL

STUDIO
1 BED

2 BED
3 BED



ALLEN JACK+COTTIER | ETHOS URBAN

27-55 FALCON ST | URBAN DESIGN REPORT LAR 19/02/20 1094

5.7 LEVEL 4 TYPICAL PLAN



- Apartment Achieving ADG 2hr Solar Access
- Apartment Achieving ADG Cross Ventilation
- Apartment with no ADG Direct Sunlight

KEY:

RETAIL

STUDIO

1 BED

2 BED

3 BED



ALLEN JACK+COTTIER | ETHOS URBAN

27-55 FALCON ST | URBAN DESIGN REPORT LARPS 2020 147

5.8 LEVEL 5 TYPICAL PLAN



- Apartment Achieving ADG 2hr Solar Access
- Apartment Achieving ADG Cross Ventilation
- Apartment with no ADG Direct Sunlight

KEY:

RETAIL

STUDIO

1 BED

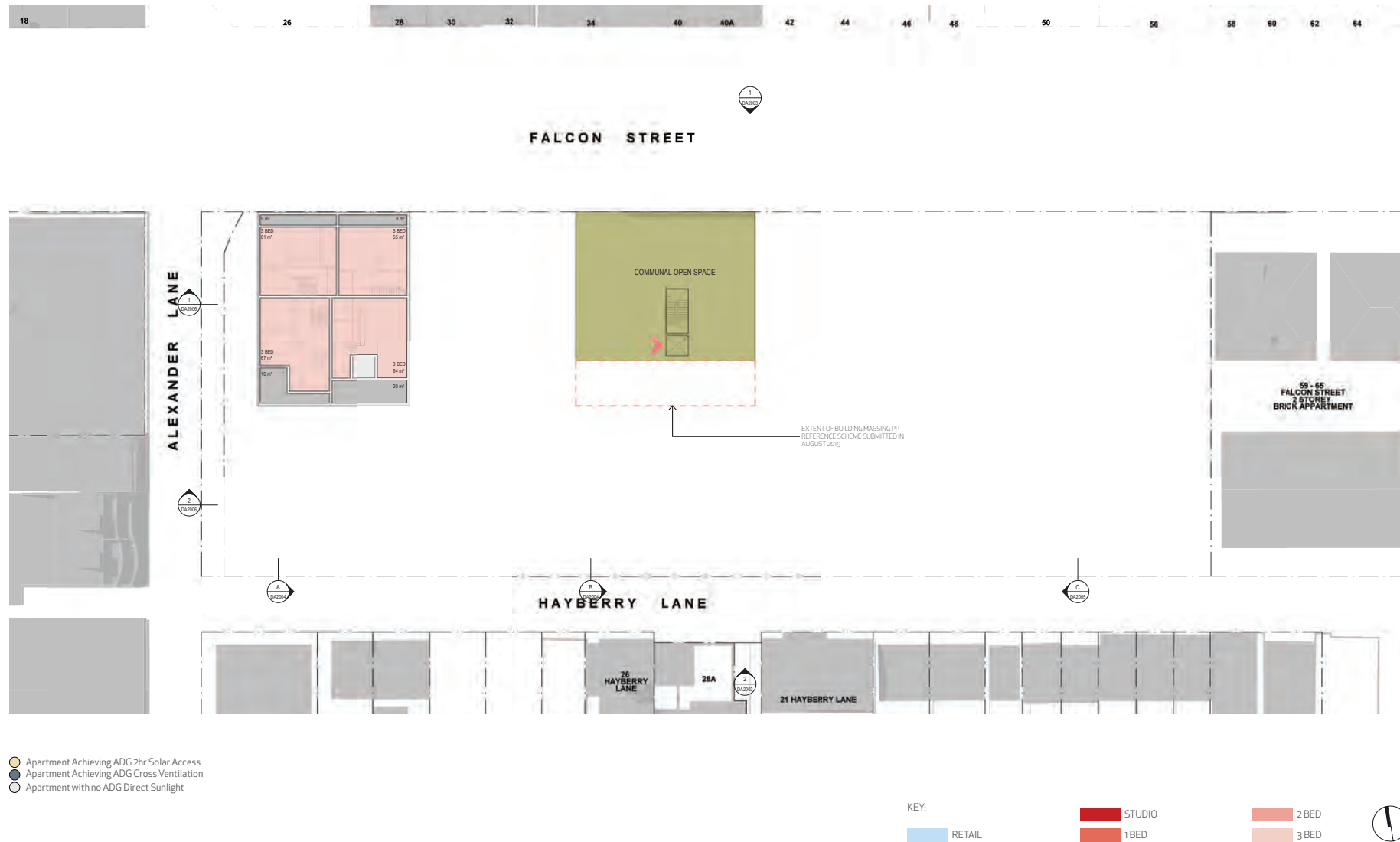
2 BED

3 BED



ALLEN JACK+COTTIER | ETHOS URBAN

5.9 LEVEL 6 TYPICAL PLAN



ALLEN JACK+COTTIER | ETHOS URBAN

5.10 CONCEPTUAL RENDERS

Note: rendered views are indicative only, provided to indicate future neighbourhood character.



Falcon St, Facing East

ALLEN JACK+COTTIER | ETHOS URBAN

Note: rendered views are indicative only, provided to indicate future neighbourhood character.



Falcon Street, Facing West

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Note: rendered views are indicative only, provided to indicate future neighbourhood character.



Alexander Lane, Facing North

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Note: rendered views are indicative only, provided to indicate future neighbourhood character.



Hayberry Lane, Facing East

ALLEN JACK+COTTIER | ETHOS URBAN

3.2.5 – 27-57 Falcon Street, Crows Nest

3.2.5.1 - Desired Future Character, Design Objectives and Key Principles

- P1. Development is to respond to the scale and character of the existing development and desired future character of the surrounding area.
- P2. Built form, scale and massing is to transition in scale across the site from a mixed use, higher density typology in the western portion reflective of the Crows Nest Strategic Centre to a lower to medium density residential typology on the eastern portion.
- P3. Development should balance the provision of new residential apartment buildings within a Strategic Centre, while maintaining a reasonable level of amenity, privacy and solar access for low density neighbouring residents on Alexander Lane, Falcon Street and in the Hayberry Conservation Area.
- P4. A mixed-use typology with medium rise residential apartment buildings built to the boundary with commercial on ground level at the corner of Falcon Street and Alexander Lane. A residential typology to the eastern part of the site along Falcon Street setback from the street, with townhouses fronting Hayberry Lane to respond to the existing scale of the Hayberry Conservation Area.
- P5. Built form to transition to the existing lower scale development in the Hayberry Conservation Area
- P6. Road widening along Alexander Lane with pedestrian amenity and road widening with a landscaped response and pedestrian amenity to Hayberry Lane.
- P7. Vehicular access from Alexander Lane with two-way access from / to Falcon Street.
- P8. A Secure pedestrian through site link between Falcon Street and Hayberry Lane.

3.2.5.2 Desired Built Form

Objectives

- To provide for increased opportunity for height and density in the growing Crows Nest Local Centre, close to public transport and services.
- Building envelopes are to respond to the site's surrounding context which transitions in character from the Crows Nest Strategic Centre to the lower scale Heritage Conservation Area on Hayberry Street.
- To achieve appropriate separation distances between existing and proposed buildings and ensure reasonable privacy and solar access is maintained to surrounding dwellings, mindful of the need for renewal at the site.
- To ensure appropriate building lengths, a variety of building facades and a 'fine-grain' response to the public domain.

Building Height Provisions

- P1. The maximum height in storeys of any building must comply with the heights in storeys shown on the Site Layout Plan at Figure 1.
- P2. Building A is to be a maximum height of 6 storeys and step down in height to a maximum of 3 storeys at the Hayberry Lane frontage.
- P3. Building B is to be a maximum of 6 storeys and step down in height to a maximum of 2-3 storeys at the Hayberry Lane frontage.
- P4. A site-specific LEP clause will allow minor exceedances of the LEP Height of Building control for plant and lift overruns only.
- P5. Building C is to be a maximum of 4 storeys.
- P6. Building D is to be a maximum of 3 storeys with a 2 storey street frontage height to Hayberry Lane. The third storey is to be generally accommodated within the roof form.

Street and Side Setbacks Provisions

- P1. Building setbacks must comply with the setbacks shown on the Site Layout Plan at Figure 1.
- P2. The following minimum setbacks are required to Falcon Street:
 - a. Building A is to be setback zero metres.
 - b. Building B is to be setback zero metres.
 - c. Building C is to be setback 2 metres.
- P3. The following minimum setbacks are required from Hayberry Lane:
 - a. Buildings A and B are to be setback from Hayberry Lane by 3 metres.
 - b. Building D is to be setback by 1.5 metres.
- P4. The following minimum side setbacks are required to 56-63 Falcon Street:
 - a. Building C is to be setback 4.5 metres.
 - b. Building D is to be setback 1.5 metres.
- P5. Building A is to be setback a minimum of 6 metres from the existing centreline of Alexander Lane.

3.2.5.3 Residential Apartment Building Design**Objectives**

- Ensure that the residential apartment buildings consider and are consistent with the nine design quality principles within *State Environmental Planning Policy 65 – Design Quality of Residential Flat Development*.

Provisions

- P1. The residential apartment building design is subject to the requirements of State Environmental Planning Policy 65 – Design Quality of Residential Flat Development including the Design Quality Principles and the Apartment Design Guide.

3.2.5.4 Site Coverage

Objectives

- To ensure that development is balanced and in keeping with the optimum capacity of the site acknowledging its unique size and location within the Crows Nest Strategic Centre at the interface between business and residential zones that accommodates a mix of building typologies.
- To achieve appropriate building envelopes that ensure the development responds to its surrounding context and provides appropriate open space and landscaped area for residents and visitors.

Site Coverage Provisions

- P1. The maximum site coverage for this site is 65%.

3.2.5.5 Communal Open Space

Objectives

- To provide high quality communal open space at ground level and on buildings with a reasonable level of outdoor amenity without reducing privacy to neighbouring dwellings.
- To provide a level of communal open space commensurate with Apartment Design Guidelines that is mindful of the site's unique location and building typologies.
- To ensure communal open space is useable.

Communal Open Space Provisions

- P1. Communal open space is provided in the locations shown on the Site Layout Plan at Figure 1.
- P2. Communal open space can be provided on the Building B rooftop only if the space is designed such that there is no potential for overlooking into private open space and its location will not create any noise issues for surrounding dwellings.

3.2.5.6 Landscaped Area

Objectives

- To ensure that landscaping is used to provide appropriate amenity for development and soften the appearance of buildings and their interface with the neighbouring dwellings and the public domain.
- To provide a level of landscaped area commensurate with Apartment Design Guidelines that is mindful of the site's unique location and building typologies.

Landscaped Area Provisions

- P1. The minimum landscaped area for the site is 20%

3.2.5.7 Traffic, Access and Parking

Objectives

- To regulate traffic movements and reduce congestion on Falcon Street.
- To ensure that vehicular access is safe for motorists and pedestrians.
- To facilitate road widening along Alexander Lane.
- To facilitate road widening and the provision of a shared way along Hayberry Street.
- To create a safe, accessible and shared laneway network.
- To provide appropriate amount of basement parking spaces for residents, visitors and staff.

Traffic, Access and Parking Provisions

- P1. Vehicular access to the site must be from Alexander Lane.
- P2. To facilitate vehicular access from Hayberry Lane, Alexander Lane is to be widened to allow for the provision of two-way traffic between Falcon Street and Hayberry Lane. No access is to be provided south of the site into Hayberry Lane or Alexander Lane (south).
- P3. A total of 94 car space are to be provided on the site.

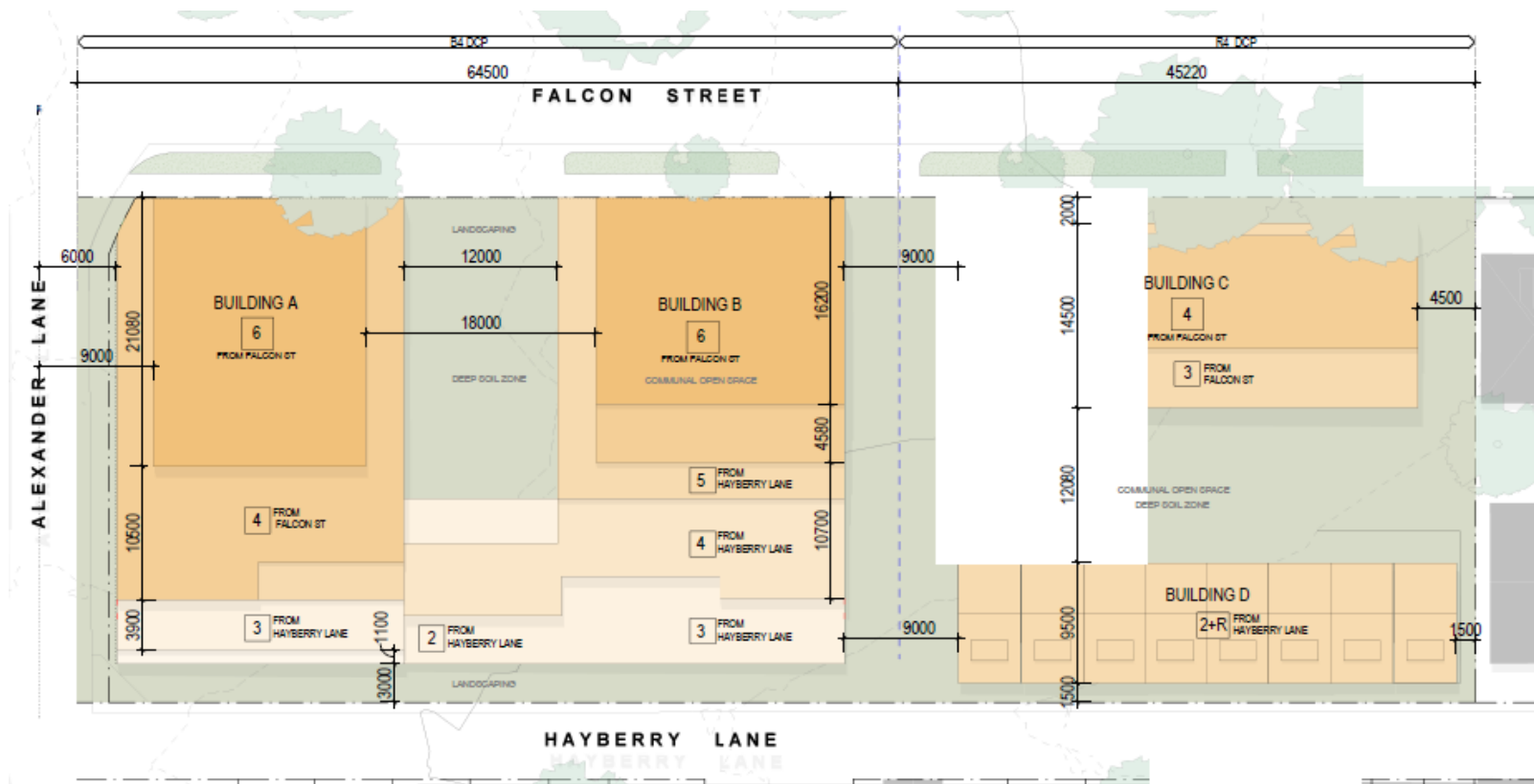


Figure 1 Site Layout Plan



4 June 2020

The General Manager
North Sydney Council
PO Box 12
North Sydney NSW 2059

[via email: yoursay@northsydney.nsw.gov.au]

Dear Neal

Re: VOLUNTARY PLANNING AGREEMENT LETTER OF OFFER
Development of 27-57 Falcon Street, Crows Nest

This Letter of offer has been prepared on behalf of CN Land Pty Ltd and Lindsay Bennelong Pty Ltd for a Voluntary Planning Agreement associated with the Planning Proposal relating to the development of 27-57 Falcon Street, Crows Nest.

This letter provides an outline of the Heads of Agreement in relating to the public benefits that are proposed to be included within the Voluntary Planning Agreement, which is to be negotiated by a mediation process and publicly exhibited with the Planning Proposal post Gateway Determination.

The public benefits have provided for enhancement of the public domain and safety as well as the provision of open space in the LGA.

HEADS OF AGREEMENT

Parties	North Sydney Council (Council); and CN Land Pty Ltd (Landowner)
Background	<p>Ethos Urban on behalf of the Landowner has lodged a Planning Proposal with Council seeking amendments to the North Sydney Local Environment Plan 2013</p> <p>The Landowner offers to enter into a planning Agreement (the Agreement) with Council to make Development Contributions on the terms set in this outline of the Heads of Agreement.</p>

Planning Agreement under the Act	This Agreement will be a planning agreement within the meaning of Section 7.4 of the Act
Application of the Agreement	This Agreement will apply to: <ul style="list-style-type: none"> • The Land; and • The Development
Commencement	This Agreement will commence from the date the Agreement is signed by the Parties, following the Amendments to North Sydney LEP 2013 and approval of a site specific DCP for the development site.
The Offer	<p>The Landowner agrees to provide a total contribution of \$1,130,000 in conjunction with future Development Consent(s) which is made up of the following:</p> <ul style="list-style-type: none"> • A monetary contribution of \$800,000 towards increased open space opportunities (e.g. Stage 1 Hume Street Park upgrade), payable to Council. • A Land Dedication including Embellishments to the value of \$330,000 – which is 35% of the total value of these works in recognition of the value of these upgrades to the Subject Site, as set out below: <ul style="list-style-type: none"> – Dedication of land from the Subject Site and embellishment of 129sqm to Alexander Lane and 245sqm to Hayberry Lane to create a new public pedestrian footpath where one currently does not exist as well as associated public domain, landscaping and traffic calming measures. – The land to be dedicated to Council is shown on Drawing SK1502 at Appendix A and has been valued at \$375,000 as supported by Savills valuation, shown in Appendix B. We have apportioned 35% of these costs as a Council and Public Benefit, thus valuing the contribution at \$130,000. – The Embellishment works to the value of \$567,441 which have been supported by a RLB Quantity Surveyors as shown in Appendix C. We have apportioned 35% of these costs as a Council and Public Benefit, thus valuing the contribution at \$200,000.

Review	<p>The parties agree that in the event that either:</p> <ul style="list-style-type: none"> (i) a Special Infrastructure Contribution under Section 94EF of the Act is required to be paid pursuant to a condition of the Development Consent; or (ii) the LEP following gazettal of the Planning Proposal contains a provision that satisfactory arrangements are to be made for the provision of contributions to designated state public infrastructure; <p>the Council and the Landowner must meet to review the Agreement using their best endeavours and acting in good faith.</p>
Bank Guarantee	The Landowner will provide a Bank Guarantee for the amount of the VPA offer following execution and registration of the LEP amendment until such time that the contribution is payable at a Construction Certificate stage.
Application of Section 7.11 of the Act	The Agreement does not exclude the application of Section 7.11 of the Act to the Development.
Registration of the Agreement	The Landowner will do all things necessary to enable the Council to register the Agreement after Gateway Determination.
Dispute resolution	If the Parties are not able to resolve any dispute within 20 business days of a dispute notice being served, then they may have recourse to litigation or other dispute resolution processes.
Enforcement	The Agreement may be enforced by any Party in any court of competent jurisdiction.
Assignment of dealings	A Party must not assign or novate the Agreement without the prior written consent of the other Party which consent is not to be unreasonably withheld.
Costs	Each Party must pay its own costs of negotiating, preparing and executing the Agreement (and any other instrument executed under the Agreement).



Defined Terms	<p>Act means the Environmental Planning and Assessment Act 1979 (NSW)</p> <p>Development means the development of the Land proposed to be carried out, by the landowner in accordance with the Planning Proposal.</p> <p>Development Consent means consent granted under Part 4 of the Act to carry out the future development of the Land. Land means land at 27-57 Falcon Street, Crows Nest NSW.</p> <p>Planning Proposal means the Planning Proposal Report prepared by Ethos Urban.</p>
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Summary and Conclusion

CN Lands Pty Ltd and the applicant (Lindsay Bennelong Developments) look forward to working collaboratively with North Sydney Council to facilitate an appropriate concept development outcome for the site and wish to contribute to the surrounding community and wider LGA through the provision of funds towards affordable housing and local on-site public improvements.

Should Council require any further information in relation to the matters raised within this submission, please do not hesitate to contact the undersigned.

Yours sincerely,

Lindsay Bennelong
Developments

A handwritten signature in black ink, appearing to read 'Leigh Manser', written over a light blue horizontal line.

Leigh Manser
Development Director

Incl. under separate cover:

- APPENDIX A - AJ+C Drawing – Embellishment Area SK1502
- APPENDIX B – Savills Valuation – Estimate of Market Uplift
- APPENDIX C – Rider Levett Bucknall – External Works Embellishments Estimate

N O R T H S Y D N E Y C O U N C I L



NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS

**DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING
HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY,
ON 5 FEBRUARY 2020, AT 2PM.**

PRESENT

Chair:

Jan Murrell in the Chair.

Panel Members:

Peter Brennan, Panel Member
David Brigden, Panel Member
Jane Van Hagen, Panel Member/Community Representative

Staff:

Marcelo Occhiuzzi, Manager Strategic Planning
Neal McCarry, Team Leader Policy
Jayden Perry, Strategic Planner
David Hoy, Team Leader (Assessments)
Robyn Pearson, Team Leader (Assessments)

Administrative Support

Melissa Dunlop, Governance Co-ordinator (Minutes)

Apologies: Nil.

1. Minutes of Previous Meeting

Not applicable.

2. Declarations of Interest

Nil.

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on 5 February 2020.*

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3. Business Items

On 23 February 2018, the Minister for Planning released a Section 9.1 Direction which outlines the instance when a Planning Proposal must be referred to a Local Planning Panel for advice prior to a Council determining as to whether that Planning Proposal should be forwarded to the Department of Planning and Environment for the purposes of seeking a Gateway Determination.

The Panel has considered the following Business Item and provides the following recommendation to the council on the Planning Proposal.

ITEM 5 (considered after Development Applications)

PROPOSAL No:	6/19
ADDRESS:	27-57 Falcon Street, Crows Nest
PROPOSAL:	<p>To amend the North Sydney Local Environmental Plan 2013 (NSLEP 2013):</p> <ul style="list-style-type: none"> • Rezone the site from B4 – Mixed Use to R4 – High Density Residential • Increase the maximum building height from 10m to part 24.5m and part 14.5m. • Apply a maximum floor space ratio control of 1.85:1 • Retain ‘retail premises’ as a permitted land use on the site.
REPORT BY NAME:	Neal McCarry, Team Leader Policy
APPLICANT:	Lindsay Bennelong Developments Pty Ltd

Public Submissions

Submitter	Applicant/Representative
Davie Macdonald	Tom Goode
Sue Yelland	Leigh Manser

Panel Recommendation to Council:

The Panel conducted an extensive site inspection in the context of the surrounding development that has a direct interface with the conservation area on Hayberry Lane and larger scale development along Falcon Street and Alexander Lane. This large 4,325 sqm site is generally vacant and unoccupied and has been for over a decade.

The Panel considered the submissions made both orally and written in providing advice to the Council.

The Council Officer’s report on the Planning Proposal is endorsed and the Panel recommends to Council, subject to further examination and resolution of certain issues, that it may proceed to a Gateway Determination. The site clearly has strategic merit to be rezoned to R4 from B4. This presents the opportunity to provide an appropriate domestic scale of development to the Hayberry Conservation Area while orienting the bulk towards the north-west. At the same time further opportunities for deep soil planting need to be explored. Given its context the Panel agrees this site is more appropriate for residential rather than a mixed use development and the inherent flow-on effects where access to the

This is Page No 2 of the Minutes of the North Sydney Local Planning Panel Meeting held on 5 February 2020.

NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS – 5/02/2020
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site is problematic for a large commercial component. However, given the objective of employment growth opportunities, this requires further analysis.

The Panel agrees that further investigation including: overshadowing; height and bulk distribution; laneway treatment and activation; vehicular access and parking; Falcon Street frontage and setback; and areas of deep soil planting on the site needs to be the subject of a DCP or concept plan to be exhibited concurrently with the Draft LEP. This is required to demonstrate the site specific merits of the rezoning and to assist in the community consultation.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	Y		Jane Van Hagen	Y	
David Brigden	Y				
Peter Brennan	Y				

The public meeting concluded at 4.10pm.

The Panel Determination session commenced at 4.15pm (including Development Applications).

The Panel Determination session concluded at 6.20pm.

Endorsed by Jan Murrell
 North Sydney Local Planning Panel
5 February 2020

8.19. Planning Proposal No. 1/20 - 41 McLaren Street, North Sydney

AUTHOR: Planning Ingenuity (Independent Planning Consultant)

ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS:

1. NSLPP Report - PP 1/20 - 41 McLaren Street, North Sydney [8.19.1 - 126 pages]
2. NSLPP Minutes - Planning Proposal - 1 July 2020 [8.19.2 - 4 pages]

PURPOSE:

This report outlines the independent assessment report commissioned for Planning Proposal PP 1/20, 41 McLaren Street, North Sydney and the subsequent recommendations of the North Sydney Local Planning Panel after its consideration of the matter.

EXECUTIVE SUMMARY:

On 13 February 2020, Council received a Planning Proposal to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013) as it relates to land located at 41 McLaren Street, North Sydney. In particular, the Planning Proposal seeks the following amendments to NSLEP 2013:

- Increase the maximum height of building from RL 100 to RL 226 (representing a maximum building height of approximately 160m and 47 storeys) and
- Increase the minimum non-residential floor space ratio from 0.5:1 to 3:1.

The proposal also includes an offer by the proponent to enter into a voluntary planning agreement to provide a monetary contribution of \$4.75 million to be paid to Council which could be used for the provision of affordable housing or works in kind.

Due to North Sydney Council owning a parcel of land within the Ward Street Precinct in which the site is located, Council has engaged an independent consultant, Planning Ingenuity, to undertake an assessment of the Planning Proposal to avoid any perceived conflicts of interest. Planning Ingenuity's assessment report recommended that the Planning Proposal should not be supported to proceed to Gateway Determination.

The North Sydney Local Planning Panel (NSLPP) considered the assessment report prepared by Planning Ingenuity at its meeting on 1 July 2020 and recommended that the Proposal not be supported to progress to Gateway Determination. The NSLPP generally agreed with the reasons for not supporting the Planning Proposal outlined in the assessment report. The fundamental reason the Panel does not support the Planning Proposal is that it will result in unacceptable solar impacts on the proposed public open space contained in the Ward Street Masterplan area.

Due to Council not having made a determination within 90 days of lodgment of the Planning Proposal, the applicant lodged a Rezoning Review with the Department of Planning, Infrastructure and Environment on 29 May 2020. At the time of writing this report, a date had not yet been determined for the Sydney Planning Panel hearing of such review.

It is recommended that Council adopt NSLPP's recommendation that the Planning Proposal not proceed to Gateway Determination.

FINANCIAL IMPLICATIONS:

Nil.

RECOMMENDATION:

- 1. THAT** Council resolves not to support the Planning Proposal proceeding to Gateway Determination consistent with the independent assessment of the proposal and the North Sydney Local Planning Panel's recommendation.
- 2. THAT** Council notifies the applicant of Council's determination in accordance with clause 10A of the Environmental Planning and Assessment Regulation 2000.
- 3. THAT** Council advise the Department of Planning, Industry and Environment of its decision and that it be provided with a copy of this report and its resolution in support of Council's position.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment
 - 1.3 Quality urban greenspaces
 - 1.4 Public open space and recreation facilities and services meet community needs
2. Our Built Infrastructure
 - 2.1 Infrastructure and assets meet community needs
 - 2.2 Vibrant centres, public domain, villages and streetscapes
 - 2.4 Improved traffic and parking management
3. Our Future Planning
 - 3.1 Prosperous and vibrant economy
 - 3.2 North Sydney CBD is one of NSW's pre-eminent commercial centres
 - 3.4 North Sydney is distinctive with a sense of place and quality design
4. Our Social Vitality
 - 4.1 North Sydney is connected, inclusive, healthy and safe
 - 4.4 North Sydney's history is preserved and recognised
5. Our Civic Leadership
 - 5.1 Council leads the strategic direction of North Sydney
 - 5.2 Council is well governed and customer focused.

BACKGROUND

The subject Planning Proposal was lodged on 13 February 2020. A detailed history to the background of the Planning Proposal is contained in the Assessment Report prepared by Planning Ingenuity, which was considered by the North Sydney Local Planning Panel (NSLPP) on 1 July 2020 (refer to ATTACHMENT 1).

CONSULTATION REQUIREMENTS

Community engagement is not required at this stage. However, should Council determine that the Planning Proposal should proceed, community engagement will be undertaken in accordance with Council's Community Engagement Protocol, the requirements of any Gateway Determination issued in relation to the Planning Proposal and the Environmental Planning and Assessment Regulation 2000.

DETAIL

1. Planning Proposal

The Planning Proposal seeks the following amendments to North Sydney Local Environmental Plan 2013 (NSLEP 2013) as it relates to land located at 41 McLaren Street, North Sydney (the site):

- Increase the maximum height of building from RL 100 to RL 226; and
- Increase the minimum non-residential floor space ratio from 0.5:1 to 3:1.

2. Assessment

Due to North Sydney Council owning a parcel of land within the Ward Street Precinct in which the site is located, Council engaged Planning Ingenuity to undertake an independent assessment of the Planning Proposal to avoid any perceived conflicts of interest.

A detailed assessment of the Planning Proposal is contained within the Assessment Report considered by the NSLPP on 1 July 2020 (refer to ATTACHMENT 1). The Assessment Report recommended that the Planning Proposal should not proceed to a Gateway Determination for a number of reasons.

3. Local Planning Panel

By Ministerial direction, all planning proposals are required to be referred to the Local Planning Panel for their advice. Furthermore, a council may not make a determination to progress or not progress a Planning Proposal to Gateway Determination, unless it has considered the Local Planning Panel's advice.

The NSLPP considered the Planning Proposal at its meeting on 1 July 2020, wherein it resolved that the Planning Proposal should not be supported to proceed to Gateway Determination. The NSLPP generally agreed with the reasons for not supporting the Planning Proposal outlined in the Assessment Report, noting that the fundamental reason the Panel does not support the Planning Proposal is that it will result in unacceptable solar impacts on the proposed public open space contained in the Ward Street Masterplan area. The minutes of the meeting and the Panel's advice forms ATTACHMENT 2 to this report.

The Panel resolved that:

The Panel recognises the proponent's efforts and detailed submissions with respect to this Planning Proposal.

"The Panel notes that the applicable Local Strategic Planning Statement has recently been adopted and assured by the Greater Sydney Commission. The LSPS included reference to the Ward Street Masterplan, which was prepared following extensive research and consultation over a number of years. Council considered the decision of the Independent Planning Commission on 7 June 2019 in adopting that Masterplan.

The Panel generally agrees with the Council's assessment report (prepared by an independent planning consultant) and the reasons for not supporting the planning proposal. However, the Panel does not support this planning proposal for the fundamental reason that the proposal will result in unacceptable solar impacts on the proposed public open space contained in the Ward Street Masterplan area for many months of the year, not just mid-winter".

4. Rezoning Review

On 29 May 2020, the applicant of the Planning Proposal lodged a request with the Department of Planning, Industry and Environment (DPIE) for a Rezoning Review, due to Council not having made a determination within 90 days of the lodgement of the Planning Proposal.

Council was advised of this request on 2 June 2020 and invited to provide a response detailing why the original request to Council was not progressed. Council provided a formal response on 20 June 2020, requesting that consideration of the Rezoning Review be delayed to allow the matter to be reported to the NSLPP and Council.

At the time of writing this report, a date had not been set for the Sydney Planning Panel to consider the Rezoning Review request. As part of its requirements, the Sydney Planning Panel must take into consideration Council's position on the Planning Proposal as well as that of the NSLPP.

Should Council defer making a determination, then there is the potential that the Sydney Planning Panel could consider the proposal without the benefit of a Council resolved position. This could result in a poor outcome for the wider community, as the community's interests, through a resolved Council position, will not have been considered.

5. Submissions

During the assessment of the Planning Proposal, Council was in receipt of one (1) submission, which was addressed in the Assessment Report (refer to Attachment 1) prepared by Planning Ingenuity. At the time of writing, an additional 44 submissions were received after the Assessment Report was published on Council's website on 25 June 2020, as part of the agenda to the NSLPP meeting.

43 of the submissions are all in objection to the Planning Proposal, with concerns raised relating to the following:

- Strategic Merit:
 - Lack of strategic merit – not consistent with the Ward Street Master Plan;
 - Conflicts with the decision of the Independent Planning Commission; and
 - Conflicts with the Civic Precinct Study currently on public exhibition.
- Site Specific Issues:
 - Proposal is overdevelopment;
 - Contrary to character of the area;
 - Impact of built form and height;
 - Impact on heritage;
 - Overshadowing impacts on public open space and neighbouring properties;
 - Impact on privacy for neighbouring occupiers;
 - View impacts;
 - Does not provide height transition from CBD;
 - Impact on the streetscape;
 - Traffic impacts – safety, congestion and parking;
 - Wind impacts;
 - Construction impacts;
 - Liveability impacts;
 - Fire hazard impacts; and
 - Cumulative impact of existing and proposed development on traffic and construction impacts.
- Other:
 - VPA monetary contributions concern.

1 submission was also received from the applicant in support of the Planning Proposal.

A copy of all submissions has been made available in the Councillors Room.

6. Conclusion

The independent consideration and assessment of the Planning Proposal, both by consultant planners and the North Sydney Local Planning Panel, has resulted in a negative recommendation in that the Proposal does not progress to Gateway Determination.

The NSLPP generally agreed with the reasons for not supporting the Planning Proposal outlined in the assessment report prepared by Planning Ingenuity and noted the fundamental reason the Panel does not support the Planning Proposal is that it will result in unacceptable solar impacts on the proposed public open space contained in the Ward Street Masterplan area.

The applicant of the Planning Proposal has lodged a Rezoning Review with the DPIE due to Council not having made a determination within 90 days of its lodgement with Council.

Whilst the Sydney Planning Panel has yet to formally consider the Rezoning Review, it will consider Council's position with respect to the Planning Proposal at the relevant time.

Given that the NSLPP does not support the progression of the Planning Proposal, and the Assessment Report recommends that the Planning Proposal should not proceed to a Gateway Determination, it is recommended that Council resolve not to support the forwarding of the Planning Proposal to the DPIE, for the purposes of seeking a Gateway Determination under s.3.34 of the EP&A Act.

Item PP02 - REPORTS - 1/07/2020

N O R T H S Y D N E Y C O U N C I L R E P O R T S



NSLPP MEETING HELD ON 1/07/2020

Attachments:

1. Planning Proposal
2. Urban Design Report
3. Heritage Assessment Referral Report

ADDRESS/WARD: 41 McLaren Street, North Sydney (W)

APPLICATION No: PP1/20

PROPOSAL: To amend North Sydney Local Environmental Plan 2013 as follows:

- Increase the maximum height of building from RL 100 to RL 226; and
- Increase the minimum non-residential floor space ratio from 0.5:1 to 3:1.

OWNER:

[REDACTED]

APPLICANT: Erolcene Pty Limited & Claijade Pty Limited

AUTHOR: Planning Ingenuity (Independent Planning Consultant)

DATE OF REPORT: 16 June 2020

DATE LODGED: 13 February 2020

EXECUTIVE SUMMARY

On 13 February 2020, Council received a Planning Proposal to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013) as it relates to land located at 41 McLaren Street, North Sydney. In particular, the Planning Proposal seeks the following amendments to NSLEP 2013:

- Increase the maximum height of building from RL 100 to RL 226; and
- Increase the minimum non-residential floor space ratio from 0.5:1 to 3:1.

The proposal also includes an offer by the proponent to enter into a voluntary planning agreement to provide a monetary contribution of \$4.75 million to be paid to Council which could be used for the provision of affordable housing or works in kind.

Having completed an assessment of the Planning Proposal, it is recommended that the Planning Proposal not be supported to proceed to Gateway Determination for the following reasons:

- The proposal does not demonstrate strategic merit as it is contrary to the North Sydney Local Strategic Planning Statement (LSPS), and would significantly undermine the extensive place-based strategic planning work that has been undertaken in the locality, and that is integrated within the LSPS, particularly the Ward Street Precinct Masterplan and North Sydney CBD Public Domain Strategy.
- The proposal is contrary to key priorities of the North District Plan, namely:
 - Planning Priority N8 (*Eastern Economic Corridor is better connected and more competitive*) as it will result in a loss of non-residential floor space that conflicts with the strengthening of the employment role of the Eastern Economic Corridor; and
 - Planning Priority N6 (*Creating and renewing great places and local centres, and respecting the District's heritage*) as it would have a significant adverse impact on the heritage item on the site.
- The loss of commercial floor space and adverse impacts to the heritage item also mean the proposal is inconsistent with Section 9.1 Ministerial Directions *1.1 Business and Industrial Zones* and *2.3 Heritage Conservation*.
- The proposal does not demonstrate site specific merit due to the following:
 - the expected increase in overshadowing and the reduction in solar access likely to occur on the public open space proposed under the Ward Street Precinct Masterplan and North Sydney CBD Public Domain Strategy;
 - insufficient information has been provided on the potential increased overshadowing of residential buildings to the east of the site;
 - the substantial adverse impacts on the heritage significance of the existing heritage building ('Simsmetal House') on the site; and
 - the proposal is of an inappropriate height given its location in the northern extent of the North Sydney CBD, and would be out of scale and character with the immediate surroundings and the desired streetscape of McLaren Street, as well as being inconsistent with the *North Sydney Civic Precinct Planning Study* which identifies the block on the northern side of McLaren Street as a transition area from the CBD and Ward Street Precinct where heights will transition down towards the low-scale residential area to the north.

LOCATION MAP



DESCRIPTION OF PROPOSAL

Planning Proposal 1/20 seeks to amend the North Sydney Local Environmental Plan 2013 (NSLEP 2013) as it relates to land located at 41 McLaren Street, North Sydney (the site). In particular, the Planning Proposal seeks the following amendments to NSLEP 2013:

- Increase the maximum height of building from RL 100 to RL 226; and
- Increase the minimum non-residential floor space ratio from 0.5:1 to 3:1.

The key objectives of the Planning Proposal as described by the applicant are as follows:

- *To retain and conserve the heritage significance of the existing commercial office building;*
- *Allow development uplift to incentivise heritage conservation works;*
- *Providing more residential development to support significant investment in public transport infrastructure;*
- *To allow an uplift in density for the Site commensurate with its location opposite the new planned Victoria Cross Station;*
- *To allow holistic planning of the Site in conjunction with the renewal of the Ward Street Precinct;*
- *To provide potential for, and contribute to, the future delivery of high-quality public domain and links through the Ward Street Precinct, which provide active uses and contribute towards a vibrant day and night time economy;*
- *Provide opportunity for increased residential density to meet growing demand and support renewal of the subject site; and*
- *To protect commercial floor space in the existing building and in the broader context of North Sydney CBD.*

The Planning Proposal is accompanied by an indicative concept design to demonstrate what could be achieved on the site if the proposed amendments were implemented. In particular, it would accommodate a 45-storey mixed-use development comprising 7,970m² of commercial floor space within the existing heritage listed 'Simsmetal House' (7 storeys) which would act as a podium to the proposed 38 level residential tower above (containing approximately 194 residential units).

The proposal provides for a publicly accessible through-site link between McLaren Street to the future public open space proposed to the south of the site. This link will be via a double-height colonnade with vertical clearance of approximately 5.8m and minimum width of approximately 7.5m, which also acts as the principle access to the building.

Works are required within the existing heritage building to service the proposed tower including a residential lift core, fires stairs and inclusion of a residential lobby and lounge, as well as demolition works to remove part of the floor at Level 1 to allow for the entry colonnade/through-site link. These works will reduce the existing commercial floor space from 10,148m² to 7,970m². Conservation and restoration works would also be undertaken to the heritage listed building.

The proposal also includes demolition of the existing basement levels and excavation works for additional basement car parking and provision of 147 car parking spaces.

The Planning Proposal is also supported by a public benefit offer to the value of approximately \$4.75 million to be formalised through a Voluntary Planning Agreement. The public benefit offer comprises the provision of affordable housing or works in kind.



FIGURE 1: Proposed Development Concept

PANEL REFERRAL

On 23 February 2018, the Minister for Planning released a Section 9.1 Direction which outlines the instances when a planning proposal must be referred to a Local Planning Panel for advice prior to a council determining whether that planning proposal should be forwarded to the Department of Planning, Industry and Environment (DPIE) for the purposes of seeking a Gateway Determination.

All planning proposals are required to be referred to the Local Planning Panel, unless they meet any of the following exemptions:

- the correction of an obvious error in a local environmental plan;
- matters that are of a consequential, transitional, machinery or other minor nature; or
- matters that Council's General Manager considers will not have any significant adverse impact on the environment or adjacent land.

The Planning Proposal does not meet any of the exemption criteria and therefore must be referred to the Local Planning Panel for advice prior to Council making any determination on the matter.

BACKGROUND

Ward Street Precinct Masterplan

The Ward Street Precinct forms the northern end of North Sydney Centre, within which the subject site is located. The Precinct supports a mix of privately owned commercial, mixed use and residential development. It also contains the Ward and Harnett Street car parks, which are in Council ownership.

The Precinct is undergoing significant and transformational changes, including:

- **Return of a major Council asset:** There is a need to plan for the long-term future of the Council-owned Ward and Harnett Street car parks. The Ward Street car park will return to Council control in 2020.
- **New transport infrastructure:** The proposed Victoria Cross Metro Station will provide faster and more frequent services to the city and major business centres of Sydney's northwest, Macquarie Park and Barangaroo. The station is to be located just outside the Ward Street Precinct and is due to open in 2024.
- **Strong private development interest:** Private development interest from within the precinct continues to be strong, with a number of possible 'opportunity sites' for redevelopment.
- **Decommissioned substation:** Ausgrid has advised the decommissioned portion of the substation fronting Berry Street is surplus to its needs. The site is likely to be sold following decommission.
- **Objectives for the public domain and through-site links:** Ongoing development approvals are restricting the opportunity to cohesively address Council's public domain and pedestrian permeability objectives within the precinct. A Masterplan provides an opportunity to more effectively plan for a meaningful public domain with plaza(s) and linkages.

In light of these changes, Council resolved on 14 June 2016 to prepare a masterplan for the Precinct to ensure that an appropriate strategic direction is set for its future redevelopment.

