

**BUSINESS
PAPER**

ORDINARY MEETING OF COUNCIL

To be held at 6.00pm on

Monday 1 February 2016

Council Chambers, Level 10,
Council Administration Building, 41 Burelli Street, Wollongong

Order of Business

- 1 Acknowledgement of Traditional Owners
- 2 Civic Prayer
- 3 Apologies
- 4 Disclosures of Pecuniary Interest
- 5 Petitions and Presentations
- 6 Confirmation of Minutes – Ordinary Council Meeting 14 December 2015
- 7 Confirmation of Minutes – Closed Council Meeting 14 December 2015
- 8 Confirmation of Minutes – Extraordinary Council Meeting 18 January 2016
- 9 Public Access Forum
- 10 Call of the Agenda
- 11 Lord Mayoral Minute
- 12 Urgent Items
- 13 Notice of Motion
- 14 Agenda Items

Members

Lord Mayor –
Councillor Gordon Bradbery OAM (Chair)
Deputy Lord Mayor –
Councillor John Dorahy
Councillor Michelle Blicavs
Councillor David Brown
Councillor Leigh Colacino
Councillor Chris Connor
Councillor Bede Crasnich
Councillor Vicki Curran
Councillor Janice Kershaw
Councillor Ann Martin
Councillor Jill Merrin
Councillor Greg Petty
Councillor George Takacs

QUORUM – 7 MEMBERS TO BE PRESENT

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ITEM A

LORD MAYORAL MINUTE - ROADSIDE MAINTENANCE - STATE-CONTROLLED ROADS AND MOTORWAYS

I FORMALLY MOVE THAT Wollongong City Council -

- 1 Write to the Director General of Roads and Maritime Services seeking urgent action on roadside maintenance and vegetation management of State-controlled roads and motorways across the Wollongong City Council Local Government Area and the Illawarra Region. The letter -
 - a Highlight the infrequency of vegetation maintenance, mowing and litter reduction activities, especially in the summer months;
 - b Request greater monitoring and consistent effort to keep the visual amenity of State-controlled roads and motorways in a higher order than it is at present; and,
 - c Request a greater effort from Roads and Maritime Services for the implementation of a campaign of surveillance to reduce litter and illegal dumping on State-controlled roads and motorways in the Illawarra.
- 2 Write to all Members of State Parliament within the Illawarra Region, asking they make representations to the Minister for Roads, Maritime and Freight, The Hon. Duncan Gay MP, reinforcing the need for urgent action on roadside maintenance and vegetation management of State-controlled roads and motorways across the Wollongong City Council Local Government Area and the Illawarra Region.

ITEM B

NOTICE OF MOTION - COUNCILLOR MERRIN - CONTAINER DEPOSIT
SCHEME

Councillor Merrin has submitted the following Notice of Motion –

“I formally move that Council provide a submission to the NSW Government on its proposed Container Deposit Scheme by 26 February 2016.”

ITEM C

LORD MAYORAL MINUTE – REAFFIRMATION OF ‘FREEDOM OF ENTRY TO THE CITY’ TO HMAS WOLLONGONG

The honour of ‘Freedom of Entry to the City’ has been bestowed on all previously commissioned vessels which have proudly carried the name of our city, HMAS Wollongong; the last being 20 September 1997. The ‘Freedom of Entry to the City’ honour expired on the decommissioning of HMAS Wollongong in 2005. The current vessel was officially commissioned into the Royal Australian Navy in 2007 and has since carried out extensive operations in Australian and international waters. However, it has yet to have been bestowed the ‘Freedom of Entry to the City’.

Council’s Community Recognition Program Policy provides for Freedom of Entry by resolution of Council.

During medieval times, in Continental Europe and the British Isles, fortress walls afforded cities protection from incursions by outlaw bands and attacks by feudal lords. The citizens of those walled cities wisely refused to allow entry to armed groups, including troops, unless they were absolutely sure that those arms would not be used against them. Hence the granting of permission to a formed body of armed men to enter a city became the mark of trust and confidence in which that body was held by its citizens.

The ceremony of granting Freedom of Entry to a RAN unit is centred on a march to a staging point, where it awaits the arrival of the official party and the Lord Mayor. On arrival of the Lord Mayor the parade is inspected before being addressed by him/her and an ornate scroll authorising the granting of Freedom of Entry read out and presented. On receiving the scroll the Commanding Officer of the unit traditionally delivers a short acceptance address. The unit then exercises its right of Freedom of Entry into the city, armed, with swords drawn, bayonets fixed, colours flying, drums beating and band playing.

At a pre-determined position, en-route, the parade is halted and a challenge issued by a senior member of the local constabulary. At this juncture the unit’s Commanding Officer responds and presents for inspection the Scroll granting Freedom of Entry. After inspecting the scroll the challenging officer acknowledges the unit’s right and privilege and permits it to pass. The unit then continues the procession through the city to the Town Hall where the Lord Mayor takes the salute.

I THEREFORE MOVE THAT Wollongong City Council bestow the ‘Freedom of Entry to the City’ on HMAS Wollongong, observing military protocols prescribed for the occasion.

ITEM 1

DRAFT SANDON POINT ABORIGINAL PLACE JOINT MANAGEMENT AGREEMENT

In accordance with Council resolutions of 23 June 2014 and 23 February 2015, a Joint Management Agreement between Wollongong City Council and five Aboriginal community organisations has been negotiated. Through this agreement, Council will work in partnership with the Aboriginal community to protect the Sandon Point Aboriginal Place and to manage the Aboriginal cultural and heritage values within the Sandon Point and McCauley's Beach Plan of Management area. This report is seeking Council's endorsement of the agreement.

RECOMMENDATION

The Sandon Point Aboriginal Place Joint Management Agreement be endorsed.

ATTACHMENT

Sandon Point Aboriginal Place Joint Management Agreement

REPORT AUTHORISATIONS

Report of: Renee Campbell, Manager Environment Strategy and Planning
Authorised by: Andrew Carfield, Director Planning and Environment – Future, City and Neighbourhood

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendation in this report satisfies the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Sandon Point and McCauley's Beach is an iconic coastal recreation area between Bulli and Thirroul that includes a declared Aboriginal Place. On 23 February 2015, Council adopted the Sandon Point and McCauley's Beach Plan of Management, which was the culmination of a community engagement process started in November 2011.

An outcome of the development and adoption of the Sandon Point and McCauley's Beach Plan of Management were resolutions to pursue a Joint Management Agreement to uphold the Values of the Sandon Point Aboriginal Place in partnership with the Aboriginal community.

On 23 June 2014 Council resolved:

"Letters be sent to the Illawarra Local Aboriginal Land Council (ILALC), Korewal Elouera Jerrungarah Tribal Elders Aboriginal Corporation (KEJ), Sandon Point Aboriginal Tent Embassy (SPATE), Wadi Wadi Commaditchi Aboriginal Corporation and Wodi Wodi

Elders Council advising that Council is interested in pursuing a Joint Management Agreement for the management of the Sandon Point Aboriginal Place and seeking their support and involvement.”

All five groups accepted Council's invitation. All five groups attended the first Joint Management Agreement Partners meeting on 26 November 2014 and began discussions with Council to shape the draft Sandon Point Joint Management Agreement. At that first meeting the Elders and representatives agreed that there was merit in meeting together to protect Sandon Point as it is sacred land to the Aboriginal community. It was acknowledged Elders should work together on a number of cultural and heritage issues and that this was a historic meeting.

On 23 February 2015, Council reiterated its commitment to pursuing joint management by resolving:

“The support of the Elders from the five Aboriginal community groups to participate in a Joint Management Agreement be noted and Council confirm its willingness to pursue and facilitate this process. A further report on the Joint Management Agreement be presented to Council for endorsement, when the protocols have been developed by the Elders.”

The protocols have been developed through a negotiation process that involved many discussions and five formal meetings, culminating in the Agreement's endorsement at the Joint Management Agreement Partners meeting held on 26 November 2015.

Values of the Sandon Point Aboriginal Place

In the pre-1788 era, the Sandon Point area was an important ceremonial site, burial site and meeting place for Aboriginal people. The southern point, known as the Sandon Point, is recognised as a traditional chief's meeting place. The wider area beyond Sandon Point is recognised as a more general meeting place where trade would be conducted between groups and stories would be shared. The abundant food resources of the area supported gatherings of Aboriginal groups.

In 1817, colonial settler occupation around Sandon Point began with the formation of an agricultural estate - the area was used for small-scale cultivation and grazing. By the late 1800s, the area was heavily cultivated and had several industrial operations. As land in the region was divided for settler use, Aboriginal people would often camp and fish to the north of Sandon Point.

Today, the importance of Sandon Point to local Aboriginal people is evident by the high levels of contestation towards recent development proposals made in an effort to protect the area. Sandon Point is an important Aboriginal landscape with culturally significant areas. The Sandon Point Aboriginal Place protects the material traces of history and enables local Aboriginal people to continue to connect to traditional culture and maintain traditional knowledge.

Evidence of past Aboriginal occupation of the Sandon Point area comprises shell middens and stone artefact scatters. A burial associated with a shell midden near McCauley's Beach, dated to over 6,000 years old, was uncovered after a series of

storms exposed remains in 1998. The ancestral remains have been reburied and are protected by the vegetation cover.

On 16 February 2007 the Minister for the Environment declared the area an Aboriginal Place under the *National Parks and Wildlife Act 1975*.

The declaration of Aboriginal Places offers Aboriginal people opportunities to reconnect with their ancestors, community and culture. Aboriginal heritage is inseparable from the natural environment - from individual plants and animals to ecosystems. The land and waterways are associated with dreaming stories and cultural learning that links Aboriginal people with who they are and where they belong (*source: NSW Office of Environment and Heritage website*).

PROPOSAL

Now and into the future, important decisions need to be made around protecting and maintaining the Values of the Sandon Point Aboriginal Place and managing Aboriginal cultural uses and developments that are supportive of those Place Values. Through the Plan of Management, Council acknowledges that the Aboriginal community is the best decision maker for Aboriginal Culture and Heritage and this is the spirit into which Council is entering into a Joint Management Agreement.

To formalise the decision making process with the Aboriginal Community, a Joint Management Agreement has been developed (Attachment 1). The Joint Management Agreement is in the form of a Memorandum of Understanding.

The Joint Management Agreement will evolve over time as management issues related to upholding the Values of the Sandon Point Aboriginal Place are considered in future Joint Management Agreement meetings and decisions are made relating to Aboriginal culture and heritage. The Agreement will be reviewed on a regular basis (after 1 year and then after every 3 years) in accordance with provisions in the Agreement.

The purpose of the Joint Management Agreement (Attachment 1) is to create a framework that both the Aboriginal Community and Council can use to uphold the Values of the Sandon Point Aboriginal Place and implement the adopted Plan of Management for Sandon Point and McCauley's Beach. The Agreement will also assist in increasing the general community's awareness and understanding of the significance of the Sandon Point Aboriginal Place. During future meetings of Joint Management Agreement Partner Organisations decisions will be made about how the story of that significance is told on interpretive signs, art work or through community events when grant funds are obtained in future years.

The Agreement includes provisions for the Aboriginal Community Organisation Partners to seek the viewpoints of the wider Aboriginal community when it is culturally appropriate, and acknowledges that Council will undertake consultation with the Joint Management Agreement Partners and the wider general Aboriginal community in accordance with Office of Environment and Heritage legislation and policies when applying for an Aboriginal Heritage Impact Permit to implement the Plan of Management Access Plan and other coastal reserve management activities.

The Agreement acknowledges that Aboriginal community organisations will be making decisions about how to protect burials, middens and artefacts, and to practice traditional customs and ceremonies and maintain a contemporary connection to the land within the Plan of Management area by notifying and negotiating with Council in accordance with the Agreement and the adopted Plan of Management.

The Agreement acknowledges that Council has passed a number of resolutions in relation to matters affecting the Sandon Point and McCauley's Beach locality and that Council will adhere to its resolutions and applicable legislation when undertaking its role in joint management.

CONSULTATION AND COMMUNICATION

Consultation during the development of the Joint Management agreement has occurred by phone conversations and one-on-one meetings, and by five formal meetings listed in table 1:

Table 1 – Formal Joint Management Meetings

Meeting Date	Partner Organisations in Attendance
26 Nov 2014	Korewal Eloura Jerrungarah Tribal Elders Aboriginal Corporation (KEJ); Illawarra Local Aboriginal Land Council (ILALC); Sandon Point Aboriginal Tent Embassy (SPATE); Wadi Wadi Coomaditchi Aboriginal Corporation; Wodi Wodi Elders Council; Wollongong City Council (WCC)
13 Jan 2015	KEJ, ILALC, SPATE, Wodi Wodi Elders, WCC
15 May 2015	ILALC, SPATE, Wodi Wodi Elders, Wadi Wadi Coomaditchi Aboriginal Corporation, WCC
30 Oct 2015	ILALC, SPATE, Wadi Wadi Coomaditchi Aboriginal Corporation, WCC
26 Nov 2015	ILALC, SPATE, Wadi Wadi Coomaditchi Aboriginal Corporation, WCC

It is noted that while all five Aboriginal Partner Organisations have not been in attendance at all meetings all five organisations have been kept informed and have indicated a willingness to continue and to be involved with joint management.