On 5 December 2016, Council resolved to adopt the *draft Ward Street Precinct Masterplan* (draft WSP Masterplan) and to place the draft WSP Masterplan on public exhibition. The draft WSP Masterplan was the result of a collaborative effort of Council staff and a multi-disciplinary consultant team led by Roberts Day Urban Designers.



FIGURE 2: Draft Ward Street Precinct Masterplan
The subject site (highlighted in red) is located within the draft Masterplan Area

The WSP Masterplan seeks to balance a number of objectives and principles into a cohesive and succinct strategy to integrate the Precinct into the wider urban fabric. The following objectives and principles were identified to guide the WSP Masterplan:

Objectives

Our objectives for the Ward Street Precinct and its role in the evolving city centre will include:

- a) Building on the outcomes of the North Sydney Centre review and applying a precinct scale methodology.*
- b) Assisting property owners and Council by providing clarity on the future strategic growth of the precinct.*
- c) Providing a bold and vibrant public domain and built form response to the proposed Victoria Cross Metro Station.*
- d) Ensuring a built form response that effectively balances growth within the Centre and amenity to surrounding properties.*
- e) Improving the public domain across the precinct by identifying the precinct as a destination, via high quality new and embellished public spaces, that prioritise pedestrians.*
- f) Encouraging public and private development outcomes that activate the precinct, stimulating North Sydney Centre as a destination.*

- g) *Ensuring that significant public benefit is achieved as a result of development that is seeking to amend the planning controls.*
- h) *Identifying opportunities for the Council-owned Ward and Harnett Street car parks.*
- i) *Ensuring that community benefit is a key project driver.*
- j) *Ensuring that a financial return to Council is a key project driver.*

Principles

Council is committed to undertaking the Masterplan according to the following principles:

- P1 *Advocate design excellence, best practice and sustainability in both the built form and public domain.*
- P2 *Capitalise on placemaking and land use opportunities associated with the proposed Victoria Cross Metro Station.*
- P3 *Facilitate safe, attractive and high quality public and community spaces to best practice standards.*
- P4 *Require universal access principles govern all new public and community spaces.*
- P5 *Ensure transparency where the leveraging of public benefits is pursued in exchange for additional development potential.*
- P6 *Prioritising pedestrian amenity.*
- P7 *Advocate for a mix of uses to revitalise the precinct, with a focus on employment generation, community spaces and the 18 hour economy.*
- P8 *Acknowledge that commercial amenity and viability of the North Sydney Centre is critical to future investment and prosperity.*
- P9 *Ensure that total parking provision, including public and private parking assets, delivers no net increase in traffic generated with the Ward Street Precinct and responds to the Victoria Cross Metro Station.*

The draft WSP Masterplan was placed on public exhibition between 26 January and 10 March 2017.

The applicant of the Planning Proposal made a submission in response to the public exhibition of the draft WSP Masterplan, details of which have been incorporated into the Planning Proposal documentation. In particular, they sought to provide two alternative masterplans with a focus on the redevelopment of their own site and Council's land.

On 1 May 2017, Council considered an interim post-exhibition report in relation to the draft WSP Masterplan. In response to the submissions received, Council resolved:

- 1. THAT** *Council note the issues raised by the community as part of the exhibition of the draft Ward Street Precinct Masterplan.*
- 2. THAT** *Council resolve to take steps toward the finalisation of the draft Masterplan through further specialist input and design development that responds to community, industry and landowner feedback, according to the following:*
 - *The content and strategic direction identified in the draft North District Plan inform the refinement of the Masterplan.*

- *The scope of opportunity sites be expanded to ensure opportunities are investigated on all sites within the Precinct.*
 - *The scope of design investigation include the potential for a greater variety of site amalgamation options for opportunity sites.*
 - *The relationship of the Ward Street Masterplan and the Capacity and Land Use Study be clarified, with the development potential of all sites within the Masterplan area identified.*
 - *The East Walker Street opportunity site be detached from the Ward Street Precinct Masterplan project and separately pursued by Council staff.*
 - *The boundary of the North Sydney Centre, as defined in NSLEP 2013, be reviewed for potential expansion to the east.*
 - *The actions identified in this report in pages 9-14.*
- 3. *THAT* a final draft Masterplan be prepared and reported to Council for the purposes of exhibition.**

In response to Resolution No.2 Council engaged Hassell in December 2017 to prepare the revised WSP Masterplan.

In February 2018, Council commenced Stage 2 of the Masterplan project. The draft Ward Street Masterplan was reported to Council in June 2018 seeking Council endorsement for public consultation. Public consultation occurred between August-October 2018.

On 25 February 2019, Council considered a report following public exhibition and recommending (along with additional recommendations) that Council endorse the final masterplan, as amended, in order for Council to move forward with the implementation strategy. At this meeting Council resolved:

- 1. *THAT* the Stage 2 Ward Street Precinct Masterplan be deferred.**
- 2. *THAT* the Stage 2 Ward Street Precinct Masterplan be referred to Council's Strategic Planners for further consideration and review of 45 McLaren Street and reduction of the 57 storey proposal at Site B.**

On 27 May 2019, Council considered a supplementary report and Council resolved:

***THAT* the matter be deferred pending the decision by the Independent Planning Commission [IPC] regarding 41 McLaren Street, North Sydney.**

On 24 June 2019, Council considered a further report following the decision of the Independent Planning Commission (IPC) and Council endorsed the finalised Ward Street Masterplan and resolved:

- 1. *THAT* consistent with the post exhibition report considered by Council on 25 February 2019 (Attachment 1), the following be resolved by Council:**
- 2. *THAT* Council note the comments raised and preferred Masterplan option selected by the submitters as part of the exhibition of the draft Stage 2 Ward Street Precinct Masterplan.**
- 3. *THAT* Council endorse the final masterplan Option 2, as amended, in order for Council to move forward with an implementation strategy.**

4. THAT Council resolve to progress the Masterplan by preparing design specifications for the knowledge hub, cultural hub and plaza/open spaces in order to inform a clear and unambiguous pathway to their delivery.

5. THAT Council resolve to progress the Masterplan by preparing an implementation plan containing:

- a) strategies to maximise wider benefits within the precinct (including staging, flexibility, timelines, sound financial management, continued commitment to high quality outcomes and design qualities in the realisation of the masterplan);
- b) further financial analysis; and
- c) a probity plan to ensure that Council's dual role of landowner and regulator are managed and transparent.

6. THAT Council acknowledges that an amendment to the Berry Street Special Area controls contained in the North Sydney LEP will be required to facilitate the heights anticipated under the preferred Masterplan. This amendment, however, will only occur on the proviso that a high amenity, flexible and highly usable new open space is created as a result of new development within the precinct.

7. THAT Council notes, that despite the preferred Masterplan option, a landowner initiated Planning Proposal may be considered from 45 McLaren Street and may identify how any future redevelopment will:

- i) Minimise solar reductions upon new public domain as identified in the Masterplan.
- ii) Minimise solar and privacy impacts upon existing residential development.
- iii) Provide for a commercial component to any redevelopment.
- iv) Identifies significant public benefits that will arise from the development of the site with particular regard to the objectives of the Masterplan.

8. THAT Council writes to all the submitters thanking them for their contributions to the Masterplan preparation process.

Prior Planning Proposal

On 1 September 2017, Council received a Planning Proposal (PP4/17), and accompanying draft Voluntary Planning Agreement (VPA), to amend NSLEP 2013 as it relates to land at 41 McLaren Street, North Sydney (the site). In particular, the Planning Proposal sought to:

- Amend the Height of Buildings Map in NSLEP 2013 to allow for a building height of up to RL 226m AHD (a 126m increase); OR
- Include a site-specific clause under Division 2 to Part 6 – Additional Local Provisions of NSLEP 2013 allowing for a development up to RL 226m, where the development satisfies requirements of heritage conservation and public domain improvements.

On 8 December 2017, the applicant submitted a request to the Department of Planning and Environment (DPE) for a Rezoning Review, due to Council not having made a determination as to whether the Planning Proposal should proceed to Gateway Determination within 90 days.

On 19 February 2018, Council considered an assessment report in relation to the Planning Proposal, which recommended that Council refuse the Planning Proposal from proceeding to Gateway Determination for the following reasons:

- *It has the potential to significantly undermine strategic planning work currently being undertaken in the locality, specifically the work relating to the Ward Street Precinct Masterplan and the North Sydney Centre Review;*
- *It is contrary to meeting a number of objectives and actions under the relevant regional and district plans applying to the land. In particular, the proposal does not:*
 - *protect nor promote lands for commercial development within an important existing Strategic Centre on the Global Economic Corridor nor allow for future growth; and*
 - *sufficient residential capacity is already provided under NSLEP 2013 to meet State housing targets, without the need to significantly change the land use mix on the subject site.*
- *It is inconsistent with the desired outcomes of the draft Ward Street Precinct Masterplan. In particular, the proposal:*
 - *does not apply a precinct scale planning approach;*
 - *does not provide clarity on the future growth of the Precinct;*
 - *does not balance growth within the Centre or amenity to surrounding properties;*
 - *may result in poor pedestrian interfaces and connections with future potential public open spaces;*
 - *may not result in a significant public benefit being achieved;*
 - *does not achieve a no nett increase in traffic generation.*
- *It is difficult to determine if the quantum of proposed public benefits identified within the Planning Proposal, which would ultimately form part of a future VPA is reasonable with respect to the anticipated uplift that the Planning Proposal seeks.*

Council subsequently resolved:

- 1. THAT** Council resolves not to support the Planning Proposal proceeding to Gateway Determination.
- 2. THAT** Council advise the Department of Planning and Environment of its decision and be provided with a copy of this report and its resolution in support of Council's position.
- 3. THAT** Council notifies the applicant of Council's determination in accordance with clause 10A of the Environmental Planning and Assessment Regulations 2000.
- 4. THAT** Council extends an opportunity to the applicant to make a submission to the revised Ward Street Precinct Masterplan once publicly exhibited.
- 5. THAT** any changes to the planning controls for the Ward Street Precinct be considered holistically and involve all landowners.
- 6. THAT** the applicant be invited to submit a new planning proposal upon the completion of the Ward Street Precinct Masterplan.

On 7 March 2018, the Sydney North Planning Panel (SNPP) heard the Rezoning Review and subsequently resolved on 9 March 2018 for the Planning Proposal to proceed to Gateway Determination contrary to Council's position. During the hearing, the SNPP confirmed that it had not been provided with a copy of Council's assessment report and resolution. Council advised that it would provide a copy directly to the SNPP, via the Secretariat, for its consideration. It was noted that Council's report and resolution were absent from the list of materials that had been considered by the SNPP in making their determination.

The Panel also sought Council's position as to whether it would accept the role of Planning Proposal Authority (PPA) in the progression of the Planning Proposal.

On 26 March 2018, Council considered a report on the Rezoning Review outcomes and Planning Proposal Authority offer for PP4/17. The report recommended Council accept the role of PPA for the Planning Proposal and sought to inform Council of the SNPP's consideration of the Rezoning Review.

Council subsequently resolved:

- 1. THAT** Council accept the role of the Planning Proposal Authority for the Planning Proposal affecting land at 41 McLaren Street, North Sydney.
- 2. THAT** Council write to the Department of Planning and Environment:
 - a) with a request that they not issue a Gateway Determination in relation to the Planning Proposal, due to the Sydney North Planning Panel not giving due consideration to Council's assessment report during the Rezoning Review Process and that a site specific proposal leading a more holistic, comprehensive (and imminent) strategic planning process represents fundamentally poor planning; and
 - b) that if the Department is of a mind to issue a Gateway Determination, then conditions be added to any Gateway Determination requiring that the:
 - i) timing of public exhibition of the Planning Proposal occur concurrently with the future Planning Proposal for the Ward Street Precinct;
 - ii) public exhibition of the Planning Proposal only proceed if it is demonstrably consistent with Council's draft Ward Street Masterplan as is endorsed for public exhibition;
 - iii) public exhibition of the planning proposal be deferred until a satisfactory arrangement is reached between Council and the applicant with regard to the offer under the Voluntary Planning Agreement; and
 - iv) planning proposal is to be amended such that it reflects the preferred approach as outlined in Council's report of 19 February 2018 to include a revised local provision and an incentive heights map.

On 23 August 2018, DPE issued a Gateway Determination in respect of PP4/17 to amend the height of building and introduce a non-residential floor space ratio at 41 McLaren Street, North Sydney subject to conditions.

In March 2019, DPE asked the IPC to conduct a review after North Sydney Council challenged the basis for the Gateway Determination.

On 7 June 2019, the IPC recommended that PP4/17 not proceed in its current form amid concerns about heritage, overshadowing and wind impacts. The IPC provided its advice to the Department, concluding that *"the planning proposal has demonstrated strategic merit but not site-specific merit given the significance of impacts likely to result from the bulk and scale of the residential tower"*.

On 22 August 2019, Council met with the Applicants for PP1/20 for a pre-lodgement meeting. Council confirmed that it would not support the subject Planning Proposal as it was contrary to Council's strategic direction and advised that Council had placed a moratorium on determining any major planning proposals involving residential uplift. Council is still awaiting the Minister for Planning's endorsement of this resolution.

Current Planning Proposal

The current Planning Proposal was lodged on 13 February 2020. The details of the current Planning Proposal have been outlined above.

The new proposal seeks the same amendment of the LEP as the prior planning proposal, with proposed amendment of the building height and non-residential floor space controls. The indicative concept plan provided with the proposal retains the same building height but modifies the building envelope, with the following main changes:

- Increased setback of the tower to the west from 14m to 22.4m and slimmer tower form;
- Reduction in number of units from 224 to 194;
- Reduction in gross floor area (GFA) from 30,922m² to 28,731m²;
- Commercial floor space retained within the existing building changed from 7,285m² to 7,970m²; and
- Proposed parking reduced from 219 to 147 spaces.

Moratorium on Residential Planning Proposals

Council has a long held position of not supporting the progression of planning proposals to Gateway Determination which seek departures from current planning controls and are not supported by an endorsed precinct wide based planning study. This position was reinforced at Council's meeting of 30 July 2018, wherein it resolved to not accept any new planning proposals involving a residential use, until the earlier of 1 July 2020 or the completion of any gazetted amendments to the North Sydney LEP in respect of any Land Use and Infrastructure Plan produced by the Department of Planning's Priority Precinct planning process.

Council received a response to its position of 30 July 2018 from the Minister for Planning dated 16 November 2018, which indicated that the Minister would seek further advice from the Greater Sydney Commission before considering their position. To date no further response has been received from the GSC or the Minister.

DETAIL

1. Applicant

The applicant for the proposal is Erolcene Pty Ltd and Claijade Pty Ltd, who are also owners of the subject land, for which owner's consent has been provided.

2. Site Description

The subject site is located at 41 McLaren Street, North Sydney and is legally described as Lot 1, DP 557103.



FIGURE 3: Subject Site



FIGURE 4: Aerial Photo

The site is bound by McLaren Street to the north, Harnett Street to the east, a three-level commercial car park to the south and an access handle to No.221 Miller Street to the west. The site is 2,368m² in area. It is generally rectangular in shape with a width of approximately 35m and a depth of approximately 68m. The land generally falls in a south-easterly direction from its western boundary down to the south-eastern corner of the site. There is a 2m fall eastwards across the site's McLaren Street frontage and a 2.5m fall southwards along its Harnett Street frontage.

The site contains a terraced 8-storey commercial office building known as *Simsmetal House*. The building was designed by Harry Seidler in 1971 in the Twentieth Century International style and comprises a concrete framed building with brick veneer walls. It contains a number of strong horizontal and vertical architectural elements reinforced by overhanging exposed concrete slab floors, recessed external walls and the incorporation of repetitive vertical masonry fins to control sunlight access. The building is set back approximately 3m from McLaren Street and its western boundary, 4m from its southern boundary and is built to its boundary along Harnett Street. The building steps back from its northern façade as building height increases, creating a number of landscaped terraces. Two basement levels provide parking for 90 vehicles. The building is principally used for offices, with a small shop located off McLaren Street. The building has a gross floor area of appropriately 10,148m² with a net lettable area of 8,282m².

3. Local Context

The subject site is located in the northern portion of the North Sydney Centre, which is a major commercial centre in the Sydney Metropolitan area. The area is currently undergoing a significant transformation from typically 10-20 storey commercial buildings constructed between the 1960s and 1980s with contemporary mixed use buildings up to 30 storeys in height, with generally 1 to 4 levels of commercial floor space at the lower levels of the building and residential apartments above.

North Sydney Railway Station is located approximately 770m walk to the south, which provides regular services to the south to Sydney City CBD, and to the north to Chatswood, Macquarie Park and Hornsby. The main pedestrian access point to the future Victoria Cross Station is located approximately 300m to the south of the site, at the intersection of Berry and Miller Streets, with an access point to be located approximately 80m to the west of the site on the corner of Miller and McLaren Street.

To the north of the subject site, on the opposite side of McLaren Street, is 168 Walker Street with an approved 29 storey mixed use building currently under construction. Also on the opposite side of McLaren Street is 52 McLaren Street, where approval had been granted for an aged care facility in a series of buildings ranging up to 15 storeys in height. Despite all of the former buildings having being demolished, this site now forms part of the commercial site for the Sydney Metro with built form currently unknown. Further to the north lie a mixture of 2-4 storey commercial buildings and mixed use buildings fronting Miller Street, 1-4 storey educational buildings comprising Wenona School, single storey federation bungalows fronting Ridge Street, and St Leonards Park.

To the east of the subject site, on the opposite side of Harnett Street is a 5-storey residential flat building at 45 McLaren Street and a part 2-storey (consisting of local heritage items I0984-1987) and part 7-storey mixed use development at 144-150 Walker Street. Further to the east are a mixture of aging low scale residential buildings and the Warringah Freeway.

Directly to the south of the subject site, is a multi-level commercial car park, accessed from Ward Street off Berry Street. Further to the south are predominantly commercial buildings ranging in height from 8 to 30-storeys, a sub-regional electricity substation and a 37-storey mixed use tower (Beau Monde). A number of new commercial buildings are currently under construction up to 39-storeys in height.

Directly to the west of the site is an access handle to No.221 Miller Street with a number of established and new mixed use developments up to 23-storeys in height located on the other side fronting Miller Street. Further to the west are the grounds of Monte School and a number of small commercial buildings. The North Sydney Council building and the adjacent Ted Mack Civic Park are located to the north-west of the site on Miller Street.

4. Current Planning Provisions

The following subsections identify the relevant planning instruments that apply to the subject site.

4.1 NSLEP 2013

NSLEP 2013 was made on 2 August 2013 through its publication on the NSW legislation website and came into force on the 13 September 2013. The principal planning provisions relating to the subject site are as follows:

- Zoned B4 Mixed Use (refer to Figure 5);
- A maximum building height of RL 100m (refer to Figure 6);
- A minimum non-residential floor space ratio of 0.5:1 (refer to Figure 7);
- Heritage item (refer to Figure 8); and
- North Sydney Centre (refer to Figure 9)

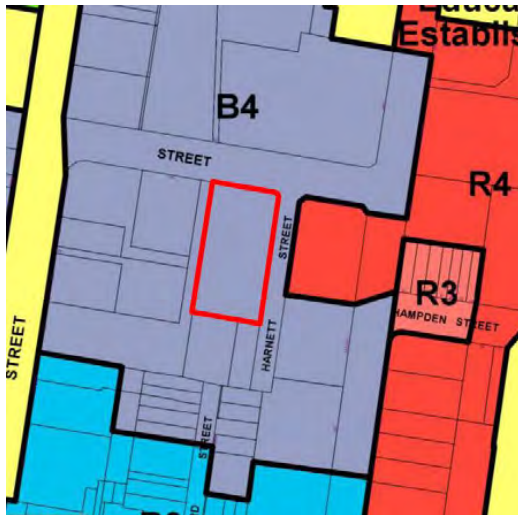


FIGURE 5: NSLEP 2013 Zoning Map extract
The subject site is zoned B4 Mixed Use



FIGURE 6: NSLEP 2013 Height of Buildings Map extract
The subject site has a maximum height of RL 100m



FIGURE 7: NSLEP 2013 Non-residential Floor Space Ratio Map extract
The subject site must provide a minimum non-residential floor space of 0.5:1

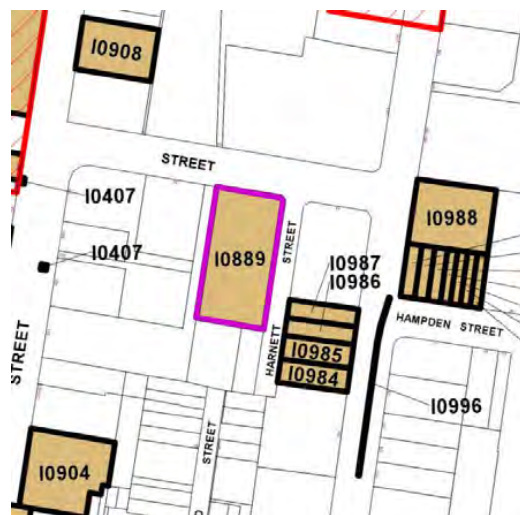


FIGURE 8: NSLEP 2013 Heritage Map extract
The subject site is identified as a local heritage item

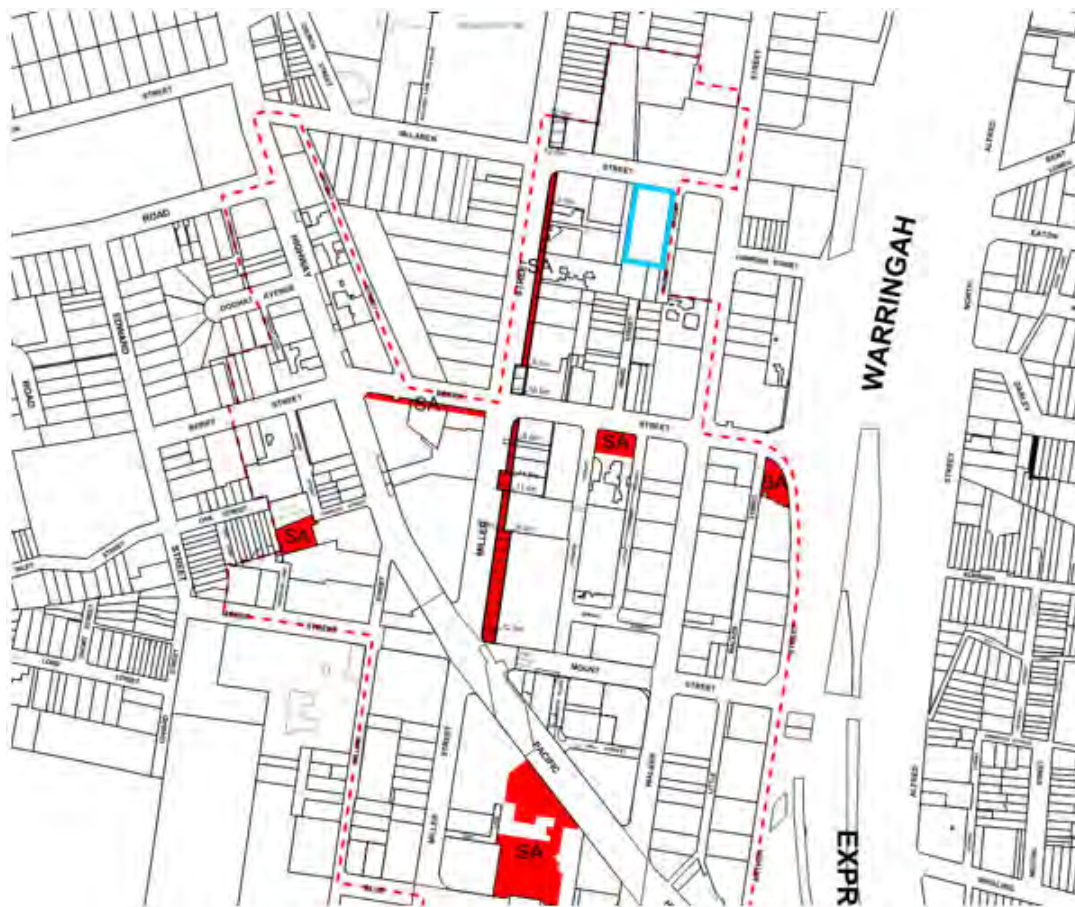


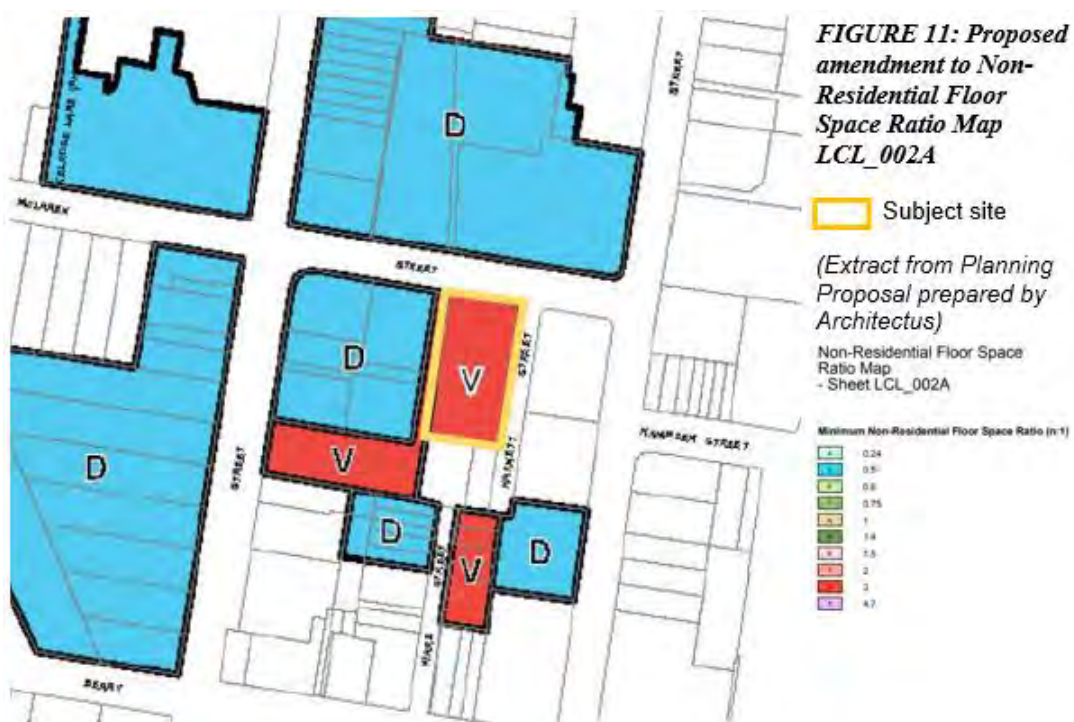
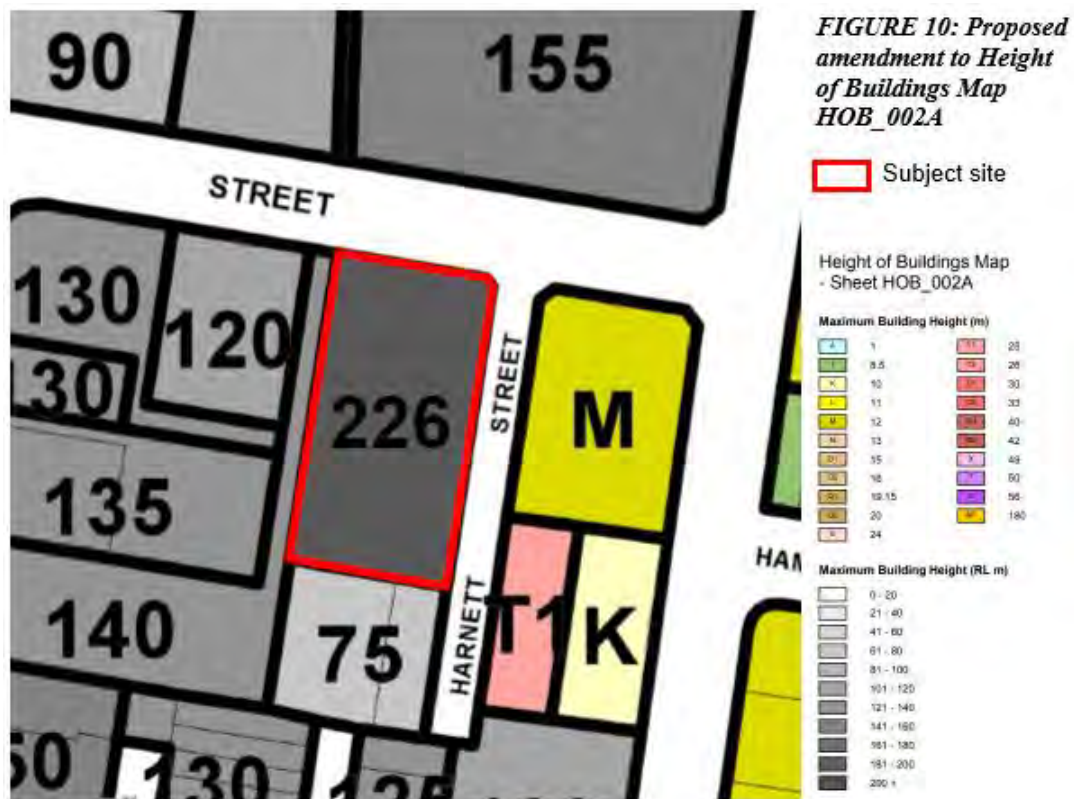
FIGURE 9: NSLEP 2013 North Sydney Centre Map extract
The subject site is located within the North Sydney Centre

5. Proposed Instrument Amendment

The primary intent of the Planning Proposal as described in the “Description of Proposal” section of this report is proposed to be achieved by:

- Amending the Height of Buildings Map to allow for a building height of up to RL 226; and
- Amending the Non-Residential Floor Space Ratio Map to change the required minimum non-residential floor space ratio from 0.5:1 to 3:1.

The proposed amendments to the relevant maps are illustrated in Figures 10 and 11. The applicant’s proposed Height of Buildings Map has been amended to align with the colours in the NLEP 2013 which are as outlined in DPIE’s *Standard Technical Requirements for Spatial Data Sets and Maps v1.0*.



6. Voluntary Planning Agreement (VPA)

The applicant has offered to enter into a VPA to provide a monetary contribution of \$4.75 million to be paid to Council which could be used for the provision of affordable housing or works in kind.

ASSESSMENT

7. Planning Proposal Structure

The Planning Proposal is considered to be in general accordance with the requirements of Section 3.33 of the Environmental Planning and Assessment (EP&A) Act 1979 and DPIE's '*A guide to preparing planning proposals*' (December 2018). In particular, the Planning Proposal adequately sets out the following:

- A statement of the objectives or intended outcomes of the proposed local environmental plan;
- An explanation of the provisions that are to be included in the proposed local environmental plan;
- Justification for those objectives, outcomes and provisions and the process for their implementation; and
- Details of the community consultation that is to be undertaken on the Planning Proposal.

8. Justification of the Planning Proposal

8.1 Objectives of the Planning Proposal

Part 5 of the Planning Proposal sets out the objectives and intended outcomes of the Planning Proposal. Part 6 provides an explanation of the proposed amendments to NSLEP 2013 to achieve the objectives and outcomes within Part 5.

For the reasons given in this assessment, it is considered that the proposed amendments to NSLEP 2013 achieve the objectives and intended outcomes of the Planning Proposal, with the exception of the listed objective to "*allow holistic planning of the site in conjunction with the renewal of the Ward Street Precinct*". The proposed planning controls are contrary to the Ward Street Masterplan and represent a significant departure from the established strategic vision for the Ward Street Precinct for the benefit of the subject site rather than considering the wider implications on the locality.

The proponent considers that the Planning Proposal, with proposed changes to the LEP mapping, is the only means of achieving the objectives or intended outcomes. As such, alternative approaches to achieve the intended outcomes of the planning proposal have not been considered.

It is noted that the previous planning proposal for the site (PP4/17) considered two means of achieving the intended outcomes of the planning proposal – a site specific clause under *Division 2 General provisions* of NSLEP 2013 or an amendment of the mapping. DPIE considered that the most appropriate mechanism was to amend the mapping, as the “requirements within the site-specific clause can [be] achieved at the development application stage and do not need to be stipulated in an LEP” (Gateway Determination Report, PP_2018_NORTH_001_00).

In accordance with DPIE’s prior determination, it is considered that the proposed approach is the best, most efficient and most time effective approach to deliver the desired outcome.

8.2 The Need for the Planning Proposal

The planning proposal is a result of an urban design study prepared on behalf of the proponent. The planning proposal indicates it is motivated by the planned delivery of the Victoria Cross Metro Station, which will have its northern access approximately 50-60m from the site, and Council’s investigations to allow for increased capacity in the North Sydney Centre.

The planning proposal sits outside of Council’s strategic planning framework and is contrary to the Ward Street Precinct Masterplan, recently finalised and endorsed by Council, which does not allow for any uplift on the subject site. It is noted that the proponent has previously made submissions as part of the development of the Ward Street Precinct Masterplan, including the submission of alternative masterplans for the precinct. However, as the final Masterplan does not allow for additional height on the site, the Proponent has submitted the subject Planning Proposal to present an alternative proposal for the site.

8.3 Strategic Assessment

8.3.1 Regional / District Plans

8.3.1.1 Greater Sydney Region Plan

In March 2018, the State Government released *Greater Sydney Region Plan: A Metropolis of Three Cities* (Regional Plan). The Regional Plan provides a 40-year vision of Sydney to be a city where people will live within 30 minutes of jobs, education and health facilities, services and great places. North Sydney is located within the Eastern Harbour City and the Eastern Economic Corridor, which is considered to be of national significance.

As outlined in the ‘Background’ section of this report, the previous planning proposal (PP4/17) submitted for the site (which sought the same amendment of the LEP but with a different concept design outlined) was considered by the Sydney North Planning Panel, DPIE and the Independent Planning Commission (IPC). DPIE considered that the proposal was “*generally consistent with the directions, objectives and strategies of the plan as it provides development opportunities to increase residential accommodation in the outer periphery of a major strategic centre and in proximity of high-frequency mass-transit public transport infrastructure*”. The IPC agreed with the position of the Proponent and DPIE and considered that the Planning Proposal was consistent with the Regional Plan as “*it will provide residential and commercial development opportunities in a highly accessible location, adjacent to the Victoria Cross Metro Station*”.

However, it is noted that the IPC had particular concerns regarding the proposal's impact on heritage and specifically noted that the proposal was inconsistent with Planning Priority N6 of the North District Plan (*Creating and renewing great places and local centres and respecting the District's heritage*). By inference this also means the proposal would be inconsistent with the Regional Plan to which the District Plan gives effect and Planning Priority N6 specifically delivers on Objective 13 of the Regional Plan (*Environmental heritage is identified, conserved and enhanced*).

The conclusions of DPIE and the IPC on the previous proposal, and the continued application to the subject proposal, are accepted in terms of the proposal being *generally* consistent with the Regional Plan in that it allows for increased density in a highly accessible location in proximity to public transport. However, it is considered that the planning proposal is contrary to Objective 13 (*Environmental heritage is identified, conserved and enhanced*) of the Regional Plan with regards to heritage impacts, and this is further considered in Section 8.3.5.5. Additionally, the proposal is also inconsistent with the more specific objectives of the North District Plan which gives effect to the Regional Plan as outlined below.

8.3.1.2 North District Plan

The *North District Plan* provides further detail to support and implement the Regional Plan. The North District Plan recognises North Sydney as the northern component of the Harbour CBD and Action 24 seeks to grow economic development in the North Sydney CBD by measures including growing jobs in the centre and maintaining a commercial core and providing a variety of high quality civic and public spaces befitting a globally-orientated CBD. The Plan also sets out five-year housing supply targets that reflect the delivery potential under current planning controls, including a minimum target of 3,000 additional dwellings for the North Sydney local government area (LGA) between 2016 and 2021.

As outlined in the 'Background' section of this report, the previous planning proposal (PP4/17) submitted for the site (which sought the same amendment of the LEP but with a different concept design outlined) was considered by the Sydney North Planning Panel, DPIE and the Independent Planning Commission (IPC). The IPC agreed with the position of the Proponent and DPIE and considered that the Planning Proposal was consistent with the North District Plan as "*it would offer a range of housing types close to jobs in North Sydney and would assist in achieving the housing supply target of 3,000 new dwellings in the North Sydney LGA, as prescribed under the North District Plan*".

It is noted that since consideration of the previous proposal, the North Sydney Local Housing Strategy (LHS) has been developed and endorsed by Council and is currently awaiting endorsement by DPIE. The LHS identifies that Council is on track to meet the housing targets set out in the North District Plan and does not rely on the redevelopment of this site to meet the targets. This is further considered in Section 8.3.2.3 of this report.

As the housing targets are only a minimum, generally additional housing should be considered where strategic and site specific merit can be demonstrated. This is considered further throughout this report.

Despite concluding that the proposal was generally consistent with the District Plan, DPIE and the IPC recognised the proposal's inconsistency with parts of the District Plan. DPIE noted that the Planning Proposal was contrary to Planning Priority N8 (*Eastern Economic Corridor is better connected and more competitive*) as it decreases the commercial office space as specifically referenced for North Sydney. The IPC considered the proposal was inconsistent with Planning Priority N6 (*Creating and renewing great places and local centres, and respecting the District's heritage*) as it would adversely impact on heritage.

In terms of inconsistency with Planning Priority N8 (*Eastern Economic Corridor is better connected and more competitive*), the proposal will result in a loss of non-residential floor space that conflicts with the strengthening of the employment role of the Eastern Economic Corridor. The proposal will reduce the commercial floor space provided on the site by 2,178m² as the existing commercial development provides floor space of 10,148m² (FSR of 4.28:1), and the Planning Proposal suggests that the concept proposal would provide 7,970m² (FSR of 3.3:1). The reduction to the existing commercial space is predominantly due to the requirements to service the additional residential use above (i.e. lift cores, fire stairs and residential services).

DPIE considered that the proposal "*continues the commercial viability of the site and provides for additional ground floor-activated uses and therefore provides connectivity and negates any potential inconsistency with this priority*". Under the existing planning provisions, NSLEP 2013 requires a minimum of 0.5:1 non-residential FSR on the site, and the proposal includes an amendment to the LEP to increase that to a minimum 3:1 non-residential floor space ratio. Therefore, in the context of the existing controls, the proposal can be considered to protect employment land in the B4 zone.

However, the North District plan estimates 20,000 new jobs within North Sydney's CBD. This is a critical input that has been considered in the work done in the CBD and in particular in the Ward Street Masterplan. Any changes to the anticipated provision of commercial floor space in the CBD, such as under the subject planning proposal, will make it more difficult to achieve the required jobs growth.

In terms of inconsistency with Planning Priority N6 (*Creating and renewing great places and local centres, and respecting the District's heritage*), the planning proposal has been subject to an independent heritage assessment by Romey.Knaggs Heritage which concludes that the development will have a substantial adverse impact on the heritage significance of the former Simsmetal House. Impacts to the heritage item are considered in detail in Section 8.3.5.5.

Overall, it is concluded that whilst the planning proposal in general terms can be considered to be consistent with the District Plan (excluding consistency with the LSPS which is an instrument made under the District Plan – see 8.3.2.1 below), the reduction in commercial floor space and heritage impacts mean it is contrary to key priorities of the District Plan.

8.3.2 Local Strategic Plans

8.3.2.1 North Sydney Local Strategic Planning Statement

The North Sydney Local Strategic Planning Statement (LSPS) was adopted by Council on 24 March 2020, following a letter of assurance from the Greater Sydney Commission (GSC) on 20 March 2020.

It is noted that the LSPS had not been formally adopted at the time of submission of the Planning Proposal, but had been endorsed by Council (on 25 November 2019).

One of the key roles of the LSPS is to draw together, in one document, the priorities and actions for future land use planning, and present an overall land use vision for the North Sydney LGA for the next 20 years. The LSPS is required to be consistent with the Regional Plan and North District Plan, and provide a clear line-of-sight between the key strategic priorities identified at the regional and district level and the local and neighbourhood level.

The LSPS must be considered as part of the LEP making process (planning proposals) and forms part of the strategic merit test for a Gateway Determination.

Of relevance to consideration of the subject planning proposal, the LSPS incorporates the Ward Street Masterplan, North Sydney Local Housing Strategy and North Sydney CBD Public Domain Strategy into the strategic planning framework and directly links its implementation to the planning priorities under the North District Plan and the objectives of the Regional Plan. The LSPS includes the following planning priorities:

- **Local Planning Priority L1 ‘Diverse housing options that meet the needs of the North Sydney community’** includes Action L1.1 ‘Implement the North Sydney Local Housing Strategy (2019) to achieve the housing directions, objectives and actions of the GSC’s Regional and North District Plans and deliver 0-5 and 6-10 year housing supply targets’. This directly ties in to Planning Priority N5 of the North District Plan ‘Providing housing supply, choice and affordability with access to jobs, services and public transport.’
- **Local Planning Priority L3 ‘Create great places that recognise & preserve north Sydney’s distinct local character & heritage’** includes Action L3.2 ‘Continue to prepare and implement precinct-based planning studies to ensure the delivery of growth and development is balanced and well-managed, and has a strong focus on placemaking and community benefit. This includes... undertake/implement the North Sydney CBD Public Domain Strategy – Stage 2... implement the Ward Street Precinct Masterplan’. This directly ties in to Planning Priority N6 of the North District Plan ‘Creating and renewing great places and local centres, and respecting the District’s heritage.’
- **Local Planning Priority P1 ‘Grow a stronger, more globally competitive North Sydney CBD’** includes Action P1.3 to ‘Implement the North Sydney CBD Public Domain Strategy, North Sydney CBD Laneways and Ward Street Precinct Masterplan to ensure the delivery of high-quality, safe and attractive public spaces and provide for a greater range of activities to facilitate a more engaging and vibrant CBD’. This directly ties in to Planning Priority N7 of the North District Plan ‘Growing a stronger and more competitive Harbour CBD’.

As outlined below, the planning proposal is contrary to the Ward Street Masterplan, North Sydney CBD Public Domain Strategy (PDS) and North Sydney Local Housing Strategy (LHS), and therefore is contrary to the endorsed LSPS.

8.3.2.2 Ward Street Precinct Masterplan

The Ward Street Precinct Masterplan has been developed to deliver much needed public domain and amenity improvements to the North Sydney CBD and identify commercial growth opportunities. The Ward Street precinct is bounded by Miller, McLaren, Walker and Berry Streets and includes the subject site at 41 McLaren Street at the northern end of the precinct. As outlined in the 'Background' section of this report, the masterplan for the Ward Street Precinct has been in progress since 2016 and has been the subject of extensive community consultation on multiple occasions, with the final masterplan endorsed on 24 June 2019.