PLANNING AND POLICY IMPACT

The Agreement is a Memorandum of Understanding. It is voluntary on all parties. Each partner organisation can exit the agreement by written notification or in Council's case, by resolution. However, all partner organisations have given extensive time and effort to negotiate this agreement and are committed to this new approach to better protect this area that is so significant to the Aboriginal community. Council has specifically resolved to seek a Joint Management Agreement and the five groups signed a commitment to pursue Joint Management in November 2014.

The Agreement provides an avenue for on-going communication about Sandon Point and McCauley's Beach between Council and the Aboriginal community partner

organisations that has not existed before. Communication is the key to effective protection of the area's values now and into the future.

A collaborative approach to managing lands significant to the Aboriginal community is used in National Parks under specific legislation that provides a joint management pathway. This legislation does not relate to Council land, but has been used to provide guidance on this Joint Management Agreement.

This report contributes to the delivery of Wollongong 2022 goal – “We value and protect our natural environment”.

It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
1.4.1 Programs and projects that achieve proactive heritage management, education and promotion are developed and implemented.	1.4.1.1 Work in partnership with others to promote a diverse range of heritage education and promotion programs.	Implement the outcomes of Sandon Point and McCauley Beach Plan of Management.

FINANCIAL IMPLICATIONS

Holding future Sandon Point Aboriginal Place Joint Management Agreement meetings can be accommodated within existing budgets. Measures to enhance or protect the Aboriginal significance of the land that require additional budget would be subject to seeking grant funds or inclusion in future annual budget by future reports to Council.

CONCLUSION

The endorsement of the Sandon Point Aboriginal Place Joint Management Agreement will be a significant achievement as it will formalise a relationship between Council and the five groups for the management of the Aboriginal Place and will ensure that Aboriginal heritage and cultural values are protected and guided by the Elders of our community. It is a significant body of work, taking a year to develop in equal partnership with Council and the Aboriginal community. Its successful development could be a blue print to follow for the management of other areas significant to the Aboriginal community within the Wollongong Local Government Area.

ITEM 2

PROPOSED NEW LEASE TO ILLAWARRA SHOALHAVEN LOCAL HEALTH DISTRICT FOR 9 PRINCES HIGHWAY, FIGTREE

Council, on 16 July 1973, resolved to make the premises at 9 Princes Highway, Figtree available to the Health Commission of NSW for use as a baby and family health centre. The Health Commission, now known as Illawarra Shoalhaven Local Health District (ISLHD), has utilised these premises for a period of over 40 years.

This report outlines the details of a proposal from ISLHD to formalise the lease for the property located at 9 Princes Highway, Figtree as detailed in the reference schedule in the report and seeks Council's approval to enter into a lease.

RECOMMENDATION

Council enter into a lease for a three year term with a further two year option with Illawarra Shoalhaven Local Health District for the premises located at Lot 5 DP1136414, 9 Princes Highway, Figtree.

ATTACHMENTS

- 1 Council Resolution 16 July 1973
- 2 Aerial plan showing location of building and proposed lease area
- 3 Leased buildings maintenance responsibility schedule

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation
Authorised by: Greg Doyle, Director Corporate and Community Services – Creative, Engaged and Innovative City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendation in this report satisfies the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Council's resolution dated 16 July 1973 stated:

"That in consideration of a grant being made to the Council of the City of Wollongong by the Minister for Health of 75% of the capital cost of building and equipping a Health Centre at Figtree (exclusive of the cost of the site) the Council hereby agrees to the following conditions and undertakes to do such things as may be necessary to give full effect to such conditions.

- 1 *The Council agrees to make the premises available at all times to the Health Commission of NSW free of rent, for use as a Health Centre.*

- 2 *The Council undertake to maintain the premises in good order and repair and will be responsible for all maintenance upkeep such as cleaning, light and fuels, telephone charges, replacement of equipment and like services.*
- 3 *The Commission will provide free of cost, to the Council, the necessary staff for the Centre and will be responsible for any travelling and sustenance expenses of the members of such staff and the Council undertakes not to interfere in any way with the conduct of the activities of the Health Centre.*

The Health Commission, now known as ISLHD, has occupied the building on a rent free basis since 1974, a period of over 40 years. Council has, during this time, maintained the building but in the last two to three years has maintained only the structure of the building in line with Council's other lease and licence obligations.

In 2015, Council was renewing the leases for the Baby and Family Health Centres at Fairy Meadow and Berkeley and ISLHD approached Council to enter into a lease arrangement for the Baby and Family Health Centre at Figtree. Council provided a proposal outlining the salient terms and conditions including an annual rental amount and this proposal was accepted by ISLHD.

Negotiations with ISLHD have been fruitful and both parties have now agreed that the lease should be formalised and ISLHD will pay the annual rent of \$3,675.00 per annum plus GST based on the market rental determination for Fairy Meadow Centre as outlined in the Proposal below.

PROPOSAL

Licensor:	Wollongong City Council
Licensee:	Illawarra Shoalhaven Local Health District
Address:	Attention: Ms Hazel Apostolovski Locked Bag 8808 SOUTH COAST MAIL CENTRE NSW 2521
Area to be Licensed:	Lot 5 DP1136414, 9 Princes Highway, Figtree. Figtree Baby and Family Health Centre
Permitted Use:	Baby and Family Health Centre
Term of Licence:	3 years + 2 year option
Date of Commencement:	1 October 2015

Rental:	<p>\$3,675.00 per annum + GST</p> <p><i>Market Rental determination was obtained for the recent renewal of the Baby and Family Health Centre located at Fairy Meadow. As the buildings are of a similar size and located in a similar proximity to the respective business centres; approval was sought from Property Services Manager and it was determined to use the same fee structure as Fairy Meadow site.</i></p>
Review of Rental:	Annual Review in accordance with the Consumer Price Index (CPI)
Outgoings:	The Lessee is to be responsible for all outgoings whatsoever relating to the building leased, including local Council rates and charges, electricity, water, sewerage and drainage charges, telephone and gas usage.
Insurance:	The Lessee to affect Public Liability insurance for a minimum of \$20,000,000.
Maintenance	<ul style="list-style-type: none"> The Lessor must maintain essential services to the lease property and is responsible for structural maintenance in accordance with the attached 'Leased Building Maintenance Responsibility Schedule'. The Lessee must maintain the property in its condition at the commencement date and promptly do repairs needed to keep it in that condition. The Lessee is responsible for those items as indicated in the attached Leased Building Maintenance Schedule.
Legal Costs:	Lessee to pay \$810.00 (including GST) towards the legal costs involved in the preparation of the Lease.

CONSULTATION AND COMMUNICATION

Illawarra Shoalhaven Local Health District

Planning and Environment

Buildings and Facilities Planning

Development Assessment Certification

Buildings Facilities and Workshop

Recreation Services

Community Land Management

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal “goal 5 “We are a healthy community in a liveable city”. It specifically delivers on the following:

- 5.1.3 Residents have improved access to affordable and timely medical services.
- 5.1.4 Flexible services are provided and can adapt to changing community needs and service demands.

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered to be low on the basis that the proposed lease was widely advertised with no submissions received and Council process was followed.

FINANCIAL IMPLICATIONS

Income of \$3,675.00 per annum plus GST will be received in the first year of the lease term. The rental will be reviewed annually in line with Consumer Price Index (CPI).

The Lessee will also contribute \$810.00 (including GST) towards the cost of the lease preparation fee.

CONCLUSION

The granting of the three year lease with a further two year option period will formalise the responsibilities for maintenance of the building and provide Council with an income from this building for the term of the lease. It will also permit ISLHD to utilise the building on Community Land and provide the community with a facility to benefit the health and well-being of local families.

ITEM 3

PROPOSED ACQUISITION OF EASEMENT FOR DRAINAGE OVER
LOT 2 DP 747729 WONGAWILLI ROAD, WONGAWILLI

As part of the West Dapto Access Strategy, Council is proposing to construct a drainage channel through some of the properties on the southern side of Wongawilli Road, Wongawilli to manage the stormwater in the area.

An Easement for Drainage needs to be acquired over the proposed channel through Lot 2 DP 747729 Wongawilli Road, Wongawilli and this report seeks approval for the acquisition of that easement.

RECOMMENDATION

- 1 Council authorise the acquisition of an Easement for Drainage variable width over that portion of Lot 2 DP 747729 “White Abbey” Wongawilli Road, Wongawilli, shown shaded yellow on the attachment to this report.
- 2 Council authorise the payment of \$49,000 (GST exc) in compensation for the acquisition of the Easement for Drainage to the landowners of Lot 2 DP 747729 “White Abbey” Wongawilli Road, Wongawilli, with Council to be responsible for all costs associated with the acquisition including valuation, survey and plan lodgement and legal costs.

ATTACHMENT

Easement for Drainage proposed to be acquired over Lot 2 DP 747729 Wongawilli Road, Wongawilli

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation
Authorised by: Greg Doyle, Director Corporate and Community Services – Creative, Engaged and Innovative City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

As part of the West Dapto Access Strategy, Council is proposing to construct a drainage channel through four properties on the southern side of Wongawilli Road, Wongawilli in order to manage the stormwater in the area. An Easement for Drainage variable width needs to be acquired over the proposed channel, as shown by black dashed lines on the attachment to this report.

Negotiations are currently under way with all affected landowners and agreement has been reached with the owners of Lot 2 DP 747729 “White Abbey” for the portion of land shaded yellow on the attachment.

A valuation of the amount of compensation payable by Council to the owners “White Abbey” was obtained from Martin Morris and Jones Valuers. An offer of \$49,000 (GST exc) was made to the owners of “White Abbey”, which was accepted.

Under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991, Council is responsible for all costs in this matter, including valuation, survey, plan lodgement, transfer and legal costs.

Negotiations will continue with the remainder of the owners and will be reported to Council as agreements are reached.

PROPOSAL

It is proposed to acquire an Easement for Drainage variable width over Lot 2 DP 747729 Wongawilli Road, Wongawilli, as shown on the attachment to this report. Council will be responsible for all costs in the matter.

CONSULTATION AND COMMUNICATION

Owners of “White Abbey” Wongawilli Road, Wongawilli.

Manager Project Delivery has requested the easement be acquired.

Martin Morris and Jones Valuers have provided valuation advice on this matter.

PLANNING AND POLICY IMPACT

This proposal is in accordance with Council’s policy “Land and Easement Acquisition and Disposal”.

This report contributes to the delivery of Wollongong 2022 goal “We value and protect our natural environment”.

It specifically delivers on core business activities as detailed in the Property Services Service Plan 2015-16.

FINANCIAL IMPLICATIONS

The valuation from Martin Morris and Jones Valuers assessed the amount of compensation payable by Council to the landowners for the acquisition of the easement over their property.

Agreement has been reached for the payment of \$49,000 (GST exc) over Lot 2 DP 747729 “White Abbey” Wongawilli Road, Wongawilli.

Funds for this acquisition are available in the current capital budget and will be drawn from Account No B318701 – West Dapto Road/Wongawilli Road/Bridge Upgrade.

CONCLUSION

As the subject easement is required to facilitate the construction of the drainage channel through Lot 2 DP 747729, it is recommended the acquisition be approved.

ITEM 4

TENDER T15/33 - TOWRADGI TIDAL POOL CONCOURSE (PARTIAL) REPLACEMENT

This report recommends acceptance of a tender for Towradgi Tidal Pool Concourse (Partial) replacement in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005. The upgrade of the facility forms part of the Capital Funding Program 2015/16 and 2016/17.

Five tenders were received and the report recommends Council accept the tender submitted by Land and Marine Ocean Engineering Pty Ltd.

RECOMMENDATION

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Land and Marine Ocean Engineering Pty Ltd for Towradgi Tidal Pool Concourse (Partial) replacement, in the sum of \$234,935.00, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ATTACHMENT

Location Plan

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Mike Hyde, Director Infrastructure and Works – Connectivity, Assets and Liveable City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Towradgi Rock pool is one of Wollongong City Council's much loved salt-water rock pools that is in need of remedial works to ensure the pool continues to provide a safe and fully functional asset to the people of Wollongong. Council, as part of a staged work program, has been progressively renewing sections of the existing pool area as required. Construction works includes removal and replacement of existing southern

concrete concourse sections, filling of voids beneath the current concourse, installation of new sea wall and installation of new handrail.

Tenders were invited by the open tender method with a close of tenders of 10.00 am on 1 December 2015.