There were a number of specific catalysts for the masterplan project:

- the return of the Ward Street car park to Council control in 2020, which is seen as an opportunity to turn the council asset into a mix of public open space, much needed community facilities and commercial floorspace;
- the planned Victoria Cross Metro Station;
- strong private development interest;
- the opportunity to set the direction for contemporary best practice planning; and
- desired activation of the North Sydney CBD.

The project was undertaken in two stages, with Stage 2 presenting two different masterplan options for the community to consider. Stage 2 of the Ward Street Masterplan considered two options. Option 1 had the main plaza facing Miller Street, a smaller route through the block and a tower on the subject site at 41 McLaren Street. Option 2 moved the plaza to the centre of the block and created a separate environment from Miller Street. Both options were studied in detail, put for exhibition and comment and the outcome of this process was the selection of Option 2. Option 2 provides for a better public open space with a protected plaza at the centre of the block that is more suitable for gatherings and events, has shorter laneways that are easier to activate, and works better with the PDS in creating the distinct dual North-South connection.

The final, endorsed masterplan reflects community feedback and the preferred masterplan Option 2. Option 2 delivers:

- a central civic precinct with over 5,000m² of additional open public space;
- new commercial developments that will deliver 5,000 additional jobs, including two Premium-Grade commercial towers along Berry Street: Buildings "B" and "G";
- a new knowledge and cultural hub located in the podium of Building B; and
- fine-grain "eat streets" along the pedestrianised Ward Street and new laneways.

To protect sunlight to the proposed open spaces, the Ward Street Masterplan does not envisage a height increase to the heritage-listed 41 McLaren Street, located to the north of the existing Ward Street carpark and proposed future open space area. Testing showed that high rise development at 41 McLaren St would impact on the amenity of the square by blocking sunlight. Council is in the process of developing an implementation plan to take the project to the next stage. This work will in part also identify the specific amendments to NSLEP 2013 to ensure that the intent of the Masterplan can be successfully delivered.

The planning proposal is contrary to the Ward Street Precinct Masterplan by seeking additional height on the subject site. It is noted that the proponent has previously made submissions as part of the development of the Masterplan, including the submission of alternative masterplans for the precinct. Appropriate heights were considered across the precinct, and particularly on the subject site, as part of the long, transparent, exhaustive process to develop the masterplan that included extensive community consultation on multiple occasions.

At the end of the process, the current endorsed masterplan was selected, and a departure from the masterplan to facilitate a proponent's individual desired outcomes is not considered reasonable or good planning practice.

8.3.2.3 North Sydney Local Housing Strategy

The North Sydney Local Housing Strategy (LHS) was adopted by Council on 25 November 2019 and has been submitted to DPIE for endorsement.

The LHS establishes Council's vision for housing in the LGA over the next 20 years and is a mandated strategy which aligns with the housing objectives and targets set out in the North District Plan. The LHS is required to deliver the North District Plan 0-5-year housing target of 3,000 dwellings, identify and deliver on a 6-10-year housing target to meet demand, contribute to the Districts 20-year target and inform affordable housing targets.

Crucially, as the key strategic framework for directing housing growth in the LGA, as well as aligning with high-level strategic plans, the LHS must respond to local needs and context by identifying the right location for more housing growth underpinned by a robust place-based strategic approach. Importantly, the strategy seeks to reject planning proposals that are contrary to Council's strategic direction, as a means of accommodating growth.

The LHS identifies that Council will meet the dwelling targets. DPIE identified that 11,450 additional dwellings would be required for North Sydney by 2036 (DPIE implied dwelling requirements, 2016). The LHS demonstrates that the LGA is on track to exceed requirements and deliver 11,870 dwellings within the currently proposed controls and studies. These findings are supported by the Local Strategic Planning Statement (LSPS). A housing supply gap has not been identified.

The supply of housing does not rely on the redevelopment of the subject site to meet the targets, as no additional residential accommodation was envisaged to be located on the subject site.

Notwithstanding, the housing targets must be considered as a minimum. In general, DPIE's position is that it is appropriate for Councils to provide a buffer to the housing target given that the ability of the market to deliver housing is driven by a number of factors such as feasibility, site amalgamation, finance and market depth and approvals may not necessarily result in the delivery of housing.

Therefore, it is considered that additional housing should be considered where strategic and site specific merit can be demonstrated.

8.3.2.4 North Sydney CBD Public Domain Strategy

The North Sydney CBD Public Domain Strategy (PDS) resulted from the North Sydney Centre Review which took place over more than 6 years to address the changes and growth expected in the area as a result of the arrival of the new metro station and directions of the State government under the North District Plan.

The PDS addresses the acute lack of public space in the CBD, and identifies a suite of potential new open spaces and stronger pedestrian network across the CBD.

The PDS has been prepared in two stages. Stage 1 was a vision and ideas phase that was endorsed by Council on 27 May 2019, following extensive community consultation. On 6 April 2020, Council endorsed the Stage 2 draft PDS for public comment. Exhibition of the draft Public Domain Strategy Stage 2 has now commenced.

In particular, the strategy:

- Outlines a vision and a series of goals for the CBD;
- Recognises necessary access improvements that prioritise walking, public transport and cycling, and moves regional traffic away from the centre;
- Establishes a strong pedestrian corridor from North Sydney station to St Leonards Park and a series of east-west laneway connections;
- Identifies opportunities for new and upgraded public space; and
- Outlines the process and funding arrangements to deliver the projects.

The PDS includes the public open space proposed within the Ward Street Precinct which will significantly increase the public domain offering of the CBD by providing active new laneways and a 2,000m² new civic square. This is part of the network of five pedestrian-priority urban blocks which contain a series of plazas, squares and laneways to create a network of public spaces connecting the CBD from North Sydney Train Station to St Leonards Park.

The Planning Proposal indicates it would provide public benefit in the form of a through-site link to connect to the proposed new civic square. However, a publicly accessible link is already provided for under the PDS (and Ward Street Precinct Masterplan) which would implement a shared zone from McLaren Street to the proposed public open space via the existing service lane between No. 39 and No. 41 McLaren Street. The shared zone would include pedestrian priority and also reconfiguration of the access to the basements through Harnett Street and underneath the plaza, making in effect the link to the north a pedestrian only link.

The PDS identifies the importance of creating public spaces focused around sunlight access and protecting existing solar access. The PDS identifies that the proposed open space within the Ward Street Precinct will achieve good solar access all year round to the majority of the area.

Solar access to the proposed public open space within the Ward Street Precincts would be detrimentally impacted by the proposal, as considered in Section 8.3.5.2.

8.3.3 Section 9.1 Ministerial Directions

Section 9.1 of the *Environmental Planning and Assessment Act 1979* enables the Minister for Planning to issue directions regarding the content of planning proposals. There are a number of Section 9.1 Directions that require certain matters to be addressed if they are affected by a planning proposal. Each planning proposal must identify which Section 9.1 Directions are relevant to the proposal and demonstrate how they are consistent with that Direction.

The Planning Proposal is considered to be generally consistent with the relevant Section 9.1 Directions, with the exception of *Direction 1.1 – Business and Industrial Zones*, *Direction 2.3 Heritage Conservation* and *Direction 3.5 – Development near Licensed Aerodromes*. The inconsistencies with these Directions are discussed below.

8.3.3.1 Direction 1.1 – Business and Industrial Zones

The objective of this Direction is to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the vitality of identified strategic centres. The Direction requires that a planning proposal must “*not reduce the total potential floor space area for employment uses and related public services in business zones*”.

The planning proposal is inconsistent with this Direction as it will reduce the existing commercial floor space provided on the site by 2,178m². The reduction is predominantly due to the requirements to service the additional residential use above (i.e. lift cores, fire stairs and residential services). The existing commercial development provides floor space of 10,148m² (FSR of 4.28:1). The Planning Proposal suggests that the concept proposal would provide 7,970m² of non-residential gross floor space (FSR of 3.3:1).

Strategic planning for the North Sydney CBD has been based on the estimates within the North District Plan of 20,000 new jobs within the CBD, and this has been a critical input to the Ward Street Masterplan. A reduction of the anticipated provision of commercial floor space in the CBD will make it more difficult to achieve the required jobs growth.

It is noted that under the existing planning provisions, NSLEP 2013 requires a minimum of 0.5:1 non-residential FSR on the site, and the proposal includes an amendment to the LEP to increase that to a minimum 3:1 non-residential floor space ratio. Therefore, in the context of the existing controls, the proposal could be considered to protect employment land in the B4 zone.

It is noted that DPIE in considering the previous iteration of the planning proposal (PP4/17), whereby the concept proposal resulted in a reduction of commercial floor space of 2,863m², considered that the inconsistency with this Direction was adequately justified as the decrease in commercial floor space is the compromise for structural and functional features to support the proposed residential uplift. DPIE considered the proposal negates the inconsistency by protecting employment land within the B4 mixed use zone and supporting the ongoing commercial viability of the site.

On balance, it is considered that the loss of commercial floor space is contrary to this Direction and does not support the strategic directives of the District Plan to provide for employment growth in the North Sydney CBD. This is particularly given that strategic planning for the Ward Street Precinct does not envisage uplift on the site which would warrant concessions for the loss of commercial floor space to support a residential development.

8.3.3.2 Direction 2.3 Heritage Conservation

The objective of this Direction is to protect items, areas, objects and places of heritage significance.

The subject site is listed as a local heritage item, identified as 'Simsmetal House'. The Planning Proposal, with reference to the submitted heritage impact assessment, indicates that a range of measures have been implemented to conserve the building components and attributes of significance and mitigate potential adverse impacts arising from the proposal.

In the IPC's consideration of the previous planning proposal (PP4/17), the Commission disagreed with DPIE and concluded that the proposal was inconsistent with this Direction as it would not provide for the conservation of the existing heritage building and heritage items near the site.

As identified in Section 8.3.5.5, the planning proposal has been subject to an independent heritage assessment by Romey.Knaggs Heritage which concludes that the development will have a substantial adverse impact on the heritage significance of the former Simsmetal House. Consequently, the planning proposal is considered to be inconsistent with this Direction.

8.3.3.3 Direction 3.5 – Development near Licensed Aerodromes

Direction 3.5 – *Development near Licensed Aerodromes* applies when a planning proposal will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome. In particular, subclause (4) to this Direction states:

In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:

- (a) *consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,*
- (b) *take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,*
- (c) *for land affected by the OLS:*
 - (i) *prepare appropriate development standards, such as height, and*
 - (ii) *allow as permissible with consent development types that are compatible with the operation of an aerodrome*

- (d) *obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.*

Despite not being located in close proximity to Sydney Airport, the subject site is affected by an Obstacle Limitation Surface (OLS) of 156m AHD. The Planning Proposal seeks to introduce new maximum building height of RL 226m AHD on the subject site, which exceeds the OLS by 70m. It is also considered that any activities associated with the construction of the concept proposal would further encroach above the OLS on a temporary basis.

The Planning Proposal has addressed the Direction as follows:

“The proposed maximum building height of RL 226 metres AHD is above the Obstacle Limitation Surface (OLS) for North Sydney of 156 metres AHD, but below the Procedures for Air Navigation Systems Operations (PAN-OPS) surface of 335.2 metres AHD.

The direction provides that a planning authority must consider the OLS in preparing development standards, including height. It is noted that a large number of sites in the North Sydney Centre currently have maximum heights above the level of the OLS and that the site is located within a cluster of both existing and future tall buildings. The inconsistency is therefore considered of minor significance and consultation with the relevant Commonwealth Department is recommended following a Gateway determination.”

The Planning Proposal has not been referred to the Commonwealth Department of Infrastructure and Regional Development, nor the Sydney Airport Corporation for their comment and permission in accordance with subclauses (4)(a) and (d) of the Direction.

Notwithstanding, referral can still be undertaken and permission obtained as a requirement of any future Gateway Determination consistent with the requirements of the Direction.

8.3.4 State Environmental Planning Policies

The submitted documentation has adequately demonstrated consistency with the relevant State Environmental Planning Policies. Particular comments are made below in relation to *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development*, and the associated Apartment Design Guide (ADG), regarding visual privacy (based on building separation distances). Detailed matters could be resolved through the development application process.

8.3.4.1 Visual Privacy

The key change in the planning proposal from the previous proposal (PP4/17) is that the indicative concept proposal includes an increased setback of the tower to the west from 14m to 22.4m to the nearest buildings. For buildings of 9 storeys or more, the ADG design criteria requires 12m separation to the side boundaries, noting that where development adjoins existing buildings that those buildings may provide a lesser setback than the design criteria.

To the west, the proposal provides a setback from the tower to the boundary of approximately

13m in accordance with the ADG design criteria of 12m. This provides for a building separation to adjoining buildings to the west of a minimum of 22.4m, given those buildings do not provide a 12m separation to their respective property boundaries.

To the east, the proposal provides a setback from the tower to the boundary of approximately 3.8m which does not meet the ADG design criteria of 12m. Given that Harnett Street lies between the subject site and development to the east, the proposal indicates that 9.3m separation from the tower to the middle of the road is provided, and this is considered as a fair measurement in terms of considering sharing of building separation and visual privacy. Whilst this does not achieve a 12m distance, given that existing development to the east includes a maximum 7 storey residential building at No. 144-150 Walker Street, the proposed building separation will not result in a visual privacy issue. It is also noted that the building at No. 144-150 Walker Street is built to its rear boundary and therefore is not consistent with the ADG design criteria. In the context of the site in a B4 Mixed Use zone, it is apparent that building separation is not achieved for a number of sites.

Given the above, it is considered that it has been sufficiently demonstrated that future development on the site could achieve acceptable building separation distances without significant visual privacy impacts, noting that detailed assessment of compliance with the ADG would need to be considered at the development application stage.

8.3.5 Environmental Impacts

8.3.5.1 Natural Environment

The site is within a highly established urban area of the Northern Sydney CBD. There are no known critical habitats, threatened species, populations or ecological communities that will be adversely impacted as a result of the proposal.

8.3.5.2 Overshadowing of Public Open Space

The overshadowing of public open space (and particularly the proposed public open space within the Ward Street Precinct directly to the south of the site) was one of four areas of concern raised by the IPC in relation to the previously submitted planning proposal (PP4/17). The IPC concluded that *“the planning proposal is likely to have an adverse impact on public open space as it would increase overshadowing and reduce solar access to the area in general and that area proposed under Council’s draft WSPM”*.

It is noted that the Ward Street Precinct Masterplan has been finalised and endorsed since the IPC considered the previous proposal and does not envisage any uplift on the subject site, predominantly due to the adverse impacts on solar access to the proposed public open space that would occur with a tower on the site.

It is also noted that the subject planning proposal has been amended from the previous iteration considered by the IPC, by modifying the concept proposal to illustrate that an increased setback of the tower can be achieved to the west resulting in a slimmer tower form. However, the proposal will still result in overshadowing of public open space. Consideration of the impacts of this overshadowing is considered below.

Existing Open Space – Berry Square

Clause 6.3(2) of NSLEP 2013 stipulates that development consent must not be granted for the erection of a building in the North Sydney Centre if:

- (a) *the development would result in a net increase in overshadowing between 12 pm and 2 pm from the March equinox to the September equinox (inclusive) on land to which this Division applies that is within Zone RE1 Public Recreation or that is identified as “Special Area” on the North Sydney Centre Map, or*
- (b) *the development would result in a net increase in overshadowing between 10 am and 2 pm from the March equinox to the September equinox (inclusive) of the Don Bank Museum, or*
- (c) *the site area of the development is less than 1,000 square metres and any building resulting from the development would have a building height greater than 45 metres.*

Berry Square is a nominated “special area” and is located approximately 150m to the south of the site.

Shadow diagrams provided with the Planning Proposal (which incorporate future built form envisaged under the Ward Street Precinct Masterplan) indicate that the proposal will result in additional overshadowing of Berry Square between 11am and 11.30am in mid-Winter, but not between the stipulated hours of 12pm to 2pm when the square would be overshadowed by other existing and proposed development within the precinct.

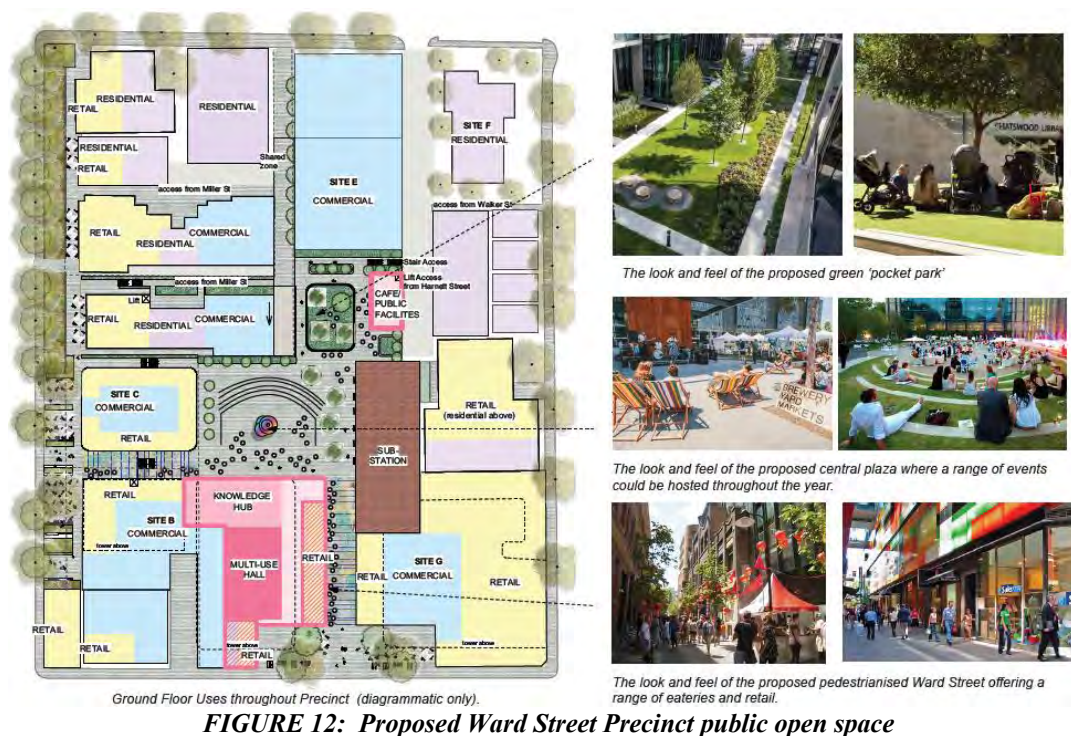
It is noted that as part of the implementation of the Masterplan that an amendment to the Berry Street special area controls in NSLEP 2013 is proposed to facilitate the heights anticipated under the Masterplan.

However, it has been stipulated that this amendment will only occur on the proviso that a high amenity, flexible and highly usable new open space is created as a result of new development within the precinct.

On the above basis, it is considered that the proposal will not result in unacceptable impacts in terms of overshadowing to Berry Square.

Proposed Open Space

The Ward Street Precinct Masterplan includes proposed open space in the centre of the precinct including a central square (2,080m²) and green square (1,155m²) located to the south of the site, as illustrated in Figure 12.



Shadow diagrams have been provided with the Planning Proposal which show overshadowing impacts to the proposed open space at mid-Winter (shown in Figure 13).

The shadow diagrams indicate that the proposal will result in overshadowing of the open space in the morning period up until 12noon, with minimal impact after that period.

The impact is most significant at 9am and from 10.30am to 11am where the solar access achieved by the open space would be significantly reduced.

In particular, it would have an impact on solar access to Ward Street which would not receive sunlight until 12noon, whereas it would be expected to receive sunlight to approximately half the area at 11am and the full area at 11.30am.



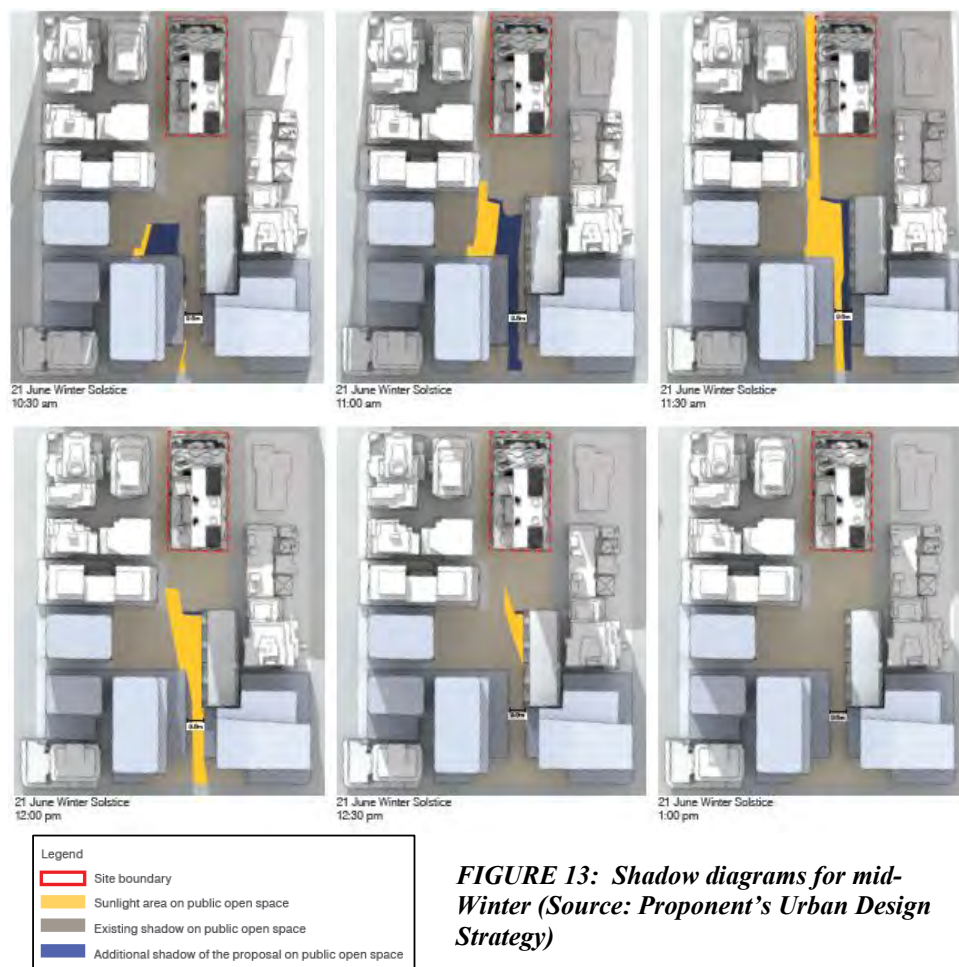


FIGURE 13: Shadow diagrams for mid-Winter (Source: Proponent's Urban Design Strategy)

The proposal has been reviewed by Council's Senior Strategic Planner Urban Design with the following comments in regards to overshadowing:

The PP 1/20 proposed tower would have major adverse effects on the proposed central plaza's solar access in the Ward Street Precinct.

The planning proposal increases the overshadowing of the main central plaza in the morning hours of winter solstice between 9am and 11:30am.

However, even more important is that the impact of the tower extends throughout the year.

The proposed tower presents additional overshadowing to the main plaza from February to October and to the smaller green plaza all year round. Whilst the additional overshadowing during the winter solstice is on its own unacceptable, the fact that the tower's shadow swipes over the whole of the plaza at the equinox only makes matters worse. On March 21st and September 21st the tower still overshadows the full extent of the plaza between 11:00 and 11:30 am and casts additional shadows between 9:00 am and 12:00 pm. (See attached detailed solar impact assessment)

This demonstrates that the overshadowing impact is not a punctual issue in winter, but it is an issue all year round. Whereas in winter the sun is lower and the shadows are longer, the shadows from the equinox and almost summer show the imposition the tower has on the plaza.

Studio Hollenstein, who has been engaged in the implementation stage of the Ward Street Masterplan, has assisted North Sydney Council's Urban Design Team in providing overshadowing images from producing a 3D model of the proposed tower to illustrate the overshadowing and over dominant scale of the proposal.

The shadow images demonstrate the impacts of overshadowing and reduction in solar access likely to occur on public open spaces in the Ward Street Masterplan during the times referenced in the IPC decision.



Figure 1 - View from Central Square @ 10.30am on June 21st (winter solstice) according Council's strategic intent



Figure 2 - View from Central Square at 10.30am on June 21st (winter solstice) if the proposed tower would be realised



Figure 3 - View from Ward Street looking north at 11.00am on 21 June (winter solstice) according Council's strategic intent



Figure 4 - View from Ward Street looking north at 11.00am on 21 June (winter solstice) if the proposed tower would be realised

Studio Hollenstein advise:

1. "The Public Domain has only a few 'windows' of solar access in mid-winter (21 June) in its existing context. These are scattered between 9am-12pm in two key locations - The Central Square and Ward Street.
2. The tower blocks the remaining solar access to Ward St (almost in its entirety)
3. The tower blocks much of the remaining solar access to the Central Square with significant impacts at 9.30am, 10.30am" (June 21st)

It is understood the proponent has acknowledged the severity of the overshadowing impact by proposing an alternate masterplan that reduces the amount of public open space in the precinct. The proponent has, in effect, changed the public open space to suit the building. This is not a positive change for North Sydney as a whole.

Furthermore, the solar access to the alternate masterplan's widened link is poor as it is still overshadowed by the proposed tower between 10.30 and 11.30 and by the rest of the buildings throughout the day (both before and after).

The addition of a tower on 41 McLaren Street results in very limited solar access to the public domain in the precinct, not just on the plaza, but also within the civic hub in spaces like the library or media centre.

The amount of light received in the public domain is less than the acceptable standard of 2 hours to 50% of the space during more than 6 months (March to September). (See attached detailed solar impact assessment)

The shadow diagrams provided by the proponent and the referral from Council's Senior Strategic Planner Urban Design (with support from Studio Hollenstein advice) indicate that the solar access which will be achieved by the new public open space in mid-Winter is predominantly in the morning period up until 12noon. It is in this period that the proposal will overshadow the space, including blocking solar access to Ward Street such that it will receive only a very limited window of solar access from 11.30am to 12noon. In this context, the proposal represents a significant adverse impact on the open space.

The best planning outcome is the protection of the amenity of the proposed open space, particularly noting that in the North Sydney CBD high amenity public open spaces are in short supply. The Ward Street Masterplan aims to maximise the direct public benefit arising from the development of the precinct, in the form of public open space and community facilities, whilst delivering ambitious jobs targets. Accordingly, a key principle of the Masterplan is to maximise solar access to the new open space. The final Master Plan notes that a major driver of the selection of the preferred option (Option 2) was the quality and amenity of the open space to be created and the solar access that it was likely to experience. Additional height in the north of the Ward Street Precinct, including 41 McLaren Street, was purposefully not allowed for on the basis that it would further compromise both the solar access and visual amenity of the new public open space.

It is noted that the proponent recognises that overshadowing of the public open space will occur as a result of the proposal and therefore proposes an alternative layout of the open space with a wider pedestrian spine to Ward Street, which it is surmised will allow for increased solar access. However, this is inconsistent with the adopted Masterplan and would in particular have an impact on the ability to achieve the Civic Hub which was one of the main drivers of the Ward Street Masterplan process and a key criteria when finalising the Masterplan.

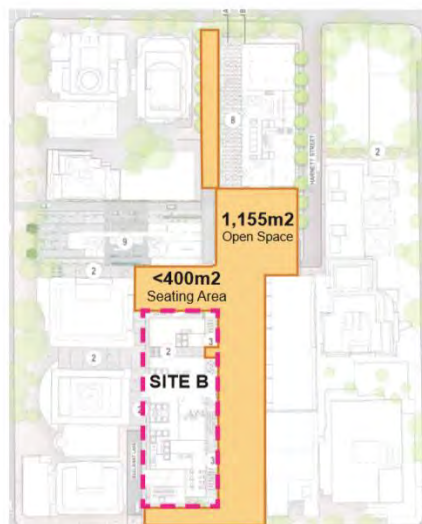
Council's Senior Strategic Planner Urban Design has provided the following comments on the planning proposal's alternative masterplan and boulevard:

The alternate masterplan proposed by the PP1/20 relies on a complete redesign of the public space within the Ward Street Precinct and disregards Council's strategic work done in the draft PDS and the endorsed Ward Street Masterplan, as well as the extensive and thorough consultation process.

The diagram below compares the open space and footprint to Building "B" for the previous PP 4/17 and Council's endorsed Ward Street Masterplan, which is provided here for illustrative purposes.

41 McLaren St - Alternative Masterplan

Site B GFA:	68,903sqm
Site B Floor-plate:	A-Grade
Community Facilities	5,730sqm
Open Space:	3,900sqm

**Stage 2 Ward St Masterplan**

79,937sqm (Total Precinct GFA: ~185,000sqm)
Premium-Grade
4,940sqm
5,418sqm



As mentioned previously, Stage 2 of the Ward Street masterplan considered two options. Option 1 had the main plaza facing Miller Street, a smaller route through the block and a tower on the subject site at 41 McLaren Street. Option 2, the selected option, moved the plaza to the centre of the block and created a separate environment from Miller Street. Both options were studied in detail, put for exhibition and comment and the outcome of this process was the selection of Option 2.

Option 2 provides for a better public open space with a protected plaza at the centre of the block that is more suitable for gatherings and events, has shorter laneways that are easier to activate, and works better with the PDS in creating the distinct dual N-S connection.

PP 1/20 alternate's masterplan presents a wide linear boulevard through the centre of the block. This approach presents several significant disadvantages:

Removes the central gathering space. There is no area for big gatherings or social events;

- Presents a long, repetitive, inactive boulevard that is too wide;
- The proposed side areas at each side are too small for the demand of the area;
- Relies on a colonnade through a privately owned site to connect to McLaren Street;
- Removes Berry Square North plaza, an important buffering space to accommodate pedestrian traffic coming out on the precinct as they come up against vehicular traffic;
- Undermines the role of the Civic Spine and Miller Walk as it basically doubles it but without the activation of the street.

Looking at the proposed public domain of PP 1/20's alternate masterplan and though the proponent states that a wider spine would allow for activation on both sides of the spine, it seems that the boulevard would be an unpleasant and underutilised space. It has 100 metres of terrace seating on one side and a narrow footprint on the other that will be consumed by an office lobby with little space for retail or cafes. This is probably not the best justification for a wider spine.

The proposed footprint of Building "B" also curtails the opportunity to provide the much needed Civic Hub, for which design brief is currently being finalised. The reduced footprint will not allow for the performance space (1,500 auditorium) or the proposed media centre and library. This will result in an insurmountable loss for North Sydney and will also impact on the activation of the public open spaces.

In contrast, a concentrated open space of square proportions and smaller shorter laneways activated by cafes and other public uses are more fit for the area:

- *They provide a plaza where more people can gather at one time and allow for outdoor events to complement the civic hub;*
- *The shorter laneways are more dynamic and easily activated;*
- *The bigger footprint of building B allows for more ground floor activation and for the civic hub to be located on the podium; and*
- *It is in alignment with the dual N-S pedestrian network of the Public Domain Strategy*

The alternative open space configuration put forward in the planning proposal is not a feasible option that is likely to be realised and cannot be relied on to support the proposal.

In conclusion, the addition of a tower on 41 McLaren Street will result in an unacceptable degree of overshadowing of the proposed open space. It is noted that any additional height on the site is likely to result in additional overshadowing of the proposed open space, and this was a factor in not allowing for additional height on the site as part of the Ward Street Masterplan.

8.3.5.3 Overshadowing of Adjoining Residences

The overshadowing of adjoining residences was one of four areas of concern raised by the IPC in relation to the previously submitted planning proposal (PP4/17). The IPC concluded that *"the planning proposal would result in adverse impacts on the amenity of adjoining residential buildings as it would increase overshadowing and reduce solar access to these buildings as well as reduce visual privacy"*.

Potential overshadowing of adjoining residences is considered below, in terms of residences to the west of the site and to the east of the site.

Overshadowing of Residences to the West

It is noted that the planning proposal provides an increased setback of the tower to the west and increased building separation to adjoining residences to the west than that previously considered by the IPC.

The shadow diagrams and analysis provided by the proponent indicate that the proposal will result in additional overshadowing to No. 221 and No. 229 Miller Street in the morning period up until 11am, with additional overshadowing of 15% and 13% respectively. However, the Solar Access Impact Report also submitted with the Planning Proposal concludes that there is no impact or loss of solar access to 229 Miller Street and negligible impact and loss of solar access to 221 Miller Street which is *“not sufficient enough to affect solar access compliance to the apartments”*, presumably as this assessment includes the overshadowing as a result of the development at No. 168 Walker Street to the north.

In terms of the solar access achieved by No. 221 and No. 229 Miller Street, the Solar Access Impact Report indicates that documentation for the approvals at these sites show that No. 221 achieves 61% of apartments with solar access between 9am and 3pm at mid-Winter, increasing to 77% between 7.45am and 3pm, and No. 229 Miller Street has an excess of 70% of apartments that achieve the requisite 2 hours of solar access between 8.30am and 3pm (noting the ADG criteria is for the hours of 9am to 3pm).

Guidance under Objective 3B-2 of the ADG, related to ensuring that overshadowing of neighbouring properties is minimised during mid-Winter, indicates that where an adjoining property does not currently receive the required hours of solar access that the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.

Documentation provided with the proposal indicates that there would be less than 20% additional overshadowing to No. 221 and No. 229 Miller Street, consistent with the ADG guidance, and therefore the overshadowing of No. 221 and No. 229 Miller Street is not of itself considered as a reason to reject the subject Planning Proposal.

Overshadowing of Residences to the East

The Planning Proposal has not addressed potential overshadowing impacts to the residential areas to the east, including the residential apartments at 45 McLaren Street and 144-150 Walker Street, and low density residential properties located to the eastern side of Walker Street, which are located outside of the North Sydney Centre.

The relevant planning control is contained within Clause 6.3(3) of NSLEP 2013 which requires consideration of the impact of building height and massing in the North Sydney Centre in terms of overshadowing and loss of solar access to habitable rooms and private open space located outside of the North Sydney Centre. The provision requires retention of two hours of direct sunlight between 9am and 3pm from the March equinox to the September equinox, or where less than two hours is achieved no reduction in that solar access.

It is noted in the previous iteration of the planning proposal, it was indicated that the proposed increased height on the site would not impact on the ability of the residential properties to the east of Walker Street achieving the requisite two hours of sunlight access. However, the proposal is likely to result in the developments at No. 45 McLaren Street and 144-150 Walker Street not being able to achieve the minimum solar access required by Clause 6.3(3) of NSLEP 2013.

If the planning proposal is considered suitable for progression, an assessment of overshadowing impacts to residential properties located to the east of the site should be considered prior to submitting the proposal for a Gateway Determination.

8.3.5.4 Wind Impacts

Wind impacts was one of four areas of concern raised by the IPC in relation to the previously submitted planning proposal (PP4/17). The IPC concluded that *“insufficient information has been provided to justify the planning proposal’s impacts in relation to wind, particularly upon future public open space”*.

Section 2.3.3 of the North Sydney DCP 2013 requires a wind impact report where a building exceeds 33m in height and specifies that development should not result in wind speed exceeding 13m/s at footpaths and accessible outdoor spaces.

A Pedestrian Wind Environment Study is provided with the Planning Proposal. The criteria adopted for the study is a gust-equivalent mean (GEM) wind speed, rather than the gust specified in the North Sydney DCP 2013, which must not exceed 8m/s for walking, 6m/s for standing and 4m/s for sitting and allow for a 5% probability of exceedance.

The wind study identifies that the proposal will result in a number of points within the proposed public open space and the surrounding pedestrian environment being below the relevant comfort criteria. The exceedance of the criteria is minor for most identified points, being either comparable to existing site conditions or within 1% difference. However, the impact at Point 22 (shown in Figure 14), in the northern part of the proposed open space area, is substantial with a 24% exceedance of the standing criteria (6m/s) compared to a 3% exceedance under present site conditions.

The wind study concludes that impacts can be mitigated by the inclusion of supplementary vegetation such that *“it is expected that wind conditions for all trafficable outdoor locations within and around the development will be suitable for their intended uses”*. In particular, the suggested treatment to mitigate the exceedance at Point 22 includes an area of 1.5-2m high densely foliated hedge within the northern section of the proposed public open space area and a wall to the eastern elevation of the indicated café/public facilities, as shown in Figure 15.

However, the proposed mitigation measures to alleviate the wind impacts rely on works outside of the subject site, and in particular for those measures to be accommodated within the proposed public open space area. Therefore, it would not be possible to condition those measures being implemented as part of any future development consent. As the design of the proposed public open space has not yet been undertaken, there is no guarantee that those measures can be accommodated.

It is considered that the detail of wind impacts could be addressed through the development application process. However, as the wind study identifies that the proposal is likely to result in adverse wind impact to the proposed public open space area this would likely require amendment of the proposed built form.



FIGURE 14: Wind tunnel results (Source: Pedestrian Wind Environment Study, Figure 6b)



FIGURE 15: Suggested treatments for wind impacts
 (Source: Pedestrian Wind Environment Study, Figure 7a)

8.3.5.5 Heritage Impacts

The impact to the existing heritage item on the site was one of four areas of concern raised by the IPC in relation to the previously submitted planning proposal (PP4/17). The IPC disagreed with the conclusions of DPIE in terms of heritage and concluded that *“the planning proposal has not sufficiently justified site-specific impacts on heritage as the proposed residential tower is likely to adversely affect the heritage significance of the existing heritage building and heritage items near the site”*.

The planning proposal has been subject to an independent heritage assessment by Romey.Knaggs Heritage which concludes that the development will have a substantial adverse impact on the heritage significance of the former Simsmetal House. The independent heritage assessment makes the following conclusions in response to the assertions made by the heritage assessment submitted with the planning proposal:

1. *The proposed development would not retain and appropriately conserve the key components, fabric and aesthetic values of the former Simsmetal House and its relationship to its immediate setting.*

In particular, the proposed residential tower will not conserve the form and massing of the former Simsmetal House, which are manifest in its significance under Criteria (a), (b) and (c) ie tangible evidence of the complex planning controls in place at the time despite the rapid commercial redevelopment of North Sydney in the 1970s, the work of one of Australia’s most notable architects, and a building of highly accomplished architectural merit. The proposed development will substantially (although not entirely) conserve the external fabric of the existing building, but its form and massing will be overwhelmed by the proposed residential tower that will rise 132m above its facades.

The proposed development requires the demolition of most, if not all, of the original internal structure and detail at all levels, and excavation to allow for the construction of an additional four levels of basement car parking that would occupy the entire footprint of the existing building. Although the detailing and materiality of the external envelope and facades would be substantially retained, this outcome can not be considered as conservation of the fabric of the original Simsmetal House.

2. *The proposed development would provide funds for appropriate conservation and remediation, and while arguably compatible with the social/functional character of the setting, would in doing so compromise the form and scale of the former Simsmetal House, aspects of its significance that are critical under Criteria (a) (Historic), (b) Associative, (c) (Aesthetic).*
3. *The proposed development, at least the proposed residential tower designed by the original architectural firm, Harry Seidler and Associates, could provide North Sydney with a new development of high architectural quality serving as a potential future landmark. However, this potential urban benefit is in itself not a justification for the resulting adverse impacts on the heritage significance of the former Simsmetal House.*

Moreover, the partial retention (by necessity of its listing as a heritage item) of a low scale high quality work of modern architecture as a podium for a 132m high residential tower constructed 50 years later is likely to result in an uncomfortable and incompatible composition that will severely compromise the heritage significance of the former and its integrity as an important component in the streetscape, irrespective of the skill of the architect.

For the above reasons, it is contended that the development proposed under PP 1/20 is inappropriate and incompatible with the demonstrated heritage significance of the former Simsmetal House as an important work of modern commercial architecture designed by one of Australia's most notable architects.

The building is not a lesser work that it could be considered an example of unfulfilled development potential, or a compromise outcome dictated by the development controls prevailing at the time, but rather a highly accomplished architectural response to the limitations of these controls.

The independent heritage assessment by Romey.Knaggs Heritage makes the following recommendation:

The development proposed under PP 1/20, especially the 132m high residential tower, will have a substantial adverse impact on the heritage significance of the former Simsmetal House, particularly on the original form, scale and fabric of the heritage listed building.

Moreover, the extent of structural intervention required to construct and support the proposed 132m high residential tower above the existing building, and the excavation required for the proposed additional four levels of basement car parking, is likely to require internal demolition substantially beyond that proposed in the PP 1/20 documentation, to the extent that only the facades will be retained.

It is recommended therefore that, on heritage grounds, the PP 1/20 application not be approved as the proposed development, if implemented, would be contrary to the heritage conservation objectives set out in Cl. 5.10(1) of the North Sydney LEP 2013.

The conclusions of the heritage assessment and the IPC's previous position are supported. The proponent's assertion that the uplift will incentivise heritage conservation works is not accepted. The proposal is likely to have a detrimental impact on the heritage item given its excessive height and scale, and the structural interventions required to support the tower are considered extensive with detrimental impact on the design and material fabric of the heritage item.

8.3.5.6 Visual Impact

The Planning Proposal provides a visual impact assessment of the proposal from representative locations in the public domain, including existing development and approved development towers near the site.

The proposal has been reviewed by Council's Senior Strategic Planner Urban Design with the following comments in regards to the bulk and scale of the proposal:

The subject site at 41 McLaren Street is located at the northern end of the CBD and within what could be considered a transition area.

North Sydney's CBD centre of gravity is extending to the North with the arrival of the metro, and this is reflected in Council's strategic work, notably the endorsed Ward Street Masterplan and in the Draft PDS.

Though the metro northern portal will be located in the corner of Miller and McLaren Streets, North Sydney's CBD will not extend much further than that. St Leonards Park and the Ridge Street conservation area present a natural limit to the potential extension of the CBD. This is further detailed in the soon to be released Civic Precinct and Surrounds Planning Study.

Therefore, both sides of McLaren Street are the transitioning elements between the CBD core along Berry Street and the low-scale, leafy Ridge Street and the Ridge Street conservation area on the southern side of it.