Five tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery, Finance, Property and Recreation, Governance and Information, Human Resources and Community Culture and Economic Development Divisions.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

- 1 Cost to Council - 30%
- 2 Appreciation of scope of works and construction methodology - 25%
- 3 Project Schedule - 10%
- 4 Proposed sub-contractors – 10%
- 5 Staff qualifications and experience - 10%
- 6 Demonstrated strengthening of local economic capacity - 5%
- 7 Demonstrated WH & S Management System - 5%
- 8 Environmental management policies and procedures - 5%

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
Land & Marine Ocean Engineering Pty Ltd	1
Cadifern Pty Ltd	2
Malsave Pty Ltd	3
Advanced Constructions Pty Ltd	4
GC Civil Pty Ltd	5

PROPOSAL

Council should authorise the engagement of Land and Marine Ocean Engineering Pty Ltd to carry out the works in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal "We are a connected and engaged community". It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
4.4.2 Working together, services continuously improve and offer best value for money	4.4.2.2 Deliver the Asset Management Strategy and Improvement Plan 2012-17	Progressively implement the Asset Management Improvement Program

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered medium based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Management Plan –

2015/16 and 2016/17 Capital Budget

CONCLUSION

Land and Marine Ocean Engineering Pty Ltd has submitted a satisfactory tender. Council should endorse the recommendations of this report.

ITEM 5

TENDER T15/34 - BALD HILL RESERVE UPGRADE STAGE 3 - PUBLIC AMENITIES, COFFEE SPOT AND ASSOCIATED WORKS

This report recommends acceptance of a tender for Bald Hill Reserve Upgrade Stage 3 which includes the construction of new public amenities, coffee spot, viewing platform, disabled access, services and associated landscaping in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005. The construction of the new public amenities building is part of the Bald Hill Reserve Master Plan.

Four tenders were received and the report recommends Council accept the tender submitted by Zauner Construction Pty Ltd.

RECOMMENDATION

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Zauner Construction Pty Ltd for Bald Hill Reserve Upgrade Stage 3 – Public Amenities, Coffee Spot and Associated Works, in the sum of \$1,749,200 excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ATTACHMENT

Location Plan

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Mike Hyde, Director Infrastructure and Works – Connectivity, Assets and Liveable City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Works have currently progressed on the improvements to the Bald Hill reserve with the recent completion of roadworks, car parking and pathways. As part of the Bald Hill Reserve Master Plan, the construction of a new public amenities and coffee spot was

proposed to improve facilities in this popular tourist location. The proposed works include:

- Modern public amenities including disabled facilities to cater for the large number of visitors to this site;
- A coffee spot for refreshments;
- Storage for the hang gliding club;
- A viewing deck on the top of the facility including substantial disabled access ramps and stairs providing access to the upper levels;
- Substantial service connections including removal of the pump out facilities and connection to sewer;
- Installation of landscaping, pathways and furniture.

Selective tenders were invited from the Council's Builders Panel with a close of tenders of 10.00 am on 10 December 2015.

Four tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Finance, Governance and Information, Property and Recreation and Project Delivery Divisions.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

- 1 Cost to Council – 35%
- 2 Appreciation of Scope of Works and Construction Methodology – 20%
- 3 Demonstrated Experience and Satisfactory Performance in Undertaking Projects of Similar Size, Scope and Risk Profile – 15%
- 4 Proposed Schedule – 10%
- 5 Proposed Subcontractors – 5%
- 6 Demonstrated Strengthening of Local Economy Capacity – 5%
- 7 Workplace Health & Safety Documentation – 5%
- 8 Environmental Management Policies and Procedures – 5%

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
Zauner Construction Pty Ltd	1
Project Coordination (Australia) Pty Ltd	2
Momentum Built Pty Ltd	3
Edwards Construction (NSW) Pty Limited	4

PROPOSAL

Council should authorise the engagement of Zauner Construction Pty Ltd to carry out the Bald Hill Reserve Upgrade Stage 3 works in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal under the objective 2.2.2. Efforts are coordinated to secure tourism infrastructure in the region and attract new industries.

It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
2.2.2 Efforts are coordinated to secure tourism infrastructure in the region and attract new industries	2.2.2.2 Use funds obtained from Restart NSW Illawarra to commence concept design and planning for the Bald Hill improvement program	Implement the Bald Hill Master Plan

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered medium based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following sources as identified in the Management Plan –

2015/16 and 2016/17 Capital Budget

The overall Bald Hill Reserve Upgrade project is part funded by the NSW Restart Illawarra Infrastructure Fund in the amount of \$2,900,000 (excluding GST).

CONCLUSION

Zauner Construction Pty Ltd has submitted a complying tender and Council should endorse the recommendations of this report.

ITEM 6

**TENDER T15/36 – PROVISION OF PROPOSED SKATE PARK
REVITALISATION FOR GUEST PARK, FAIRY MEADOW AND
UNANDERRA PARK, UNANDERRA**

This report recommends acceptance of a tender for the provision of proposed repairs and revitalisation of the skate parks in Guest Park, Fairy Meadow and Unanderra Park, Unanderra in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The proposed works allow for the repair of the existing skate park structures and the provision of additional skate facilities at each park.

Two tenders were received and the report recommends Council accept the tender submitted by VFG Skateparks.

RECOMMENDATION

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of VFG Skateparks for proposed skate park revitalisation for Guest Park, Fairy Meadow and Unanderra Park, Unanderra, in the sum of \$399,809.00, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ATTACHMENT

Location Plans – Guest Park and Unanderra Park

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Mike Hyde, Director Infrastructure and Works – Connectivity, Assets and Liveable City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Council constructed skate parks at Fairy Meadow and Unanderra in the mid 1990's, both of which have been proven to be well utilised. Council has completed a structural assessment of the skate parks which has identified a number of repairs required due to the age and condition of the structures. In addition to the repairs, Council invited members of the local skating community to help determine the scope of additional facilities to update the parks to meet current trends in skating. Council allocated a combined budget of \$400,000 for both skate parks with a list of priorities to be incorporated within each facility.

Tenders were invited by the open tender method with a close of tenders of 10.00 am on 9 December 2015.

Two tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Finance, Governance and Information, Human Resources, Project Delivery and Property and Recreation Divisions.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

- 1 Cost and compliance with features and facilities – 55%
- 2 Demonstrated strengthening of local economic capacity – 5%
- 3 Demonstrated experience and satisfactory performance in undertaking projects of similar size, scope and risk profile – including staff qualifications and experience – 20%
- 4 Work Health and Safety documentation – 5%
- 5 Environmental management policies and procedures – 5%
- 6 Project schedule and methodology – 10%

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
VFG Skateparks	1
Convic Pty Ltd*	2

*The submission by Convic Pty Ltd included a number of qualifications and non-conformances with the tender specification.

PROPOSAL

Council should authorise the engagement of VFG Skateparks to carry out the works in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees
- 3 Council formed an external reference group which included two experienced skaters to provide assistance in assessing the submissions.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal 5 "We are a healthy community in a liveable city".

It specifically delivers on core business activities to "operate and maintain parks sports fields and parks" as detailed in the Parks and Sportsfields Service Plan 2015-16.

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered low based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Management Plan –

2015/2016 Capital Budget

CONCLUSION

VFG Skateparks has submitted an acceptable proposal for this project. Council should endorse the recommendations of this report.

ITEM 7 TENDER T15/37 - SLADE PARK, AUSTINMER RETAINING WALL

This report recommends acceptance of a tender for the construction of the Slade Park, Austinmer retaining wall in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Proposed works allow for construction of a retaining wall, which will rectify land slumping which has extended into the pedestrian access of Slade Park.

Eight tenders were received and the report recommends Council accept the tender submitted by Cadifern Pty Ltd.

RECOMMENDATION

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Cadifern Pty Ltd for the construction of a retaining wall at Slade Park, Austinmer, in the sum of \$276,700.00, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ATTACHMENT

Location Plan

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Mike Hyde, Director Infrastructure and Works – Connectivity, Assets and Liveable City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

In March 2014 following a period of rain, slumping of land within Slade Park was observed on the northern edge adjacent to the pedestrian pathway. Council installed para webbing to make the site safe while investigations commenced into the reasons for the slumping. Slade Park has a known history of instability extending from the early 1990's however the recent failure appears to be the result of a combination of concentration of stormwater flows into a previously filled area.

Council has now undertaken detailed geotechnical investigations and prepared a design which includes the following works:

- Removal of an unstable light pole and other unsuitable fill material;
- Construction of a 46m long mass block retaining wall including handrails;
- Provision of alternate drainage and site regrading; and
- Replacement of the pathway.

Tenders were invited by the open tender method with a close of tenders of 10.00 am on 16 December 2016.

Eight tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Finance, Governance and Information, Property and Recreation, Human Resources, and Project Delivery Divisions.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

- 1 Cost to Council - 40%
- 2 Appreciation of scope of works and construction methodology - 20%
- 3 Demonstrated experience in undertaking civil construction projects within an area of restricted access/constrained site or a similar risk profile - 15%
- 4 Demonstrated strengthening of local economic capacity - 5%
- 5 Project schedule – 10%
- 6 Demonstrated WH & S management system - 5%
- 7 Environmental management policies and procedures - 5%

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
Cadifern Pty Ltd	1
Shore Contracting Pty Ltd	2
Earthtec Pty Ltd	3
Land & Marine Ocean Engineering Pty Ltd	4
Ledacon Pty Ltd	5
Select Civil Pty Ltd	6
GC Civil Pty Ltd	7
Affective Services (Aust) Pty Ltd	8

PROPOSAL

Council should authorise the engagement of Cadifern Pty Ltd to carry out the construction of a retaining wall at Slade Park, Austinmer in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 under the Objective 5.3 'The public domain is maintained to a high standard' under Community Goal 5 'We are a healthy community in a liveable city'.

It specifically addresses the Annual Plan 2015-16 Key Deliverables to deliver 85% of Council's capital investment into our asset renewal program which forms part of the Five Year Action to manage and maintain a community infrastructure portfolio with a focus on asset renewal contained within the Revised Delivery Program 2012-17.

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered medium based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Management Plan –

2015/16 Capital Budget

CONCLUSION

Cadifern Pty Ltd has submitted an acceptable tender for this project. Council should endorse the recommendations of this report.

ITEM 8

TENDER T15/39 – PROVISION OF DESIGN AND CONSTRUCTION SERVICES FOR WATER QUALITY DEVICE AND MAINTENANCE FACILITIES AT ELLIOTTS ROAD, FAIRY MEADOW

This report recommends acceptance of a tender for design and construction in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The purpose of this tender is to provide specialised design services and construction of a water quality device to protect a sensitive ecological area.

Two tenders were received and the report recommends Council accept the tender submitted by Optimal Stormwater Pty Ltd.

RECOMMENDATION

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Optimal Stormwater Pty Ltd for the design and construction of water quality device and maintenance facilities at Elliotts Road, Fairy Meadow (Option 3), in the sum of \$170,000 excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required to give effect to this resolution.

ATTACHMENT

Locality Plan

REPORT AUTHORISATIONS

Report of: Peter Nunn, Manager Infrastructure Strategy and Planning (Acting)
Authorised by: Mike Hyde, Director Infrastructure and Works – Connectivity, Assets and Liveable City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

These trash racks which were installed many years ago require replacement due to corrosion of the steel debris racks. In parallel with the replacement, Council has the opportunity to address a number of issues with the original installation relating to ongoing difficulties to maintain these facilities due to lack of access by machinery,

proximity to traffic and blockage of existing culverts. Council prepared a design and construct specification for this project as there are a number of options available at this site which can address the identified issues. Using a design and construct contract in this instance will allow Council to optimise the design using the most economical approach available.

Tenders were invited by the open tender method with a close of tenders of 10.00 am on 5 January 2016.

Two tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Finance, Governance and Information, Human Resources, Project Delivery, Infrastructure Strategy and Planning Divisions.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

- 1 Cost to Council – 35%
- 2 Appreciation of scope of works and proposed methodology – 20%
- 3 Demonstrated experience and satisfactory performance undertaking projects of similar size, scope, and risk profile – 15%
- 4 Demonstrated strengthening of local economic capacity – 5%
- 5 Project schedule and availability of staff – 10%
- 6 Demonstrated WH&S management system – 5%
- 7 Environmental management policies and procedures – 10%

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
Optimal Stormwater Pty Ltd	1
GC Civil Pty Ltd	2

PROPOSAL

Council should authorise the engagement of Optimal Stormwater Pty Ltd to carry out the design and construction works in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal "We value and protect our environment".

It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
1.1.2 Agencies work together to reduce pollution and its impact on our environment	1.1.2.2 Establish effective urban stormwater management plans	Finalise and implement key priorities from the integrated Stormwater Management Plan

It specifically delivers on core business activities as detailed in the Stormwater Services Service Plan 2015-16 including:

- Protection of waterways including beaches, lakes, lagoons and streams from urban pollutants.
- Continue to implement a coordinated approach to floodplain and stormwater management.

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works or services is considered Medium based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Management Plan –

2015 / 2016 Capital Budget

CONCLUSION

Optimal Stormwater Pty Ltd has won the competitive tender analysis process based on their submitted complying tender, however Optimal Stormwater Pty Ltd also submitted alternative non-complying proposals and Option 3 was assessed as being the preferred option for the site. It is recommended that Optimal Stormwater Pty Ltd be engaged to design and construct Option 3 as outlined in their proposal and that Council should endorse the recommendations of this report.

ITEM 9

VOLUNTEERING ILLAWARRA - PROPOSED FEES AND CHARGES - POST EXHIBITION

This report provides advice to Council regarding the outcome of the exhibition of a revised fee schedule for Volunteering Illawarra (VI). The report seeks Council's approval for adoption of the new schedule for the 2015/2016 Financial Year.

RECOMMENDATION

The proposed schedule of Volunteering Illawarra membership fees for the 2015/2016 Financial Year, be adopted.

ATTACHMENT

Volunteering Illawarra Membership Fees Schedule

REPORT AUTHORISATIONS

Report of: Jenny Thompson, Manager Library and Community Services
Authorised by: Brian Jenkins, Director Corporate and Community Services [Acting]
– Creative, Engaged and Innovative City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendation in this report satisfies the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Council's Volunteering Illawarra business unit operates a member-based business model that includes an annual membership fee. Membership is open to all community based and government organisations within Wollongong, Shellharbour, Kiama and Shoalhaven local government areas.

Public exhibition of a revised schedule of membership fees for Volunteering Illawarra was endorsed by Council at its meeting of 30 November 2015.

The proposed fees were placed on public exhibition for the period 14 December 2015 to 13 January 2016. Two formal submissions were received during the exhibition period. One suggested that the fee schedule should align with financial year, which reflects Council's current approach to fees and charges. The second submission requested a review of the way that organisational scale is categorised within the fee schedule. A number of other member organisations contacted Volunteering Illawarra informally during the exhibition period to provide similar comments regarding organisational categories.

In response to the feedback received during the exhibition period, a further review of the proposed fee schedule was undertaken. This review indicated that an additional 'step' should be introduced into the fee structure to increase affordability of membership for medium to large organisations. The revised fee schedule is attached to this report.

PROPOSAL

The revised schedule of VI membership fees be endorsed.

CONSULTATION AND COMMUNICATION

Library and Community Services Division
Community Cultural and Economic Development Division
Centre for Volunteering (NSW State Peak Volunteering Service)

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal "We are a connected and engaged community". It specifically delivers on the following:

Community Strategic Plan Delivery Program 2012-2017 Annual Plan 2015-16
Strategy 5 Year Action Annual Deliverables

- 4.2.1 Residents, businesses and visitors are actively involved in diverse non-profit activities helping to connect neighbourhoods.
- 4.2.1.1 Increase opportunities for the community to connect with volunteering organisations

FINANCIAL IMPLICATIONS

VI draws on income from membership fees to cover service costs. VI has an annual revenue target of \$13,000, derived from membership fees and fee for service training activities. The proposed increase in fees will assist in meeting the revenue target.

CONCLUSION

The revised membership fee schedule for VI will provide flexibility for members, will more accurately reflect the cost of service delivery, and build sustainability.

ITEM 10 POLICY REVIEW: PROPERTY ADDRESSING

The Property Addressing Policy was last adopted by Council on 25 February 2013, and is due for review by 25 February 2016. The policy has been subsequently reviewed and endorsed by the Executive Management Committee and is now presented to Council for adoption.

RECOMMENDATION

The revised Property Addressing Policy be adopted.

ATTACHMENT

- 1 Property Addressing Policy showing track changes
- 2 Revised Property Addressing Policy

REPORT AUTHORISATIONS

Report of: Mike Dowd, Manager Infrastructure Strategy and Planning
Authorised by: Mike Hyde, Director Infrastructure and Works – Connectivity, Assets and Liveable City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendation in this report satisfies the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Council is the local authority for the allocation of property addresses, and addresses are allocated in a way which is consistent with the NSW Addressing User Manual, Land and Property Information NSW.

The potential impact on owners and occupants is considered in proposing any changes to existing property addresses.

The only proposed changes to the previous Policy relate to references to the NSW Addressing User Manual, rather than to previous Australian Standards.

PROPOSAL

It is proposed that the revised Property Addressing Policy be adopted.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal “4 “We are a connected and engaged community”.

It specifically delivers on core business activities as detailed in the Infrastructure Planning and Support Service Plan 2015-16.

ITEM 11 STANWELL PARK ROCK POOL RESERVE

In 1982, Council resolved that funds that had been raised from parking fees for the purpose of constructing a swimming pool be held and that all interest accrued from these funds be held in reserve until such time as finance is available for the construction of a pool at Stanwell Park.

In recent years, the community has requested Council explore alternatives for the funds in the reserve. In late 2012, the community were consulted and provided Council officers with feedback on several favoured options for spending the money; these options include:

- Functional improvements to Coalcliff Tidal Rock Pool;
- Improvements to Stanwell Park Beach Reserve; and
- Heating of Helensburgh Pool.

In 2014/15, consultants and Council officers concluded research into these options.

RECOMMENDATION

- 1 The report and its findings be noted.
- 2 Council retain the Stanwell Park Rock Pool Reserve for application to future recreation assets in Stanwell Park in consultation with the Stanwell Park residents.

ATTACHMENTS

- 1 Stanwell Park Rock Pool Trust Funds Consultation Report
- 2 Preliminary Budget Calculations - Heating Helensburgh Pool

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation
Authorised by: Greg Doyle, Director Corporate and Community Services – Creative, Engaged and Innovative City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Parking fees were collected at Stanwell Park Beach Reserve from 1959, although it is not clear from the file when this ceased. At that time, the fees were collected by the kiosk operator who received a 25% commission and were being used “One-third towards improvements suggested by the Helensburgh-Stanwell Park Surf Life Saving Club and two-thirds to improvements to the Reserve in accordance with the plan of development approved by the Stanwell Park Local Committee and ratified by Council”.

In 1962, the Stanwell Park community commenced fund raising initiatives to finance the construction of a swimming pool at Stanwell Park. This was done through a sub-committee of the Stanwell Park Local Committee, eventually called the “Stanwell Park War Memorial Pool Committee” [the Committee] which achieved ‘charitable organisation status’ and commenced raising funds, which were held in its own Bank Account. In 1963, the Committee approached Council to re-allocate parking fees at Stanwell Park Reserve towards the construction of a salt water pool. Council, at its meeting of 17 June 1963, adopted the Health and Parks and Gardens Committee recommendation that:

“The committee be informed that while Council agrees in principle to the construction of a swimming pool, it does not favour financing of the construction from the Stanwell Park Parking Fees Fund, and until such time as a satisfactory proportion of the capital costs required to build the pool is to hand, Council’s final approval cannot be given.”

The Committee continued to raise funds and approached Council on numerous occasions to reconsider its 1963 decision. It was not until 1970 when it again approached Council asking for assistance in the fund raising, in two ways:

- 1 Through increasing the existing parking fee in the Stanwell Beach Reserve from 20c to 40c and applying the additional 20c to a reserve to be retained for the pool construction; and
- 2 Applying a parking fee of 40c to the parking adjacent to the Stanwell Park Surf Club and, again, applying 50% of the funds collected to the Pool Reserve.

Following those representations Council, at its meeting of 13 September 1971, resolved:

- “1 Parking fees be imposed on the parking area adjacent to the Stanwell Park Surf Life Saving club identical to the charge currently imposed on the Stanwell Park Beach Reserve;*
- 2 The licensee of the kiosk be authorised to collect these fees on Council’s behalf, subject to the payment of a commission as provided in their License Agreement, ie 25%; and*
- 3 50% of the income received by Council from these fees be used for the construction of the Stanwell Park Pool.”*

The kiosk operator declined to collect these fees. Council then approached the Committee and the Committee agreed to collect the fees. Council then appointed Mr Harry Stone as an Honorary Ranger under Section 365B of the Local Government Act 1919 (as amended).

Pool Location

The pool was initially proposed to be constructed in the reserve off Beach Road, Stanwell Park, and south of the lagoon. A substantial amount of design work was carried out and flood modelling done to assess the impacts of filling in the area on properties, particularly in Beach Road. A site was selected, design work progressed and funding assistance was sought from the State and Federal Governments. Construction work was commenced being the major earthworks. However, concerns were expressed by Beach Road residents about flooding impacts on their sites and the site was abandoned with remediation works undertaken to return the site to its original contours. Following this, other sites were proposed:

- A site further south in the Beach Road reserve on land that had been acquired by the State Government. This was also abandoned due to flood impacts from cut and fill needed to achieve the outcome;
- Stanwell Avenue [the Circuit] which was not advanced due to the need to construct a chlorinated pool which was counter to the original idea of a salt water pool and concerns about parking and impacts on nearby residents; and
- Stanwell Beach Reserve which revealed significant costs.

Community Consultation

With construction costs rising and the gap between funds collected widened, Council resolved at its meeting of 27 July 1982 to:

- 1 *Re-affirm its Swimming Pool Policy as outlined in its 1981 Swimming Pool Impact study;*
- 2 *Council abandon the project and consult with the Pool Committee and residents how alternative use of the reserve fund should be made; and*
- 3 *A meeting be convened as soon as possible with the Stanwell Park Memorial Pool Committee to advise the Council's decision in this matter.*

Council, in turn, informed the Stanwell Park War Memorial Pool Committee that the project would not proceed due to escalating estimated construction costs and concerns over additional operational expenditure.

At its meeting of 1 November 1982, Council resolved:

- 1 *A public meeting of the residents of Stanwell Park be called to discuss the allocation of monies held by Council in the Stanwell Park Swimming Pool Reserve;*
- 2 *The meeting be held either on a Saturday or a Sunday; and*

3 *The organisations who have written to Council requesting consideration for allocation of the funds be advised of the public meeting.*

A public meeting was conducted on 4 December 1982 at Stanwell Park to discuss the allocation of monies held by Council in the Stanwell Park Pool Reserve. The meeting was chaired by the Lord Mayor with two Ward Aldermen and 77 Stanwell Park residents in attendance.

Prior to the meeting, there were three submissions for use of the unallocated funds. They were from:

- 1 Stanwell Park Surf Life Saving Club;
- 2 Helensburgh Amateur Swimming Club; and
- 3 Stanwell Park Tennis Club.

The meeting noted that those present discussed the three proposals to re-allocate the reserve funds.

The minutes of this 1982 meeting reflect there was no consensus on the options put forward on the allocation of the reserve and that the meeting requested that “*Council maintain the Stanwell Park Swimming Pool Reserve and that from 1 January 1983 all interest be added to the reserve.*”

At its 13 December 1982 meeting, Council resolved “*the funds accumulated for the purpose of a swimming pool at Stanwell Park be retained and that all interest accrued from these funds be held in trust until such time as finance is available for the construction of a pool at Stanwell Park*”. At that time, the sum of \$20,058 was retained by Council in the Stanwell Park Rock Pool Reserve. It appears that the Stanwell Park War Memorial Pool Committee also separately held about \$3,500 in a bank account.

In 1992, a new Stanwell Park Rock Pool Committee was formed and wrote to Council seeking improvements to salt water swimming facilities in the Stanwell Park/Coalcliff area. In 1995, the Committee wrote to Council again suggesting the funds be spent on increasing the length of Coalcliff Rock Pool. This proposal was not progressed at the time given the costs of construction would be significantly greater than the balance of the reserve.

Over the past three years, Council has received a number of enquiries about the reserve with a desire to have Council explore alternative options to expend the reserve. In September 2012, Council actively engaged with the community at Stanwell Park, Coalcliff and Helensburgh regarding how the reserve funds should be spent. The consultation report [Attachment 1] noted that 101 submissions were received within the advertised consultation period via Feedback Form (n=77), Open Submissions (n=24) and one petition (with 69 signatures).

The four most popular options were:

- Improvements to Coalcliff Pool; followed by
- Improvements to footpaths;
- Improvements to Stanwell Park Beach Reserve; and the
- Heating of Helensburgh Pool.

During 2014/15, Council resourced technical assistance from operational funds to undertake technical research and feasibility studies into some of the options including improvements to Coalcliff Rock Pool and the heating of Helensburgh Pool. It is acknowledged that the option of pursuing improved footpaths in Stanwell Park is currently aligned to other transport initiatives associated with the Grand Pacific Walk.

An evaluation of the three alternate options for the expenditure of this money is outlined in the following three options:

Improvements to Coalcliff Rock Pool

Improvements to Coalcliff Rock Pool were identified as an option during the community consultation and was previously favoured by the new Stanwell Park Rock Pool Committee. Since this time, as part of Council's Capital Works Plan, \$360,000 has been allocated for expenditure on the renewal of this asset in 2016/2017.

Investigations into the condition of the pool have been completed and preliminary design work and costing have been undertaken. Following consideration of costs and anticipated and desired use of the pool, it has been determined that the following works are to be undertaken:

- Repair access stairs (footpath) and vehicular access;
- Resurfacing of tops of walls;
- Repair seawall east side;
- Replace capping south and east walls;
- Construct new internal walls west and south (including squaring off);
- Grout repairs to pool base; and
- Replace handrails, access stairs and ladders.

It is noted that in consultation with the community, there were other suggestions regarding refurbishment of the pool, namely:

- **Deepening the pool to allow diving**

This option was researched by Council's Design and Technical staff who concluded that increasing the depth of the pool through either raising walls or impacting the rock platform to deepen the pool, would face complex approvals, significant costs and may have an adverse impact on natural functionality of a tidal pool. Operationally due to fluctuating water levels, Council Officers would not encourage diving in this location, due to concerns over the safety of users and potential liability issues.