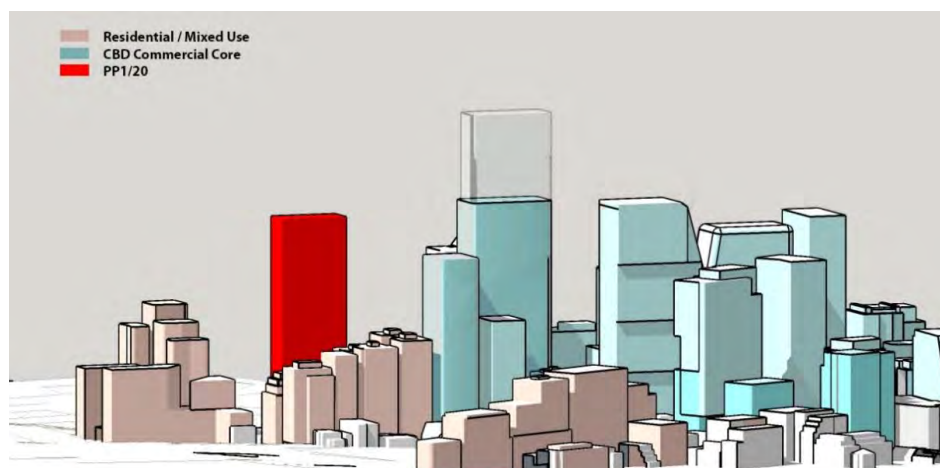
The buildings across McLaren Street, on the northern side, will be around 20 to 24 storeys and the maximum height will be RL 155. The approved DA for 168 Walker Street largely conforms with these controls.

The buildings to the west of the subject site have recently been completed and also conform with the LEP maximum heights at RL 130 and RL 140.

The Planning Proposal 1/20, with a maximum height at RL 226 would be completely out of scale and character with the immediate surroundings and the desired streetscape of McLaren Street.

The residential buildings on the northern end of Miller Street are between 17 and 20 storeys, the future building across McLaren Street will be 25 storeys, and the adjacent building at 37 McLaren Street is 12 storeys. There is nothing to indicate that a 45 storey building is appropriate in this location.

The figure below shows the heights envisaged under the ward Street Masterplan with the proposed height for PP 1/20 (in red).



Even if the northern portal of the metro station is located on McLaren Street, this portal

is a lift access only and it is mainly focused on providing access to the existing civic and recreational assets, leaving the main access on Berry Street as the central point for the commercial core. Therefore, having such a tall building is not in character with the transitioning location of the site, nor with the streetscape of McLaren Street.

Having regard to Council's strategic work, the CBD massing presents a step down from the 40+ storeys on Berry Street and the southern end of the Ward Street Precinct to 15 to 20 storeys on the northern side of the block. This step-down responds to the Civic Precinct and conservation areas to the north and also to the solar access needs of the central square

The Civic Precinct is located to the north of the Ward Street Precinct, with the southern boundary on the northern side of McLaren Street, opposite the subject site. The *North Sydney Civic Precinct Planning Study* (May 2020) has recently been placed on public exhibition from 4 June to 20 July. Of relevance to the planning proposal, the Study identifies that the block on the northern side of McLaren Street is a transition area from the CBD and Ward Street Precinct, the 'CBD Mixed Use Edge', where heights will transition down towards the low-scale residential area to the north. The maximum height limit is proposed as 24 storeys to the southern half of No. 52 McLaren Street, and 14 storeys to the northern half of No. 52 and No. 54 McLaren Street. The planning proposal is contrary to the intention of the area as a transition zone from the CBD.

The above conclusions of Council's Senior Strategic Planner Urban Design are concurred with, and it is considered that the proposal is of an inappropriate height given its location in the northern extent of the North Sydney CBD, and would be out of scale and character with the immediate surroundings and the desired streetscape of McLaren Street, with resultant adverse visual impacts. This is reflective of the proposals general inconsistency with the extensive strategic work undertaken by Council for the Ward Street Precinct, the Civic Precinct Planning Study, and the proposed future built form for the area.

8.3.5.7 View Loss

The proposal will likely have an impact on neighbouring residential views, namely existing buildings to the immediate west of the site including No. 39 McLaren Street and No. 229 Miller Street. The planning proposal states that views are appropriately shared by offsetting the proposal's tower in relation to these buildings, and views will be only partially obscured with no views completely blocked. Further, it is noted that the amendment of the proposal from the previous iteration, with increased setback of the tower to the west and amended built form, allows for improved view lines from buildings to the west.

The Planning Proposal provided a visual impact assessment within the Urban Design Strategy submitted on 13 February 2020, which was later revised on 4 May 2020 and supplemented by a review by Dr Richard Lam. The revised assessment includes the addition of views from 168 Walker Street to the north of the site, as per the request by Council at the pre-DA meeting, which has an approved DA and is currently under construction.

The greatest impact in terms of views is to No. 229 Miller Street with the view impact assessed as moderate to severe. It is noted that a southeast view to Sydney Harbour is retained from the balcony. The impact on views from No. 39 McLaren Street is assessed as moderate, however it is noted that a view to Sydney Harbour will be blocked by the proposal.

Given the site's location in a dense urban environment, in an area subject to further densification in the future, there is a reasonable expectation that views may be impacted upon. It is considered that the Planning Proposal adequately demonstrates that view impacts are capable of being appropriately managed as part of any future development application.

8.3.5.8 Transport, Traffic and Parking

The Planning Proposal is accompanied by a Traffic Impact Assessment which concludes that the concept proposal is likely to have a negligible impact on the surrounding road network and performance of key intersections in the locality. The Planning Proposal was referred to Council's Strategic Transport Planner, with the following comments provided:

Transport Implications

Again, Ason Group's Traffic Impact Assessment for the proposal suggests that draft designs shown in the PP will be refined at DA stage and that, as such, select transport detail (e.g. a draft "Travel Plan" for the proposed development) is not required at this stage of the development process. At the same time, the TIA provides significant detail relating to proposed parking and traffic generation for the site. Without a better understanding of travel demand/mode share for the proposed development, including an understanding of how potential travel plan actions might reduce car reliance and increase uptake of walking, cycling, public transport, and car sharing and further reduce on-site car ownership/parking demand/parking supply for the site, it is unclear whether the applicants proposals will adequately address travel demand/mode share for the site and, as a result, whether the applicant's proposals will adversely impact the safety and amenity of existing and future transport networks in the North Sydney CBD.

Travel Planning

The Planning Proposal is, again, not accompanied by a draft "Travel Plan", which will be required as part of the DA application for the proposal under Provision P1 (b) and (c) of NSDCP 2013. Without this draft "Travel Plan" being submitted as part of this PP, it is unclear whether any proposed draft actions for promoting walking, cycling and public transport for travel to and from the site will sufficiently off-set any reduction in parking supply and associated traffic generation linked to the applicant's proposals.

Walking

While the proposed through site link might address/support the north-south pedestrian corridor identified in Council's Public Domain Strategy and the Ward Street Precinct Masterplan Stage 2, there are still issues that require further consideration as part of the further development of the applicant's proposals:

1. *legal provisions safeguarding 24hr access to the through site link would need to be negotiated (this would have security implications for the proposed development);*
2. *incorporation of the through-site link within under-croft area provides poor visual cues regarding the nature of this "public" thoroughfare from the future Ward Street "Green Pocket Park" and McLaren Street; and*

3. *the enclosed nature of the through-site link and the positioning of columns in the centre of this thoroughfare has implications for crime and personal security (CCTV will not provide an adequate alternative to general on-street activity and passive surveillance from adjacent buildings).*

In addition, consideration should be given to how a priority crossing for pedestrians might be provided across McLaren Street to improve pedestrian safety and amenity between the site and the Metro Station's northern portal and the north-south pedestrian corridor identified in the Public Domain Strategy.

Cycling

The Traffic Impact Assessment, again, appears to overlook the different characteristics/requirements for residential, worker, and visitor cycle parking for the site. Residential "storage units" adequately address residential cycle parking requirements. 52 cycle parking spaces, 52 lockers, and 6 shower/changing facilities address commercial/worker cycle parking requirements. However, it is unclear whether the 24 bicycle racks (Ground Floor Plan, Urban Design Strategy) will adequately accommodate the 36 visitor cycle parking spaces (16 residential visitor and 20 commercial visitor) required for the site.

Public Transport

The subject site currently has high levels of access to public transport (Miller Street bus services and North Sydney T1 Rail Station). This will further improve in future with the opening of the Victoria Cross Metro Station and its northern portal, which is to be located almost directly opposite the subject site on the other side of McLaren Street. A draft Travel Plan for the concept proposal should be provided and include details of how the applicant intends to promote the increased uptake of public transport by residents, workers and visitors to the site as well as reducing car reliance, car ownership, parking demand and parking supply for the site.

Car Parking

By the applicant's own calculations (table below), current car parking numbers exceed maximum parking allowances identified in NSDCP 2013. These parking maximums have been adopted to curb traffic generation within the LGA.

Table 4 – DCP Car Parking Requirement				
Land Use	No. / Area (m ²)	Maximum Parking Rate	Maximum No. Spaces Permitted	Parking Provision
Commercial				
Commercial	7,728m ²	1 space per 400m ² GFA	19	22
Residential				
Studio / One-Bedroom	83	0.5 spaces / dwelling	42	169
Two or more Bedroom	111	1.0 space / dwelling	111	
Total			172	191

The concept proposal should, therefore, be amended to deliver an absolute maximum of 115 parking spaces as part of the proposal (96 residential and 19 commercial). However, due to the site's proximity to the North Sydney CBD and the future Victoria Cross Metro site, it would be more appropriate for the developer to apply the maximum parking controls currently adopted for development within St Leonards Precincts 2 & 3. Under these controls, a more appropriate number of parking spaces for the proposed development would be 66 total parking spaces (47 residential and 19 commercial). The delivery of on-site visitor parking is not permitted under NSDCP 2013.

A "Draft Travel Plan" should be prepared and used to help justify a reduced parking supply and demonstrate how this will help to reduce car reliance and increase uptake of public transport by occupants, workers and visitors to the development.

Car Share

NSDCP 2013 permits extensive use of car share vehicles to address resident mobility requirements. The applicant should consider that a single car share vehicle can replace more than 3-4 private vehicle spaces on the site. Justification of car share provisions and how they relate to reduced car parking provisions for the site should be investigated as part of a draft Green Travel Plan.

Traffic Generation

Recent 2016 Census Journey to Work data for Statistical Area 1141703, within which the site is located, suggests that less than 20% (19.3%) of residents use their cars to commute to work. Applying this rate to the proposed development would demonstrate a lower level of traffic generation than under the proposed methodology addressed in the TLA. However, it should be expected that the introduction of the Victoria Cross Metro Station's northern portal in such close proximity to the site will change travel behaviour at this site significantly. This should be considered both in the development of the "traffic generation" component of this report and in the development of a draft Travel Plan for the site that, again, demonstrates how reduced car reliance and increase uptake of public transport will minimise traffic generation associated with the applicant's proposals.

In consideration of the above comments, it is unlikely that the proposal would create any traffic concerns that are not able to be addressed either post-Gateway or during the development application stage. Other issues can also be resolved further along in the process.

8.3.6 Public Benefits

8.3.6.1 Through-Site Link

The Planning Proposal indicates it would provide public benefit in the form of a through-site link to connect to the proposed public open space to the south. However, a publicly accessible link is already provided for under the Ward Street Precinct Masterplan and the North Sydney CBD Public Domain Strategy which would implement a shared zone from McLaren Street to the proposed public open space via the existing service lane between No. 39 and No. 41 McLaren Street. The shared zone would include pedestrian priority and also reconfiguration of the access to the basements through Harnett Street and underneath the plaza, making in effect the link to the north a pedestrian only link.

8.3.6.2 Voluntary Planning Agreement

The applicant has offered to enter into a voluntary planning agreement (VPA) to provide a monetary contribution of \$4.75 million to be paid to Council which could be used for the provision of affordable housing or works in kind.

The VPA offer has been initially considered by Council's Community and Library Services, with the following comments made:

Following the Minister's directions for VPAs and the Council's preferred approach of capturing 50% of the residual land value uplift, an estimate has been made by the applicant of the value uplift on the Subject Site under the Alternative Masterplan. The results show the VPA contribution for the Alternative Masterplan as \$4.75million.

No Affordable Housing is proposed. This memo discusses the public benefit that could be met if these funds were used for the provision of affordable housing.

Community Need

Very low- and low-income households are effectively excluded from the private rental market in North Sydney LGA. While some affordable rental is available for moderate income households, this largely consists of studio and one-bedroom apartments, with larger moderate-income households (for example those with children) excluded from the rental market.

In terms of more general availability, a first quartile studio apartment is not affordable to low income households and such households are effectively excluded from affordable rental in North Sydney LGA.

A recent Council report (September 2019) has the following key findings in Social Housing dwellings where North Sydney's most vulnerable residents are protected by legislation which caps their rent at 30% of their income:

- *1.8% of rental dwellings in North Sydney are social housing (down from 2.0% in 2001).*
- *For Greater Sydney the average number of social housing dwellings is 5.5%*
- *From 2001 to 2016 social housing dwellings in North Sydney has declined from 570 to 532*
- *The NSW Government Family and Community Services website states there are currently 567 applicants (excluding dependents) on the general waiting list and 105 on the priority waiting list for social housing in the Northern Sydney area.*

Assessment

A recent analysis (April 2020) by Link Housing, Council's Approved Community Housing Provider, has been made of a proposal to demolish a jointly owned 5-bedroom boarding house and construct on-site an 11-12 bed New Generation Boarding House, at a cost of \$3,116,204 (pre-DA estimate). Link currently owns 86.26% of the property with Council owning the remainder.

On this basis, a cash contribution of \$4.75m made as part of the PP for 41 McLaren Street North Sydney, would provide 16 to 17 bedrooms of affordable housing to assist North Sydney's most vulnerable residents

There are elements of the VPA offer that may warrant further exploration and resolution, and a detailed critique and negotiations have not been undertaken at this point. Should the Planning Proposal progress and receive a Gateway determination then Council would seek to finalise and place any VPA on public exhibition concurrently with the Planning Proposal.

8.3.7 Social Impacts

The Planning Proposal is not supported by a social impact assessment. The proposal has the potential to result in 194 apartments, and at least an additional population of 400 people. This will likely create additional pressure on social facilities and open space. The proposal does not contemplate the provision of additional facilities to support this additional population increase.

Should the proposal proceed, it is recommended that a social impact assessment is required to be prepared to demonstrate how adequate social infrastructure and open space will be provided to support the future development of the site, prior to submitting the proposal for a Gateway Determination.

8.3.8 Economic Impacts

The Planning Proposal does not include an assessment of the economic benefits of the proposal, apart from generic reference to the benefits of providing additional housing and associated multiplier effects. However, in general terms, increased density on the site is likely to result in positive economic impacts both in construction and ongoing operation that will be of benefit to the local and regional economy.

Should the proposal proceed, it is recommended that an economic impact assessment is required to be prepared prior to submitting the proposal for a Gateway Determination.

8.3.9 Infrastructure

The site is located in proximity to existing and proposed transport infrastructure, including existing road connections and public transport. The site is in a locality that would allow future residents and workers to capitalise on the wide range of infrastructure and services available and planned within the area.

At the development application stage, consultation would be required with utility providers to ensure that sufficient capacity exists in water, sewer, gas, telecommunications and other utility services.

There is likely to be adequate services and infrastructure in the area to accommodate the proposed increases in demand, alternatively the applicant will be required to pay for any upgrades required.

8.4 Strategic and Site Specific Merit Test

DPE's 'A guide to preparing planning proposals' (December 2018) includes Assessment Criteria (otherwise known as the 'Strategic and Site Specific Merit Tests') to be considered in the case where the relevant strategy plan does not have Sustainability Criteria. As the North District Plan does not have Sustainability Criteria, the Strategic and Site Specific Merit Tests are considered below.

8.4.1 Strategic Merit

The Strategic Merit Test requires consideration of the following:

"a) Does the proposal have strategic merit? Will it:

- give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or*
- give effect to a relevant local strategic planning statement or strategy that has been endorsed by the Department or required as part of a regional or district plan or local strategic planning statement; or*
- respond to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing strategic plans."*

Each of the components of the strategic merit test are considered below.

District Plan

The proposal's consistency with the North District Plan has been considered in Section 8.3.1.2. In summary, whilst the planning proposal in general terms can be considered to be consistent with the District Plan as it provides for additional housing, the reduction in commercial floor space and heritage impacts mean it is contrary to key priorities of the District Plan, namely Planning Priority N8 (*Eastern Economic Corridor is better connected and more competitive*) and Planning Priority N6 (*Creating and renewing great places and local centres, and respecting the District's heritage*).

It is also noted that the North Sydney Local Housing Strategy indicates that the housing target under the District Plan can be met without development of the subject site for residential purposes, as outlined in Section 8.3.2.3.

Local Strategic Planning Statement

The proposal's consistency with the North Sydney Local Strategic Planning Statement (LSPS) is considered in Section 8.3.2.1. The LSPS incorporates the Ward Street Masterplan, North Sydney Local Housing Strategy and North Sydney CBD Public Domain Strategy into the strategic planning framework and directly links its implementation to the planning priorities under the North District Plan and the objectives of the Regional Plan. The planning proposal is contrary to the Ward Street Masterplan, North Sydney CBD Public Domain Strategy and North Sydney Local Housing Strategy, and therefore is contrary to the endorsed LSPS.

The planning proposal would significantly undermine the extensive place-based strategic planning work that has been undertaken in the locality, and particularly the Ward Street Precinct Masterplan. Appropriate heights were considered across the precinct, and particularly on the subject site, as part of the long, transparent, exhaustive process to develop the masterplan that included extensive community consultation on multiple occasions. At the end of the process, the current endorsed masterplan was selected, and a departure from the masterplan to facilitate a proponent's individual desired outcomes is not considered reasonable or good planning practice.

The proposed open space within the Ward Street Precinct has been carefully considered both within the Ward Street Precinct Masterplan and the North Sydney CBD Public Domain Strategy, with retention of solar access a key driver to ensure the proposed open space has high amenity and will be a useable space. The planning proposal will result in adverse overshadowing of the proposed public open space and will negatively impact on the ability to implement the related strategies within the Ward Street Precinct Masterplan and the North Sydney CBD Public Domain Strategy.

Change of Circumstances

The planning proposal indicates it is motivated by the planned delivery of the Victoria Cross Metro Station, which will have its northern access approximately 50-60m from the site, and therefore is responding to a change in circumstances.

However, the new Metro station has been a key catalyst for the relevant strategic documents including the Ward Street Precinct Masterplan and forms a key basis for the growth strategies. The northern access is a lift access only and is mainly focused on providing access to the existing civic and recreational assets, leaving the main access on Berry Street as the central point for the commercial core. Consequently, this is not considered to be a key driver for increased density on the site.

Conclusion

Based on the above, it is considered that the Planning Proposal does not have strategic merit for the main reason that it is contrary to the North Sydney Local Strategic Planning Statement (LSPS), and would significantly undermine the extensive place-based strategic planning work that has been undertaken in the locality, and that is integrated within the LSPS, particularly the Ward Street Precinct Masterplan and North Sydney Public Domain Strategy.

It is noted that the previous planning proposal on the site (PP4/17) was considered to have strategic merit by DPIE and the IPC. However, crucially, Council's strategic planning framework has changed significantly since the IPC decision. At the time of the IPC decision, the Ward Street Masterplan was still in draft form and the Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) had not yet been prepared. The current status of Council's strategic plans is as follows:

- North Sydney Local Strategic Planning Statement has been adopted by Council and assured by the Greater Sydney Commission;
- North Sydney Local Housing Strategy has been adopted by Council and submitted to DPIE for endorsement;
- Ward Street Masterplan is now adopted and has progressed to the Implementation Stage; and
- Exhibition of the draft Public Domain Strategy Stage 2 has now commenced.

Given the adoption of the above suite of high-level strategic documents, which the Planning Proposal is inconsistent with, the proposal fails to demonstrate strategic merit.

8.4.2 Site Specific Merit

The Site Merit Test requires consideration of the following:

“b) Does the proposal have site-specific merit, having regard to the following?

- *the natural environment (including known significant environmental values, resources or hazards); and*
- *the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and*

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

The site specific issues associated with the planning proposal have been considered in Section 8.3.5. Overall, the Planning Proposal is not considered to have site specific merit due to the following:

- the expected increase in overshadowing and the reduction in solar access likely to occur on the public open space proposed under the Ward Street Precinct Masterplan and North Sydney CBD Public Domain Strategy;
- insufficient information has been provided on the potential increased overshadowing of residential buildings to the east of the site;
- the substantial adverse impacts on the heritage significance of the existing heritage building (‘Simsmetal House’) on the site; and
- the proposal is of an inappropriate height given its location in the northern extent of the North Sydney CBD, and would be out of scale and character with the immediate surroundings and the desired streetscape of McLaren Street, with resultant adverse visual impacts.

It is noted that the lodgement of the planning proposal follows an extensive planning history under a previous planning proposal on the site (PP4/17) culminating in the IPC recommending that the proposal should not proceed past Gateway as it did not demonstrate site specific merit. As outlined in the IPC decision note dated 7 June 2019, the IPC stated that impacts associated with the residential tower “*have not been adequately justified given its proposed bulk and scale, including:*

- *the expected increase in overshadowing and the reduction in solar access likely to occur on public open space including the public open space proposed under Council’s draft Ward Street Precinct Masterplan;*
- *the increased impact on the adjoining residential buildings, in particular the increased overshadowing, reduced solar access and reduced visual privacy;*
- *wind impacts upon future public open space*
- *the likely adverse impacts on the heritage significance of the existing heritage building and heritage items near the site, and*
- *its inconsistency with strategic planning principles relating to heritage conservation”.*

As identified above, the majority of the site specific issues identified by the IPC are considered to remain. This is due to the fact that the amendment of the previous planning proposal to its current iteration principally focuses on demonstrating that a greater setback could be provided to the west, which has not been sufficient to address the identified issues.

9. Moratorium on Planning Proposals

As previously indicated, Council has resolved to not accept any new planning proposals involving a residential use, until the earlier of 1 July 2020 or the completion of any gazetted amendments to the North Sydney LEP in respect of any Land Use and Infrastructure Plan produced by the DPIE's Priority Precinct planning process.

10. Submissions

There are no statutory requirements to publicly exhibit a Planning Proposal before the issuance of a Gateway Determination.

However, Council sometimes receives submissions in response to planning proposals which have been lodged but not determined for the purposes of seeking a Gateway Determination. The generation of submissions at this stage of the planning process, arise from the community becoming aware of their lodgement through Council's application tracking webpage.

These submissions are normally considered as part of Council's assessment report for a Planning Proposal, to illustrate the level of public interest in the matter before Council makes its determination.

At the time of reporting, one submission has been received. The submission is in objection to the planning proposal, raising concern with consideration of the planning proposal which has previously been rejected by the Independent Planning Commission (IPC).

CONCLUSION

The Planning Proposal seeks to increase the maximum height of building from RL 100 to RL 226 and increase the minimum non-residential floor space ratio from 0.5:1 to 3:1 under NSLEP 2013 as it relates to the subject site.

The Planning Proposal is generally consistent with the relevant requirements under s3.33 of the EP&A Act.

Whilst the Planning Proposal would result in the increased provision of residential accommodation in close proximity to transport, services and facilities, the Planning Proposal is not supported for the following reasons:

- The proposal does not demonstrate strategic merit as it is contrary to the North Sydney Local Strategic Planning Statement (LSPS), and would significantly undermine the extensive place-based strategic planning work that has been undertaken in the locality, and that is integrated within the LSPS, particularly the Ward Street Precinct Masterplan and North Sydney CBD Public Domain Strategy.
- The proposal is contrary to key priorities of the North District Plan, namely:
 - Planning Priority N8 (*Eastern Economic Corridor is better connected and more competitive*) as it will result in a loss of non-residential floor space that conflicts with the strengthening of the employment role of the Eastern Economic Corridor; and

-
- Planning Priority N6 (*Creating and renewing great places and local centres and respecting the District's heritage*) as it would have a significant adverse impact on the heritage item on the site.
 - The loss of commercial floor space and adverse impacts to the heritage item also mean the proposal is inconsistent with Section 9.1 Ministerial Directions *1.1 Business and Industrial Zones* and *2.3 Heritage Conservation*.
 - The proposal does not demonstrate site specific merit due to the following:
 - the expected increase in overshadowing and the reduction in solar access likely to occur on the public open space proposed under the Ward Street Precinct Masterplan and North Sydney CBD Public Domain Strategy;
 - insufficient information has been provided on the potential increased overshadowing of residential buildings to the east of the site;
 - the substantial adverse impacts on the heritage significance of the existing heritage building ('Simsmetal House') on the site; and
 - the proposal is of an inappropriate height given its location in the northern extent of the North Sydney CBD, and would be out of scale and character with the immediate surroundings and the desired streetscape of McLaren Street, with resultant adverse visual impacts.

RECOMMENDATION

That the Panel resolves not to support the Planning Proposal being forwarded to the Department of Planning, Industry and Environment seeking a request for a Gateway Determination.

Jeff Mead
PLANNING INGENUITY

Marcelo Occhiuzzi
MANAGER STRATEGIC PLANNING



MEMORANDUM

TO: Karen Buckingham – Executive Strategic Planner
FROM: Pedro Garcia- Senior Strategic Planner Urban Design
CC: Emma Booth – Team Leader Design; Neal McCarry – A/Manager Strategic Planning
DATE: 23 April 2020
RE: North Sydney Urban Design Team referral for PP1/20 at 41 McLaren Street, North Sydney

North Sydney Council – Urban Design referral comments

On 13 February 2020 North Sydney Council received a Planning Proposal PP1/20 to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013) as it relates to land at 41 McLaren Street, North Sydney. The Planning Proposal seeks to:

- Amend the Height of Buildings Map in NSLEP 2013 to allow for a building height of up to RL 226m AHD (a 126m increase); and
- Amend the Non- Residential Floor Space Ratio from 0.5:1 to 3:1.

As Council is the legal the owner of one of the parcels that comprises the Ward Street Masterplan and given the extensive planning history, in the interests of clarity and transparency, it is understood the Planning Proposal is to be independently assessed.

This referral sets out North Sydney Council's Urban Design internal consultation response for consideration as part of the independent assessment of Planning Proposal PP 1/20.

1. Background

1.1 Independent Planning Commission rejected the previous Planning Proposal on the grounds it lacked site-specific merit

The lodgement of PP1/20 follows an extensive planning history under PP4/17 culminating in the Independent Planning Commission (IPC) recommendation that the proposed development, PP4/17, should not proceed past Gateway “*in its current form...given the significance of impacts likely to result from the bulk and scale of the residential tower*”.

As outlined in the IPC decision note dated 7th June 2019, the IPC stated that impacts



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associated with the residential tower “*have not been adequately justified given its proposed bulk and scale, including:*

- *the expected **increase in overshadowing** and the reduction in solar access likely to occur on public open space including the public open space proposed under Council’s draft Ward Street Precinct Masterplan;*
- *the **increased impact on the adjoining residential buildings**, in particular the increased overshadowing, reduced solar access and reduced visual privacy;*
- ***wind impacts** upon future public open space*
- *the likely adverse **impacts on the heritage significance** of the existing heritage building and heritage items near the site, and*
- *its **inconsistency with strategic planning principles** relating to heritage conservation”.*

[emphasis added].

The IPC decision and associated documents can be viewed via:

<https://www.ipcn.nsw.gov.au/projects/2019/03/request-for-gateway-determination-review-of-mclaren-street-north-sydney>

Associated IPC decision documents include North Sydney Council’s presentation to the IPC. Council’s presentation demonstrates the significant impacts of the proposed development and should can be viewed in consideration of the likely impacts of PP 1/20 via:

<https://www.ipcn.nsw.gov.au/resources/pac/media/files/pac/projects/2019/03/request-for-gateway-determination-review-of-mclaren-street-north-sydney/additional-information-from-council/north-sydney-council-presentation.pdf>

The IPC concluded the planning proposal had demonstrated strategic merit but not site-specific merit and recommended it not proceed to Gateway.

This advice suggests PP1/20 has not substantially changed from PP4/17 and that it has neither strategic merit nor site specific merit.

1.2 Strategic planning of the North Sydney CBD over the last 6 years

Over the last 6 years Council has been working on the North Sydney Centre review to address the changes and growth expected in the area as a result of the arrival of the new station and directions of the state government under the North District Plan (GSC 2018).

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Details can be found here:

https://www.northsydney.nsw.gov.au/Building_Development/North_Sydney_CBD/North_Sydney_Centre_Review

The objectives of the strategic work have been:

- To ensure there is capacity to provide sufficient floorspace in the CBD to support the forecast jobs growth of 16,500-21,000 additional jobs by 2036;
- To allow for high quality residential development around the outer perimeter of the CBD, where appropriate;
- To provide for a safe, adequate, efficient and attractive public domain that caters for the growth and the arrival of the metro and the forecast 16,000 pedestrian movements in the morning peak hour;
- To ensure the amenity of both buildings and public spaces remains high in terms of solar access, privacy, separation, and accessibility; and
- To make the necessary modifications to the streets and traffic flows to ensure the CBD is not affected by regional traffic movements.

The North Sydney Centre Review includes the preparation of the ***North Sydney CBD Public Domain Strategy (PDS)***. The PDS addresses the acute lack of public space in the CBD. It identifies a suite of potential new open spaces and creates a stronger pedestrian network across the CBD.

The PDS has been prepared in two stages. Stage 1 is a vision and ideas phase that was endorsed by Council on 27 May 2019, following extensive community consultation. On 6 April 2020, Council endorsed the Stage 2 draft PDS for public comment.

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Details of Stage 1 of the Public Domain Strategy for the CBD can be found here:

https://www.northsydney.nsw.gov.au/Building_Development/North_Sydney_CBD/Public_Domain_Strategy_-_Stage_1

The Stage 2 PDS and Council report can be found at Item 08 here:

https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/Council_Meetings/Council_Reports_06_Apr_2020

In addition, to deliver much needed public domain and amenity improvements to the North Sydney CBD and identify commercial growth opportunities, Council has also been preparing the **Ward Street Precinct Masterplan**. The Ward Street precinct is bounded by Miller, McLaren, Walker and Berry streets. The precinct includes 41 McLaren Street.

There are a number of specific catalysts for the masterplan project:

- the return of the Ward Street car park to Council control in 2020, which is seen as an opportunity to turn the council asset into a mix of public open space, much needed community facilities and commercial floorspace;
- the planned Victoria Cross Metro Station;
- strong private development interest;
- the opportunity to set the direction for contemporary best practice planning; and
- desired activation of the North Sydney CBD.

The project has similarly been undertaken in two stages, with Stage 2 presenting two different masterplan options for the community to consider. The final, endorsed masterplan reflects community feedback and the preferred masterplan Option 2. Option 2 delivers:

- a central civic precinct with over 5,000m² of additional open public space;
- new commercial developments that will deliver 5,000 additional jobs, including two Premium-Grade commercial towers along Berry Street: Buildings “B” and “G”;
- a new knowledge and cultural hub located in the podium of Building B,
- fine-grain “eat streets” along the pedestrianised Ward Street and new laneways.



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All these elements will contribute to the emerging 18-hour economy in the heart of the CBD.

To protect sunlight to the proposed open spaces, the Ward Street Masterplan does not envisage a height increase to the heritage-listed 41 McLaren Street, which is located north/north-east of the Ward Street carpark.

Details on the Ward Street Masterplan can be found here:

https://www.northsydney.nsw.gov.au/Building_Development/North_Sydney_CBD/Ward_St_Precinct_Masterplan

It should be emphasised that both the PDS and the Ward Street Masterplan, have been developed with extensive input from the community and stakeholders and in collaboration with expert external design professionals throughout the process.

This advice suggests PP1/20 would significantly jeopardise the delivery of both the CBD Public Domain Strategy and Ward Street Masterplan, losing years of strategic planning work on the centre.

1.3 Changes to the Council's strategic planning framework since the IPC decision

Crucially, Council's Strategic Planning framework has changed significantly since the IPC decision. At the time of the IPC decision, the Ward Street Masterplan was still in draft form and the Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) had not yet been prepared.

The current status of Council's strategic plans:

- North Sydney Local Strategic Planning Statement has been adopted by Council and assured by the Greater Sydney Commission;
- North Sydney Local Housing Strategy has been adopted by Council and submitted to the Department of Planning, Industry and Environment for endorsement;
- Ward Street Masterplan is now adopted and has progressed to the Implementation Stage;
- Exhibition of the draft Public Domain Strategy Stage 2 has now commenced; and

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- Civic Precinct Planning Study, located due north of the Ward Street Masterplan, has commenced and is due to be reported to Council in May 2020.

Given the adoption of the following suite of high-level strategic documents, Planning Proposal PP1/20 now clearly fails to demonstrate strategic merit.

2. Comment

2.1 PP 1/20 contrary to the objectives and actions of high level strategic plans

PP 1/20 jeopardises the redevelopment of Council's asset and totally undermines years of Council led strategic planning work. As outlined above, the strategic framework in North Sydney is significantly progressed and the hierarchy of plans, as required by the regional and district plans, are developed and should now be adhered to in accordance with their strategic objectives.

As per the previous planning proposal, PP 1/20 is contrary to meeting a number of objectives and actions under the relevant regional and district plans applying to the land. In particular the proposal:

- does not protect nor promote lands for commercial development within an important existing Strategic Centre on the Global Economic Corridor nor allow for future growth;
- is not required to achieve residential targets as sufficient residential capacity is already provided under NSLEP 2013 to meet housing targets, without the need to significantly change the land use mix on the subject site as set out in the North Sydney Local Housing Strategy.
- is contrary to North Sydney Council's strategic direction and planning framework as set out in North Sydney Council's Local Strategic Planning Statement (LSPS) and the North Sydney Local Housing Strategy (NSLHS). Actions of both the LSPS and LHS state that proposals submitted should only be supported if they are consistent with Council's endorsed studies.

2.2 PP 1/20 would significantly undermine the extensive place-based strategic planning work

PP 1/20 would significantly undermine the extensive place-based strategic planning work undertaken in the locality, specifically the *Ward Street Precinct Masterplan* and draft *North Sydney CBD Public Domain Strategy* (draft PDS).



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Both, Council's endorsed draft PDS and the endorsed *Ward Street Precinct Masterplan*, develop a dual N-S pedestrian connection along the CBD.

A Civic Spine along Miller Street that focuses on linking all the civic buildings along North Sydney and acts as they main boulevard or high street, and a more intimate route within the centre of the blocks built around a sequence of plazas and gathering spaces and small active laneways.

This duality provides two different experiences and relies of two different types of spaces.

The Civic Spine is an urban boulevard that provides long generous linear spaces and offers an urban forecourt for office buildings, allows for outdoor seating for restaurants and gives room and distance to institutional buildings like the post office, or Council chambers. The Civic Spine is comprised of two main elements; Miller Place, a 200-metre long pedestrian mall similar to Martin Place or Pitt Street mall and Miller Walk, a 12-metre plus pedestrian footpath along Miller Street from Berry Street all the way to Falcon Street.

Miller Place is located at the exit of the Victoria Cross metro station where 16,000 people will come out of the metro in the morning peak hour. It is a generous space capable of hosting a wide range of activities simultaneously, which is what the exit of the metro station requires. It can deal with the expected pedestrian movement and provide for meeting points, relaxing lawns, food outlets, play and event areas at the same time. It will be the main arrival and welcoming space of North Sydney.

As an alternative to the Civic Spine and the urban boulevard, the inner-block laneway route connects a series of more intimate and protected plazas and gathering areas through small active pedestrian only laneways. There is one plaza per block: Greenwood Plaza, Brett Whiteley Place (with the inclusion of the proposed event space at the intersection of Mount and Denison Streets), Berry Square (North and South) and Civic Square at the heart of the Ward Street Masterplan.

Each of these plazas has a different character and proposed use. Greenwood is a commercial block and the plaza is the breakout space for this commercial activity with places to sit, have lunch or enjoy a drink. Brett Whitely Place is an event space for pop ups, stalls, art installations, community information sharing, it is a more dynamic space compared to the quiet environment of the greenwood's roof plaza. Berry Squares are the more urban squares, the place where the laneway route interacts with vehicular traffic. It is a place for office catch ups, and shorter breaks.

The proposed Civic and Green Squares at the heart of the *Ward Street Masterplan* are the civic gathering plazas, where concerts can take place or a big screen can



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show important events. At the same time is the most quiet and calm space of the route, providing a perfect place to disconnect from the hustle and bustle of the CBD and also be the outdoor forecourt of the proposed Civic Hub.

All these plazas are connected through a series of pedestrian only narrow lanes that will be activated with cafes, restaurants, small shops, creating a very attractive pedestrian network connecting North Sydney train station with St. Leonards Park.

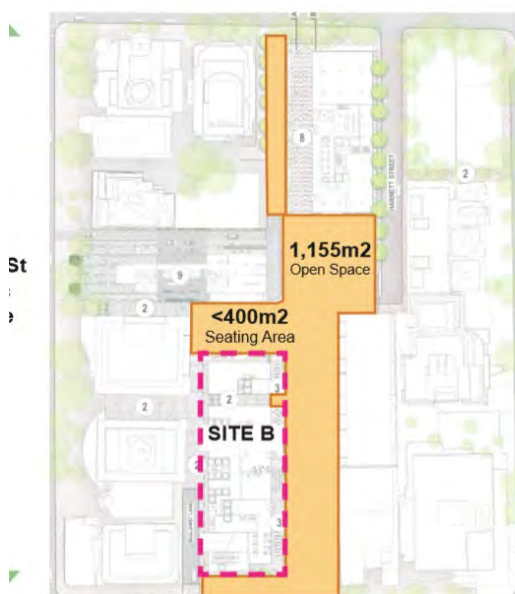
Comments and impacts of the Planning Proposal's alternate masterplan and boulevard

The alternate masterplan proposed by the PP1/20 relies on a complete redesign of the public space within the Ward Street Precinct and disregards Council's strategic work done in the draft PDS and the endorsed *Ward Street Masterplan*, as well as the extensive and thorough consultation process.

The diagram below compares the open space and footprint to Building "B" for the previous PP 4/17 and Council's endorsed Ward Street Masterplan, which is provided here for illustrative purposes.

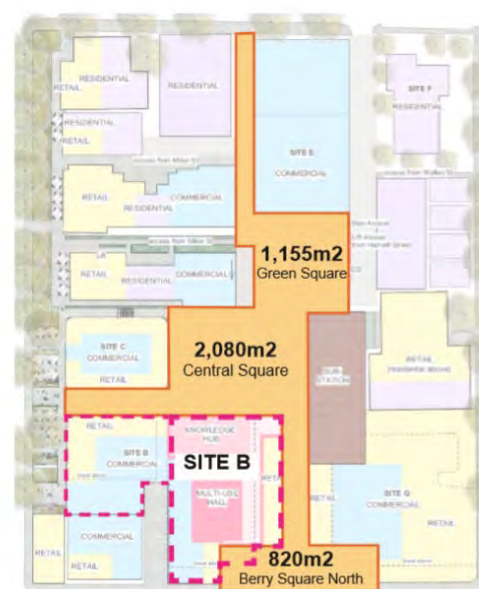
41 McLaren St - Alternative Masterplan

Site B GFA:	68,903sqm
Site B Floor-plate:	A-Grade
Community Facilities	5,730sqm
Open Space:	3,900sqm



Stage 2 Ward St Masterplan

79,937sqm (Total Precinct GFA: ~185,000sqm)
Premium-Grade
4,940sqm
5,418sqm



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As mentioned previously, Stage 2 of the Ward Street masterplan considered two options. Option 1 had the main plaza facing Miller Street, a smaller route through the block and a tower on the subject site at 41 McLaren Street. Option 2, the selected option, moved the plaza to the centre of the block and created a separate environment from Miller Street. Both options were studied in detail, put for exhibition and comment and the outcome of this process was the selection of Option 2.

Option 2 provides for a better public open space with a protected plaza at the centre of the block that is more suitable for gatherings and events, has shorter laneways that are easier to activate, and works better with the PDS in creating the distinct dual N-S connection.

PP 1/20 alternate's masterplan presents a wide linear boulevard through the centre of the block. This approach presents several significant disadvantages:

- Removes the central gathering space. There is no area for big gatherings or social events;
- Presents a long, repetitive, inactive boulevard that is too wide;
- The proposed side areas at each side are too small for the demand of the area;
- Relies on a colonnade through a privately owned site to connect to McLaren Street;
- Removes Berry Square North plaza, an important buffering space to accommodate pedestrian traffic coming out on the precinct as they come up against vehicular traffic;
- Undermines the role of the Civic Spine and Miller Walk as it basically doubles it but without the activation of the street.

Looking at the proposed public domain of PP 1/20's alternate masterplan and though the proponent states that a wider spine would allow for activation on both sides of the spine, it seems that the boulevard would be an unpleasant and underutilised space. It has 100 metres of terrace seating on one side and a narrow footprint on the other that will be consumed by an office lobby with little space for retail or cafes. This is probably not the best justification for a wider spine.

The proposed footprint of Building "B" also curtails the opportunity to provide the much needed Civic Hub, for which design brief is currently being finalised. The reduced footprint will not allow for the performance space (1,500 auditorium) or the proposed media centre and library. This will result in an insurmountable loss for North Sydney and will also impact on the activation of the public open spaces.

In contrast, a concentrated open space of square proportions and smaller shorter

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laneways activated by cafes and other public uses are more fit for the area:

- They provide a plaza where more people can gather at one time and allow for outdoor events to complement the civic hub;
- The shorter laneways are more dynamic and easily activated;
- The bigger footprint of building B allows for more ground floor activation and for the civic hub to be located on the podium; and
- It is in alignment with the dual N-S pedestrian network of the Public Domain Strategy

It is obvious that for each option explored through the masterplan process, the heights of different sites within the block had to be different as the location of the public domain changed. There are sites that benefit more or less from each option, but Council must ensure the best outcome for the whole of North Sydney, not just for one site.

The options studied were varied and evolved through time. Contrary to the applicant's assertion that the process was one of confusion, the masterplan process is a result of having an open mind and extensive exploration. Once the final outcome of the masterplan has been decided through a transparent and long process, it is unreasonable to change it for the private desires of one specific site.

2.3 PP1/20 also fails to demonstrate site specific merit

Comment on bulk and scale

The subject site at 41 McLaren Street is located at the northern end of the CBD and within what could be considered a transition area.

North Sydney's CBD centre of gravity is extending to the North with the arrival of the metro, and this is reflected in Council's strategic work, notably the endorsed *Ward Street Masterplan* and in the Draft PDS.

Though the metro northern portal will be located in the corner of Miller and McLaren Streets, North Sydney's CBD will not extend much further than that. St Leonards Park and the Ridge Street conservation area present a natural limit to the potential extension of the CBD. This is further detailed in the soon to be released *Civic Precinct and Surrounds Planning Study*.

Therefore, both sides of McLaren Street are the transitioning elements between the CBD core along Berry Street and the low-scale, leafy Ridge Street and the Ridge Street conservation area on the southern side of it.

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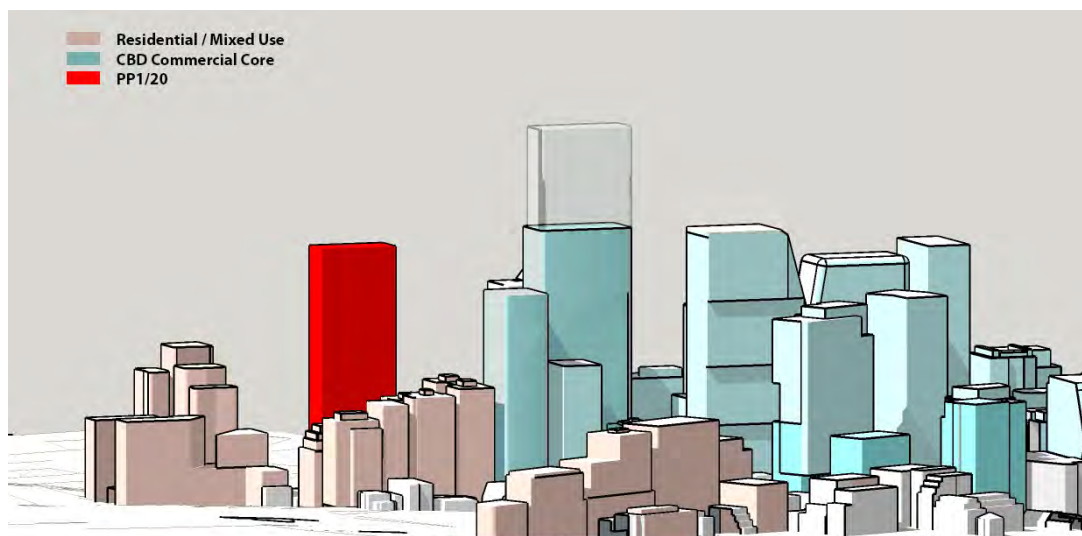
The buildings across McLaren Street, on the northern side, will be around 20 to 24 storeys and the maximum height will be RL 155. The approved DA for 168 Walker Street largely conforms with these controls.

The buildings to the west of the subject site have recently been completed and also conform with the LEP maximum heights at RL 130 and RL 140.

The Planning Proposal 1/20, with a maximum height at RL 226 would be completely out of scale and character with the immediate surroundings and the desired streetscape of McLaren Street.

The residential buildings on the northern end of Miller Street are between 17 and 20 storeys, the future building across McLaren Street will be 25 storeys, and the adjacent building at 37 McLaren Street is 12 storeys. There is nothing to indicate that a 45 storey building is appropriate in this location.

The figure below shows the heights envisaged under the ward Street Masterplan with the proposed height for PP 1/20 (in red).



Even if the northern portal of the metro station is located on McLaren Street, this portal is a lift access only and it is mainly focused on providing access to the existing civic and recreational assets, leaving the main access on Berry Street as the central point for the commercial core. Therefore, having such a tall building is not in character with the transitioning location of the site, nor with the streetscape of McLaren Street.

Having regard to Council's strategic work, the CBD massing presents a step down

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from the 40+ storeys on Berry Street and the southern end of the Ward Street Precinct to 15 to 20 storeys on the northern side of the block. This step-down responds to the Civic Precinct and conservation areas to the north and also to the solar access needs of the central square.

Comment on overshadowing

The PP 1/20 proposed tower would have major adverse effects on the proposed central plaza's solar access in the Ward Street Precinct.

The planning proposal increases the overshadowing of the main central plaza in the morning hours of winter solstice between 9am and 11:30am.

However, even more important is that the impact of the tower extends throughout the year.

The proposed tower presents additional overshadowing to the main plaza from February to October and to the smaller green plaza all year round. Whilst the additional overshadowing during the winter solstice is on its own unacceptable, the fact that the tower's shadow swipes over the whole of the plaza at the equinox only makes matters worse. On March 21st and September 21st the tower still overshadows the full extent of the plaza between 11:00 and 11:30 am and casts additional shadows between 9:00 am and 12:00 pm. *(See attached detailed solar impact assessment)*

This demonstrates that the overshadowing impact is not a punctual issue in winter, but it is an issue all year round. Whereas in winter the sun is lower and the shadows are longer, the shadows from the equinox and almost summer show the imposition the tower has on the plaza.

Studio Hollenstein, who has been engaged in the implementation stage of the Ward Street Masterplan, has assisted North Sydney Council's Urban Design Team in providing overshadowing images from producing a 3D model of the proposed tower to illustrate the overshadowing and over dominant scale of the proposal.

The shadow images demonstrate the impacts of overshadowing and reduction in solar access likely to occur on public open spaces in the Ward Street Masterplan during the times referenced in the IPC decision.

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Figure 1 - View from Central Square @ 10.30am on June 21st (winter solstice) according to Council's strategic intent



Figure 2 - View from Central Square @ 10.30am on June 21st (winter solstice) if the proposed tower would be realised



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Figure 3 - View from Ward Street looking north @ 11.00am on June 21st (winter solstice) according to Council's strategic intent



Figure 4 - View from Ward Street looking north @ 11.00am on June 21st (winter solstice) if the proposed tower would be realised

Please see the attached download link to a series of images of the tower at different times of the day (June 21st – Winter Solstice) :

https://northsydneycouncilit-my.sharepoint.com/:f:/g/personal/tomas_van_der_meer_northsydney_nsw_gov_au/Em7HSyAyGnpEicPjcIXF-6EBnNjyew3-Li8NikMMOXZAVg?e=xtcaeZ

Studio Hollenstein advise:

1. "The Public Domain has only a few 'windows' of solar access in mid-winter (June 21st) in its existing context. These are scattered between 9am-12pm in



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two key locations - The Central Square and Ward Street.

2. The tower blocks the remaining solar access to Ward St (almost in its entirety)

3. The tower blocks much of the remaining solar access to the Central Square with significant impacts at 9.30am, 10.30am" (June 21st)

It is understood the proponent has acknowledged the severity of the overshadowing impact by proposing an alternate masterplan that reduces the amount of public open space in the precinct. The proponent has, in effect, changed the public open space to suit the building. This is not a positive change for North Sydney as a whole.

Furthermore, the solar access to the alternate masterplan's widened link is poor as it is still overshadowed by the proposed tower between 10.30 and 11.30 and by the rest of the buildings throughout the day (both before and after).

The addition of a tower on 41 McLaren Street results in very limited solar access to the public domain in the precinct, not just on the plaza, but also within the civic hub in spaces like the library or media centre.

The amount of light received in the public domain is less than the acceptable standard of 2 hours to 50% of the space during more than 6 months (March to September) . *(See attached detailed solar impact assessment)*

Case law

The importance of solar access to the public domain was similarly a key consideration with respect to Parramatta Square and its solar protection area. DPIE issued a Gateway Determination for a site at 48 Macquarie Street and 220-230 Church Street Parramatta that included a condition requiring a clause to be added to protect solar access and reduce building heights in order to do so. The clause was to apply not just to that site but wider CBD and reads as follows:

"Amend the solar access provisions within the Parramatta Local Environmental Plan 2011 to prohibit overshadowing of the protected area within Parramatta Square between 12pm – 2pm;

Amend the Height of Buildings Map to expand the area within the CBD that is subject to Clause 7.4 Sun Access of the PLEP 2011 to ensure the protection of solar access within the protected area of Parramatta Square,"

Comment on building separation



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The proposed tower still presents building separation issues, illustrating the difficulty of introducing a residential use on a site dedicated to commercial. The proposed change of use and the built form add challenges to a site that is already quite constrained.

The PP1/20 building envelope has been modified from the previous proposal to provide additional separation to the west. This is a welcome improvement however the separation is still only 22 metres, versus the 24 metres suggested by the apartment design guideline (ADG).

However the main issue is the separation to the buildings to the east, specifically 150 Walker Street, a recently completed 8-storey apartment building. The separation between these 2 buildings is approximately 12 metres, the width of Harnett Street, and it is well below the suggested separation by the ADG.

Having made the building skinnier and providing more separation to the west is noted, however still having separation issues to the east demonstrates that a residential tower is not the most suitable use for the site, at least not in the currently proposed form.

Comment on building typology and district targets

Residential buildings on the fringe of the CBD are not characterized by big podiums with skinny towers on top. Most residential and mixed use development in that area presents a very small podium (if any) leaving room for gardens and open space and a mid-rise building up to 15 or 20 storeys. This typology responds to the needs of North Sydney and the estimated growth.

DPIE identified that 11,450 additional dwellings would be required for North Sydney by 2036 (DPIE implied dwelling requirements, 2016). The North Sydney Local Housing Strategy (LHS) has demonstrated that the LGA is on track to exceed requirements and deliver 11,870 dwellings within the currently proposed controls and studies. These findings are supported by the Local Strategic Planning Statement (LSPS). A housing supply gap has not been identified.

Further still, revised DPIE Population Projections (2019) have shown a reduction in the implied dwelling projections to 2041 in North Sydney, compounding the approach that current controls and planning studies are appropriately able to address dwelling requirements needs to meet demand whilst also achieving the best planning outcomes.



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There is no need to provide additional towers that are not in character with the residential typologies of North Sydney and are contrary to the place-based planning studies and strategic framework adopted to appropriately manage residential growth within the LGA.

On the commercial side however, the North District plan estimates 20,000 new jobs within North Sydney's CBD. This is a critical input that has been considered in the work done in the CBD and the Ward Street Masterplan. Any changes to the masterplan that affect the amount of commercial floorspace would make it much harder to achieve the required jobs growth.

Therefore, the addition of unnecessary residential units that are out of character with the area but could endanger the jobs growth does not seem the best direction forward.

Comment on adverse impacts on the heritage significance of the existing heritage building

An external Heritage Consultant is to be engaged to independently assess the heritage impacts of the Planning Proposal and provide a heritage referral for consideration. This is because Council didn't previously object on the heritage grounds which formed two of the site specific impacts cited by the IPC.

Conclusion

Planning Proposal PP 1/20 has not been significantly amended from the development proposal under PP 4/17.

The only key amendment between the two proposals is the increased building separation distance to the west from 14 metres to 22 metres and by virtue of this, the slight reduction in GFA, FSR and minor reduction in total dwellings (approx.). (See Table 5, page 41 of PP1/20).

These minor amendments cannot overcome the significant site-specific impacts determined to arise from the bulk and scale of the proposed development under PP 4/17.

The proposed planning proposal for 41 McLaren Street as amended will still have unacceptable impacts to the Ward Street masterplan as endorsed and to the surrounding buildings.

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It will add unacceptable overshadowing and spatial presence into the public domain, turning the central plaza from a pleasant, open to the sky, space into a dark and enclosed space. This is not supported.

The proponent's response to this is to completely change the endorsed masterplan, which is the result of a 3-plus years design process with input and collaboration of the community, state agencies and relevant stakeholders, and to develop an alternate masterplan that presents a much poorer public domain outcome and removes the much needed civic hub, which is one of the main reasons driving the masterplan in the first place.

Council believes that the adopted masterplan is the best outcome for the whole block, the community and North Sydney as a whole. Running the entire masterplanning process again to accommodate PP1/20 would not be the best course of action. It will imply spending a lot of time and cost for a poor outcome that runs contrary to North Sydney's strategic planning framework.

Please do not hesitate to contact me if you would like to discuss any of these matters in greater detail.

Pedro Garcia

Senior Strategic Planner Urban Design



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TO: Karen Buckingham – Executive Strategic Planner
FROM: Pedro Garcia – Senior Strategic Planner, Urban Design; Neal McCarry – Team Leader Policy
CC: Marcelo Occhiuzzi – A/ Director City Strategy; Emma Booth – A/Manager Strategic Planning
DATE: 11 May 2020
RE: North Sydney Urban Design Team referral for PP1/20 at 41 McLaren Street, North Sydney – Response to applicant's Peer Review

North Sydney Council – Response to applicant's Peer Review for PP1/20 at 41 McLaren Street

This advice has been prepared in response to an Urban Design Peer Review prepared by GMU submitted (on 5 May 2020) to support an owner-initiated planning proposal for 41 McLaren Street.

North Sydney Council's Local Strategic Planning Statement (LSPS) was assured by the Greater Sydney Commission in March 2020. The LSPS states that Council will only support site specific planning proposals where they are consistent with a Council endorsed study. The LSPS specifically references the Ward Street Master Plan as the basis for guiding planning controls and development in this precinct.

The masterplan for the Ward Street Precinct was a long, transparent, exhaustive process that included extensive community consultation on multiple occasions. At the end of the process, the current endorsed masterplan was selected, and Council does not see any reason, nor consider it good planning practice, to change the masterplan in order to facilitate an applicant's desired outcomes for an individual site.

The GMU review focusses largely on critiquing Council's adopted Ward Street Masterplan. Notwithstanding this, following are comments in response to the GMU review.

1. A tower on the subject site

- *GMU comment. A tower form at No. 41 McLaren Street is acceptable as an appropriate response to the existing and developing height context and based on its location relative to the new infrastructure.*
- NSC comment.



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- 40+ towers on the northern side of the Ward Street Precinct are not any foreshadowed in any of Council's planning work.
- There will be no towers over 28 storeys north of McLaren Street and there will be no tower over 20 storeys east of Walker Street
- There are no residential towers of such height in the vicinity. Maximum residential towers are 20 storeys.
- The northern portal is a secondary access to the station (not a new station) and will be lift only.
- The northern portal is to serve schools, open spaces and civic institutions, not a driver for change. This position is reinforced by the soon to be released Civic Precinct Planning Study

2. **Public benefit and pedestrian connection to McLaren Street**

- *GMU comment. The amended proposal offers additional public domain of an improved and more direct access for pedestrians to the north without vehicle conflict and potential activation.*
- NSC comment.
 - The amended proposal offers the same public domain offering as the original planning proposal which on balance is considered sub-optimal.
 - The Ward Street Masterplan and the Public Domain Strategy (currently on exhibition) propose changing the nature of the link to McLaren Street to a shared zone with pedestrian priority and also reconfiguration of the access to the basements through Harnett Street and underneath the plaza, making in effect the link to the north a pedestrian only link.

3. **Overshadowing**

- *GMU comment. For the proposed new square, the tower will cause some additional overshadowing however also it is considered reasonable in a situation where the proposed new square is located centrally within a street block. This will immediately result in overshadowing impacts from any new development to the north*
- NSC comment
 - The WSMP does not identify the application site (41 McLaren Street) as a site for increased height. GMU has only considered the impacts of the tower on the plaza in winter. However, the current proposal impacts the squares during the whole year.

Buildings to the North of McLaren Street will have significantly less impact on the plaza for several months.

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The proposed approved 28 storey building on the northern side of McLaren Street (168 Walker Street) will cast some additional overshadowing to both proposed Ward Street Plazas (green plaza and main plaza) from early May to early August, whereas the planning proposal for 41 McLaren casts additional overshadowing to the plazas (again, both the green plaza and main plaza) all year round. (*See attached detailed solar impact assessment*)

The proposed development is also likely to have an impact upon any future roof top (on podium) space dedicated to bars or open space. If such overshadowing arises, it diminishes the *opportunities* for site planning and design.

4. Final Ward Street Masterplan – Layout Selection

- *GMU comment. We note that when Council first considered the solutions for this block there was another option (Option 1) which did not have a centrally located square but rather moved the square onto Miller St. For the reasons set out in the next subsection we consider that this may well be a preferable option if Council wishes to achieve an active, vibrant public space that knits into the existing urban fabric of North Sydney and its 'main street' which is Miller Street.*
- NSC comment.
 - o Council considered many masterplan options through a long and comprehensive process that included several stages of consultation, these options were beyond “Option 1” and “Option 2”

As noted on the Post-Exhibition report of 25 February 2019, the final masterplan was adopted as a variation to Option 2. The reasoning and rationale for the ultimate selection of Option 2 over Option 1 are detailed in Council’s report dated February 2019 at Sections 2.3, 2.4, 2.5.3, 2.5.4 and 3.0.

A key feature of the final masterplan was the location of the Knowledge Hub and Cultural Hub into the podium of Site B thus releasing more Council land for other uses which has primarily been allocated to open space to help address the shortfall of available open space in the CBD.

The relocation of the Cultural Hub into the podium of Site B allows an open space connection above Harnett Street to be transformed into an urban green ‘pocket park’ that is of reasonable size and amenity that could be further activated with a café and public facilities. A green space that is both peaceful, protected and in the core of the CBD

MEMORANDUM



laneway network can be created. It will also serve as over-flow space from the Central Square and provide adjoining residents and workers a private space to engage in low-intensity open space activities such as reading and reflection as per typical use patterns identified in urban pocket parks throughout the world.

5. Final Ward Street Masterplan – Central Plaza Location

- *GMU comment. Great care needs to be taken with centralised public space unless they have wide and generous circulation ‘throats’ leading into it and providing an excellent visual connection. Such spaces also need to be on real pedestrian desire lines. Such spaces need to offer very high amenity including real activation to most of its edges (not blank walls and inactive edges) to most of the space. The current design and location of the proposed square do not demonstrate these key principles will be able to be achieved due to existing development*
- NSC comment.
 - o Most European cities and other cities across the world present an abundance of internal plazas and public spaces accessed through small lanes, arcades and narrow passageways. There is not necessarily a need to always provide large pedestrian avenues or “throats”, nor direct visual connection.

There are areas like Miller Place that need visibility and clear lines of sight, but there are also other types of spaces, more protected, more enclosed, that are accessed through small activated laneways. International examples include Covent Garden and Finsbury Square in London or Piazza Navona in Rome.

- o The proposed plaza is in a real pedestrian desired line. As shown on Council’s CBD Public Domain Strategy 2020 (currently on exhibition), the main pedestrian N-S route along the CBD will not be Miller Street but the laneway route through Denison Street and Ward Street. With the arrival of the metro station, 50% of the users will alight directly to Denison Street and a good proportion of these will walk north towards the core of the Ward Street Precinct. While Miller Street is the Civic and representative spine, Denison Street and Ward Street will be the main pedestrian thoroughfare.
- o The proposed plaza will have high amenity and activation as it will be the outdoor equivalent to the proposed Civic Hub, and serve as a space for outdoor activities such as concerts, outdoor cinema , food markets away from the noise and in connection with the civic hub.

MEMORANDUM



6. Final Ward Street Masterplan – Laneway Width and Location. Implications on the Civic HUB

- *GMU comment. GMU consider that increasing the width of the Ward Street pedestrian link provides a better opportunity to strengthen the visual connections and legibility of the laneway links from Berry Square to the new central square and beyond in comparison with the current masterplan.*

However, we also consider that there is a better further outcome that could be achieved by realigning Ward Street itself. This would achieve a better alignment with the proposed double-storey colonnade link under the heritage building on the subject site and the Denison Street to the south next to Berry Square.

To achieve this GMU recommends shifting the Ward Street link slightly to the west. This would create more direct sightlines and also provide the opportunity to create a two-storey retail frontage e.g. café or small restaurant and additional community rooms or incubator spaces above the retail. This would sleeve the existing blank substation building to the east and the adjacent site in the short to medium term to Berry Street.

- NSC comment
 - o The proposal by GMU to split the podium of building B and shifting some of the massing and the activation to sleeving the existing substation, does not pay consideration the fact that the podium of building B is to be a new Civic Hub for North Sydney that will include a large auditorium, library, media centres and the like.

The size and bulk of the podium have been developed with this in mind. If the podium massing were to be split in half and moved to the other side of the pedestrian link, the civic hub program would not be feasible in either of the footprints.

It is worth noting that developing this Civic Hub was one of the main drivers of the Ward Street masterplan process and a key criteria when finalising the masterplan.

Any masterplan that cannot accommodate a Civic Hub is of much lesser value for the community and does not address some the key needs and drivers of the WSMP.

M E M O R A N D U M



Summary

The peer review provided by GMU attempts to justify the proponents scheme by eroding the basis of key adopted elements of the WSMP. Clause 3.33 of the Environmental Planning and Assessment Act 1979 states; Inter alia (emphasis added)

*(1) Before an environmental planning instrument is made under this Division, the planning proposal authority is required to prepare a document that explains the intended effect of the proposed instrument and sets out the justification for making the proposed instrument (the **planning proposal**).*

(2) The planning proposal is to include the following—

*(c) the justification for those objectives, outcomes and provisions and the process for their implementation (**including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under section 9.1**).*

Regardless of the applicants differing views on the merit of Council's adopted WSMP, on this basis alone, the planning proposal should fail as it does not give effect to Council's (GSC assured) LSPS.

Endorsed

Emma Booth

A/ Manager Strategic Planning

Marcelo Occhiuzzi

A/Director City Strategy

41 McLaren Street
Planning Proposal - Solar Impact Assessment
Monthly

41 McLaren Street Planning Proposal - Solar Impact Assessment

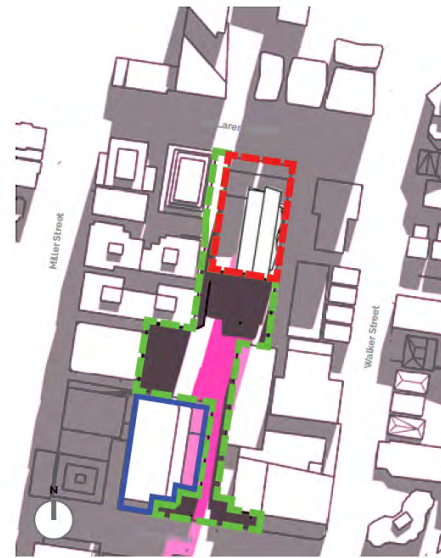
21 June



9am



10am



11am



12pm



1pm



2pm



3pm

Legend

- 41 McLaren Street
- Planned future public domain
- Shadow impact of proposal (indicative)
- Planned community facility

41 McLaren Street Planning Proposal - Solar Impact Assessment

21 July (similar to 21 May)

9am



10am



11am



12pm



1pm



2pm



3pm

Legend

- 41 McLaren Street
- Planned future public domain
- Shadow impact of proposal (indicative)
- Planned community facility

41 McLaren Street Planning Proposal - Solar Impact Assessment

21 August (similar to 21 April)

9am



10am



11am



12pm



1pm



2pm



3pm

Legend

- 41 McLaren Street
- Planned future public domain
- Shadow impact of proposal (indicative)
- Planned community facility

41 McLaren Street Planning Proposal - Solar Impact Assessment

21 September (similar to 21 March)

9am



10am



11am



12pm



1pm



2pm



3pm

Legend

- 41 McLaren Street
- Planned future public domain
- Shadow impact of proposal (indicative)
- Planned community facility

41 McLaren Street Planning Proposal - Solar Impact Assessment

21 October (similar to 21 February)

9am



10am



11am



12pm



1pm



2pm



3pm

Legend

- 41 McLaren Street
- Planned future public domain
- Shadow impact of proposal (indicative)
- Planned community facility

41 McLaren Street Planning Proposal - Solar Impact Assessment

21 November (similar to 21 January)

9am



10am



11am



12pm



1pm



2pm



3pm

Legend

- 41 McLaren Street
- Planned future public domain
- Shadow impact of proposal (indicative)
- Planned community facility

41 McLaren Street Planning Proposal - Solar Impact Assessment

21 December



9am



10am



11am



12pm



1pm



2pm



3pm

Legend

- 41 McLaren Street
- Planned future public domain
- Shadow impact of proposal (indicative)
- Planned community facility

41 McLaren Street
Planning Proposal - Solar Impact Assessment
Equinox

41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 9:00am



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 9:30am



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 10:00am



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 10:30am



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 11:00am



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 11:30am



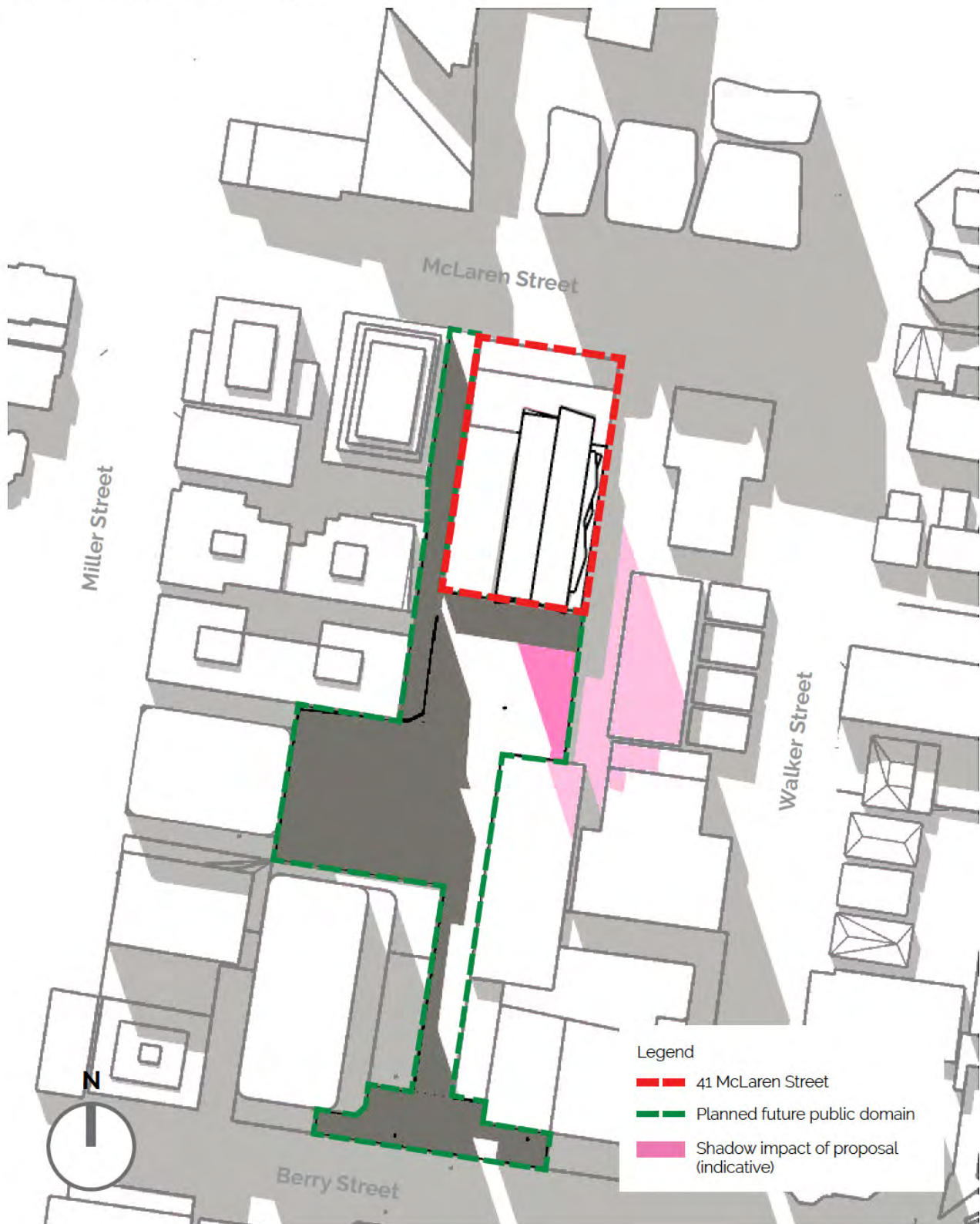
41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 12:00pm



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 12:30pm



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 1:00pm



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 1:30pm



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 2:00pm



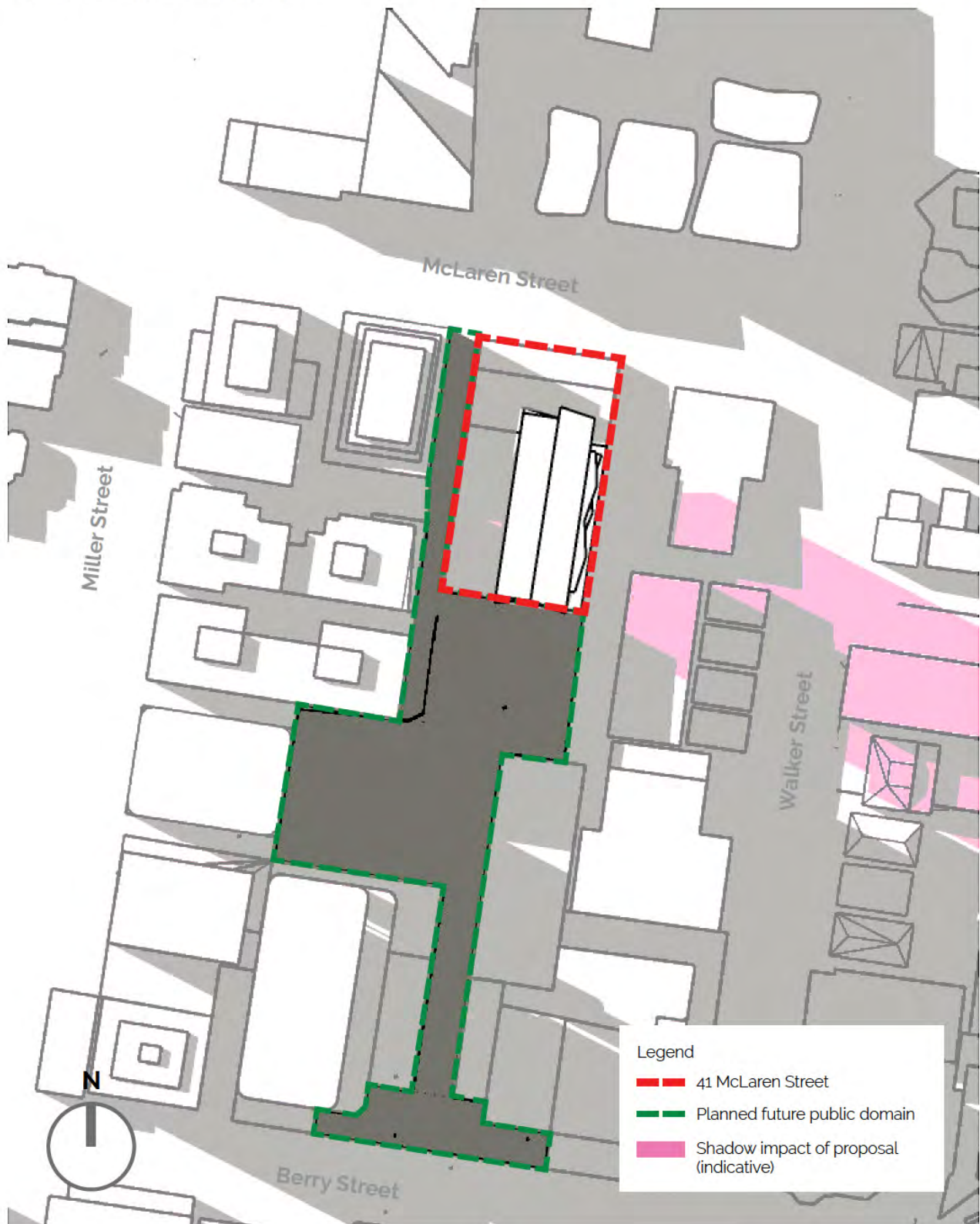
41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 2:30pm



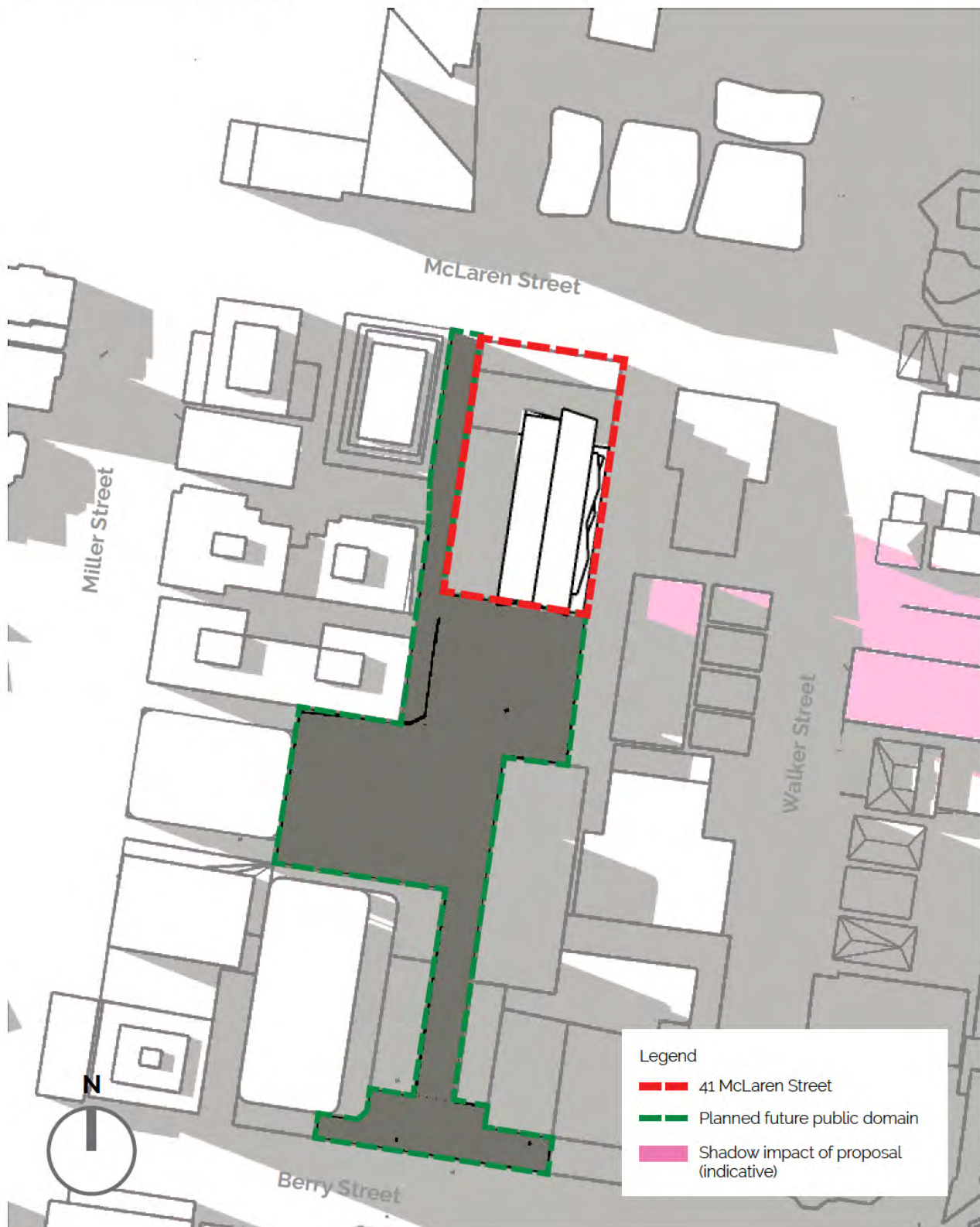
41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 3:00pm



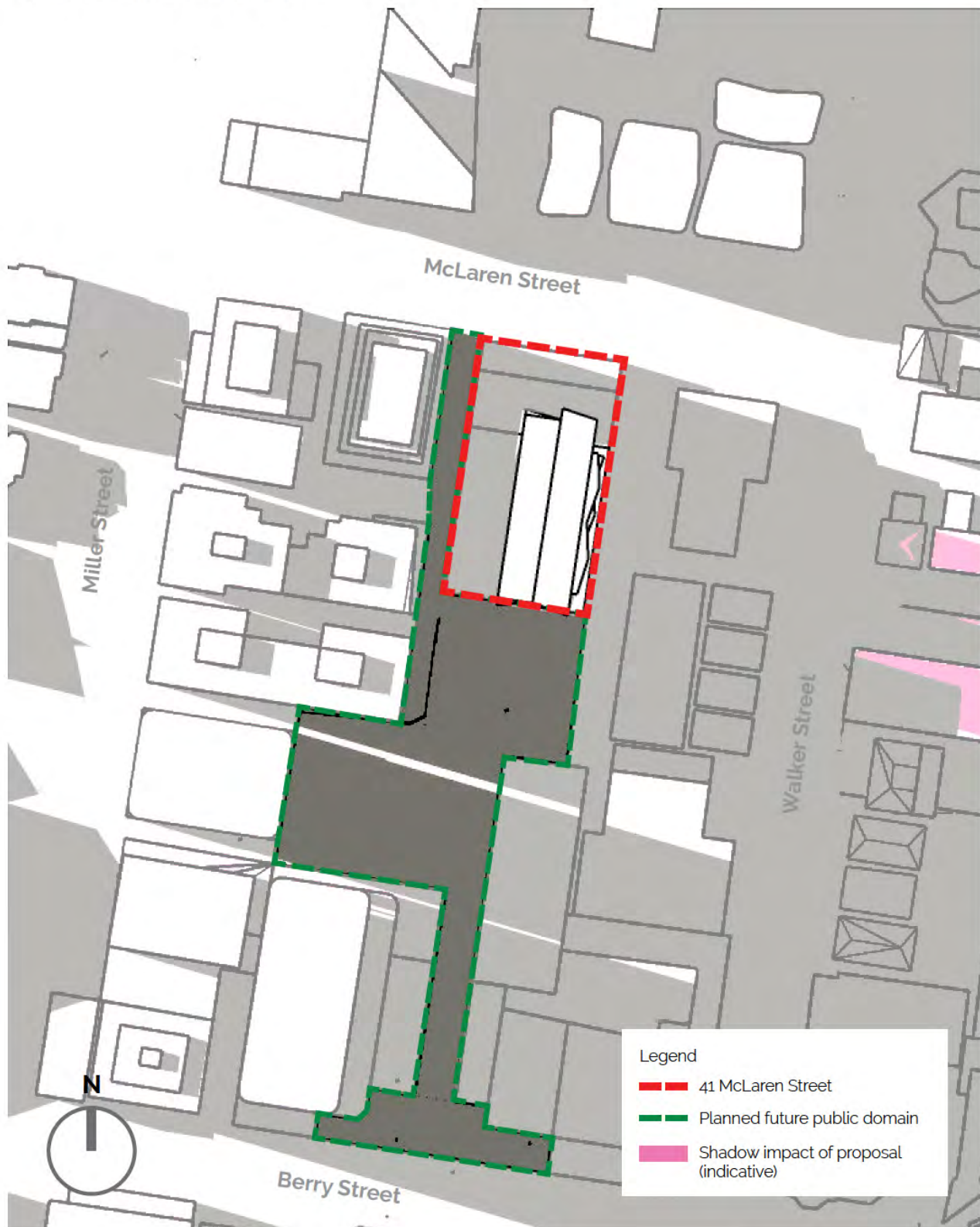
41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 3:30pm



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 4:00pm



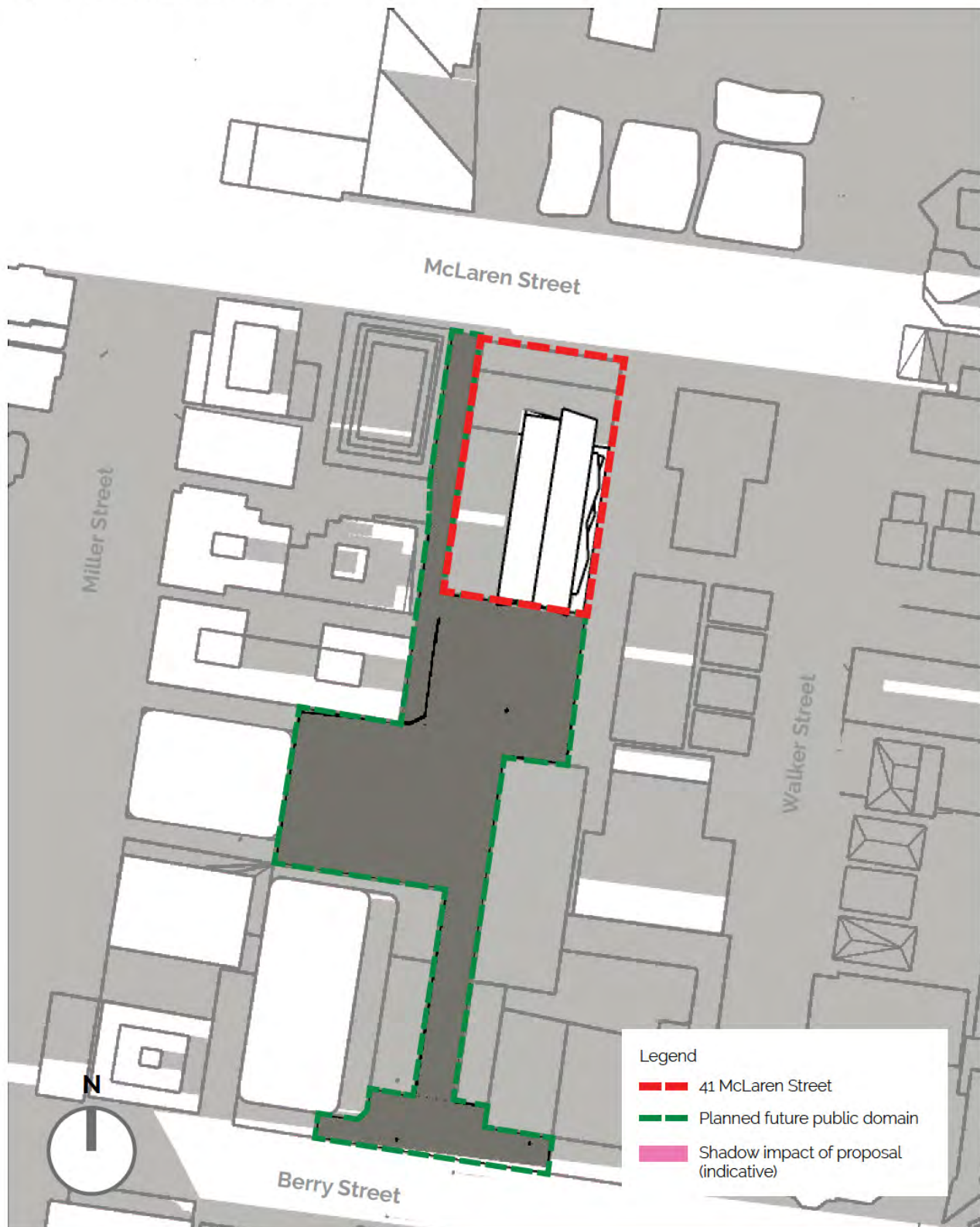
41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 4:30pm



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 5:00 pm



41 McLaren Street Planning Proposal - Solar Impact Assessment

Equinox (21 September) at 5:00 pm





4 June, 2020

North Sydney Council
200 Miller Street
NORTH SYDNEY NSW 2060

Attn: Ms Karen Buckingham, Executive Strategic Planner

Dear Ms Buckingham,

Re: Heritage Report—41 McLaren Street, North Sydney (PP 1/20)

Romey.Knaggs Heritage has been commissioned to prepare a report regarding the heritage issues relevant to the proposed development of the property at 41 McLaren Street, North Sydney (Planning Proposal PP 1/20).