- **Installation of a disability access ramp**

Due to the location of the pool and nature of the access to the area (steep terrain/paths, limited parking etc), it is noted that the provision of a disabled access ramp to the pool would result in only a minor improvement to the overall access provided to this facility. Again, considering the cost and foregone opportunity for other improvements, the installation of a disabled access ramp is not practical.

- **Coalcliff Pool - Supporting Infrastructure**

Supporting infrastructure, such as additional external showers or shaded seating near the pool surrounds, could be an alternate improvement option that could be explored with user groups that will improve pool users' experience at the rock pool.

Improvements to Stanwell Park Beach Reserve

During the consultation, improvements to Stanwell Park Beach Reserve were identified as another of the preferred options for the expenditure of the trust funds.

An analysis of current facilities provided at the reserve, and the capacity of the reserve to cater for further improvements has been undertaken and it has been determined that some of the following options would serve a wide variety of users of the reserve:

- Additional Covered Picnic Shelter - Design to be similar or the same as the existing shelter located to the north-east of the reserve, contains three (3) picnic tables.
 - **Cost:** \$53,000 - Depreciation over 10 year life \$5,300
Maintenance Cost - (1%) is \$530/year
- Existing playground to be expanded to include 'Track Ride' (Double), to be built adjacent to northern edge of existing playground.
 - **Cost:** \$60,000 - **Depreciation** over 10 year life \$6,000
Maintenance Cost - (1%) is \$600/year
- Outdoor Fitness Equipment – 5 piece fitness station and with soft fall.
 - **Cost:** \$65,000 - **Depreciation** over 10 year life \$6,500
Maintenance Cost - (1%) is \$650/year
- Public Reserve Footpath network extended to enhance all weather walking opportunities and link to existing footpath network (approximately up to 200m length – 1.2m wide).
 - **Cost:** \$30,000. **Depreciation** over 50 year life \$600
Maintenance Cost - (1%) is \$300/year

It was acknowledged that the central open area of Stanwell Park reserve is to remain open to enable ongoing use for passive and active recreational pursuits (hang/para gliding landing etc) and events.

The proposed improvements are consistent with the future permissible uses identified in the Plan of Management for Stanwell Park and Bald Hill (See *Planning and Policy Impact Section below*).

Heating of Helensburgh Pool

The heating of Helensburgh Pool (currently solar heated) was identified as one of the options during the consultation period and was also recently requested by the new Stanwell Park Rock Pool Committee (Attachment 2).

Helensburgh Pool is a 25m freshwater chlorinated swimming pool offered to the community free of charge and open during the designated swimming season.

- **Performance**

According to Council's 'The Future of our Pools Strategy 2014 – 2024', of the nine of Council's swimming pools, Helensburgh has the third highest median subsidy per visit (\$4.05), indicating a general lower demand in comparison to the majority of the other pools in the Local Government Area (LGA).

This indicates a relatively high cost to Council per visit, in comparison to other public pools in the LGA, due to low usage. It is indeed likely that this subsidy would increase should the pool be heated due to the increase in operating and maintenance costs and likely decrease in average patronage (due to introduction of entry fee).

The 'Future of our Pools Strategy' also notes that "Of the pools that charge admission fees, Beaton Park Pool (78%) and Corrimal Pool (43%) have cost recovery levels in line with industry median benchmarks for their pool type, whereas Dapto Pool (24%) has a cost recovery level of just over half that of pools in its category."

Council's approach to the all year round heating of heated pools would see the requirement for an entry fee to be introduced at Helensburgh. This approach is anticipated to have a negative effect on cost/recovery due to increased operating costs and anticipated reduced patronage, which was evident with the introduction of fees at Dapto.

- **Budget Assessment**

An independent assessment was carried out on a range of heating options for the two pools at Helensburgh. That assessment focussed on two main methods of heating – gas and electricity. As there is no natural gas supply close to the pool, gas heat would need to be by way of LP gas. The capital and operating costs of both systems are as follows:

TABLE 1 - PROJECT COSTS ESTIMATES

Cost Description	2 Electric Heat Pumps (1 per Pool)	LPG Gas
Estimated Installation Cost	\$157,995	\$84,256
Construction Contingency Costs (15%)	23,700	12,640
Total Est Cost of Construction	\$181,695	\$96,896
Consultancy Fees (10%)	18,170	9,690
Design and Technical Services Contingency (10%)	18,170	9,690
Project Management Fees (10%)	18,170	9,690
Cost Escalation (2%)	3,640	1,940
Total Est Project Costs	\$239,845	\$127,906

TABLE 2 - HEATING RUNNING COSTS ESTIMATES

Cost Description	2 Electric Heat Pumps (1 per Pool)	LPG Gas
Running Costs per Annum	\$29,265	\$107,698
Running Costs over 25 years	731,265	2,692,450
Maintenance over 25 years	184,980	108,352
Total Costs over 25 years	\$916,245	\$2,800,802

While the LP Gas option has a lower capital cost that could be funded from the reserve, it has a higher operational cost and, therefore, would not be recommended.

Attachment 3 outlines preliminary budget calculations for the electrical heating of the Helensburgh Pool.

A summary of the assessment is provided below:

Total Project Capital Cost Estimate	\$239,845
Less: existing budget that can contribute to proposed project (Trust Fund)	\$193,388
Net Additional Capital budget required	(\$46,457)
Estimated annual recurrent costs (costs for additional operational staff and cash collection estimated from Corrimal and Dapto pool, heating operation provided by consultant)	\$292,675
Less: Estimated recurrent operational income (income estimates based on Dapto income due to similarities in patronage and estimated 10% decrease due to introduction of fees)	\$177,300
Net additional annual operational loss	\$115,375
2015/2016 Net Operational Budget (as at Period 4)	\$434,147
Revised total projected cost of operations	\$549,522

• Strategic Context

The Future Options and Strategic Plan for Council's Public Swimming Pools (2014) prepared by Strategic Leisure Group provided the following recommendation with regard to the future development of Helensburgh Pool:

"Given its comparatively low catchment population and low projected growth, upgrading of Helensburgh Pool is a lower priority than other pools. If funds held in the Stanwell Park Rock Pool Trust Fund are available, sufficient (together with S94 funds) to cover the cost of upgraded heating, and their use supported by the community for that purpose, then the timing of upgraded heating should be brought forward. The introduction of entry fees would be required to cover increased operational costs associated with heating."

With regard to this recommendation and business proposal above, it is considered that the reserve funds are not sufficient to fund this proposal. It is also noted that Section 94 funds across the city are indeed limited. It is also noted that free entry was identified as a primary "user likes" in the survey findings, which conflicts with the proposed introduction of entry fees.

• Population and Demand for Services

In 2011, the total population of Helensburgh - Otford was estimated to be 6,496 people. It is expected to decrease by over 130 people to 6,366 by 2026, at an average annual growth rate of -0.13% (Forecast.id, 2015). This would appear to imply that there will be no increase in demand for pool services derived from pure population growth.

With regard to age structure in 2011, the dominant age structure for persons in Helensburgh - Otford was ages 45 to 49, which accounted for 8.8% of the total persons. The largest increase in persons between 2011 and 2026 is forecast to be in ages 60 to

64, which is expected to increase by 171 and account for 6.6% of the total persons. (Forecast.id, 2015).

In comparison, in 2011, the total population of Wollongong City was estimated to be 202,041 people. It is expected to increase by over 23,900 people to 225,975 by 2026, at an average annual growth rate of 0.75%. In 2011, the dominant age structure for persons in Wollongong City was ages 20 to 24, which accounted for 7.9% of the total persons. The largest increase in persons between 2011 and 2026 is forecast to be in ages 65 to 69, which is expected to increase by 2,970 and account for 5.3% of the total persons. (Forecast.id, 2015).

It can be extrapolated from these forecasts that demand for pool services derived from gross population change and age structure may impact other areas of the LGA to a greater extent other than Helensburgh.

- **Neighbouring Aquatic Facilities**

There are no heated pool facilities located in Helensburgh, however, such facilities are provided in the following locations:

- Engadine Aquatic Centre is approximately 18 minutes north by car; and
- Corrimal Pool is located approximately 26 minutes south by car.

Pool facilities in closer proximity are either tidal rock pools or solar heated public pools.

The Future Options and Strategic Plan for Council's Public Swimming Pools (2014) notes that, "Anecdotally, residents also patronise 'new generation' pools in neighbouring Cronulla Shire (eg Engadine and Sutherland)."

- **Suggested allocation on Heating of Helensburgh Pool**

Given the financial implications as outlined in the above business proposal, and the combination of existing and forecasted demand for pool services in Helensburgh, it is not recommended that the Stanwell Park Pool Reserve Fund be fully allocated at this time on the heating of Helensburgh Pool.

Trust

There has been correspondence suggesting that a documented trust had been established in respect to the funds held by Council. A review of the files has shown that no documented trust was established, but that Council established a restricted asset called the "Stanwell Park Rock Pool Reserve". Funds held in this reserve have been sourced from the collection of Council Fees [car parking] on the public reserves around Stanwell Park Beach.

The files do, however, indicate the use of the word "trust" in numerous correspondences to and from the Committee and with the community in respect to public consultation. It is clear that the funds were raised for the purpose of constructing a rock pool at Stanwell Park for the benefit of Stanwell Park residents. Therefore, it can be argued that the monies are the subject of a trust, or, at the least, a Court may conclude the monies are subject to a constructive trust.

Council has sought community input into the use of the funds given that it raised these funds to benefit Stanwell Park residents and use of the funds would, most appropriately, be considered via a consensus of residents.

PROPOSAL

The Stanwell Park Rock Pool Reserve was funded by the collection of Council charges on Council assets at Stanwell Park. The monies were collected by members of the Stanwell Park War Memorial Pool Committee. Following the Council's decision to abandon the pool project, it consulted with the Committee and the Stanwell Park community and resolved that "the funds (and interest) be held in trust until such time as finance is available for the construction of a pool in Stanwell Park".

The 1981 Pools Impact Study highlighted the current supply of swimming opportunities, the decline in patronage at Helensburgh, which had a larger population collection area than Stanwell Park, and the fact that the proposed expenditure on a pool at Stanwell Park could not be justified on the lower population catchment. Council's current pool strategy "The future of our Pools" does not propose an increase of pool stock in the city.

When including the petition, heating Helensburgh Pool received the most support for use of the funds. However, the business case outlined above, suggests it would not be financially viable to do so and the funds held would not cover the capital cost of heating the pool.

The option to improve the Coalcliff Rock Pool has already been addressed through Council's Capital program as is the improvement to footpaths.

As with earlier consultation, there is no general consensus for a viable use of the funds. The historical data in the file does, however, show a strong desire for the funds to be expended in Stanwell Park.

CONSULTATION AND COMMUNICATION

- **External (Community)**

The community was formally consulted from 5-27 September 2012 with regard to the use of the trust fund. The community were asked for their suggestions on how the \$165k (balance at the time) now held in trust could be spent. The four most popular options were improvements to Coalcliff Pool, followed by improvements to footpaths, improvements to Stanwell Park Beach Reserve and heating of Helensburgh Pool.

The community has been updated periodically following the formal consultation. The last formal correspondence regarding the project was sent 20 November 2013.

Consultation in 1982 was restricted to Stanwell Park residents with claims for use of funds from outside Stanwell Park rejected. The consultation undertaken in 2012 was to the wider 2508 Postcode. This consultation does not provide a Stanwell Park residents' view.

• Internal

Officers from Council's Property and Recreation, Land Use Planning, and Building and Infrastructure Strategy and Planning Divisions have been consulted with regard to the evaluation of the options for the expenditure of the funds and detail of the proposed improvements to Stanwell Park Reserve.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 Community Goal 5 "*We are a healthy community in a liveable city*". It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
5.1.4 Flexible services are provided and can adapt to changing community needs and service demands	5.1.4.3 Investigate the future provision of Aquatic Services across the local government area and implement improvements	Implement program opportunities and innovative activity options to encourage healthy living, enhance user experience and increase patronage and new revenue streams at our supervised public swimming pools

Ecological Sustainability

There are no concerns with regard to ecological sustainability with the proposed improvements to Coalcliff Pool, Stanwell Park Reserve and Helensburgh Pool.

RISK ASSESSMENT

Risks associated with this proposal include opposition from the community who may have preferred alternate options for expenditure of reserve funds that have been held in trust.

FINANCIAL IMPLICATIONS

The financial implications are outlined in each of the options that have been explored within the report.

If the recommendation is adopted by Council, then the reserve should be retained until \$195,000 is accrued and dispersed on the allocation across the three facilities in the 2016/17 Capital Works Program.

CONCLUSION

Council officers have fully explored all preferred alternate options put forward by the community for the expenditure of the Stanwell Park Pool Reserve Fund.

It is acknowledged that, although the heating of Helensburgh Pool was favourably supported by the community, the escalation of operational expenditure and risk of further Council subsidy does not support the heating proposal proceeding.

As has been the case in the past, the consultation undertaken does not provide a community consensus on how the funds should be used.