In preparing this report, we have reviewed the following documents submitted with the Planning Proposal:

- Architectural drawings (Harry Seidler & Associates, January 2020)
- Architectural Design Statement (Harry Seidler & Associates, January 2020)
- Urban Design strategy (Architectus, February 2020)
- Heritage Assessment (GML Heritage, February 2020)
- Building Condition Report (Demlaklian Strata & Remedial, November, 2017)

We have also reviewed a number of other relevant documents, particularly:

- North Sydney LEP 2013 (Section 5.10 Heritage Conservation & Schedule 5 - Environmental Heritage)
- North Sydney DCP 2013 Part B (Section 13 – Heritage and Conservation)
- North Sydney DCP 2013 Part C (Character Statements – North Sydney)
- North Sydney Council Planning Report—Planning Proposal 4/17—41 McLaren Street (February 2018)
- North Sydney Council Planning Report—Ward Street Masterplan (June 2019)
- Gateway Determination Review (Independent Planning Commission, June 2019)
- State Heritage Inventory (SHI) listing form for *Simsmetal House*

An inspection of the subject site and its context was undertaken on 15 May, 2020.

This report has been prepared in accordance with the guidelines of *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance 2013*, and the *NSW Heritage Council's Heritage Manual: Assessing Heritage Significance*. It comprises an independent assessment of the potential heritage impacts arising from the proposed development, and a review of the Heritage Assessment submitted to accompany the Planning Proposal. It does not consider impacts on any historical archaeological potential or Aboriginal heritage values,

nor does it consider related planning matters such as strategic merit, overshadowing, residential amenity or environmental impacts.

Proposed Development

The proposed development on the subject site will comprise a residential tower building constructed over the partially retained heritage listed building formerly known as Simsmetal House at 41 McLaren Street, North Sydney. The subject site also has frontages to Hartnett Street to the east and a private laneway to the west.

The former Simsmetal House is a concrete framed commercial building constructed in 1972 which is predominately of seven storeys with a basement level of carparking, but which steps down to three and then two storeys at its northern frontage to McLaren Street. There is a single basement parking level at the McLaren street end, with an additional parking level the southern end.

The Planning Proposal (PP 1/20, lodged 13/2/20) seeks *inter alia* to increase the maximum Height of Buildings control for the subject site from RL100m to RL226m, which would allow for the proposed residential tower to rise 132m above the former Simsmetal House. The tower would be located over the rear seven storey section of the existing building, with a substantial setback to the McLaren Street frontage and a lesser setback to the west, but minimal setbacks to the east and south. The tower would contain 35 levels of apartments with two plant room levels on the roof, raised the equivalent of two storeys above the roof level of the existing building. The retained facades of the building would become a podium element to the proposed tower, and contain a north-south through site link as well as retail and commercial spaces.

The interior structure of the existing building will be demolished to allow for the insertion of the new column grid system required to support the proposed tower, and the existing facades will be braced with a temporary steel structure during construction. The existing façade columns separated by the infill window panels will be supported on a transfer structure at ground level to connect to the new column grid. The entire footprint of the existing building will be excavated to allow for the construction of an additional four levels of basement car parking.

Heritage Significance

The property has been identified as having heritage significance at the local level, and has accordingly been listed as a heritage item on Schedule 5 Part 1 of the North Sydney LEP 2013 (*Simsmetal House*, Item I0889). Under the heritage provisions of the LEP (Section 5.10), there is a need to consider the effect of a proposed development on the heritage significance of a property listed as a heritage item. Notwithstanding that the current application is a Planning Proposal, the potential heritage impacts of the proposed development should be a key consideration in determining the application. The potential impacts on other heritage listed properties in the vicinity of the subject site also need to be considered in assessing the Planning Proposal.

The SHI listing form (refer to Attachment D), although basic in its scope, attributes the building with heritage significance under Criteria (a) (Historic), (b) Associative, (c) (Aesthetic), (e) (Research), (f) (Rarity) and (g) Representative. The significance ratings under Criteria (a) and (c) are High, most probably because the building was designed by Harry Seidler and is an important and qualitative work of modern architecture.

The Statement of Significance summarises these aspects of significance as:

A good example of a five storey, concrete framed office building in the Twentieth

Century International style with strong horizontality in its elevations. An example of the work of the prominent Sydney architect, Harry Seidler. An office building of distinction which by its strong horizontality and the integration of much planting, is pleasant and attractive not only as streetscape but spatially as well.

The Heritage Assessment (HA) prepared by GML Heritage includes a more detailed assessment of the heritage significance of Simsmetal House. The HA assessment concludes that the building demonstrates particular significance under Criteria (a), (b) and (c), and either queries or dismisses its significance under Criteria (d), (e), (f) and (g).

The HA also includes an analysis of the comparative significance of the building by comparison with other works by Harry Seidler, with other designs by notable European post-war architects, and within its context of other commercial and institutional buildings developed in North Sydney during the 1960s to the 1980s.

The HA conclusion that the building is particularly significant under Criteria (a), (b) and (c) is supported. The former Simsmetal House is not only tangible evidence of the complex planning controls in place at the time despite the rapid commercial redevelopment of North Sydney in the 1970s, it is the work of one of Australia's most notable architects, and it demonstrates highly accomplished architectural merit that reinforces its cultural heritage significance under all three criteria.

The HA Statement of Significance summarises the aspects of significance that are particularly pertinent to Criteria (a), (b) and (c), and which are therefore relevant to the consideration of any development such as that proposed under PP 1/20 that would have the potential to affect these aspects of significance, in particular (emphasis by RKH):

*Simsmetal House is significant because of its association with the work of Harry Seidler, an outstanding Australian architect of the postwar period, and is **an important example of his smaller scale commercial office buildings** at a time when the larger, iconic developments that established his national and international reputation were establishing as the major focus of the practice. It is **one of a relatively small group of low-scale, commercial office buildings** that feature in published records of Seidler's completed architectural projects and **survive today in a readily recognisable form.***

As correctly noted in this paragraph, the work of Seidler during this period is most recognisable for his larger scale commercial buildings such as Australia Square, MLC Centre, the Hong Kong Club, Grosvenor Place, the Brisbane Riverside Centre and the Mid City Centre. However, the practice also produced high quality modestly scaled buildings such as the Paris Embassy, the Hannes House and the firm's own Glen Street office building at Milsons Point. The latter building, the first stage of which was completed in 1973, is particularly relevant to any consideration of the key aesthetic features of the former Simsmetal House in its scale and use of fixed vertical masonry sun control fins that contribute a dramatic geometric character to the facades.

Although modest in scale, and in the case of the former Simsmetal House at least, constructed to a strict budget, these buildings are no less important works of modern architecture in their own right. The heritage listing of the building on the North Sydney LEP 2013 is acknowledgement of this importance, and of its cultural heritage significance.

A number of other properties listed as heritage items on the LEP are located within the vicinity of the subject site, and noted as having heritage significance at the local level. These include:

- *House* 144 Walker Street I0984
- *House* 146 Walker Street I0985

- *House* 148 Walker Street I0986
- *House* 150 Walker Street I0987

These properties comprise a group of four single and two storey residences dating from the late nineteenth and early twentieth century, typically built in this part of North Sydney but now relatively rare within the commercial district west of Walker Street. Although of local heritage significance, the properties appear to have been subdivided at the rear and a contemporary seven storey commercial/apartment building has been constructed, which now fronts Hartnett Street.

There are a number of other heritage listed in the broader context of the subject site, but these are sufficiently physically and visually detached from the subject site as to not warrant consideration in terms of potential heritage impacts.

Condition and Integrity

The HA notes that the building has over time been subjected to a number of changes, some of which have resulted in the removal or alterations of some original features. However, the HA states (Section 3.1.2) that *'In its overall form, massing, layout, structural expression, façade modulation and materiality, the exterior of Simsmetal House appears little changed from the original, retaining most of the features highlighted in early published sources...'*

The HA notes (Section 3.1.2) that *'Internally, apart from the front lobby's curved concrete stair and semi-circular skylight, the layout, fittings and finishes of the major office areas are characteristic of its original economic pragmatic simplicity'*. The most relevant changes identified (Section 3.1.3) include:

- alterations to the covered entrance concourse, including removal of the original curving floor pattern (refer to HA Fig. 2.17a), ceiling lining, Clement Beardmore sculpture (refer to HA Fig. 2.17b), paving, planter boxes etc;
- removal of the original circular garden layout to the large terrace on Level 3 (refer to HA Fig. 2.22), and other changes to the terrace on Level 2; and,
- extensive upgrading and replacement of external doors and windows, shopfronts, services, fittings and equipment as required to provide contemporary standard commercial office accommodation.

Further to the above alterations, the HA highlights (Section 3.3) two areas of deterioration that are affecting the structural integrity of the building, or at least that of its component parts. It states that:

'The essentially 'experimental' nature of some of the building's detailing and use of materials or 'off the shelf' components for various key components—particularly the reinforced brickwork sunshade fins, the external edges of the floor slabs and windows—is also a reflection of both its original financial context as well as being typical of the still emerging postwar development of modern commercial building technologies.'

The visual and documentary evidence confirms that the deterioration of the sunshade fins, caused by corrosion of the internal steel reinforcement, is extensive. A substantial number of the fins have been fitted with steel angles to secure them (refer to Fig. 13), and it is likely that some if not all of the fins will need replacement. However, it is understood that the fins are not critical to the structural integrity of the building, but are rather critical visual elements that contribute to the dramatic geometric character to the facades. There is also visual and documentary evidence of deterioration of the concrete structure in some areas (refer to Fig. 14). The HA notes that there has been *'Water penetration of the external wall-floor junctions, due to slab deflection'* (Section 3.1.4).

In summary, as documented in the HA, the former Simsmetal House has undergone a series of modifications over time as required to provide contemporary standard commercial office accommodation, and exhibits some failures of the original fabric that will require remediation. However, the Statement of Significance in the HA does not suggest that these alterations and defects compromise to any substantial degree the cultural heritage significance of the building.

This assessment is supported. The building is typical of most heritage listed buildings, in that its significance is determined by its extant and legible characteristics as well as its less tangible values, notwithstanding that over time there have been insensitive alterations to some original details and deterioration of some fabric. The reinstatement of important original features such as the curving pattern floor in the concourse or the circular garden layout on Level 3, and the repair/replacement of deteriorated fabric, particularly the sunshade fins, is intended under the development proposed under PP 1/20.

Consideration of Heritage Impacts

In considering the heritage impact implications of the development proposed under PP 1/20, it is necessary in the first instance to confirm that, as stated in the HA, the former Simsmetal House is listed as a highly significant heritage item and its listing as such on the North Sydney LEP 2013, is appropriate. It is particularly significant under Criteria (a) (Historic), (b) Associative, (c) (Aesthetic).

These aspects of significance are particularly manifest in the existing form, scale, articulation and materiality of the existing building. They are not compromised to any substantial degree by either the series of modifications that have occurred over time or failures of the original fabric such as the deterioration of the sunshade fins, notwithstanding that these issues require remediation.

Therefore, in considering the potential impact on these aspects of significance that could result from the development proposed under PP 1/20, the primary consideration must be the scale and bulk of the proposed residential tower.

It is problematic in terms of accepted Burra Charter heritage methodology to selectively support retention of the fabric recognised as being significant while allowing for highly visible large scale new development to overwhelm the significant scale and form of the original building. Both the HA (Section 6.1.1) and the Architectural Design Statement (ADS) (page 5) variously assert that the proposed development accords with Burra Charter principles.

The section most commonly referred to in consideration of new development is Article 22.2 ie *New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.* Article 22.2 should be read in conjunction with Article 22.1 ie *New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.* The proposed residential tower is certainly visually distinct from the retained external form of the former Simsmetal House. However it is problematic to assert that the tower would have minimal impact on the cultural significance of the building, or that it would not detract from its interpretation and appreciation.

The ADS includes a brief analysis of the respective impacts of the proposed tall slender tower and a lower but bulkier alternative (refer to Fig. 3). It states that *'The tall slender form of the tower allows a suitable apartment population on a significant site without the bulk of a short broad building that would otherwise occupy the majority of the site with little separation from neighbours, little respect for their outlook and for the heritage podium below and*

resulting in deep narrow apartments' (page 8). This proposition is convincing, and in terms of the visual impact on the former Simsmetal House at least, the proposed residential tower is the preferred option.

However, irrespective of the architectural merit of the design, which incorporates innovative refinements such as the *'...horizontal two-storey apartment break located about one third up the residential tower (which) modulates the tower into well-proportioned parts which mediate the change in scale from the existing podium'* (ADS, page 9), the provision of a substantial setback from McLaren Street and lesser setback from the western frontage, the sheer mass and footprint of the tower will overwhelm critical views of the former Simsmetal House (refer to Figs. 1 and 2).

It is likely that the new high rise form and the significant low rise heritage building will form an uncomfortable and incompatible composition that will severely compromise the existing form and scale, and therefore the heritage significance, of the latter. The visual prominence of the tower, especially in critical views from the public realm in McLaren Street, will be exacerbated by the low rise two/three storey form of the existing building on this frontage.

It is noted that, in its Gateway Determination Review of the Planning Proposal (dated 7 June, 2019), the Independent Planning Commission (IPC) included heritage impacts in its finding that the proposal has *'...not demonstrated site specific merit'* (Section 127), and *'...should not proceed past Gateway in its current form'* (Section 129). In its advice, the IPC specifically refers to the excessive scale and height of the residential tower and its impact on both the former Simsmetal House and other heritage items in the vicinity, the extent of structural interventions within the existing building, and the inadequacy of heritage conservation works as justification for the adverse impacts of the proposed development as reasons for its decision.

In terms of internal fabric, the construction of the proposed development will require very extensive intervention into the existing building. This would include the demolition of most, if not all, of the original internal structure and detail at all levels to allow for the insertion of the new column grid system required to support the proposed tower, and excavation to allow for the construction of an additional four levels of basement car parking that would occupy the entire footprint of the former Simsmetal House (refer to Figs. 4 and 5). The retained facades will be braced with a temporary steel structure during construction, and the original façade columns separated by the infill window panels will be supported on a transfer structure at ground level to connect to the new column grid.

While it is acknowledged that since 1972 there have been a number of (in some cases insensitive) interior alterations to the building, including upgrades as required to provide contemporary standard commercial office accommodation, the basic configuration, fabric and some details of the original interiors remain. In particular, the unusual internal separation into two separate commercial areas, each with its own services core and the western colonnade that provides access to these, notable elements such as the circular stair with its skylight connecting the floor levels within the low rise section of the building fronting McLaren Street, are extant as tangible evidence of the original Seidler design approach.

All of these areas and elements will be demolished, and the new internal configuration will be primarily determined by the vertical transport and services requirements of the proposed residential tower, along with those of the food and beverage functions proposed for the low rise component. The terraces to the elevation fronting McLaren Street at Levels 4, 5 and 6 will be demolished, as will in all probability the large terrace on Level 3 which originally featured the circular garden layout, despite the demolition section showing it being retained (refer to Figs. 4 and 5). The northern façade to the building above Level 3 will also be

demolished.

While it can not be argued that the demolition of these individual elements would result in a major adverse impact on significance, the cumulative impact of these interventions, which will result in the retention of the external walls only, must be considered a very substantial adverse impact on the heritage significance of the former Simsmetal House.

The HA refers to a number of positive aspects of the proposed development that would contribute to the conservation of the former Simsmetal House. These include the deterioration of the sunshade fins, caused by corrosion of the internal steel reinforcement and defects in the concrete structure in some areas. However, the HA links the imperative for these remediation works, as well as other positive initiatives such as the reinstatement of the circular garden layout to the large terrace on Level 3 and the curving pattern floor in the concourse, to the proposed development. It states that *inter alia* the repairs ‘...require development of a substantial nature on the site, if only to support the extensive conservation/repair works required to give the building a viable future’ (Section 5.2.1).

The abovementioned defects require remediation, and the reinstatement of important original features are positive conservation initiatives, irrespective of whether or not the development proposed under PP 1/20 proceeds. It is not appropriate, however, to undertake development that, as is argued above, would result in substantial adverse impacts on heritage significance in order to generate funding for conservation works and repairs. There have been several such cases determined in the NSW Land and Environment Court where the Court determined that it is not appropriate to fund conservation works by undertaking development that is detrimental to the heritage significance of the property (eg *Purves v The Hills Shire Council* and *The Owners Strata Plan 17037 v Randwick City Council*).

In regard to the potential impacts on other heritage listed within the vicinity of the subject site, as noted above only the four single and two storey residences at 144, 146, 148 and 150 Walker Street warrant consideration. The HA asserts (Section 6.3.1, Table 6.5) that ‘*The proposed development will not adversely impact on identified heritage items in the vicinity*’, and ‘*In the case of the closest heritage sites, the residences at 144-150 Walker Street, potential views towards the proposed tower will be extremely partial and set well back behind the existing modern eight storey commercial development that occupies the rear of these sites.*’

This assessment is supported, notwithstanding the recommendation of the IPC that the impact of the proposed residential tower on other heritage items in the vicinity is an issue of concern. The clear visual separation between the proposed development and these heritage listed properties in Walker Street, created by the medium rise and horizontal contemporary building at their rear, will negate any such potential impacts.

Conclusion

The HA includes a comprehensive analysis of the potential heritage impacts resulting from the development proposed under PP 1/20, and also considers a number of positive aspects of the development that that would contribute to the conservation of the former Simsmetal House.

However, in summary, the HA is supportive of the PP 1/20 application for the reasons set out in the following extract (Section 6.4):

Overall, the proposed development of 41 McLaren street represents an appropriate solution to the meaningful conservation and long term maintenance/protection of the subject site by:

1. *retaining and appropriately conserving the key components, fabric and aesthetic values of the original Simsmetal House building and its relationship to its immediate setting, particularly the overall form, massing, detailing and materiality of the external envelope and facades;*
2. *supporting appropriate and adequately funded conservation works by providing additional development compatible with the social/functional character of the setting while maintaining the commercial functions, layout and access patterns of the original structure; and*
3. *providing North Sydney with a new tower development of high architectural quality serving as a potential future landmark and linked aesthetically with the architectural design work of the original architectural firm, Harry Seidler and Associates.*

In consideration of the issues raised earlier in this section about the adverse heritage impacts of the proposed development, the following responses can be made to the above HA assertions:

1. The proposed development would not retain and appropriately conserve the key components, fabric and aesthetic values of the former Simsmetal House and its relationship to its immediate setting.

In particular, the proposed residential tower will not conserve the form and massing of the former Simsmetal House, which are manifest in its significance under Criteria (a), (b) and (c) ie tangible evidence of the complex planning controls in place at the time despite the rapid commercial redevelopment of North Sydney in the 1970s, the work of one of Australia's most notable architects, and a building of highly accomplished architectural merit. The proposed development will substantially (although not entirely) conserve the external fabric of the existing building, but its form and massing will be overwhelmed by the proposed residential tower that will rise 132m above its facades.

The proposed development requires the demolition of most, if not all, of the original internal structure and detail at all levels, and excavation to allow for the construction of an additional four levels of basement car parking that would occupy the entire footprint of the existing building. Although the detailing and materiality of the external envelope and facades would be substantially retained, this outcome can not be considered as conservation of the fabric of the original Simsmetal House.

2. The proposed development would provide funds for appropriate conservation and remediation, and while arguably compatible with the social/functional character of the setting, would in doing so compromise the form and scale of the former Simsmetal House, aspects of its significance that are critical under Criteria (a) (Historic), (b) Associative, (c) (Aesthetic).
3. The proposed development, at least the proposed residential tower designed by the original architectural firm, Harry Seidler and Associates, could provide North Sydney with a new development of high architectural quality serving as a potential future landmark. However, this potential urban benefit is in itself not a justification for the resulting adverse impacts on the heritage significance of the former Simsmetal House.

Moreover, the partial retention (by necessity of its listing as a heritage item) of a low scale high quality work of modern architecture as a podium for a 132m high residential tower constructed 50 years later is likely to result in an uncomfortable and incompatible composition that will severely compromise the heritage significance of the former and its integrity as an important component in the streetscape, irrespective of the skill of the architect.

For the above reasons, it is contended that the development proposed under PP 1/20 is inappropriate and incompatible with the demonstrated heritage significance of the former Simsmetal House as an important work of modern commercial architecture designed by one of Australia's most notable architects.

The building is not a lesser work that is could be considered an example of unfulfilled development potential, or a compromise outcome dictated by the development controls prevailing at the time, but rather a highly accomplished architectural response to the limitations of these controls.

Recommendation

The development proposed under PP 1/20, especially the 132m high residential tower, will have a substantial adverse impact on the heritage significance of the of the former Simsmetal House, particularly on the original form, scale and fabric of the heritage listed building.

Moreover, the extent of structural intervention required to construct and support the proposed 132m high residential tower above the existing building, and the excavation required for the proposed additional four levels of basement car parking, is likely to require internal demolition substantially beyond that proposed in the PP 1/20 documentation, to the extent that only the facades will be retained.

It is recommended therefore that, on heritage grounds, the PP 1/20 application not be approved as the proposed development, if implemented, would be contrary to the heritage conservation objectives set out in Cl. 5.10(1) of the North Sydney LEP 2013.

If the PP 1/20 application was to be approved, it is recommended that the following conditions be applied to any subsequent development approval to mitigate the impacts on the heritage significance of the former Simsmetal House:

1. The extent of excavation for the proposed additional basement car parking levels should be reduced so that there is no excavation north of the southern wall to the existing Parking B1 level to allow for the interiors, the large terrace at Level 3, other terraces at Levels 4, 5 and 6, and the northern façade to the building above Level 3 to be retained.
2. The separation of the self-contained commercial tenancies within the two/three storey section of the building fronting McLaren Street from the main southern seven storey section should be retained.
3. Extant original elements of the original self-contained commercial tenancies within the two/three storey section of the building fronting McLaren Street, particularly the circular stair and skylight, should be retained or reconstructed.
4. Important original elements and details of the former Simsmetal House that have been removed over time, such as the circular garden layout to the large terrace on Level 3 and the curving pattern floor in the concourse, should be reconstructed.
5. Subject to confirmation that a majority of the original sunshade fins require replacement due to failure of the steel reinforcement, all of the fins should be replaced utilising new material that replicates as closely as possible the original calcium silicate bricks, except for an insitu section of the most stable fins as a reference to the original construction.
6. The extent of removal of some of the original sunshade fins, as proposed for the western elevation under the PP 1/20 documentation, should be reduced to approximate that incorporated in the original design for the eastern elevation.

We would be happy to provide any further information, if required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Romey', with a stylized flourish at the end.

Peter Romey
Director

promey@rkheritage.com
0417 502 381

ATTACHMENT A

Images demonstrating visual impacts of proposed development



Figure 1: Oblique view of proposed development from McLaren Street (Harry Seidler & Associates)



Figure 2: Oblique view of existing former Simsmetal House from McLaren Street (RKHeritage)

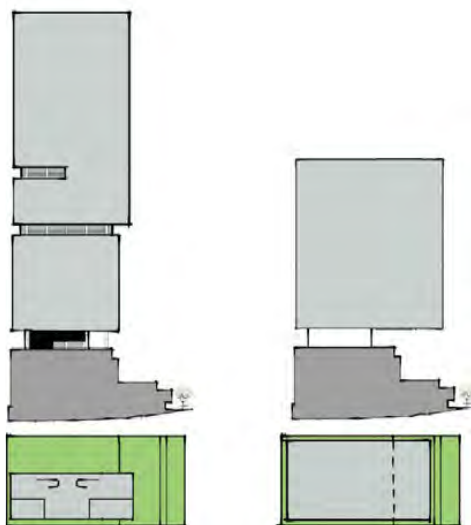


Figure 3: Sketch from ADS showing merit of tall slender tower compared to short bulky alternative (Harry Seidler & Associates)

ATTACHMENT B

Demolition plans

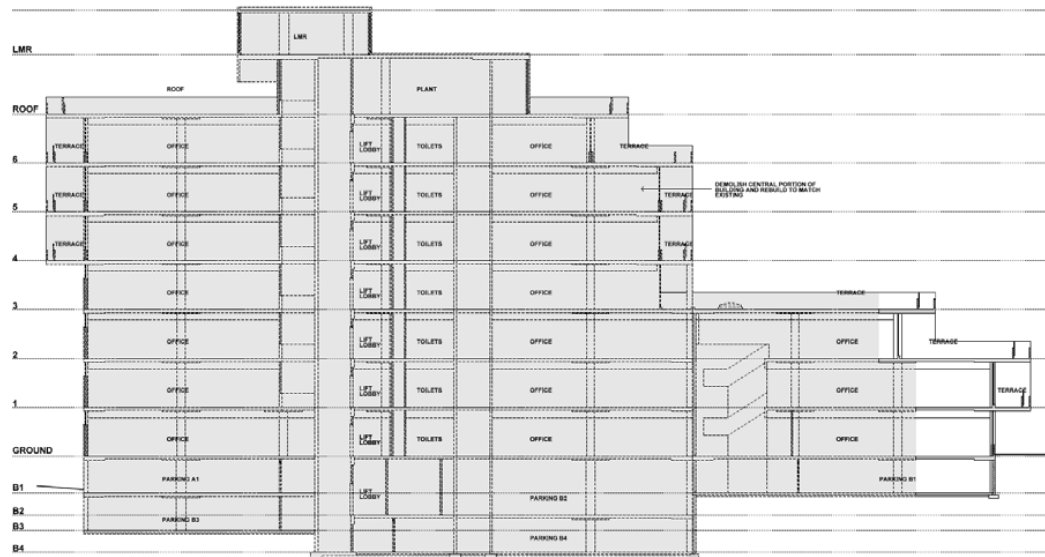


Figure 4: North-south section showing extent of demolition (Harry Seidler & Associates)

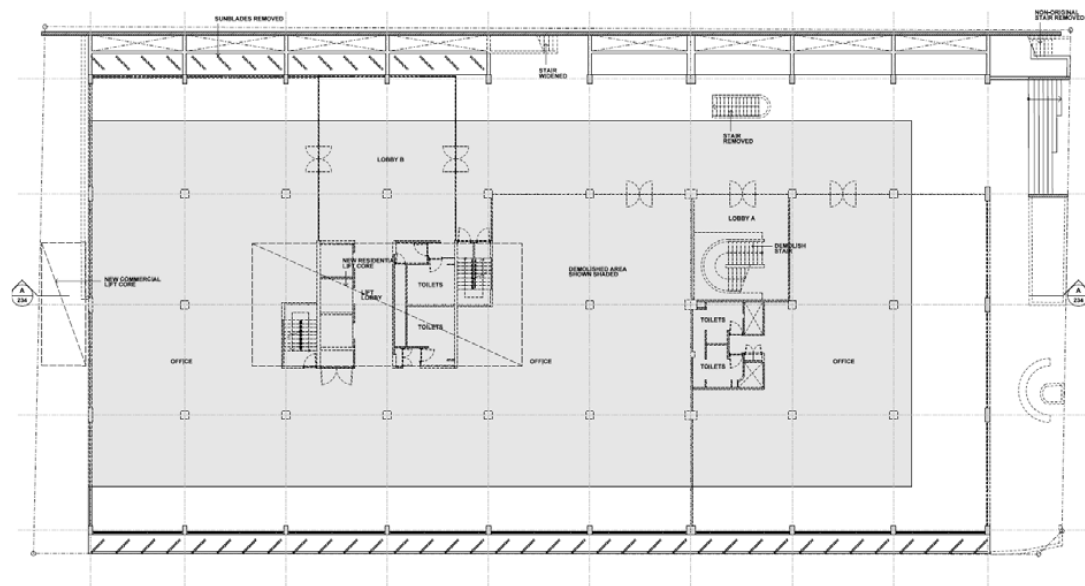


Figure 5: Ground floor plan showing extent of demolition & excavation (Harry Seidler & Associates)



Figure 6: Northern elevation, showing extent of demolition above Level 3 (Harry Seidler & Associates)

ATTACHMENT C

Images of existing building



Figure 7: View from McLaren Street (RKHeritage).



Figure 8: View of NW corner from McLaren Street (RKHeritage).



Figure 9: View of NE corner from McLaren Street (RKHeritage).



Figure 10: View from McLaren Street to the east (RKHeritage).

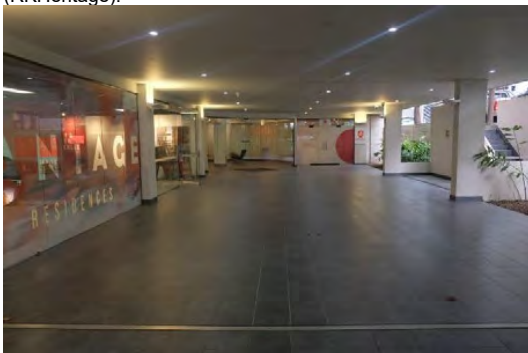


Figure 11: View of entry colonnade (RKHeritage).



Figure 12: View of NW corner from McLaren Street (RKHeritage).



Figure 13: Example of steel bracing fixed to damaged sunshade fins (RKHeritage).



Figure 14: Example of damaged concrete caused by corrosion of steel reinforcement (RKHeritage).

ATTACHMENT D

State Heritage Inventory Form

Simsmetal House**Item details**

Name of item: Simsmetal House
Type of item: Built
Group/Collection: Commercial
Category: Commercial Office/Building
Primary address: 41 McLaren Street, North Sydney, NSW 2060
Local govt. area: North Sydney
All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
41 McLaren Street	North Sydney	North Sydney			Primary Address

Statement of significance:

A good example of a five storey, concrete framed office building in the Twentieth Century International style with strong horizontality in its elevations. An example of the work of the prominent Sydney architect, Harry Seidler. An office building of distinction which by its strong horizontality and the integration of much planting, is pleasant and attractive not only as streetscape but spatially as well.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).

Description

Designer/Maker: Harry Seidler
Physical description: A most interesting office building which, by means of a concrete framed structure and clever set-backs, achieves a sense of modest scale and streetscape while in fact being a most commodious structure. Almost every horizontal structural member features planting troughs and the resulting plane material screens and softens the building walling and spandrels are of pale brickwork and one is indented to accommodate a large branch of a weeping willow in the front garden. Dense landscaping makes an effective architectural foil. The slope of the McLaren Street is such that the open, large entrance foyer is below street level, producing an interesting spatial effect.

The five storey concrete framed office building with a flat roof. Concrete floor plates with white brick walls and blades with aluminium framed glazing. Planting troughs to most levels with terraces to the street with dense landscaping makes an effective architectural foil.

The open, large entrance foyer is below street level in an undercroft.

- This building is designed in the Late Twentieth century international style.

Physical condition and/or Archaeological potential:

Intact/Good

Modifications and dates:

Glazing altered

Current use: Commercial Premises

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

Assessment of significance

SHR Criteria a) High local significance
[Historical significance]

SHR Criteria b) Local significance
[Associative significance]

SHR Criteria c) High local significance
[Aesthetic significance]

SHR Criteria e) Potential
[Research potential]


SHR Criteria f) This item is assessed as aesthetically rare locally.
[Rarity]

SHR Criteria g) This item is assessed as socially representative regionally. This item is assessed as scientifically representative regionally.
[Representativeness]

Integrity/Intactness: Good/High

-

-

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		10889	02 Aug 13		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
North Sydney Heritage Study Review	1993	1326	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	RI Feb 93	Yes
North Sydney Heritage Review	2002		John Oultram		No

References, internet links & images

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government**Database number:** 2181326

Further Information – PP 1/20 – 41 McLaren Street, North Sydney

The complete report that was submitted to the NSLPP Meeting on 1 July 2020 can be found at the link below:

https://www.northsydney.nsw.gov.au/files/assets/public/docs/1_council_meetings/committees/nslpp/1_july_2020/pp02_-_41_mclaren_street_north_sydney_-_pp120_rpt_redacted.pdf

The Application Tracker for PP 1/20 with all the submitted documents (including attachments) can be found at the link below:

<https://apptracking.northsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=009.2020.00000001.001>

N O R T H S Y D N E Y C O U N C I L



NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS

**DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING
HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY, ON 1 JULY 2020,
AT 2PM.**

PRESENT

Chair:

Grant Christmas in the Chair.

Panel Members:

Jan Murrell, Panel Member
Ian Pickles, Panel Member
Veronique Marchandean, Community Representative

Staff:

Marcelo Occhiuzzi, Manager Strategic Planning
David Hoy, Team Leader, Assessments

Administrative Support

Peita Rose, Governance Officer (Minutes)

Apologies: Nil.

1. Minutes of Previous Meeting

The Minutes of the NSLPP - Planning Proposal Meeting of 5 February 2020 were confirmed following that meeting.

2. Declarations of Interest

Nil.

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NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS – 1/07/20
Page No 2

3. Business Items

On 23 February 2018, the Minister for Planning released a Section 9.1 Direction which outlines the instance when a Planning Proposal must be referred to a Local Planning Panel for advice prior to a Council determining as to whether that Planning Proposal should be forwarded to the Department of Planning and Environment for the purposes of seeking a Gateway Determination.

The Panel has considered the following Business Items and provided recommendations on each matter as described in these Minutes.

ITEM 1

PP No:	3/18
ADDRESS:	50-56 Atchison Street, St Leonards
PROPOSAL:	To amend North Sydney Local Environmental Plan 2013 as follows: <ul style="list-style-type: none"> • increase the maximum building height control applying to the site from 20m to 58.1m (RL147.1); • increase the non-residential FSR control for the site from 0.6:1 to 1.7:1; and • establish an overall maximum Floor Space Ratio (FSR) control for the site of 6.4:1.
REPORT BY NAME:	Nigel Riley
APPLICANT:	Christophe Charkos (Urbis Pty Ltd)

Public Submissions

Submitter	Applicant/Representative
	Christophe Charkos (Urbis)
	Stephen Jamison (Architect)

Panel Recommendation to Council:

The Panel endorses the Officer's Report and Recommendation and supports the Planning Proposal to be forwarded to the Department of Planning Industry and Environment (DPIE) for a Gateway Determination, subject to the provision of a special clause for the height of the building to exclude the lift overrun for access to the communal rooftop.

The Panel notes that the Planning Proposal is consistent with the general strategic direction of both the State Government and North Sydney Council.

The timing in respect to any Voluntary Planning Agreement is a matter for Council and the applicant.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Veronique Marchandean	X	
Ian Pickles	X				
Grant Christmas	X				

This is Page No 2 of the Minutes of the North Sydney Local Planning Panel Meeting held on 1 July 2020.

NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS – 1/07/20
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ITEM 2

PP No:	PP1/20
ADDRESS:	41 McLaren Street, North Sydney
PROPOSAL:	<p>Planning Proposal PP1/20 seeks to amend NSLEP as it relates to land at 41 McLaren Street, North Sydney. In particular, the Planning Proposal seeks the following changes to NSLEP 2013:</p> <ul style="list-style-type: none"> • Increase the maximum Height of Buildings from RL100 metres to RL226 metres; • Increase the minimum non-residential floor space ratio control from 0.5:1 to 3:1 <p>The Planning Proposal is also supported by a public benefit offer to the value of approximately \$4.75 million to be formalised through a Voluntary Planning Agreement. The public benefit offer comprises the provision of affordable housing or works in kind.</p>
REPORT BY NAME:	Karen Buckingham, Executive Strategic Planner, reporting on the independent assessment of PP1/20 by Planning Ingenuity
REASON FOR NSIPP REFERRAL:	Planning Proposal PP1/20 is referred to the NSLPP for advice prior to reporting to Council in accordance with Environmental Planning and Assessment Act 1979.
APPLICANT:	Erolcene Pty Ltd and Claijade Pty Ltd (contact person- Paris Wojcik)

Public Submissions

40 Written Submissions received and shared with panel
 1 x presentation / submission from applicant

Submitter	Applicant/Representative
	Michael Harrison (Speaker/Presenter, Strategic Advisor Urban Design and Planning)
	Piran Trethewey (Traffic Engineer)
	Greg Reed (Applicant and Landowner Representative)
	Paris Wojcik (Urban Planner)
	Jyoti Somerville (Heritage Consultant)

Panel Recommendation to Council:

The Panel recognises the proponent's efforts and detailed submissions with respect to this Planning Proposal.

The Panel notes that the applicable Local Strategic Planning Statement has recently been adopted and assured by the Greater Sydney Commission. The LSPS included reference to the Ward Street Masterplan, which was prepared following extensive research and consultation over a number of years. Council considered the decision of the Independent Planning Commission on 7 June 2019 in adopting that Masterplan.

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NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS – 1/07/20
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The Panel generally agrees with the Council's assessment report (prepared by an independent planning consultant) and the reasons for not supporting the planning proposal. However, the Panel does not support this planning proposal for the fundamental reason that the proposal will result in unacceptable solar impacts on the proposed public open space contained in the Ward Street Masterplan area for many months of the year, not just mid-winter.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Veronique Marchandean	X	
Ian Pickles	X				
Grant Christmas	X				

The public meeting concluded at 4.15pm.

The Panel Determination session commenced at 4.35pm.

The Panel Determination session concluded at 6.30pm.

Endorsed by Grant Christmas

North Sydney Local Planning Panel, 1 July 2020

8.20. North Sydney Olympic Pool Operations

AUTHOR: Robert Emerson, Director Open Space & Environmental Services

ATTACHMENTS: Nil

PURPOSE:

This report provides the detail for Council on the usage of the outdoor pool since the easing of the COVID-19 restrictions in June 2020.

EXECUTIVE SUMMARY:

The reopening of the pool under NSW Government restrictions has been a challenging period for pool management, whilst the operation is being implemented on the minimum staffing requirements to reduce the operations expenditure whilst maintaining appropriate safety standards, the initial restrictions of one swimmer per lane in the outdoor pool only and a maximum of 10 people in the facility was never going to result in a financially sustainable position for Council.

With the further easing of restrictions Council has increased the facility's availability to the community through increasing the numbers of lap swimmers to three per lane in the 50-metre outdoor pool. In the previous report to Council on 22 June it was resolved that Council monitor take-up of the threefold increase in lap swimming capacity together with further easing of restrictions prior to considering opening the indoor pool.

FINANCIAL IMPLICATIONS:

The restriction of three swimmers per lane has resulted in the pool operation receiving additional revenue (on average \$14,083 per week), however the pool continues to trade at an operating loss, in the order of \$5,808 per week.

RECOMMENDATION:

- 1. THAT** the report on the use of the North Sydney Olympic Pool over the previous three weeks be received.
- 2. THAT** Council continue to monitor the take-up of the additional lap swimming capacity in the outdoor pool together with any further easing of restrictions before giving further consideration to reopening the indoor pool.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment

1.4 Public open space and recreation facilities and services meet community needs

BACKGROUND

In accordance with the recent Council resolution of 22 June 2020:

1. THAT Council monitor the take-up of the additional lap swimming capacity in the outdoor pool together with further easing of restrictions before considering reopening the indoor pool.

This report provides Council with the usage, operational expenditure and revenue of operating the 50 metre outdoor pool with the recent easing of restrictions that provide three swimmers per lane and up to 20 participants within an aqua aerobics class.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

The 50 metre pool is open for the community with a restriction of three swimmers per lane and one aqua aerobics per day with a limit of 20 patrons per class and ensuring the appropriate social distancing is implemented as per Council's COVID-19 Safety Plan for the facility, the hours of operation for the pool are: 6am – 7:00pm weekdays and 8am - 5pm Weekends.

Customers are required to pre purchase tickets online through a link to Ticketbooth from the Council's website. Each time slot has been increased from 45 minutes to 60 minutes and the change rooms accessible from the 50 metre pool deck have also been reopened in response to customer requests.

Customers pay a flat rate of \$8.50 per visit for lap swimming and \$22 for participation in an aqua aerobics class at the time of booking.

Of the 83 timeslots available for lap swimming bookings per week, on average there has been 1,530 attendances per week that reflects an 81% take up of available bookings.

The daily aqua aerobics classes have been achieving an average of 7 people per class.

The average weekly cost of operating the outdoor 50 metre pool is approximately:

Pool staff	\$13,118
Energy/utilities	\$ 3,223
Pool chemicals/Miscellaneous	\$500
Booking system costs	\$2,050
Cleaning	\$1,000
Total expenditure	\$19,891

The revenue from booking sales per week is on average \$14,083.

Therefore, operating the outdoor pool under the current restrictions based on three swimmers per lane and one 1 hour aqua aerobic class per day for up to 20 people resulted in an operational loss to the Council in the order of \$5,808 per week.

Fundamentally, the current Health Order (30 June) and the associated template COVID-19 Safety Plan for aquatic facilities suggests a maximum of three (3) swimmers per lane or 20 persons per class in both indoor and outdoor pools. Further to the restrictions, a COVID-19 Plan is required to be prepared for the venue that ensures that customer tracing is in place in the event of an infection, hygiene of change rooms is appropriate, staff understand access restrictions and procedures are in place for maintaining required social distancing between people in the venue. The Pool does have an existing COVID-19 – Plan, however this would need to be amended if the indoor 25m pool was opened.

As previously reported the approximate additional weekly cost of operating the indoor 25 metre pool and associated facility change rooms includes:

Lifeguard	\$3,285
Energy/utilities	\$3,500
Pool chemicals/Miscellaneous	\$ 500
Booking system costs	\$1,500
Cleaning	\$1,002

Total **\$9,787 per week**

The indoor pool heating would need to be turned on approximately five days prior to use, at a cost of approximately \$2,500.

Whilst the opening of the Indoor Pool would increase the centre's revenue and provide additional opportunities for additional aqua aerobics classes, reintroduction of the learn to swim program and additional space for lap and squad training it is considered that the reopening of the indoor pool at this time of the year is very unlikely to attain the revenue required to offset the cost of operating the indoor pool.

It is recommended that Council continue to monitor the take-up of the threefold increase in lap swimming capacity in the outdoor pool and further easing of restrictions before considering the potential to reopen the indoor swimming pool.