ITEM 12

AUDIT COMMITTEE MEMBERSHIP - RECOMMENDATION FOR APPOINTMENT

A vacancy on Council's Audit Committee was created by the resignation of independent member Ms Kylie McRae.

In accordance with the Committee Charter, Expressions of Interest were invited to fill the vacancy and this report details the outcome of the recruitment process and the recommendation of the Assessment Panel for endorsement by Council.

RECOMMENDATION

- 1 Council endorse the appointment of Mr Stephen Horne as an independent member of the Audit Committee.
- 2 Council formally thank Ms Kylie McRae and acknowledge her contribution and commitment to the Audit Committee and Council through her role as independent member and (former) Chairperson of the Committee.

ATTACHMENTS

There are no attachments for this report

REPORT AUTHORISATIONS

Report of: Kylee Cowgill, Manager Governance and Information
Authorised by: Greg Doyle, Director Corporate and Community Services - Creative, Engaged and Innovative City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Advertisements inviting Expressions of Interest to fill the vacancy on the Audit Committee were placed in the Illawarra Mercury and Wollongong Advertiser, and on the Australian Institute of Company Directors (AICD) and Women on Boards websites.

Applications were assessed against the following essential criteria:

- 1 Relevant professional qualifications
- 2 Recent and relevant industry experience at senior management level within local government or a large complex organisation
- 3 Ability to build trust in Wollongong City Council

Applications were further assessed against the following desirable criteria:

- 4 Demonstrated commitment to the local area
- 5 Information Technology expertise

Applicants were required to provide details of any potential conflicts of interest and contact details for at least two referees.

The Audit Committee Assessment Panel members consisted of:

- Mr Jim Mitchell, Independent Member and Chairperson of the Audit Committee
- Councillor Michelle Blicavs; Councillor delegate to the Audit Committee
- Mr Jeff Reilly, General Counsel

As a result of interviews conducted and reference checks being undertaken on the preferred applicant, the Assessment Panel members recommend the appointment of Mr Horne.

PROPOSAL

It is acknowledged the current NSW State Government proposal for the amalgamation between Wollongong and Shellharbour Councils lends a level of uncertainty to the Council's current Committee structure. The role of the Audit Committee is essential to ensure good governance is maintained through the merger proposal period, therefore it is recommended the vacancy is filled on the Committee at this time.

CONSULTATION AND COMMUNICATION

Reference checks undertaken confirmed Mr Horne's strengths, experience and expertise in the areas of audit, risk management and leadership.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal "We are a connected and engaged community". It specifically delivers on the following:

Community Strategic Plan Strategy	Delivery Program 2012-17 5 Year Action	Annual Plan 2015-2016 Annual Deliverables
4.4.4 Policies and procedures are simplified to ensure transparency and efficiency	4.4.4.1 Ensure policies and procedures are regularly reviewed, updated and promoted	Support the effective operation of the Audit and Corporate Governance Committees

CONCLUSION

Mr Horne is the former Managing Director and CEO of the Internal Audit Bureau (IAB) and meets all essential criteria for this position to a high standard. The Panel's recommendation is supported.

ITEM 13 DECEMBER 2015 FINANCIALS

The result for the year to date to December is favourable compared to phased budget over some indicators. The Operating Result (pre capital) is favourable by \$0.6M while the Funds Result shows a favourable variance compared to the phased budget of \$2.1M. This result includes a number of negative income trends that are offset by lower expenditure in some areas that may be partially attributed to timing.

The Cash Flow Statement at the end of the period indicates that there is sufficient cash to support external restrictions.

Council has expended \$31.6M on its capital works program representing 35% of the annual budget. The year to date budget for the same period was \$33.7M.

RECOMMENDATIONS

- 1 The report be received and noted.
- 2 Proposed changes in the Capital Works Program be approved.

ATTACHMENTS

- 1 Income, Expense and Funding Statement – December 2015
- 2 Capital Project Report – December 2015
- 3 Balance Sheet – December 2015
- 4 Cash Flow Statement – December 2015

REPORT AUTHORISATIONS

Authorised by: Brian Jenkins, Director Corporate and Community Services – Creative, Engaged and Innovative City (Acting)

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendations in this report satisfy the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

This report presents the Income and Expense Statement, Balance Sheet and Cash Flow Statement for December 2015. Council's current budget has a Net Funding (cash) deficit of \$10.2M, an Operating Deficit [Pre Capital] of \$3.6M and a capital expenditure of \$90.5M. At the end of December, Council remains on target to meet or exceed the operational components of this result.

The revised budget for capital expenditure has been increased by \$2.9M to include the Council resolution of 9 November 2015 (Minute no. 153) to purchase a number of properties in Montgomery St Warrawong. These properties are intended to be used for

the construction of an integrated district level Community Centre and Library. The purchase will be funded from Strategic Projects restricted cash.

The following table provides a summary view of the organisation's overall financial results for the year to date.

FORECAST POSITION		Original Budget	Revised Budget	YTD Forecast	YTD Actual	Variation
KEY MOVEMENTS		1-Jul	25-Dec	25-Dec	25-Dec	
Operating Revenue	\$M	249.5	253.1	124.5	123.6	(0.9)
Operating Costs	\$M	(255.9)	(256.6)	(124.9)	(123.4)	1.5
Operating Result [Pre Capital]	\$M	(6.4)	(3.6)	(0.4)	0.2	0.6
Capital Grants & Contributions	\$M	14.5	14.6	8.5	12.7	4.2
Operating Result	\$M	8.1	11.0	8.1	12.9	4.8
Operational Funds Available for Capital	\$M	48.2	48.2	22.3	22.5	0.2
Capital Works		86.3	90.5	33.7	31.6	2.1
Contributed Assets		-	-	-	-	-
Transfer to Restricted Cash		-	7.1	7.1	7.1	-
Funded from:						
- Operational Funds	\$M	48.2	48.2	22.3	22.5	0.2
- Other Funding	\$M	34.9	39.2	13.2	13.0	(0.2)
Total Funds Surplus/(Deficit)	\$M	(3.1)	(10.2)	(5.3)	(3.2)	2.1

Financial Performance

The December 2015 Operating Result [pre capital] shows a positive variance compared to budget of \$0.6M. The result includes an overall deterioration in operating revenue of \$0.9M. The variation includes negative income trends in waste facilities (\$1.7M) and parking infringements (\$0.3M), and timing issues with the reimbursement payments for windstorm work (\$0.5M). These are partially offset by increased rates and user charges (\$0.5M) and higher than phased budget operational grants and contributions (\$0.6M).

The offsetting improvements relating to operational grants do not flow on to the Fund Result as these are offset by a transfer to restricted cash.

The improvement in operational expenditure of \$1.5M is largely due to lower level of EPA expenditure (\$0.9M) and general timing of projects some of which are funded. These improvements are partially offset by a reported increase in the level of depreciation expenditure compared to phased budget (\$1.0M). The reported increase in depreciation is higher than anticipated at December due to the timing of asset transactions that will stabilize over the coming periods.

Funds Result

The Total Funds result as at 25 December 2015 shows a positive variance of \$2.1M that is predominantly due lower level of capital expenditure compared to phased budget.

During November, an amount of \$10.4M was transferred to restricted cash representing the positive 2014-15 funds result (\$7.1M) and the positive September Quarterly Review adjustment (\$3.3M) as approved in the September Quarterly Review.

Capital Budget

As at 25 December 2015, Council had expended \$31.6M or 35% of the approved annual capital budget of \$90.5M.

Further detail regarding the capital spend is outlined in the capital report in Attachment 2.

Liquidity

Council's cash and investments increased during December 2015 to holdings of \$167.2M compared to \$165.3M at the end of November 2015. This reflects normal trends for this time of the year.

Council's cash, investments and available funds positions for the reporting period are as follows:

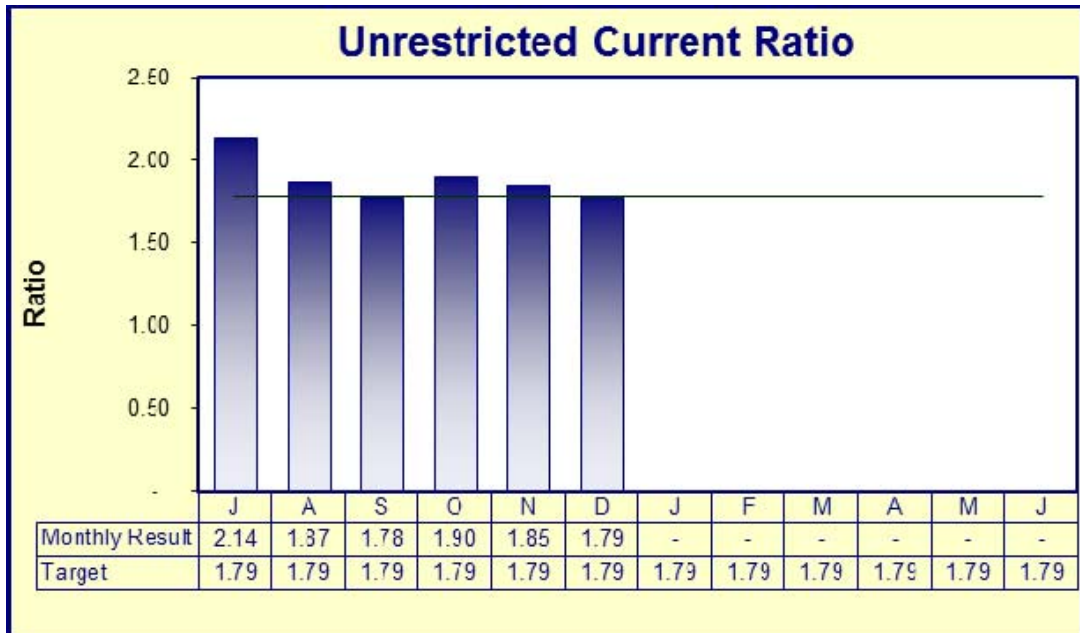
CASH, INVESTMENTS & AVAILABLE FUNDS				
	Actual 2014/15 \$M	Original Budget 2015/16 \$M	September QR 2015/16 \$M	Actual Ytd 25 December 2015 \$M
Total Cash and Investments	144.7	109.6	123.1	167.2
Less Restrictions:				
External	77.7	60.9	62.8	81.3
Internal	42.0	41.9	51.2	53.5
Total Restrictions	119.7	102.8	114.0	134.8
Available Cash	25.0	6.9	9.1	32.4
Adjusted for :				
Current payables	(29.9)	(23.0)	(23.1)	(40.9)
Receivables	26.4	27.7	25.3	26.9
Net Payables & Receivables	(3.4)	4.7	2.2	(14.0)
Available Funds	21.6	11.5	11.3	18.4

The available funds position excludes restricted cash. External restrictions are funds that must be spent for a specific purpose and cannot be used by Council for general operations. Internal restrictions are funds that Council has determined will be used for a specific future purpose.

Following the transfer to restricted assets of \$10.4M in November the Available Funds forecast is now in line with Council's Financial Strategy target of 3.5% to 5.5% of Operational Revenue [pre capital]. Based on the Adopted 2015-16 Annual Plan, the target Available Funds is between \$8.7M and \$13.7M for year ending 30 June 2016. The actual Available Funds at 25 December 2015 are impacted by the progress of

planned expenditure to date. Council will reconsider the Available Funds requirements and resourcing opportunities for future periods through the annual planning process.

The Unrestricted Current Ratio measures the cash/liquidity position of an organisation. This ratio is intended to disclose the ability of an organisation to satisfy payment obligations in the short term from the unrestricted activities of Council. Council's current ratio is below the Local Government Benchmark of >2:1, however, the strategy is to maximise the use of available funds for asset renewal by targeting a lean unrestricted current ratio.



Receivables

Receivables are the amount of money owed to Council or funds that Council has paid in advance. At December 2015, receivables totalled \$26.9M, compared to receivables of \$28.4M at December 2014. Fluctuations relate to the timing of rates payments which are accrued before the actual payments are due, and a high level of prepayments (shown as 'Other' on the Balance Sheet) reflecting payments made in advance.

Payables

Payables (the amount of money owed to suppliers) of \$40.9M were owed at December 2015 compared to payables of \$34.7M at December 2014. The difference in payables relate to goods and services and capital projects delivered but not yet paid for, rating income received in advance and timing of the Financial Assistance Grant payments.

Debt

Council continues to have financial strength in its low level of borrowing. The industry measure of debt commitment is the Debt Service Ratio that measures the proportion of revenues that is required to meet annual loan repayments.

Council's Financial Strategy includes provision for additional borrowing in the future and Council will consider borrowing opportunities from time to time to bring forward the completion of capital projects where immediate funding is not available. In 2009-10, Council borrowed \$26M interest free to assist in the delivery of the West Dapto Access Plan. Council has also been successful in securing loan funds under the Local Government Infrastructure Renewal Scheme of \$20M in 2012-13 and \$4.3M in 2013-14 that will be used over a five year period to accelerate the Citywide Footpaths and Shared Path Renewal and Missing Links Construction Program and building refurbishment works for Berkeley Community Centre, Corrimal Library and Community Centre and Thirroul Pavilion and Kiosk respectively. A further \$15M was drawn down in 2014-15 under Round Three of the LIRS program that provides a subsidy of 3%. The additional loan funds will be used to support the West Dapto Access – Fowler's Road to Fairwater Drive project. Council's Debt Service Ratio forecast for 2015-16 is approximately 1.9% which is still below Council's target of 4% and remains low in comparison to the Local Government's benchmark ratio of <10%.