With reference to the gymnasium, sauna and spa facilities it remains the pool management recommendation that these facilities remain closed as there are either alternative facilities within North Sydney Local Government area for customers or the cost of operation is significantly prohibitive considering the social distancing requirements required.

8.21. Community Housing Project and Funds: New Generation Boarding House

AUTHOR: Rebecca Aukim, Acting Director Community and Library Services

ATTACHMENTS:

1. Link Housing Briefing Paper - Revised Project Costs and Investment Requirements [8.21.1 - 3 pages]
2. Link Housing Letter - Council Investment in Additional Housing for Women Escaping Domestic Violence [8.21.2 - 11 pages]

PURPOSE:

Increase and modernise Council's affordable Housing offering utilising available development contributions restricted for this specific purpose.

EXECUTIVE SUMMARY:

In September 2019 Council considered a report on the then current affordable housing need in North Sydney and based on this, the best use of the remaining funds in the affordable housing reserve, which have been accumulated from developer levies. The amount identified as available is \$4,381,105. This amount is fixed and cannot be increased due to the 2009 Ministerial Directive which transfers to the State Government any amounts levied from date. It is important the reserve be expended before the reserve too is called in by the State Government.

Link Housing, Council's Approved Provider, has a proposal to demolish a jointly owned 5-bedroom boarding house and construct on-site 11 modern self-contained studio apartments with specialist disability accommodation. Link currently owns 86.26% of the property with Council owning the remainder. The proposal has been advanced to DA stage and Link Housing lodged a pre-DA#2 submission in June 2020. Link Housing received feedback from Council's planning staff and have subsequently revised the project design as well as project costs.

Following a meeting with Link Housing on 11 June 2020 Council commissioned an independent valuation of the property. This assessed the market value of the land at \$1,850,000, a lesser amount than proposed by Link which was based on a valuation in February 2019.

Link Housing has accepted the lower valuation. Based on this Council would need to invest \$689,344 to reach a 51% ownership position.

For 11 new studio apartments, the estimated construction delivery cost is currently projected to be \$3,031,333. Council would need to invest a further \$1,545,980 to complete the development.

FINANCIAL IMPLICATIONS:

Council's total contribution towards the project to achieve a 51% majority share to be capped at a maximum contribution of \$2,235,324. The balance in the Affordable Housing Reserve would be \$2,145,781.

Link's correspondence 5 May 2020 proposes exploring tri-partite funding (Link, Council and the NSW State Government) to make more effective use of these funds, for example in providing housing for women escaping domestic violence.

RECOMMENDATION:

- 1. THAT** Council enter into an Agreement with Link Housing for Council to acquire a majority share of the property referred to in this report – 287 Miller Street, Cammeray.
- 2. THAT** Council make a monetary contribution equivalent to its ownership share from the Affordable Housing reserve for the establishment of the new Generation Boarding house -11 new studio apartments referred to in this report.
- 3. THAT** the General Manager (or Delegate) be authorised to finalise the contribution and equity share, subject to the constraints above, to ensure that Council obtains fair value for its contribution.
- 4. THAT** the property continues to be managed as part of the *North Sydney Council Local Housing Program Property Management Agreement, 31 October 2018*.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2 Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

4 Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

BACKGROUND

On 23 September 2019 Min. 278 Affordable Housing in North Sydney 2016-2036 it was resolved:

- 1. THAT Council explore with its approved Community Housing Provider options for increasing the number of social housing beds in North Sydney by utilising the capital funds accumulated for this purpose.*
- 2. THAT at the next Quarterly Budget Review Council consider that an amount of \$4,381,105 be allocated to this project from funds collected for this purpose.*
- 3. THAT the outcome of any improved or additional asset being purchased with these funds includes the stipulation that Council holds a majority share of the title.*

Under the 2009 Ministerial Directive (AHHSEPP), Council lost the right to retain levies for the loss of affordable housing and no levies at all have been collected since 2013. The funds we do hold are internally restricted (meaning they were collected for this purpose only) and partly externally restricted, given an undertaking was made to the NSW Department of Family and Community Services, who surrendered leases on Oak Street properties in exchange for a guarantee that Council would reinvest the funds in social housing.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

Link Housing, Council's approved Provider has submitted a proposal that would meet Council's requirements and lift Council's current minority share from 13.74% to 51%.

The property in question has occupants for four of the five rooms. All the existing rooms are dated, bordering on sub-standard quality. Council's independent valuer commented that the existing 5-bedroom cottage *is dilapidated and of little economic value.*

The cost to Council for achieving its aims is 49% of the reserve, or \$2,145,781 (being a share of construction costs and increased share of ownership). This is based on Council's June 2020 valuation of the NSW Land and Housing Corporation equity purchased by Link Housing, and

Link Housing's revised estimated construction delivery cost based on updated QS advise (DA Estimate dated 26 June 2020). The development would replace the 5-bedroom cottage with 11 contemporary self-contained studio apartments, equating to \$203,211 for each new home.

This cost estimate is based on a design developed by Link Housing in consultation with Council's planning advisors. Should Council agree, Link propose to submit the Development Application in August 2020.


BRIEFING PAPER – 287 Miller Street Cammeray

To: Duncan Mitchell, Director, Engineering and Property Services Division
From: Andrew McAnulty
Item: Revised Project Costs and Investment Requirements
Date: 3 July 2020

EXECUTIVE SUMMARY

Council and Link Housing met on 11 June to discuss Council's investment in an affordable housing project as proposed in a briefing paper to the Director Community & Library Services dated 17 April 2020. The briefing paper outlined high level projected project costs and investment requirements for Council's desired 51% majority ownership in the resulting building

At the 11 June meeting Council provided a report from AVG Specialist Valuers, which assessed the market value of land at **\$1,850,000** and we note AVG's comment that the existing 5-bedroom cottage is dilapidated and of little economic value.

Since the 11 June meeting Link Housing has received feedback from Council's planning staff on our Pre-DA#2 submission. The project design has subsequently been revised to address Council's feedback and this briefing paper provides an update on project costs and investment requirements.

Based on Council's revised June 2020 valuation, North Sydney Council would need to invest **\$689,344** to reach a 51% ownership position for the existing 5-bedroom cottage at 287 Miller Street.

The estimated construction delivery cost of 11 new studio apartments at 287 Miller Street is currently projected to be **\$3,031,333**. A 51% investment and 49% investment from North Sydney Council and Link Housing would require contributions of **\$1,545,980** and **\$1,485,353** respectively.

For budgeting purposes, based upon current valuation and build estimates, North Sydney Council would need to invest **\$689,344** (ownership adjustment) and **\$1,545,980** (development cost contribution), total **\$2,235,324** to own the desired 51% majority ownership in this well-located affordable housing project.

Based on these revised figures, Link Housing would need to contribute a net additional investment of **\$796,009**.

The accommodation generated from this investment would increase in both quality and quantum. The current cottage is a share house with 5 bedrooms (with only 4 occupied). Our proposal would deliver 11 modern self-contained studio apartments with specialist disability accommodation.

Council's investment of **\$2,235,324** to have a majority ownership in the new building would equate to **\$203,211** for each new home or the equivalent of **\$372,554** based upon only the 6 additional homes.

Land Ownership
1a. Long-standing Ownership Split (1993-2019)

In 1993 title to the Property vested in LAHC, North Sydney Council and Link Housing as tenants in common in shares proportionate with their respective contributions as follows:

Land ownership at time of purchase		
As to the Department:	$\frac{5879}{7279}$	Share or 80.767%
As to the Council:	$\frac{1000}{7279}$	Share or 13.738%
As to Link Housing:	$\frac{400}{7279}$	Share or 5.495%

**1b. Current Ownership Split (based on Council's 2020 valuation)**

On 28 March 2019, Link Housing purchased Land and Housing Corporation's 80.7% equity share for \$1,590,972. The final purchase price was a negotiated amount (less than 80.7%) but based upon IPVS' March 2019 assessment of market value at **\$2,000,000**.

We acknowledge that the market has softened since March 2019 and further impacted by COVID-19. Any capital gain achieved since our acquisition of LAHC's equity share has now been lost. Based on Council's June 2020 valuation, we accept the assessed market value is now **\$1,850,000**.

Ownership split post acquisition of LAHC's equity share, based upon NSC June 2020 valuation.		
As to the Council:	$\frac{1000}{7279}$	Share or 13.738% = \$ 254,156
As to Link Housing:	$\frac{6279}{7279}$	Share or 86.262% = \$1,595,844
		TOTAL = \$1,850,000

1c. Proposed Ownership Split (2020)

Ownership	% Split	Proposed	Current	Difference
As to the Council:	51	\$ 943,500	\$ 254,156	\$689,344
As to Link Housing:	49	\$ 906,500	\$1,595,844	-\$689,344
		\$1,850,000	\$1,850,000	

2. Estimated Development Costs

Based on AJC's Pre-DA#2 submission – it is anticipated the project will deliver 11 new studio apartments with estimated delivery cost as follows:

Cost Item	Total Value
Construction costs incl. contingency (5%)	2,455,401
Professional fees incl. Development Manager	388,832
Statutory fees	16,144
Project contingency (5%)	140,077
Capitalised interest expense	30,879
TOTAL	\$3,031,333

Notes:

- Construction costs are based on updated QS advice (DA Estimate dated 26.6.2020). Costs have risen as a result of design changes required to address Pre-DA feedback from council.
- Development Management allowance has been revised down.
- Statutory costs have been revised down with the deletion of developer contributions for infrastructure provision following planning advice - tbc by council planning staff.
- Capitalised interest has been revised down due to a change in the commencement date to align with an executed agreement and timing of financial contributions. It is assumed that council will contribute 80% of its total financial contribution on executing a deed of agreement with the remaining 20% to be paid on achieving an occupation certificate.
- Construction contingency of 5% and a project contingency of 5% have been maintained.

Exclusions:

- Land costs
- Acquisition costs



3. Apportionment of Development Costs

Based upon the revised development cost estimate of **\$3,031,333** (June 2020) and North Sydney Council's desired position of a 51% investment of the estimated development costs (including contingency) would be as follows:

Ownership	Investment %	Contribution amount
As to the Council:	51	\$1,545,980
As to Link Housing:	49	\$1,485,353
		TOTAL \$3,031,333

4. Proposed appointment of consultants and building contractor

AJC have been appointed as the project architect. After assessment of their fee proposal, AJC were directly appointed for DA preparation following Development Committee endorsement and Link Housing Board approval.

The sub-consultant team has been appointed in accordance with Link Housing's procurement policy. Three fee proposals are sourced from suitably qualified contractors and evaluated to ensure value for money. We are proposing to tender for a building contractor to achieve a single price 'lump sum' building contract for all works.

5. Indicative programme

Activity	Timescales
Pre-DA #1	Sep 2019
Pre-DA #2	Mar 2020
DA documentation	Jun 2020
DA consent	Aug 2020
Tender documentation	Nov 2020
Tender/award of contract	Feb 2021
Completion	Mar 2022

6. Timing of Agreement and Council Investment

A non-binding terms sheet has been prepared for Council's consideration. Once broad agreement to the terms sheet has been reached a formal deed of agreement will be prepared for the parties to review and execute.

It is proposed that North Sydney Council's investment is applied to the project in the following tranches:

- 80% on signing a deed of agreement with Council (anticipated in August 2020)
- 20% on practical completion of the construction (anticipated March 2022)

Paper prepared by Andrew McNulty / Paul Hunt



5 May 2020

Rebecca Aukim
A/Director of Community & Library Services
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

Dear Ms Aukim,

Council Investment in additional housing for Women escaping Domestic Violence

This letter seeks Council's agreement, in principle, for Link Housing to explore finalising Council's investment of its Affordable Housing Reserve in the acquisition of new build apartments to accommodate women escaping domestic violence. Council staff have previously advised Link Housing that providing for this demographic is a priority.

North Sydney LGA available stock

The attached spreadsheet and LGA Map identifies 17 new build studio and 1-bedroom apartments currently available or soon to be available, in the North Sydney LGA. With Council support we could commence negotiation to acquire new build apartments to support women escaping domestic violence. With the current COVID-19 impacts to the market and prices softening, now would be the ideal time to commence acquisition of new homes.

Link Housing understands that the Council's available funds are capped at the current reserve minus the final Council investment in the 287 Miller Street Project. Should Link's pre-tender estimate for the latter prove accurate, Council funds available for investment in accommodation for women escaping domestic violence will be in the vicinity of \$2.047m.

Link Housing, subject to Board approval, would also be open to committing some additional top up funds towards the acquisition of these additional dwellings to support women escaping domestic violence. We propose targeting the purchase of between 3 and 4 new homes. We also propose to approach NSW Land and Housing Corporation to explore if any supplementary State Government capital funding may be available.

We look forward to discussing further in due course.

Kind regards,

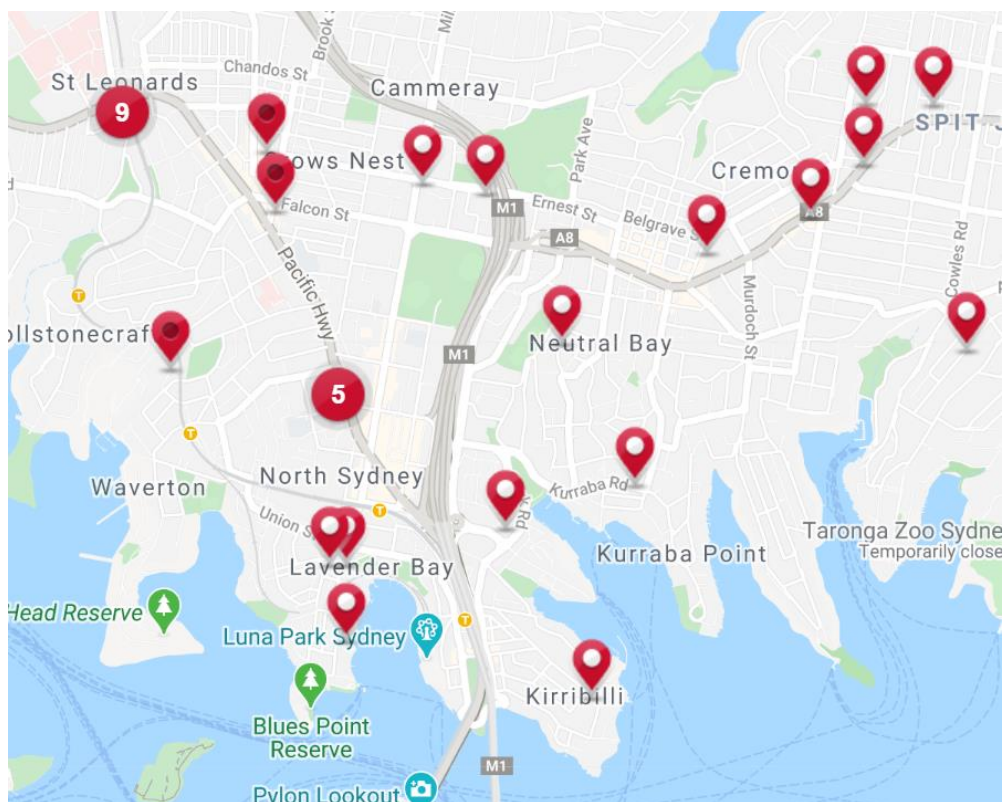
A handwritten signature in black ink, appearing to read "Andrew McNulty".

Andrew McNulty
Chief Executive Officer | Executive Director

AVAILABLE STUDIO AND 1 BEDROOM APARTMENTS IN NS LGA

No.	Address	Suburb	Sale Type	Price Guide	Bedroom	Bathroom	Carspace	Marketing Agent	Contact Name	Number	Type
1	3/45 High Street	North Sydney	Auction	\$650-700k	1	1	1	Milson Real Estate	Chris Bell	0416 97 0426	Apartment
2	307/156 Pacific Highway	North Sydney	Private treaty	\$625-645k	1	1	0	Raine & Horne North Sydney	Todd Houghton	0415 505 555	Apartment
3	2/67 Kurraba Road	Neutral Bay	Private treaty	\$650k	1	1	1	Richardson & Wrench Mosman/Neutral Bay	Geoff Grist	0414 712 021	Apartment
4	49/20 Carabella Street	Kirribilli	Private treaty	\$700-770k	1	1	0	Di Jones - Neutral Bay	Nigel Mukhi	0412 696 666	Apartment
5	4/7 Premier Street	Neutral Bay	Private treaty	\$680k	1	1	0	The Agency - North Sydney	Jon Snead	0408 160 527	Apartment
6	514/40 King Street	Wollstonecraft	Auction	\$700-770k	1	1	1	Di Jones - Neutral Bay	Trevor Richardson	0401 973 734	Apartment
7	15/21 East Crescent	McMahons Point	Auction	Queried	1	1	1	McMahons Real Estate	Craig Litchfield	0413 027 568	Apartment
8	44/12 Hayberry Street	Crows Nest	Private treaty	Queried	1	1	0	Home Property Agents	Anthony Somlai	0401 848 494	Apartment
9	420/287 Military Road	Cremorne	Auction	Queried	1	1	1	Shore Partners - Neutral Bay	Michael Chant	0414 543 216	Apartment
10	2/247-249 Ernest Street	Cammeray	Auction	Queried	1	1	1	Raine & Horne - Marrickville	Filippo D'Arrigo	0416 118 621	Apartment
11	4/149 Blues Point Road	McMahons Point	Private treaty	Queried	1	1	0	LJ Hooker - Lane Cove	Kerrie Robertson	0414 495 896	Apartment
12	11/23 Waiwera Street	McMahons Point	Private treaty	Queried	1	1	0	Holmes St. Clair - Crows Nest	Sean St Clair	0410 506 661	Apartment
13	54/13 Ernest Street	Crows Nest	Private treaty	\$590k	1	1	0	Ray White AY Realty Chatswood	Andy Yeung	0414 588 382	Studio
14	12/303-321 Miller Street	Cammeray	Private treaty	\$760k	1	1	1	Asset Advantage	Colin Segal	0408 000 011	Apartment
15	15/166 Pacific Highway	North Sydney	Private treaty	Queried	1	1	1	Home Unit Headquarters - Milsons Point	Sales	02 9955 3311	Apartment
16	103/245 Pacific Highway	North Sydney	Private treaty	\$685k	1	1	1	The Property Gallery - Sydney	Simon Platt	0422 289 400	Apartment
17	908/221 Miller Street	North Sydney	Private treaty	\$650k	1	1	0	Legend Property	Paul Zhu	0451 676 715	Studio

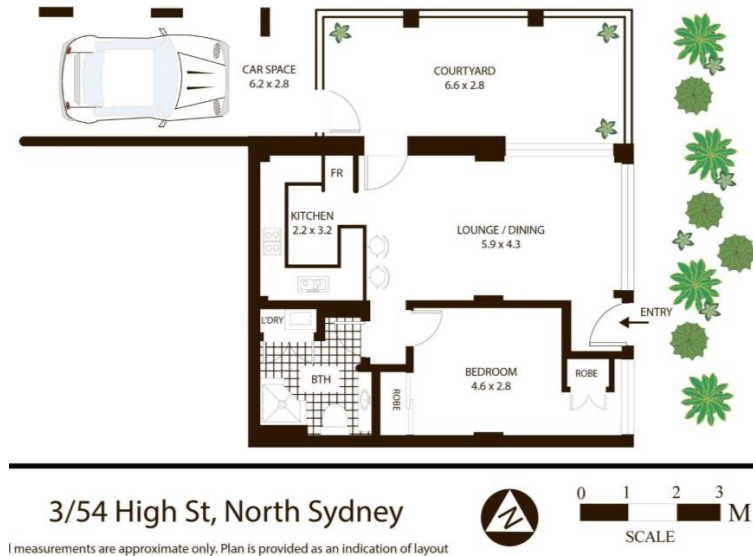
Available Studio and 1 Bedroom apartments
within the North Sydney LGA



3/54 High Street, North Sydney, NSW 2060

1 / 1 / 1 Apartment

ONLINE AUCTION - Guide \$650-700K



307/156 Pacific Highway, North Sydney, NSW 2060

1 / 1 / 0 Apartment

Price guide \$625,000 - \$645,000



2/67 Kurraba Road, Neutral Bay, NSW 2089

1 / 1 / 1 Apartment

\$650,000



49/20 Carabella Street, Kirribilli, NSW 2061

1 / 1 / 0 Apartment

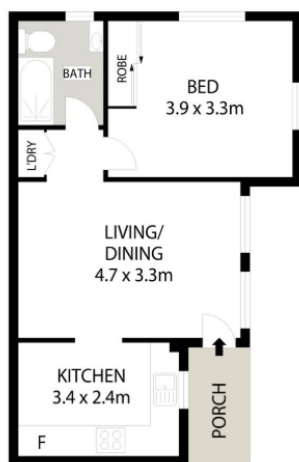
Price \$700,000-\$770,000



4/7 Premier Street, Neutral Bay, NSW 2089

1 / 1 / 0 Apartment

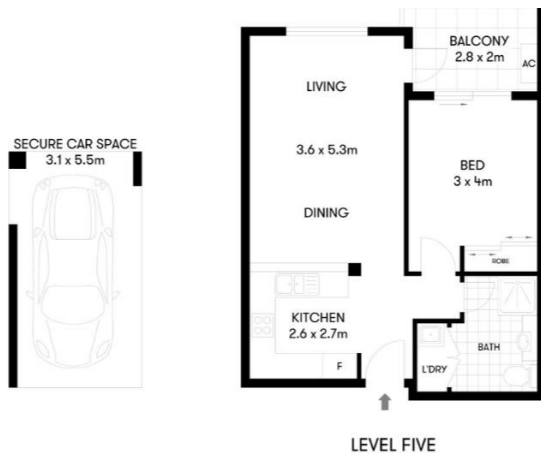
\$680,000



514/40 King Street, Wollstonecraft, NSW 2065

1 / 1 / 1 Apartment

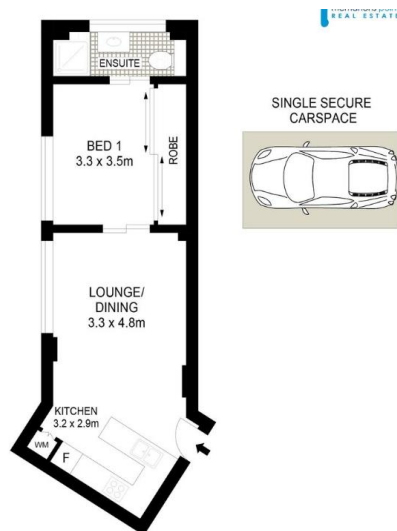
\$700-770k



15/21 East Crescent, McMahon's Point, NSW 2060

1 / 1 / 1 Apartment

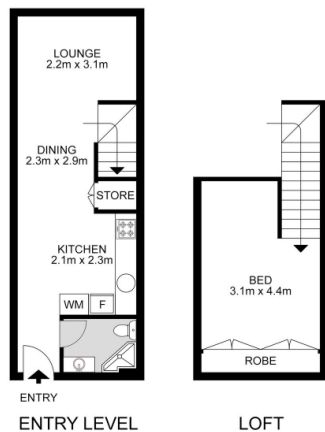
Queried



44/12 Hayberry Street, Crows Nest, NSW 2065

1 / 1 / 0 Apartment

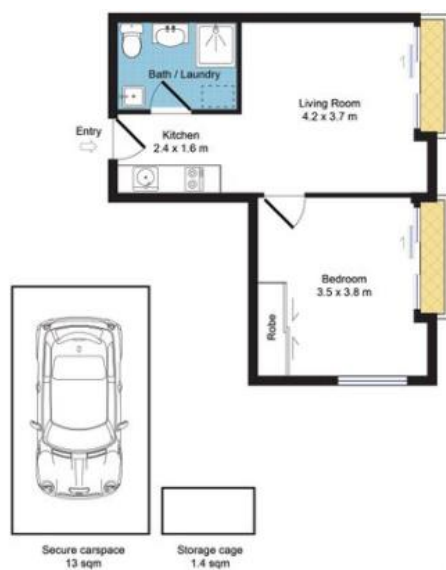
Queried



420/287 Military Road, Cremorne, NSW 2090

1 / 1 / 1 Apartment

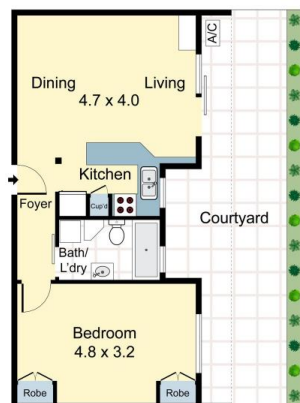
AUCTION 23 May (unless sold prior)



2/247-249 Ernest Street, Cammeray, NSW 2062

1 / 1 / 1 Apartment

Online Auction



4/149 Blues Point Road, McMahon's Point, NSW 2060

1 / 1 / 0 Apartment

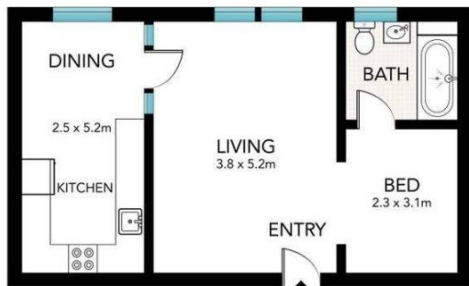
Queried



11/23 Waiwera Street, McMahon's Point, NSW 2060

1 / 1 / 0 Apartment

Queried



54/13 Ernest Street, Crows Nest, NSW 2065

Studio

For Sale \$549k



12/303-321 Miller Street, Cammeray, NSW 2062

1 / 1 / 1 Apartment

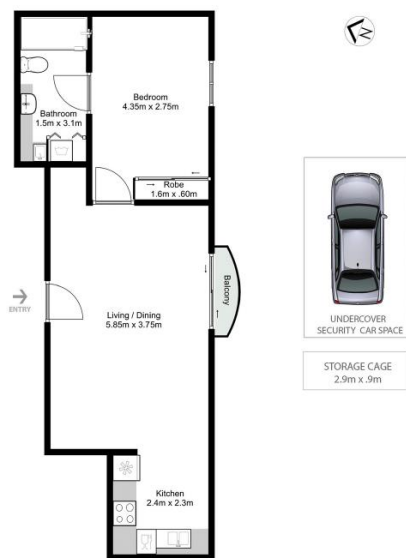
Price Guide \$760k



15/166 Pacific Hwy, North Sydney, NSW 2060

1 / 1 / 1 Apartment

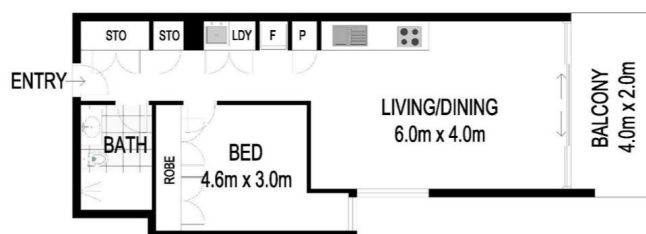
Queried



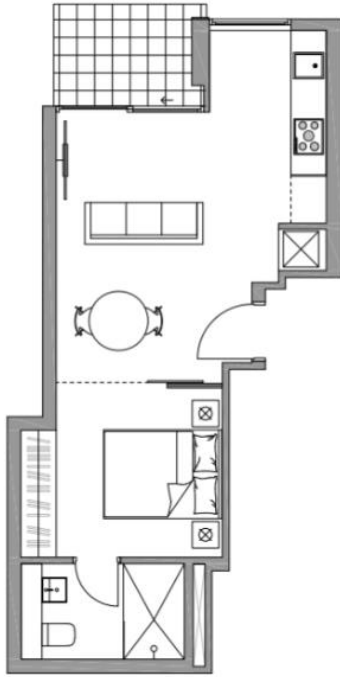
103/245 Pacific Highway, North Sydney, NSW 2060

1 / 1 / 0 Apartment

\$685,000



908/221 Miller Street, North Sydney, NSW 2060
1 / 1 / 0 Apartment
\$650,000



8.22. Best Practice Guidelines for Above Ground Child Care Centre

AUTHOR: Helen Campbell, Manager Community Development

ENDORSED BY: Rebecca Aukim, Acting Director Community & Library Services

ATTACHMENTS:

1. North Sydney Best Practice Guidelines for Above Ground Childcare Centres [8.22.1 - 16 pages]

PURPOSE:

To provide Council with the information necessary to ensure development applications for above ground childcare centres are assessed according to best practice.

To develop recommendations to support developers' and childcare providers at the design and Development Application stage to employ best practice and minimise risk to children and families when situating childcare centres above the ground.

EXECUTIVE SUMMARY:

The increased frequency in childcare centres being located above ground level in North Sydney Council's various CBDs prompted a review of design and safety provisions required in these circumstances.

KU Children's Services were engaged to prepare a report examining Council's position on above ground floor childcare centres and make recommendations for improvement to reflect best practice standards in the sector. These guidelines serve to enhance and strengthen Council's position when considering future development applications for centres above ground.

The KU Report has explored the foreseeable challenges in offering above ground floor childcare facilities. In many cases challenges can be overcome through thoughtful and considered design. A range of recommendations are contained in the report to ensure that there is minimal risk to children, families and the local community and that the highest standard of care and environment for children is promoted and maintained.

FINANCIAL IMPLICATIONS:

There are no significant financial implications for Council as a result of the introduction of best practice guidelines for above ground childcare centres.

RECOMMENDATION:

1. THAT, at the Pre-Development Application stage, developers are provided with a copy of the guidelines for above ground childcare centres and a plain English brochure outlining a summary of the contents of this report.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

4. Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe.

4.3 North Sydney supports life-long learning

BACKGROUND

North Sydney Council's Development Control Plan 2013 (Part B Section 5 addressing Child Care Centres) Section 5.3 Siting, recommends the ground floor location for childcare centres, however, allows for above ground centres in exceptional circumstances, where seven identified criteria are met. These criteria, slightly amended, are also listed in Council's Best Practice Guidelines for Early Childhood Centres 2009.

Council's Community and Library Services identified the need to recognise the increasingly limited opportunities to obtain ground floor/green field sites within the LGA and the need to update guidelines in relation to above ground floor childcare centres, particularly considering the population growth planned for the Priority Precinct at Crow's Nest, St Leonards and tall building development elsewhere in the LGA especially in the North Sydney CBD.

KU Children's Services was engaged to review and provide best practice guide recommendations in relation to the requirements for Above Ground Childcare Centres.

CONSULTATION REQUIREMENTS

These guidelines have been used to refine Council's DCP controls which were exhibited in May and June 2020

No further Community Engagement is required

DETAIL

The growing proportion of childcare centres being located above the ground floor in its various CBD's within the LGA prompted a review of the guidelines for childcare facilities. Historically these centres have been located at ground level for ease of access for children and educators, emergency evacuation and connection to the community. However, in recent years, there has been a growing trend of locating childcare centres on higher floors of buildings because of population growth, increased rents for ground floor property, increased demand for childcare facilities and the escalation of work-based childcare situated within business developments as employee incentives.

The aim of this guideline review is to facilitate and support developers and childcare providers at the design and development application stage to ensure best practice for childcare facilities is maintained. Also an integral and fundamental part of this review is to ensure that, whilst

supporting the developers and providers in this growth, North Sydney Council will ensure that there is minimal risk to the children, families and the local community.

The Council's DCP 2013 (Section 5 for Child Care Centres 5.3 Siting) explores the contingencies required for childcare centres located above the ground floor and Council's recognition of these challenges.

The KU Children's Services report examined Council's position on above ground floor childcare centres and has provided some best practice guidelines to Council. These guidelines can improve and strengthen Council's position when considering future development applications considering the growing need for these facilities.

KU Children's Services has referred to the Australian Building Code in its report. They considered this relevant because the increased interest in above ground floor childcare facilities has been identified as an imminent need for the review of the National Construction Code for childcare facilities with a specific focus on emergency evacuation and fire safety requirements. These matters have been considered throughout the report.

When reviewing North Sydney Council's Development Control Plan 2013 (Section 5 for Child Care Centres 5.3 Siting) in the context of above ground floor centres, attention was paid to:

- Day to day design consideration including access, space requirements, noise, ventilation, light etc.
- Environmental impact and safety.
- Fire safety and egress.
- Access and goods delivery.
- Work, health and safety implications.

Several key amendments were drafted to Council's DCP controls, which were endorsed and exhibited in May and June 2020.

The final post exhibition report on the comprehensive DCP, which includes amendments to the Child Care Centres provisions, is expected to be reported to Council in August 2020.

The attached Guidelines are intended as a reference document and resource for applicants to better understand above ground floor Child Care Centre requirements and associated issues.



Children's Services
Since 1895

North Sydney Council Best Practice Guidelines for Above Ground Floor Childcare Centres

December 2019



Artwork by Maya, 4 Years, KU Crusader Preschool

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BACKGROUND

North Sydney's Council's *Development Control Plan 2013 (Part B Section 5 addressing Child Care Centres) Section 5.3 Siting*. Primarily the Plan recommends the ground floor location for childcare centres, however, allows for above ground centres in exceptional circumstances, where seven identified criteria are met. These criteria, slightly amended, are also listed in Council's Best Practice Guidelines for Early Childhood Centres 2009.

North Sydney Council has identified the need to recognise the increasingly limited opportunities to obtain ground floor / green field sites within the sector and to update its position in relation to above ground floor childcare centres, particularly considering the population growth planned for the Priority Precinct at Crow's Nest, St Leonards and tall building development elsewhere in the LGA especially in the North Sydney CBD.

Accordingly, North Sydney Council has commissioned the development of a *Best Practice Guide for Above Ground Centres*.

HISTORY OF CHILDCARE CENTRES ABOVE GROUND FLOOR

Historically childcare centres have been located at ground level for ease of access for, safety reasons, and to better facilitate best practice play-based learning programs. However, in recent years a number of factors have seen the development of above ground centres occurring more frequently, including:

- ▶ Increasing residential populations in CBD areas within and around Sydney
- ▶ Cost of rent for ground floor developments
- ▶ Limited availability of suitable green field or ground-floor sites
- ▶ The growing need for childcare to be located within mixed use developments
- ▶ Work-based childcare being co-located within business developments

In providing guidelines specifically for above ground floor childcare centre, Council aims to support developers and childcare providers in the design and Development Application stage. North Sydney Council's Development Control Plan already encourages best practice design of childcare centres within the North Sydney Council area. The new Guidelines will now assist developers, providers and Council to employ best practice, and minimise risk to children, families and local communities, when situating childcare centres above the ground floor.

OVERVIEW

KU have reviewed the Council's *Development Control Plan (DCP), 2013, Part B Section 5*. Specifically, in relation to *Section 5.3*, the criteria for above ground centres was reviewed, considering:

- ▶ Day to day operational considerations including space requirements, noise, ventilation, light etc
- ▶ Environmental impact and safety
- ▶ Fire safety and egress
- ▶ Access and delivery of goods
- ▶ WHS implications

KU has not reviewed this section of the DCP in relation to the Building Code of Australia (BCA) as part of this report however, the BCA is referenced within this document due to the 'out of scope' review of standards for above ground floor centres currently undertaken. With the increase in interest in above ground floor childcare centres it has been identified by the BCA that there is an imminent need to have an 'out of scope' review of the Building Code requirements and National Construction Code (NCC) for childcare centres, with specific focus on emergency evacuation and fire safety requirements. This will therefore be considered throughout this report.

Key documents used throughout this report include;

- ▶ *The Education and Care Services National Law and Regulations 2011*
- ▶ *National Quality Framework (NQF) 2018*
- ▶ *Childcare Planning Guideline 2017*

EXECUTIVE SUMMARY OF RECOMMENDATIONS

This report has explored the foreseeable challenges in offering above ground floor childcare centres. Whilst in many cases challenges can be overcome through thoughtful and considered design, it is recommended Developers include the following:

- ▶ A review of emergency evacuation plans and contingencies for above ground floor centres with reference to the detailed design plans. This review should consider how non-mobile children and large numbers of children will be safely evacuated from above ground floor childcare centres.
- ▶ A request of fire safety authority reports from all Development Application submissions. This would be required as part of Council's DCP requirements.
- ▶ Fire safety requirements to be consistent with the expectations of a ground floor childcare centre.
- ▶ Incorporate the recommendations for above ground floor childcare centres outlined in the Childcare Planning Guidelines 2017.
- ▶ Fence height for above ground floor centres in outdoor play areas to at 1800mm as a minimum in line with best practice recommendations.
- ▶ Consider access to an above ground floor childcare centre within its best practice guidelines.
- ▶ Consider all environmental and acoustic factors ensuring safe and appropriate locations.
- ▶ Await the outcome of the review of the Australian Building Code Board (ABCB) of the BCA and NCC for above ground centres, and incorporate the recommendations that are made as a result of the current review.

OVERVIEW OF NORTH SYDNEY DEVELOPMENT CONTROL PLAN REQUIREMENTS

North Sydney Council's *Development Control Plan (DCP), 2013 Section 5 for Child Care Centres 5.3 Siting* Recognises the challenges for childcare centres located above ground floor and Council position in developing contingencies for these.

This report explores Council's position on above ground floor childcare centres and provide some best practice guide recommendations to North Sydney Council in order to support the development of childcare centres; the growing need for access to sites in North Sydney CBD area with children's safety and service delivery being paramount. This can improve and strengthen Council's position regarding Development Application approvals in future for above ground floor childcare centres.

North Sydney Council's DCP states:

5.3 SITING

It is preferable to provide childcare centres at the ground floor level as they enable high levels of access to landscaped outdoor play spaces. However, Council acknowledges that locating centres at the ground level may not always be possible due to the density of development in some areas.

Objectives

- ▶ O1 To provide access to naturally landscaped outdoor play areas
- ▶ O2 To ensure the safe evacuation of children in the event of an emergency. North Sydney Development Control Plan 2013 Child Care Centres Part B Page B5-3

Provisions

- ▶ P1 Childcare centres should be located at ground level wherever possible.
- ▶ P2 Council may consider approving a childcare centre above ground floor level, subject to the following criteria being met:
 - a. Where the centre has no direct access to ground level (i.e. sites where the ground floor level of the building is the only level of the building provided with access to ground level (existing)) an emergency lift, dedicated to the childcare centre is to be provided;

- b. Where the centre is located above the ground floor level but also has direct access to ground level (i.e. buildings on sloping sites), it must provide either a:
 - i. safe haven and dedicated fire stair with handrail designed to stop children falling through; or
 - ii. emergency lift dedicated to the centre.
- c. Where safe havens are proposed, they need to have storage for evacuation near entrance to the safe haven not included in indoor space controls per child.
- d. An emergency evacuation plan has been submitted with the development application.
- e. Indoor play areas are not impeded by internal features such as columns.
- f. Outdoor areas are provided with protection from adverse weather.
- g. Outdoor areas are oriented to the north to maximise solar access and natural light and views.

1. DAY TO DAY DESIGN CONSIDERATIONS

When developing an above ground floor centre there are day to day considerations for centre operation that are necessary during the various stages of the development of a centre to support best practice and Service Approval. These key elements reflect best practice and are explored below.

- ▶ Access to natural outdoor learning environments
 - Well designed landscapes make outdoor spaces assets for children's learning. Their importance is captured as a requirement under the *National Quality Standard (2012)* and *Education and Care Services National Regulations (2011)* for children to have access to natural outdoor learning spaces. In above ground floor childcare centres traditionally, it can be a challenge to retain the natural features within the local context and community, particularly where many of the above ground floor spaces do not meet the required 7sqm of outdoor play space per child and will often require waivers to meet the requirements under the *Education and Care Services National Regulations (2011)*. This can often be due to limited space in mixed use buildings and in high rise buildings, where outdoor space is not included in building design and will impact the childcare centre's environment.
- ▶ Access to water
 - Children require access to water for their play experiences and for adults to support service operation. This is of importance for outdoor spaces and requires consideration for how this will happen once the centre is in operation. This can be accessed from the internal learning environments such as cleaning art and craft spaces, but also for outdoor access to water to fill water play experiences, access to water for sandpit play and experiences to name a few.
- ▶ Depth of sandpit and planting will impact design and cost for the development of the centre. This will need to be considered when creating quality learning environments.
- ▶ A childcare centre may not be entirely above ground floor, it may also be spread across multiple floors of a building, rendering only part of the centres 'above ground'. Therefore, access to these multiple floors will need to be considered, such as:
 - Where the entrance to the centre will be placed and if there will be multiple points of entry to the centre. These will require management strategies to ensure children's safety whilst at the centre.
 - Ensuring procedures are in place to manage children's safety whilst at the centre.
 - Providing catchment areas with two entry points at each entrance to the above ground centre.
 - Centres with lift entry access should ensure procedures are in place for the Approved Provider to monitor who enters and leaves the centre, to account for all children at all times.
- ▶ Transporting of food across multiple levels in multi-story services. This includes:
 - Meal preparation and its location to children's playrooms.
 - Ensure centre design supports service delivery.

- Any additional resources that a centre would need to acquire to transport food from the kitchen to children's playrooms in line with food safety requirements to ensure food is delivered to children in a timely manner that is ensuring food is served at the required temperatures.
- ▶ Height of fencing surrounding the outdoor play areas
 - Fencing for above ground floor centres should be considered within the design of the spaces. Fencing should *consider installation of 1.8 metre barriers where children have access to significant fall risk areas (e.g. built areas above ground level such as decks, balconies and stairways)*. Installing a fence that is not scalable for children is critical and consideration is to be given to the possibility that built up planting might impact children's capacity to scale a fence; such instances should be eliminated or minimised. Fencing design is important to ensure that children's play equipment cannot be pushed under the fence or thrown over the fence and be a risk to pedestrians below.
 - Unacceptable fencing will be identified at the time of Service Approval and to avoid approval not being granted, this issue needs to be resolved at the best practice and design stage.
- ▶ Variances within North Sydney Councils DCP and Best Practice Guidelines and their impact to above ground floor centres
 - Transition Areas – North Sydney Council DCP for childcare centres 5.10.2 requires a transition area of no less than 4sqm. This requirement is in addition to the Early Childhood Education and Care Regulations, 2011, internal space per child requirement of 3.25sqm and 7sqm for outdoors space required per child. This is likely to be impacted for above ground floor centres who may be limited with space due to the design and amount of space accessible to them.
 - Shape and layout of outdoor play areas- Council suggests within its *Best Practice Guidelines for Early Childhood Services, 2009*, 12. Ideally playgrounds should be a compact square, rectangular or L-shaped area sighted on one or two sides of the building. Negotiation of this layout requirement may need to be considered in above ground centres, as most high-rise buildings have limited access to natural outdoor play spaces and shape of external space may vary according to the floor plate of the building.

It is important to acknowledge where North Sydney Councils DCP and Best Practices Guides support best practice and additional requirements above the Early Education and Care National Regulations 2011.

2. ENVIRONMENTAL IMPACT

Childcare centres located above ground floors require consideration of environmental impact. How this can influence a quality design and functional above ground centre will be explored.

- ▶ Car Parking
 - The parking needs of above ground floor childcare centres differ according to the use and size of the site. There are childcare centres that operate in single use buildings with two or more stories and those sites in high-rise mixed use developments that require consideration.
 - Childcare centres on a single block of land with two or more stories should not be located in cul-de-sacs or no through roads, except where more than one street access and egress is available to the site and the Centre has adequate parking and pickup/ drop off space. In residential areas a minimum 20 metre frontage is required.

These requirements are supported by the following objectives:

- To ensure childcare centres are compatible with the surrounding residential neighbourhood in terms of siting, landscaping and access arrangements for both vehicles and pedestrians.
- To identify preferred sites for childcare centres.
- In the instance where the childcare centre that is above ground floor is in a mixed-use development the quantity of car parking and drop off spaces will be impacted by several factors.
 - Location of parking

- Proximity to local transport
- Pathways of trucks
- Pathways of pedestrians
- Mixed use developments are likely to make up many of the sites proposed for childcare centres within North Sydney Council central business district. Some consideration of requirements for a mixed-use development should include:
 - Driveway access and drop off areas are separate to parking and loading areas used by trucks.
 - Drop off and pick up zones are for exclusive use during the childcare centres operating hours and close to the main entrance. It is preferable that they are located on the same floor as the childcare centre. Alternatively, it is suggested that direct access should avoid crossing driveways or loading zones used by vehicles accessing other parts of the site.
 - Parking that is not used by other tenants or community. Parking should be grouped together and conveniently located near the entrance or access point to the above ground floor childcare centre.
- ▶ Outdoor Environments for Children
 - Simulated outdoor environments and the use of internal spaces to create them, is increasingly common in above ground floor centres, particularly as access to natural outdoor spaces may be limited. Environmental considerations for these simulated environments are likely to require higher ceilings but do not always replace the value of having, or meet the requirements for, direct access to natural outdoor play spaces for children.
 - Where outdoor play spaces can be achieved, consideration should be given to the unique wind and climate conditions experienced by centres located higher off the ground. This can be achieved with suitable reviews and plans being submitted during DA stage. North Sydney Council requires outdoor spaces to be protected from adverse weather including wind. Wind levels continue to increase the higher centres are located within a building.
 - The costs of these simulated natural outdoor learning environments in above ground floor centres requires consideration. Costs are generally higher than a ground floor centre to allow for natural growth of trees and inclusion of sandpits above ground level. These spaces often must be built up to sit above the floor, and weight impacts on balconies can be an issue.
 - Access to natural light, ventilation and wind needs considerations for above ground floor centres to limit the environmental impact and safety of childcare centres above ground floor. The *Childcare Planning Guidelines 2017* highlight this to ensure that where a childcare facility is located above ground floor, outdoor play areas are protected from wind and other climatic conditions.

3. FIRE SAFETY AND EGRESS

Fire safety and egress have an impact on emergency evacuation procedures. The added complexities of centres being located above ground floor requires consideration and planning to minimise the impact of these. Over time, above ground floor centres have required a focus regarding emergency evacuation procedures as follows:

- ▶ Fire systems required on ground floor are different to above ground floor fire system requirements
 - An 'out of scope' review is being conducted by ABCB on the BCA and the NCC. This has highlighted that there are varying sprinkler system requirements once above ground floor. This has a significant impact for a childcare centre where there are variances between what emergency systems are in place for children, who are considered vulnerable people within our communities. If childcare centres above ground floor do not have the same emergency systems in place there is an argument to be had that children in above ground floor centres are more vulnerable and therefore at a higher risk if they do not have the same protection in an emergency situation.

This inadequacy, now that it has been identified, needs to be addressed as a priority. Currently the review of the ABCB is addressing this variation as part of the out of scope review and will need monitoring as these recommendations are reviewed and possibly adapted for above ground floor childcare centres.

- ▶ Evacuating from high rise buildings, with multiple tenants that share the same evacuation pathways
 - In many of the central business districts, childcare centres are typically based in mixed use buildings and developments. Evacuation and emergency risk management for these sites needs to consider the unique nature of these buildings and risks that are associated with evacuating a mixed use building where children are also occupants. *Childcare Planning Guidelines 2017*, highlights that in multi storey buildings, with an above ground floor childcare centre, additional measures to protect staff and children need to be considered. One element that the guidelines highlight, is the need for an independent emergency escape route from the facility to the ground level that separates children from other building users, addressing child protection concerns during evacuations. Each site and childcare provider would navigate this differently and this would need to be considered on an individual basis to ensure children's ability to evacuate is not compromised at any stage.
 - Some options include holding adults on the floors above until all children have been evacuated to an external safe area or holding children on their floor until the entire building has been evacuated, which could take a considerable amount of time. In the case of an actual fire, neither of these may be adequate (*ABCD, 2018*). It therefore would be suggested that the evacuation strategy is a central component to the design, of not only childcare centres in multi storey buildings, but also to the building in its entirety. This would be pivotal to reducing the impact and risk for both children and adults safety once the building is occupied and would be required to be considered on an individual basis, with all elements of evacuation procedures considered holistically on a performance basis, with the evacuation strategy.
- ▶ Transporting large numbers of children down multiple levels of buildings
 - Transporting large numbers of children down evacuation stairs is challenging when conducting fire drills and in the case of an actual emergency. For children, fire stairs are difficult to manage with handrails above their reach, large step heights, and large numbers of steps, relatively low lighting and the unfamiliar conditions of an emergency evacuation. In most above ground centres, there can be significant numbers of non-mobile children (such as babies/infants, toddlers, and children with additional needs, mobile children and adults that need to be evacuated during an emergency evacuation. This requires thoughtful and considered planning, reflected in policies and procedures, ongoing regular reflection and consistent practice.
 - How well children and adults (many of whom will be carrying non mobile children), can effectively be evacuated in large numbers down multiple floors of stairs, can be dependent on the efficient design and execution of well-developed systems and processes. One factor that is likely to impact this efficiency could include the design of handrails in the evacuation stairwells. Many handrails in these spaces are designed at adult height and are more challenging for smaller children to reach and support themselves as they move downstairs, with the limited support of adults (due to the high volume of children being evacuated). Adult to child ratios will also impact the ability to evacuate in a timely manner, as emergencies are not planned events and happen at varying times of day. This can include times of days when only limited staff or a full complement of staff are scheduled on shift.
- ▶ Transporting non-mobile children down multiple levels of buildings
 - Arguably this risk poses the highest level of complexity with adults for an evacuation procedure, as most adults are only able to transport one or two non-mobile children downstairs at once in an evacuation scenario. Use of fire rated lifts have an advantage to support this scenario, as non-mobile children can be evacuated in larger numbers, with the use of fire cots, and can be transported safely to the evacuation point (either external or to the safe haven). It is important to note the incorporation of a fire rated lift into centre design/development comes with a significant cost and is unlikely to be a preferred option for many providers or developers.
 - A fire rated lift is referenced in North Sydney Councils *Development Control Plan 2012*, as a requirement for above ground floor centres. Not all councils have this requirement, and this is a

point of difference for North Sydney Council that aims for best practice for children's safety during evacuations.

- Where a fire related list is not available some providers may choose to use baby carrying pouches to transport children downstairs, whilst others carry one child at a time to ensure staff safety whilst moving up and down stairs in emergency situations. There are risks for children and staff associated with transporting children downstairs with the use of baby pouches or by carrying children including:
 - Injury to staff from carrying multiple children or carrying children incorrectly
 - Injury to children if an adult fell or if a child is dropped by an adult
 - Complexities of staff having to return for additional children whilst others are moving in a downward direction in mixed use developments.
- ▶ Use of safe havens
 - The size of a safe haven is not determined by the *Education and Care Services National Regulations 2011* and is regulated through the ABCB. These spaces are significantly smaller spaces for children than the requirements for their spaces for learning. A key element of safe havens is how long they are fire rated for use by the tenant. This will vary with the minimum time to be two hours under the BCA. It is recommended to consider how centres will manage and support children in these smaller spaces given two hours is a long time for children to be in small restricted spaces in an emergency.
 - It is recommended within the *Childcare Planning Guidelines (2017)* that a safe haven or separate emergency area, where children and staff can muster during the initial stages of a fire alert or other emergency, is required to enable staff to account for all children prior to evacuation. Developers are to ensure that safe havens are dedicated to the childcare centre and not expected to share this space with other floors/ tenants for child safety and wellbeing. North Sydney Council DCP already has in place consideration to address these elements under 5.3. P2, (b), (1) Where the centre is located above ground floor level, but also has direct access to ground level (i.e. building on sloping sites), it must provide safe haven and dedicated fire stair with hand rail designed to stop children falling through is provided.
 - By implementing an emergency procedure whereby children remain in the safe havens until the fire department arrives and can assist with the safe evacuation of non-mobile and all children. Where there is an expectation of councils that 0-2-year-old children are enrolled, consideration must be given to how non-mobile children are evacuated from the building.
- ▶ Variance between childcare providers and their approach to emergency evacuation
 - Each childcare provider responds to emergency procedures differently and in line with their own policies and procedures, to ensure the safe removal of children during an emergency evacuation. Again, this creates complexity in creating a one size fits all review of procedures of each new childcare centre plan. If a childcare provider has not been appointed at the time the DA is submitted to Council, this impacts on the ability to review and understand how the appointed provider would plan and manage the evacuation of children safely at a later stage when these systems and processes are put in place by the provider. If an Approved Provider has been appointed, then it would be recommended the emergency evacuation plans be submitted with the DA. This will allow Council to review the design and plans, in a holistic way, to ensure children's safety and wellbeing in above ground floor centres is at the forefront of design and planning.
- ▶ The emergency and evacuation plan as suggested by *Childcare planning Guidelines (2017)*, should consider:
 - Mobility of children and how to accommodate this.
 - Location of a safe assembly point away from the building and from evacuations used by other tenants.
 - How children will be supervised during the evacuation and at the assembly point relative to the capacity of the facility and governing child to staff ratios.

It is currently a requirement within North Sydney Councils DCP for emergency evacuation plans to be submitted with the DA (5.3, P2, (d)).

4. ACCESS TO AN ABOVE GROUND FLOOR CHILDCARE CENTRE

Providing suitable access to an above ground floor childcare centre should be considered for best practice in childcare centres. Some access considerations, include but may not be limited to:

- ▶ Staff – Entry and exit to the site safely at arrival and departure times. It is often that the first to arrive and last to depart may need to do so in the dark during winter months and safety needs to be considered. It should be considered for service delivery that opening and closing shifts always have two people on so that they enter and leave at the same times for staff safety.
- ▶ Children & Families – How children and families access the centre in an above ground floor centre is pivotal to the success in children's safety whilst in the centre. The challenge is for children and families to be able to gain entry to the centre safely when it is above ground floor and may have stair entry or lift entry access, whilst ensuring unauthorised people cannot easily gain access to the centre. This could be with the use of doorbells, intercoms, swipe card or other security measures that would be suitable for an above ground floor childcare centre. Children should not be able to easily exit the centre without adult knowledge and collection by parents/ families with the appropriate authorisations. In centres that are located above ground floor this might include access for children with disabilities and delegation of which entry will be the main entry for the centre. How this will be managed from a design and operator perspective will be important to ensure access for and safety of all children in these instances and will require the appropriate policies and procedures in place.
- ▶ Deliveries to the centre – Deliveries occur frequently and should consider:
 - Deliveries that occur before staff arrive and may be heavy in nature. Where they are delivered to, and where items will be left safely in an above ground floor childcare centre will support service delivery once in operation.
 - Where a goods lift is available, accessibility for deliveries to the childcare centre will be important for centre operation.
 - Centre staff will need to provide access for deliveries during operational hours to monitor any unauthorised access to the childcare centre when located above ground floor.
 - Centre procedures should be in place to safeguard all aspects of delivery to ensure children's safety.

5. WORKPLACE HEALTH AND SAFETY (WHS) IMPLICATIONS

- ▶ Multiple variances of emergency evacuation expectations and design within buildings
 - All building developments handle emergency evacuation building design approaches differently with use of fire stairs, safe havens, use of fire rated lifts or a combination of all three elements. The key to effective design is to ensure they are considered holistically as part of a fire safety strategy, within the emergency evacuation of the entire site.
- ▶ The *Education and Care National Regulations and Law 2011* states; "The service's approach to risk assessment, emergency management and child protection reflects current recognised guidelines and up-to-date information from trusted sources".
- ▶ The *National Quality Framework 2012*, does not directly speak to the impact on service delivery or the risks associated with childcare centres being located above ground floor, however, the documents do address the level of detail required for effective plans, policies, review and consultation with relevant authorities. The National Quality Standards certainly address how centres would effectively manage and reflect on the individual aspects of a centre, its design and how this impacts service delivery and the quality of the programme. Some of these complexities might include:
 - Evacuating with other tenants within the building;
 - Children evacuating with adults;

- Evacuating non-mobile infants safely in a shared space.
- How children are supported during the evacuation process in a safe and timely manner.

6. REGULATORY GOVERNANCE

- ▶ *The Education and Care Services National Regulations and Law 2011*, do not specifically address emergency procedures for above ground floor childcare centres but does speak to emergencies and communication requirements which are outlined in appendix one. Below are two key factors for North Sydney Council to consider.
 - The Regulations and Law does highlight the need for a risk assessment for emergency and evacuation procedures. In this instance the risk assessment of the emergency evacuation plans may highlight additional concerns or considerations that are not common in a centre that is located on the ground floor of a building. This would require additional risks to be identified and addressed at a centre level to ensure the centre met the regulatory requirements under this clause. If risks identified were related to the building, then rectification to the site would likely be required. Undertaking a risk assessment by an external fire safety authority is likely to be a valuable investment to inform and guide the childcare centres emergency evacuation plans and procedures.
 - When an Approved Provider seeks Service Approval to operate a childcare centre through the regulatory body, these emergency procedures and design elements, are not assessed until such time that the centre is close to opening to the community. The risk of this system, is that any issues identified by the regulatory body, would require rectification retrospectively, which means the resolution to meet the requirements is often not ideal and delays Service Approval. Submitting emergency evacuation plans at development application stage is one way of addressing any standout issues at an early stage of the design process.
- ▶ *National Quality Standard 2012*, explores children's safety within quality area standard and element 2.2.2: Incident and Emergency Management outlined in appendix one.
- ▶ *Childcare Planning Guidelines 2017*, addresses above ground floor centres in relation to emergency evacuation under 4.8 *Emergency and evacuation procedures, design guidance*. It is highlighted that facility design and features should provide for the safe evacuation of children and staff from the facility in the event of a fire or other emergency. This document varies from the previous two in its consideration of emergency evacuation at design stage of planning a childcare centre. It highlights that multi-storey buildings with proposed childcare facilities above ground level may consider providing additional measures to protect staff and children.
- ▶ Additional literature was reviewed within the context of this report and is outlined in appendix one.

REFERENCES

- ▶ Early Education and Care National Regulations, 2011; <https://www.legislation.nsw.gov.au/#/view/regulation/2011/653>
- ▶ Early Education and Care National Law, 2011; [http://www.legislation.vic.gov.au/domino/Web_Notes/LDMS/LTObject_Store/ltobjst10.nsf/DDE300B846EED9C7CA257616000A3571/D38DBD79C4A26CCECA2582270002C054/\\$FILE/10-69aa012%20authorised.pdf](http://www.legislation.vic.gov.au/domino/Web_Notes/LDMS/LTObject_Store/ltobjst10.nsf/DDE300B846EED9C7CA257616000A3571/D38DBD79C4A26CCECA2582270002C054/$FILE/10-69aa012%20authorised.pdf)
- ▶ Childcare Planning Guidelines, 2017; <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/child-care-planning-guideline-2017-08.pdf>
- ▶ ACT Fire and Rescue, Fire Safety Guidelines- Childcare Facilities located above ground floor. 2019; <https://esa.act.gov.au/sites/default/files/2019-02/FSG-012-Childcare-facilities-located-above-ground-floor.pdf>

- ▶ QLD Guidelines for Facilities and Building Requirements;
<https://earlychildhood.qld.gov.au/legislation-and-guidelines/facilities-and-building-requirements>
- ▶ ABCB Connect; “Designing for Childcare in High Rise Buildings”, 2018;
<https://www.abcb.gov.au/Connect/Articles/Designing-for-childcare-in-high-rise-buildings>
- ▶ ABCB; Early Childhood Centres in High Rise Buildings; 2019;
https://consultation.abcb.gov.au/engagement/early-childhood-centres-options-analysis/user_uploads/early_childhood_centres_in_high_rise_buildings_pao--1-.pdf

APPENDIX ONE – LITERATURE REVIEW

National Regulations

The *Education and Care Services National Law 2011* and the *Education and Care Services National Regulations 2011* apply to most long day care, family day care, kindergarten/preschool and outside school hours care services in Australia. The law and regulations detail the operational and legal requirements for an education and care service.

The National regulations address children’s safety for above ground floor centres indirectly through emergency evacuation procedures. What is suggested within the regulations (Regulation 97) is:

Division 5—Emergencies and communication

- ▶ 97 Emergency and evacuation procedures:
 1. The emergency and evacuation procedures required under regulation 168 must set out -
 - a. instructions for what must be done in the event of an emergency; and (b) an emergency and evacuation floor plan.
 2. *For the purposes of preparing the emergency and evacuation procedures, the approved provider of an education and care service must ensure that a risk assessment is conducted to identify potential emergencies that are relevant to the service. Penalty: \$2000.*
 3. The approved provider of an education and care service must ensure that -
 - a. the emergency and evacuation procedures are rehearsed every three months that the service is operating, by the nominated supervisor, staff members and volunteers and children being educated and cared for by the service; and
 - b. the rehearsals of the emergency and evacuation procedures are documented.
Penalty: \$2000.
 4. The approved provider of an education and care service must ensure that a copy of the emergency and evacuation floor plan and instructions are displayed in a prominent position near each exit at the education and care service premises, including a family day care residence and approved family day care venue. Penalty: \$2000. Note: A compliance direction may be issued for failure to comply with sub regulation (2), (3) or (4).

National and State Best Practice Guidance

The review of Council’s DCP against state and national best practice guidelines include.

- ▶ *The National Quality Standard, 2018.*
- ▶ *Childcare Planning Guideline, 2017.*
- ▶ *Australian Building Code review.*
- ▶ *Additional documents that address above ground centres*

There was little or no reference to how best practice can be integrated into emergency evacuation procedures in a childcare centre located above ground floor. Several of these best practice guides are referenced below in line with Council’s DCP for above ground floor centres.

National Quality Framework

The *National Quality Framework* (NQF) was introduced in 2012, was revised in 2014 and is currently under review again in 2019. This guiding document is embedded within the National Law and Regulations, and centres are assessed by the regulatory body against seven quality areas and quality standards. The objective of these standards is for centres to continually reflect upon current practices in order improve the practices and quality of care provided to children in childcare centres nationally. Throughout this process, best practice and quality is assessed and acts as a national benchmark of the quality of education and care centres.

This framework explores children's safety within quality area standard and element 2.2.2: Incident and Emergency Management.

Standard 2.2 Safety, and element 2.2.2 asks centres to think about.

- ▶ *How do we identify which emergency procedures and specific action plans are required for our service and how often do we practise these? What recognised authorities are consulted in the development of these plans?*

Standard 2, Element 2.2.2 Incident and Emergency Management states:

- ▶ Incident and emergency management Assessors may observe:
 - Emergency procedures displayed prominently throughout the premises.
 - Nominated Supervisors, co-ordinators and educators having ready access to an operating telephone or other similar means of communication.
 - Emergency telephone numbers displayed near telephones
 - Service staff having ready access to emergency equipment, such as fire extinguishers and fire blankets

Plans to effectively manage incidents and emergencies are developed in consultation with relevant authorities, practised and implemented.

Observe

Incident and emergency management Element 2.2.2 National Quality Standard and Assessment and Rating Guide to the National Quality Standard 169 Assessors may discuss:

- ▶ How the service communicates information to families about the service's emergency procedures and plans to manage incidents
- ▶ How the service ensures that service staff are informed about and understand the service's emergency procedures and plans
- ▶ Procedures for managing incidents and emergencies in single-staff services
- ▶ How the service discusses and practises emergency drills with children
- ▶ The provision of training for nominated supervisors, educators, coordinators and family day care educator assistants in the use of emergency equipment. Assessors may sight:
- ▶ Procedures for managing incidents and emergencies and providing a child safe environment
- ▶ Records of emergency drills, and evaluations of these
- ▶ A current, portable record of children's emergency contacts that can be carried by educators in case of emergencies and/or evacuations
- ▶ Written emergency and evacuation procedures that include instructions for what must be done in the event of an emergency and an emergency evacuation floor plan (for example, a plan for a bushfire in a bushfire-prone area)
- ▶ Written plans to manage an emergency that may be likely to affect individuals at the service (for example, the management of an asthma attack, anaphylactic reaction or epileptic fit)
- ▶ Written communication with families about the service's emergency procedures and plans to manage incidents

- ▶ Evidence that emergency equipment is tested as recommended by recognised authorities.
- ▶ Effective plans to manage incidents and emergencies are developed and reviewed in consultation with relevant authorities and practised regularly

Childcare Planning Guidelines

The Childcare Planning Guidelines 2017 was introduced to support childcare providers, developers and councils, with design considerations for developing a quality early childhood learning environment for children.

The Childcare planning guidelines go on to provide the following examples:

- ▶ Independent emergency escape routes from the facility to the ground level that would separate children from other building users to address child protection concerns during evacuations
- ▶ A safe haven or separate emergency area where children and staff can muster during the initial stages of a fire alert or other emergency. This would enable staff to account for all children prior to evacuation.
- ▶ An emergency and evaluation plan should be submitted with a DA and should consider:
 - The mobility of children and how this is to be accommodated during an evacuation
 - The location of a safe congregation/assembly point, away from the evacuated building, busy roads and other hazards, and away from evacuation points used by other occupants or tenants of the same building or of surrounding buildings
 - How children will be supervised during the evacuation and at the congregation/assembly point, relative to the capacity of the facility and governing child-to-staff ratios.

This identifies the intricacies of an above ground floor childcare centre; therefore, consideration must be given to individual aspects of these buildings and facilities, which should be reflected in the services emergency and evaluation procedures. It also highlights some of the resolutions and requirements to ensure there is a baseline standard regarding above ground floor centres.

Australian Building Code review

- ▶ With the increase in interest in above ground floor childcare centres it has been identified by the ABCB, that there is an imminent need to have an out of scope review of the BCA requirements and NCC for childcare centres, with specific focus on emergency evacuation and fire safety requirements. The need for a review has recently been acknowledged by the BCAB. The NCC has no specific requirements for fire safety or evacuation of children from high rise buildings, however, there are challenges to be considered that prompted this review.
- ▶ Whilst it is not the purpose of this report to provide recommendations in line with the BCA, it would be dismissive to not highlight the significance of this review for above ground floor childcare centres, in relation to fire safety and emergency evacuation. Early Childhood peak bodies have recently had an opportunity to review the findings and recommendations of the review of the BCA and have had opportunity to provide comment and feedback on the proposed recommendations. The outcome of this review is yet to be advised by BCAB.

Some of the key features and a summary of the review are provided as follows.

- ▶ It has been established that 72 % of all childcare centres located in high rise buildings are located above ground floor. This represents 0.4 % of the total childcare centres in high rise buildings.
- ▶ High cost of leasing ground floor retail space has contributed to the increase in childcare centres being located above ground floor. This is 50 % higher than that of space above ground floor per square metre.
- ▶ To ensure that the level of fire safety provided to childcare centres is acceptable
- ▶ To ensure that a childcare centre located above ground floor does not expose the occupants of the building to greater risk than the occupants of a single storey building
- ▶ Identified that fire safety requirements were not the same across floors that sit above ground floor.

- ▶ Professional peak bodies were asked to provide feedback on the review in October 2019
- ▶ As a first step, the ABCB will consider the potential fire safety risks that children are exposed to and will work with industry and other key stakeholders to address any identified deficiencies in the NCC). It is important to note that the NCC may not be the only solution and other options such as those relating to evacuation strategies, staff to children ratios and the location of childcare facilities may also contribute to safer outcomes.

To date the outcome of this review has not been released and should be considered by North Sydney Council as part of their review once it becomes available.

Documents that address the complexities of above ground floor childcare centres

Whilst the documents explored above are mostly silent in many cases about the complexities and considerations for childcare centres located above ground floor, there is a slow growing presence of reports and guidelines on the matter outlined below.

- ▶ *North Sydney Councils Best Practice Guidelines for Early Childhood Centres 2009*, caps centre sizes to a maximum number of 75 children and requires consideration on the impact of moving 75 children effectively and safely from an above ground centre and its implication. Section 4 of the guide highlights the expectations to date on above ground centres and specific requirements required by the council. This consists of the 7 requirements under North Sydney Councils DCP.
- ▶ *ACT Fire & Rescue on Fire Safety Guideline s- Childcare Facilities Above Ground Floor, 2019*. This report was written to provide guidance regarding education and care (childcare) facilities in multi-story buildings and the risks associated with evacuation of children, 0-13 years of age. The report describes the nature of the problem being that the provisions for childcare centres do not explicitly address circumstances where the childcare centre is located on an upper level of a high-rise building. It described the potential for long distances of travel, without additional fire systems, have been shown to pose an unacceptable level of risk to the line safety of vulnerable occupants of childcare centres. Recommendations of the report are outlined in appendix one. The report addresses the location of education and care services with the following recommendations:

4. LOCATION OF EDUCATION AND CARE SERVICES

4.1. ACTF&R recommends that:

- ▶ Where education and care services are to be provided in multi-storey buildings, they are located on the ground level,
- ▶ Design consideration should be given to AS1428.1-2009 Design for Access and Mobility, General Requirements for Access – new building work 6,
- ▶ Continuous Accessible Paths of Travel to allow equitable access and egress for all members of the community for education and care services,
- ▶ Consideration should also be given to the Education and Care Services National Regulations which has provisions regarding access to outdoor spaces, emergency and evacuation drills.

4.1.1. Where no other viable ground level location for an education and care service can be found, and the facility must be located on another level, that the facility should be located on the first level above ground. This position is based on the difficulties associated with evacuating potentially large numbers of high-dependency occupants who require physical assistance, to varying degrees, to evacuate. In addition, if the education and care service occupy both the ground and first level of a building, consideration should be made to allow the youngest children to be located on lowest level of the site.

4.1.2. As the inherent risk is increased, a risk assessment must be undertaken to address the complications associated with the evacuation of the facility. Children will have difficulty coping with steps, handrails etc as they have generally been designed for adult use, making emergency evacuation more difficult.

4.1.3. Section D of the NCC Volume 1 – Access and Egress, DP4 states Exits must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to:

- a. the travel distance; and
- b. the number, mobility and other characteristics of occupants

- c. the function and use of the building; and
- d. the height of the building; and
- e. whether the exit is from above or below ground floor

Where education and care services are located higher than the first level above ground, the requirements of Section 5.2 of this document apply.

5.2. Facilities Located Greater than One Level above Ground Level in addition to the requirements of the BCA, the requirements of ACTF&R for education and care services located higher than the first level above ground are as follows:

5.2.1. Construction

- ▶ Must comply with Section C of the BCA (unless acceptable Performance Solutions are applicable); and
- ▶ The education and care service must be separated into a minimum of two fire compartments to allow for horizontal evacuation from one compartment to another. ACTF&R Policy FSG-012 Childcare facilities
- ▶ Exits will be in accordance with BCA Clause D1.2 (d).
- ▶ When located above another occupancy, the floor must have an FRL of Type 'A' Construction or demonstrate compliance with the Performance Requirements.

5.2.2. Egress Provisions

- ▶ Where lifts are provided, the lifts must be provided with a smoke lobby or lobbies as appropriate; and
- ▶ A safe assembly area should also be provided at ground level to contain and protect children from other hazards upon evacuation, this may include segregation from other building occupants; and
- ▶ Egress routes to fire-isolated stairs should be marked to clearly identify both the route and the area that must be kept clear of play equipment, furnishing etc. 5.2.3. Fire Protection The building will comply with the provisions of BCA Clause E2.2 for Class 9b.
- ▶ The building shall contain an automatic smoke detection and alarm system in accordance with AS 1670.1 and either:
- ▶ Zone pressurisation in accordance with AS 1668.1 (with detectors spaced and located in accordance with AS 1670.1); or
- ▶ Sprinkler protection in accordance with AS 2118.1; or
- ▶ In each required fire-isolated stairway, including any associated fire isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1

8.23. Naming Right of Way after Faith Bandler

AUTHOR: Ian Hoskins, Council Historian

ENDORSED BY: Rebecca Aukim, Acting Director Community and Library Services

ATTACHMENTS:

1. Aerial Photo Ward Street Precinct [8.23.1 - 1 page]

PURPOSE:

This report responds to a resident's request to name the currently un-named right of way in the North Sydney CBD after Ted Mack and presents the case for naming the public way after Faith Bandler - South Sea Islander and Aboriginal rights activist and former North Sydney resident.

EXECUTIVE SUMMARY:

Requests for naming places and thoroughfares are occasionally received from the public. Just such a request has been forwarded to Council by a resident of Miller Street for naming the currently un-named right of way behind their apartment building, 'Mack Lane', in honour of the former Mayor of North Sydney Ted Mack. He was recently commemorated by the re-naming of Ted Mack Civic Park.

Formerly private land, the right of way in question is an important access point into the planned Ward Street Precinct. Its naming therefore presents a significant opportunity to recognise a person or place previously unacknowledged by such a gesture.

Faith Bandler AC lived nearby on the Pacific Highway from 1952 until 1957. During that time, she and Pearl Gibbs discussed the formation of the Aboriginal-Australian Fellowship. The Fellowship was established in 1956 and became an affiliate of the Federal Council for the Advancement of Aborigines and Torres Strait Islanders which led the campaign for 1967 Referendum on Constitutional change affecting Aboriginal people in which Bandler also played a major role.

FINANCIAL IMPLICATIONS:

The financial implications are minor.

RECOMMENDATION:

1. THAT the un-named public right of way running from McLaren Street to the central square of the proposed Ward Street Precinct be named Faith Bandler Place.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2. Our Built Infrastructure

2.2 Vibrant centres, public domain, villages and streetscapes

4. Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

4.1.6 Celebrate Diversity within the Community

4.4 North Sydney's history is preserved and recognised

BACKGROUND

In March 2020 Council received a request to name the un-named right of way running behind 221 Miller Street and adjacent residential blocks in honour of former North Sydney Mayor, Ted Mack. The suggestion put forward is 'Mack Lane'. Ted Mack was a long-standing North Sydney Councillor who held the position of Mayor from 1980 to 1988. He was the only Australian to have been elected to positions in all three levels of government: local, state and federal. Ted Mack died in 2018. In 2019 his service to North Sydney was marked by the renaming of Civic Park as Ted Mack Civic Park.

The land running behind Nos 221 to 237 Miller Street forms a pedestrian right of way in the Ward Street Precinct Masterplan leading to the central square of that redevelopment. It was dedicated as public road by a subdivision in 2019 and is owned by Council.

Faith Bandler AC was one of Australia's most respected campaigners for the rights of Indigenous Australians and her own community, Australian South Sea Islanders. She was the daughter of a man taken from present-day Vanuatu as a boy to work on Queensland's sugar plantations in a recruitment process colloquially known as 'black-birding'. Some regarded the practice as akin to slavery. Many descendants of these labourers today think of themselves as the children of enslaved workers. That was how Faith Bandler viewed her family history.

Faith married Hans Bandler in 1952 and moved into his North Sydney flat while the couple built a home on a large bush block at Frenchs Forest. The flat was at 100 Pacific Highway, the site of the present-day AGL Building. Their daughter was born while they lived there in 1954. The home was the site of many meetings between Faith and others in the Indigenous movement, most noticeably Pearl Gibbs. Bandler became friendly with Kirribilli residents' poets Muir Holborn and Marjorie Pizer who were also active in progressive causes. Plans for the establishment of the very significant Aboriginal Australian Fellowship were discussed at the North Sydney flat. The Fellowship was established in 1956 with members from the indigenous and non-indigenous communities. Through the Fellowship and its affiliation with the Federal Council for the Advancement of Aborigines and Torres Strait Islanders, Bandler took a leading role in the campaign to mount a Referendum to change the Constitution so that Aboriginal Australians were counted in the census and laws relating to them became the responsibility of the Commonwealth rather than the States. Many Aboriginal people regard the 1967 Referendum as the moment when they achieved citizenship.

In the 1970s Bandler became active in advancing the cause of South Sea Islanders. She co-founded the Australian South Sea Islander United Council. In the 1980s she used her position as the Vice-President of the Evatt Foundation to work for the recognition of South Sea Islanders. They were recognised by the Commonwealth as a distinct ethnic community in 1994. It was in 1992, in the middle of that campaign, that Bandler wrote to North Sydney Council arguing strongly for the renaming of Ben Boyd Road because of Boyd's pioneering role in the practice of 'blackbirding'.

By then, the Bandlers had moved to Frenchs Forest. The building at 100 Pacific Highway was demolished, probably in the 1960s. A plaque was installed on the site with Faith Bandler's permission in 2005 and was taken to see it by the Council Historian. She died in 2015.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

Council must publish notice of its proposal in a local newspaper and serve notice of its proposal to the statutory authorities in accord with Council's Road and Place Naming Policy (4.3)

DETAIL

North Sydney Council's Road and Place Naming Policy is aimed at ensuring consistency in naming across the LGA, compliance with legislative and locality requirements and the promotion of names which have a locally relevant historical, botanical and/or Aboriginal context. Final approval for names rests with the Geographic Names Board. Naming places and roads etc after people still living is not permitted.

Members of the public can nominate a 'prominent person' for recognition by place naming or other means. Council's Historian assesses the application in the first instance and presents a report supporting the nomination or offering an alternative recommendation. In March a nomination was received to name the former private lane now public right of way after Ted Mack – specifically 'Mack Lane'. This report is a response to that nomination.

The many and significant achievements of Ted Mack were acknowledged in 2019 by the renaming of the park next to Council chambers, which he did much to facilitate, Ted Mack Civic Park.

The opportunity to name or rename places does not arise often and therefore repetition in acknowledgement is not ideal. While the significance of Faith Bandler's residency in North Sydney and her contribution to the nation was recognised by the placement of the aforementioned plaque, naming this public right of way - which will be an access point to the Ward Street Precinct - is a worthy commemoration. The public right of way sits less than 500 metres due north of the site of her former residence.

Furthermore, it will be a timely and reconciliatory gesture in light of the current debate over the longstanding name of Ben Boyd Road and the commemorative plaques installed there in 1931. The two issues are linked as Bandler was a significant and active member of the South

Sea Islander community, who are the people most affected by the legacy of Ben Boyd, and she advocated the renaming of Ben Boyd Road in light of that history.

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MASTERPLAN PRECINCT

THE PRECINCT

The Ward Street Precinct is approximately 156m wide (east/west) and 202m long (north/south). Bounded by Miller, McLaren, Walker and Berry Streets in North Sydney it is approximately 3.2 ha in area and is comprised of 20 properties as follows:

Site No.	Address	Owner	Area
01	22 Ward Street	North Sydney Council	3,955 m ²
02	237 Miller Street	SP56005 (98 Lots)	1,401 m ²
03	39 McLaren Street	SP47495 (81 Lots)	1,207 m ²
04	41 McLaren Street	Erolene & Claijade	2,368 m ²
05	45 McLaren Street	SP14598 (18 Lots)	1,792 m ²
06	231 Miller Street (under construction)	Platino	521 m ²
07	225 Miller Street	Meriton	887 m ²
08	229 Miller Street (under construction)	Platino	1,089 m ²
09	221 Miller Street (under construction)	Yuhu	2,457 m ²
10	213 Miller Street	NMBE Pty Ltd	1,600 m ²
11	201 Miller Street	DEXUS	1,636 m ²
12	199 Miller Street	GP Calligeros Pty Ltd.	299 m ²
13	50 Berry Street	Pro Bang & Lecmo	930 m ²
14	56 Berry Street	DEXUS	635 m ²
15	66 Berry Street	SP47529 (34 Lots)	876 m ²
16	70-74 Berry Street	Ausgrid	966 m ²
17	144-150 Walker Street	SP85010 (30 Lots)	1,535 m ²
18	138 Walker Street	SP89088 (195 Lots)	1,755 m ²
19	76 Berry Street	Local	2,587 m ²
20	3-11 Ward Street	Ausgrid	1,214 m ²
TOTAL AREA			31,956 m ²



**'FROM CAR PARK
TO DESTINATION'**

Hassell, 2018

**un-named
r.o.w.**

Note: As identified in the Interim Submissions Report to Council (Dated 1 May 2017), the East Walker Street part of the precinct was excised from the Ward Street Precinct Masterplan project and will be separately pursued by council as part of the North CBD Precinct Planning Study.

- Ward Street Precinct Masterplan Area
- Site Boundaries (within Precinct)
- Site owned by Council within Precinct
- Street owned by Council within Precinct

9. Notices of Motion

9.1. Notice of Rescission No. 2/20 by Councillors Beregi, Baker and Carr - North Sydney Olympic Pool Operations (Item 9.18, 22 June 2020)

1. THAT the Council resolution relating to Item 9.18 passed at the meeting of the Council held on 22 June 2020:

- 1. THAT the report on the use of the North Sydney Olympic Pool over the previous three weeks be received.*
- 2. THAT Council acknowledge that capacity for the number of public lap swimmers in the outdoor 50 metre pool has been increased, based on NSW Government restrictions and the development of an amended and appropriate COVID-19 Plan for North Sydney Olympic Pool.*
- 3. THAT Council monitor the take-up of the additional lap swimming capacity in the outdoor pool together with further easing of restrictions before giving further consideration to reopening the indoor pool.*

be and is hereby rescinded.

THAT the following resolution be passed in lieu thereof:

- 1. THAT** the 25 metre pool at North Sydney Olympic Pool be immediately re-opened in accordance with Government guidelines.
- 2. THAT** aqua aerobics classes, learn to swim, swimming lessons, junior squads and all other aquatic activities recommence immediately in line with Government guidelines.
- 3. THAT** the opening hours of the North Sydney Olympic Pool complex return to the standard opening hours for the North Sydney Olympic Pool complex, pre-COVID-19 restrictions.
- 4. THAT** all other operations of the North Sydney Olympic Pool complex return to pre-COVID-19 operations, including allowing the use of swim passes and the re-opening of the Lane 9 gym as soon as possible and in line with Government guidelines where applicable.

9.2. Notice of Rescission No. 3/20 by Crs Gibson, Barbour and Drummond - Notice of Motion No. 5/20 - Crs Baker, Beregi and Carr - Open Government and Public Participation Under COVID-19 Pandemic Arrangements(Item 10.1, 22 June 2020)

1. THAT the Council resolution relating to Item 10.1 passed at the meeting of the Council held on 22 June 2020:

1. THAT consistent with Council's adopted Code of Meeting Practice, the following arrangements be immediately facilitated for all Council meetings held remotely:

- A. all Council meetings to be live streamed/vodcast; and*
- B. reinstate the public forum prior to all Council meetings with appropriate arrangements for remote participation/registration for residents to address Council to be put in place.*

be and is hereby rescinded.

9.3. Notice of Motion No. 11/20 - Cr Baker - Upgrade Works to Wollstonecraft Station

1. THAT Council urgently write to the Minister for Transport seeking that Transport for NSW seeking:

- (a) Halt and review the commencement of the proposed upgrade works on Wollstonecraft Station under the Determination Report dated July 2020; and
- (b) Amend the terms of the determination dated 20 July 2020 to address the issues raised in submissions from Council and the community including loss of trees, the visual impact (of the lifts and screens), impacts of the proposed works on heritage issues, loss of on-street parking spaces and impacts on Council's road assets.

2. THAT the letter be copied to the local State and Federal Members seeking their support for this course of action.

BACKGROUND

Transport for NSW is undertaking an accessibility upgrade for Wollstonecraft Station. The proposed upgrade plans were publicly notified between 18 May 2020 and 1 June 2020. 117 submissions were received including a submission prepared by Council. These submissions raised numerous concerns and issues with the proposed form of the upgrade. In particular, the submissions raised concerns relating to the proposed loss of significant trees, impacts of the design and location of the lifts on the heritage significance of the station and the conservation area, loss of on-street parking, reduction in width of Shirley Road overbridge, impacts on the Men's Shed and the visual impact of the design.

On 16 July 2020 Transport for NSW published the Determination Report in respect of the upgrade works. The issues raised by Council and the community have not been adequately or properly addressed.

There is significant community interest and concern that the proposed works should be amended to address these concerns before any works commence.

9.4. Notice of Motion No. 12/20 - Cr Baker - State Heritage Listing for MLC Building, 105-153 Miller Street, North Sydney

1. THAT Council write to the Minister and Heritage NSW seeking urgent action to list the MLC Building on the State Heritage Register.

BACKGROUND

The MLC Building at 105-153 Miller Street, North Sydney is currently listed as an item of local heritage under North Sydney LEP 2013. The basis of the heritage listing is set out in the Statement of Significance as follows:

“The first high rise office block in North Sydney and the largest for a number of years after its construction, the MLC Building in North Sydney is a seminal building on subsequent high-rise design in Sydney and utilised construction and structural techniques not previously used in Australia. With the first use of a curtain wall design and the first use of modular units in Australia, its use of exceptional modernist building materials in the curtain wall facade and terracotta glazed bricks are representative of the Post-War International style of architecture that predominated in these early commercial high-rise buildings. The architect, Walter Osborn McCutcheon's desire for his buildings to integrate modern art within the fabric of the design is demonstrated by the inclusion of significant artists such as Andor Mészáros and Gerald Lewers. As a result, and despite subsequent modifications, the interior, exterior and landscape setting are of high aesthetic, technical and representative significance. The building is also of historical, associative and aesthetic significance as an important work by a significant firm of architects Bates Smart and McCutcheon, and master builders Concrete Constructions, and as a landmark site at North Sydney which signified the transformation of the centre of North Sydney from Nineteenth Century town to the second commercial hub of metropolitan Sydney from the late 1950s.”

This landmark building is under threat of demolition and it is vital that additional heritage protections be put in place.

10. Closure