It is noted that non-cash interest expense relating to the amortisation of the income recognised on the West Dapto Access Plan Loan is not included when calculating the Debt Service Ratio.

Assets

The Balance Sheet shows that \$2.4B of assets are controlled and managed by Council for the community as at 25 December 2015. The 2015-16 capital works program includes projects such as the Cordeaux Road shared path, Berkeley Community Centre upgrade, civil asset renewals including roads, car parks and buildings and purchase of library books. At the end of December, capital expenditure amounted to \$31.6M.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal '*We are a connected and engaged community*'. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-17	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
4.4.5 Finances are managed effectively to ensure long term financial sustainability	4.4.5.1 Effective and transparent financial management systems are in place	Provide accurate and timely financial reports monthly, quarterly and via the annual financial statement
		Continuous Budget Management is in place, controlled and reported
		Manage and further develop compliance program
		Monitor and review achievement of Financial Strategy

CONCLUSION

The results for December 2015 are generally within projections over a range of financial indicators and it is expected that Council will achieve the forecast annual results.

ITEM 14 STATEMENT OF INVESTMENTS - NOVEMBER AND DECEMBER 2015

This report provides an overview of Council's investment portfolio performance for the months of November and December 2015.

Council's average weighted return for November 2015 was 1.93% which was below the benchmark return of 2.02%. The average weighted return for December 2015 was 3.02% which is above the benchmark return of 2.18%. The mixed result was primarily due to negative marked to market valuation of the NSW Treasury Corp Growth Facility, Emerald Mortgage Backed securities and Commonwealth Bank Zero Coupon Bond in November, but offset by the upward valuation adjustments in December on Emerald Mortgage Backed securities and Commonwealth Bank Zero Coupon Bond. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree credit quality and liquidity.

RECOMMENDATION

Council receive the Statements of Investments for November and December 2015.

ATTACHMENTS

- 1 Statement of Investments – November and December 2015
- 2 Investment Income Compared to Budget 2015-16

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Manager Finance
Authorised by: Greg Doyle, Director Corporate and Community Services – Creative, Engaged and Innovative City

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

The recommendation in this report satisfies the requirements of the OLG Guidelines - *Council Decision Making During Merger Proposal Periods*.

BACKGROUND

Council is required to invest its surplus funds in accordance with the Ministerial Investment Order and Division of Local Government guidelines. The Order reflects a conservative approach and restricts the investment types available to Council. In compliance with the Order and Division of Local Government guidelines, Council adopted an Investment Policy on 19 October 2015. The Investment Policy provides a framework for the credit quality, institutional diversification and maturity constraints that Council's portfolio can be exposed to. Council's investment portfolio was controlled by Council's Finance Division during the period to ensure compliance with the Investment

Policy. Council's Governance Committee's role of overseer provides for the review of the Council's Investment Policy and Management Investment Strategy.

Council's Responsible Accounting Officer is required to sign the complying Statements of Investments contained within the report, certifying that all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

Council's investment holdings as at 27 November 2015 were \$165,225,608 (Statement of Investments attached) [28 November 2014 \$117,266,877] and as at 25 December 2015 were \$168,341,478 (Statement of Investments attached) [26 December 2014 \$120,386,031].

During November, Council posted a weighted average return of 1.93% which was below the benchmark return of 2.02%. The average weighted return for December 2015 was 3.02% which is above the benchmark return of 2.18%. The mixed result was primarily due to negative marked to market valuation of the NSW Treasury Corp Growth Facility, Emerald Mortgage Backed securities and Commonwealth Bank Zero Coupon Bond in November, but offset by the upward valuation adjustments in December on Emerald Mortgage Backed securities and Commonwealth Bank Zero Coupon Bond. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree credit quality and liquidity.

At 25 December, year to date interest and investment revenue of \$2,315,942 was recognised compared to the year to date budget of \$1,921,942 (as revised in the September Quarterly Review). It is anticipated further adjustment will be made to the investment return budget in December.

Council's CBA Zero Coupon Bond experienced a decrease in valuation for November of \$36,490, and an upward valuation adjustment of \$39,164 in December. As this bond gradually nears maturity, movements in interest rates and liquidity will have less of an impact on the securities valuation. While there will be short term fluctuations along the way, the investments valuation will gradually increase to its \$4M maturity value. During November, Council purchased a 5 year \$1M NAB floating rate note. Council's seven floating rate notes had a net decrease in value of \$11,345 for November, and decrease of \$6,835 for December.

Council holds two Mortgaged Backed Securities (MBS) that recorded a decrease in value of \$25,126 for November, and an increase in valuation of \$7,339 in December. These investments continue to pay higher than normal variable rates. While the maturity dates are outside Council's control, the investment advisors had previously indicated that capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

The NSW T-Corp Long-Term Growth Facility recorded a decrease in value of \$6,079 in November, and a further decrease of \$10,973 in December. The fluctuation is a reflection of the current share market volatility both domestically and internationally.

During the December 2015 RBA meeting, the official cash rate remained unchanged at 2.00%. The RBA has advised that it would continue to assess the outlook and adjust policy as needed to foster sustainable growth in demand and inflation outcomes consistent with the inflation target over time. The current inflation rate is consistent with the 2 to 3% target.

This report complies with Council's Investment Policy which was endorsed by Council on 19 October 2015. Council's Responsible Accounting Officer has signed the complying Statements of Investments contained within the report, certifying that all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal '*We are a connected and engaged community*'. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-17	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
4.4.5 Finances are managed effectively to ensure long term financial sustainability	4.4.5.1 Effective and transparent financial management systems are in place	Provide accurate and timely financial reports monthly, quarterly and via the annual financial statement
		Continuous Budget Management is in place, controlled and reported
		Manage and further develop compliance program
		Monitor and review achievement of Financial Strategy

ITEM 15

LATE BUSINESS: PROPOSED COUNCIL MERGER - WOLLONGONG AND SHELLHARBOUR

This report aims to assist Council in preparing its response to the State Government's Merger Proposal by:

- Providing an analysis on the content of the NSW State Government's "Merger Proposal – Shellharbour City Council, Wollongong City Council".
- Considering in a balanced manner, the advantages and disadvantages of the proposed merger.
- As a result of providing this information, enable Council to deliberate and determine a response to the Merger Proposal. This response can then be communicated at the public hearings to be held on 2 February 2016, and used to inform a more detailed response as part of Council's formal submission which is required to be made by 28 February 2016.

RECOMMENDATION

- 1 Council receive the report on the proposed merger of Wollongong City Council and Shellharbour City Council.
- 2 Council determine an in-principle response to the NSW Government's Merger Proposal: Shellharbour City Council, Wollongong City Council.
- 3 Council delegate to the Lord Mayor the authority to present the views of the Council to the Delegate of the Chief Executive of the Office of Local Government at the Public Inquiry on 2 February 2016.

ATTACHMENTS

- 1 NSW Government *Merger Proposal: Shellharbour City Council Wollongong City Council*
- 2 Fit for the Future Merger - A survey of local residents of the Wollongong Local Government Area on the proposed merger with Shellharbour City Council (to be tabled)

REPORT AUTHORISATIONS

Report of: David Farmer, General Manager

COMPLIANCE WITH OFFICE OF LOCAL GOVERNMENT GUIDELINES ON COUNCIL DECISION MAKING DURING MERGER PROPOSAL PERIODS

Not applicable.

BACKGROUND

The Independent Local Government Review Panel was appointed by State Government in April 2012 to formulate options for governance models, structural arrangements, and boundary changes to improve the effectiveness and strength of local government in New South Wales, and to help drive the key strategic directions set out in the Destination 2036 Action Plan.

The review was carried out in four stages to canvass various ideas and directions for change with councils and communities. The Independent Panel prepared and released three separate papers and a final report with recommendations for consideration by the State Government.

Wollongong City Council has actively participated in the NSW Local Government reform process in a balanced and considered manner, contributing to sector forums; providing formal submissions to each of the Panel's reports; and cooperating with the State Government in both its Pilot Joint Organisation process, and the Illawarra-Shoalhaven Government Network (led by the Regional Department of Premier and Cabinet).

The second report by the Independent Panel included commentary around the potential for changing existing boundaries; and canvassed governance structures such as County Councils and Regional Organisations of Councils (ROCs). The paper states 'the evidence suggests that NSW has too many local councils and that various forms of consolidation should be pursued to strengthen capacity and sustainability'. In response to this paper, Council at its meeting of 11 March 2013, resolved the following:

46 1(a) "...Council does not support amalgamations in our region unless:

- *there can be demonstrated economic efficiencies and financial benefit for ratepayers;*
- *there will be an improvement in community services resulting from any financial benefits;*
- *there is maintained a 'community of interest'; and*
- *there is a degree of public support for the proposal."*

The final report of the Independent Panel released in October 2013 recommended closer collaboration through a Joint Organisation model for the Illawarra region, which would "enable a sufficient response to regional challenges for some time to come" (NSW Independent Local Government Review Panel, 2013, p. 110) . Council mergers were not recommended for the Illawarra region due to four key factors:

- *Each council appears sustainable for at least the medium term;*
- *Existing boundaries do not pose significant urban management problems;*
- *Water supply and sewerage are handled separately by Sydney Water; and,*
- *Kiama's distinctive rural and coastal setting and 'country town' character compared to Wollongong and Shellharbour.*

(NSW Independent Local Government Review Panel, 2013, p. 110)

In 2014, the NSW Government released the Fit for the Future – Local Government Reform package in response to the Independent Local Government Review Panel’s final report. This required councils to demonstrate how they would meet four criteria: financial sustainability, service and infrastructure management, efficiency, and scale and capacity.

Councils were required to provide a submission to the NSW Independent Pricing and Regulatory Tribunal (IPART) by June 2015 outlining their ‘roadmap’ to be ‘Fit for the Future’.

Wollongong City Council was assessed as “Fit for the Future” by the IPART in its October 2015 independent assessment of NSW councils, based on the following:

- Scale and Capacity – Council’s proposal was consistent with the Independent Local Government Review Panel’s preferred option which was for the Council to remain stand alone.
- Financial Sustainability – the proposal satisfied the benchmarks for operating performance, own source revenue, and building and infrastructure asset renewal ratio by 2019-20.
- Service and Infrastructure Management – the proposal satisfied the benchmarks for asset maintenance and debt service ratio by 2019-20, and signs of improvement with the infrastructure backlog benchmark.
- Efficiency – the proposal satisfied the benchmark for real operating expenditure per capita over the period to 2019-20.

Shellharbour City Council was assessed as being “unfit”, primarily due to it not satisfying the financial sustainability criterion – that being, it did not meet the benchmarks for the operating performance ratio and the building infrastructure renewal ratio by 2019-20. It did, however, satisfy the two other performance ratios, and also met the State Government’s scale and capacity measure.

The State provided councils 30 days to comment on the IPART’s report, and identify their merger preferences. Feedback provided by Council supported the IPART’s findings, and hence no merger preferences were provided.

It should be noted here, the efforts of significant internal cost containment since 2008 are largely the reasoning behind this positive appraisal. Following the Independent Inquiry into the Financial Sustainability of Local Government in 2006, Council implemented a number of operational improvements as part of its Financial Sustainability Program to enable more funds to be made available for capital improvements. The Program aimed to achieve recurrent reductions in operational expenditure without having a negative impact on the community. It has achieved this primarily through service and operational reviews, annual reviews of expenditure, review of employee resources, and realignment of fees and charges. To date, this has achieved \$27.3 million in operational funds being made available on an annual basis for

asset maintenance and renewal in a concerted effort to address Council's infrastructure renewal challenge.

Council has been on a clearly defined program to strengthen its governance framework. This has been achieved by a majority of the key elements that are associated with good governance practices including clearly articulated and embedded ethics and values; risk management and internal control frameworks; clear decision-making protocols; ongoing monitoring and review of Council practices; and developing Council Registers. Council has established highly effective Corporate Governance and Audit Committees, who fulfil their responsibilities in relation to strong corporate governance, management of financial affairs, compliance with laws, ethical behaviour, and risk management.

Wollongong City Council has a well established reputation for being a capable partner with State and Federal agencies, as demonstrated by the Illawarra Shoalhaven Regional Plan. It has been an active and supportive participant in the Illawarra Pilot Joint Organisation along with the other 3 member councils, working together in collaboration with State Government to lead, advocate and collaborate to maximise the region's potential and service the interests of regional communities.

Further, there has been demonstrated continuous improvement in community satisfaction ratings since the election of the current Council in 2011. Satisfaction levels have continued on a strong upward trend for a number of years, recording the highest ever results in the latest independent community survey. Council's 2014 Community Survey showed that 90% of residents are satisfied with Council's overall performance. Further, the majority of residents agree this Council is an organisation they can trust, and one that makes wise decisions with respect to the allocation of resources.

Wollongong City Council has established itself as a successful organisation, demonstrated by a best-practice corporate governance framework; a long term financially sustainable business model; and a satisfied local community.

Announcement of Merger Proposals

On 18 December 2015, the Minister for Local Government announced a series of proposed mergers across the state, including Wollongong City Council and Shellharbour City Council. The announcement on 18 December 2015 was the first notification Council received that it was the subject of a proposed merger. Merger proposals for 35 new Councils were referred to the Chief Executive of the Office of Local Government on 6 January 2016 for review for examination and report in accordance with the process set out in the Local Government Act 1993.

The Chief Executive has appointed a series of Delegates to consider the proposals, and to administer the public consultation process, including public hearings. The public consultation period will run until 28 February 2016. The appointed Delegate for the proposed merger of Wollongong City Council and Shellharbour City Council is Mike Allen, former Chief Executive of Housing NSW. Three public hearings will take place in Wollongong and Shellharbour on 2 February 2016.

Following the public consultation process, Mr Allen will prepare a report examining the Merger Proposal and any public submissions, and provide it to the Minister for Local Government. Concurrently, a copy of the Delegate's report will be referred to the Boundaries Commission, who is to provide comment on the report to the Minister. The Minister will consider the report, and the comments from the Boundaries Commission, and will make a decision on each Merger Proposal.

The Minister may or may not recommend to the Governor that the proposed merger be implemented. The State Government has indicated any announcement to proceed with a Merger Proposal is likely to occur mid-2016.

Council, at its Extraordinary Meeting of 18 January 2016, resolved that:

- 1 *Council prepare responses to the recent merger proposal announced by the NSW Government.*
- 2 *Council fund a representative sample public opinion poll on the proposed amalgamation from the Strategic Projects Reserve.*
- 3 *Expenditure in relation to the opinion poll be limited to \$10,000.*
- 4 *Information regarding the proposed merger between Wollongong and Shellharbour City Councils be placed on Council's website.*

PROPOSAL

The Merger Proposal

The NSW State Government Merger Proposal for Shellharbour and Wollongong City Councils (the Merger Proposal) has been initiated in accordance with section 218E(1) of the Local Government Act. The Merger Proposal sets out the impacts, benefits and opportunities of creating the new council, as seen by the State.

KPMG undertook a financial analysis for the State Government to help inform the Merger Proposals across the state. KPMG found that the new council has the potential to generate savings and efficiencies in operations, leading to \$75 million in net financial savings over 20 years (\$95 million total financial benefit over 20 years). Their analysis also shows the proposed merger is expected to generate, on average, around \$6 million in savings every year from 2020 onwards. A funding package of \$10 million towards merger costs and \$10 million for provision of community infrastructure by the newly merged council has also been offered.

Further, the Merger Proposal suggests the efficiencies and savings generated by a merger will allow greater range of services and assist with local infrastructure priorities, including infrastructure at West Dapto and supporting the revitalisation of Wollongong and Shellharbour centres.

Other benefits claimed in the Merger Proposal include:

- Greater efficiencies through streamlining senior management roles, increased purchasing power of materials and contracts, and reduced expenditure on councillor fees;
- Greater capacity to effectively manage and reduce the infrastructure backlog across the Shellharbour and Wollongong area by maintaining and upgrading community assets;
- Reducing the reliance on rate increases through Special Rate Variations (SRVs) to fund local community infrastructure projects and services;
- Better integrating strategic planning and economic development to more efficiently respond to the changing needs of the community, such as an ageing population and emerging industries;
- Building on the shared communities of interest and strong local identity across the area;
- Providing effective representation through a council with the required scale and capacity to meet the future needs of the community; and
- Being a more effective advocate for the area's interest and better able to deliver on priorities in partnership with the NSW and Australian governments.

Each of these elements will be explored in further detail below, set out in accordance with the relevant criteria of the Act.

Analysis of the Merger Proposal

Wollongong City Council has invested significant energy and commitment into its own long term strategic direction in order to achieve sustainability. Council's Resourcing Strategy forecasts surpluses into the future, alongside a steady increase in its population and asset portfolio (Wollongong City Council, 2012).

Section 263(3) of the Local Government Act stipulates the factors that must be considered when considering boundary adjustments. An analysis of the available information in the Merger Proposal based on these factors has been undertaken, and is presented under subheadings in the sections below. It is anticipated the analysis will assist Council in establishing a formal position on the proposed merger. The analysis should be read in conjunction with the State's Merger Proposal, a copy of which is attached to this report.

1 Financial Impacts

Wollongong City Council is the third largest NSW Council by population (NSW Office of Local Government, 2015), with an annual operating budget of more than \$250 million. It delivers in excess of \$90 million of capital works annually and has an extensive asset base with a replacement value close to \$4 billion. Wollongong City Council and its

community has worked diligently towards and successfully achieved a financially sustainable position, while maintaining and expanding high levels of service that can be managed effectively in the long term.

The Independent Pricing and Regulatory Tribunal's (IPART) Fit for the Future assessment of Wollongong City Council has independently confirmed that it is financially sustainable.

Any proposal to merge with Shellharbour City Council appears to be propagated on the basis of achieving the same financially sustainable position across the joint area and/or further improving the provision of service or reducing the cost to the community of existing service level into the future. It would be surmised that financial sustainability is the priority of the Government's proposal.

1.1. Savings & Merger Costs

The Merger Proposal references a financial analysis undertaken by KPMG on the proposed merger. Unfortunately, Council is not privy to the full KPMG paper commissioned by the State, which would have allowed for a more comprehensive analysis of the financial assertions made within the Merger Proposal. Council has been provided with a copy of KPMG's *Outline of Financial Assumptions for Local Government Merger Proposals*, a technical paper which outlines KPMG's financial analysis assumptions applied to estimate the financial impacts of the proposed mergers.

The financial assumptions applied by KPMG consider two types of council, 'Metropolitan' and 'Regional', with differing assumptions for each. Council has received confirmation that for the purposes of the KPMG analysis, the Wollongong/Shellharbour Merger Proposal has been classified as 'Regional'.

The KPMG analysis identified that the merged council has the potential to generate savings and efficiencies in operations, leading to \$75 million in net financial savings over 20 years. It attributed the gross savings over 20 years to:

- Efficiencies generated through increased purchasing power of materials and contracts (\$19 million);
- A reduction in the overall number of elected officials that will in turn reduce expenditure on councillor fees (estimated at \$2.5 million);
- Streamlining of senior management roles (\$8 million); and
- The redeployment of back office and administrative functions (\$56 million).

The KPMG Technical Paper makes it clear that the estimated \$75 million savings is a Net Present Value (NPV) estimate based on a 9.5% required return on investment (discount rate). This expression implies the \$75 million is the positive value after a 9.5% return. The amount expressed in real (current day) dollars of actual savings would be in the order of \$150 million. That aside, the projected annual savings of \$6 million per year from 2020 onwards, represents a modest estimated savings at less than 1.5% of the projected operating revenue of the merged council.

While Council's analysis shows there may be some savings overstated and others potentially understated based on KPMG's Technical Paper, overall it is not unreasonable to assume financial savings would be available from the streamlining of senior management roles, back office, and administrative functions; and to a lesser extent the costs attributable to elected officials; and purchasing. Council is not in a position to appropriately quantify those savings with accuracy at this point in time due to the limited information available in relation to Shellharbour City Council's structures, operations and accounting methodologies, and an absence of agreed assumptions for any post-merger structure and operations, which have not been considered at this stage.

Any financial savings created by the streamlining of internal operations would presumably be directed to addressing financial sustainability across the joint council area in the first instance. This would mean redirecting any resources saved toward asset maintenance and renewal to an optimum level. Savings above that level may be directed to providing consistent and/or improved levels of service across the region, or reducing the cost to the community of existing service into the future. The KPMG analysis does not attempt to reflect post-merger decisions that would be made by the governing body at that time.

The following provides an overview of the specific assumptions in the KPMG Technical Paper, and highlights the potential issues in applying broad assumptions at a local level. In many instances the quantum of savings forecast by KPMG are not considered accurate for Wollongong City Council.

Materials & Contracts

The suggested Materials & Contracts savings in the Merger Proposal of \$19 million (NPV) is based on a savings of 2% applied to 80% of purchases, which appears to be overstated. Data for this component of the analysis was drawn from Council's 2013/14 Long Term Financial Plan (LTFP). Council's LTFP includes a significant level (\$34 million out of \$78 million) of expenditure categorised as 'other' which includes State Government levies, utility costs, and donations, none of which would be subject to purchasing savings.

In addition, Wollongong City Council's large value spend items remaining in this category relate to external service provision contracts, including waste management, that have often been purchased through aggregated State contracts or joint purchase arrangements with Shellharbour City and/or other Councils. While a merger would provide some additional purchasing power and would create efficiency in the administration of the procurement process, Council reasonably anticipates the opportunity created by the proposed merger may be much lower than forecast by KPMG.

Elected Officials Expenditure

The KPMG Technical Paper shows that the assumption applied to Councillor's Expenditure is based on the proposed new council having the same number of councillors as the largest council in the proposal. In this case, it would be 13 Councillors based on Wollongong City Council's current number of elected officials. The savings calculated for the Merger Proposal assumes that all newly elected councillors, both metro and regional, will receive a fee of \$30,000 per annum. The savings forecast is therefore based on the expected cost of having 13 councillors less the current cost of councillors, based on the 2013/14 Financial Statements of the respective councils and indexed to current dollars.

While the matter of elected representatives' remuneration is understood to be under review as part of the broader local government reform package, allowance has not been made for any impacts outside the Merger Proposal.

Senior Management Roles

Wollongong and Shellharbour City Councils have been assessed as 'Regional' councils that, according to the KPMG assumptions, will have a General Manager and two Directors, creating a saving of four director level positions.

Any decision by the council of the day with respect to organisational structure would influence the suggested savings in this category.

Redeployment of Back Office and Administrative Functions

The KPMG Technical Paper includes an assumption that the proposed \$56 million dollar savings would be generated from a reallocation of duplicated back office, administration, and corporate support roles to front line services. The efficiencies forecast equate to 3.7% to 5% of Council's employee salary and wage costs. KPMG have stated that a larger 'Regional' council would have greater capacity to achieve higher staffing efficiency. This savings component would include senior and middle management roles within the councils. This assumption is not considered unreasonable.

Redundancy Costs

The assumptions relating to the cost of redundancies and employee leave entitlements applied generically by KPMG across all regional councils do not reflect the realities of Wollongong City Council's workforce profile or Enterprise Agreement.

Wollongong City Council has a significantly higher level of longer term employees than most other councils due to low turnover, which has typically ranged from 2-4% per annum (Wollongong City Council, 2012, p. 47) compared to the industry average used by KPMG of 10%. Based on this data, Council considers that the employee separation costs included in the Merger Proposal may be understated.

ICT Costs

The assumed cost put forward in the Merger Proposal for information technology (presumably \$2.8M + 30% contingency for a Medium Regional Cluster based on the KPMG Technical Paper) provides for a short term veneer solution that allows access and reporting across two disparate systems. It does not give consideration to the longer term costs of converting data and implementing a single technology environment.

A decision on a longer term approach would be a post-merger decision that cannot be accurately forecast without detailed information in relation to existing systems, contracts, and skills of the respective councils, and an agreed ICT strategy to inform development. It is envisaged that this will be a significant cost of a future council, possibly in the order of \$6 to \$10 million, should a merger progress.

Costs of Transition

In addition to transition costs associated with ICT there are assumptions in the Merger Proposal to allow for the one off costs associated with office relocation, staff training, and other general transition-related expenditures. The provision made in the KPMG analysis is equal to 2% of the merged entity's Operating Expense. Based on the 2013/14 expense of each Council (indexed to 2016/17 dollars), this would equate to approximately \$6.9 million.

While Council has not had sufficient time to allow for detailed analysis of merger implementation costs, it is reasonable to assume that a substantial amount of resources would be required for a transition. Research undertaken into the processes and outcomes of the 2004 amalgamations concluded that the costs of amalgamation and time required for implementing new systems, cultures and operating structures are generally underestimated (Jeff Tate Consulting, 2013, p. 33).

Assets and Infrastructure 'Backlog'

The Merger Proposal suggests the financial sustainability of the proposed new council would be enhanced by a range of factors, including establishing a larger entity with revenue that is expected to exceed \$455 million per year by 2025, and creating a combined asset base of approximately \$1.9 billion to be managed by the merged council.

The cause and effect linkage between the increased revenue streams and/or asset base of a merged council, and an enhanced level of financial sustainability has not been established in the Merger Proposal. Neither of these factors by themselves without savings would improve annual operating results or cashflow; however they may present an opportunity for greater flexibility in the allocation of funds across the extended area to better address short term priorities.

In addition, Council would strongly reject the implication that it has a large infrastructure 'backlog' as stated in the Merger Proposal. Wollongong City Council has been independently assessed as financially sustainable, and is not in a position where it has assets which are required to be renewed or are past 'due for renewal date' that are

being delayed due to financial constraints. The Merger Proposal is relying on 2013/14 data relating to a State Government measure that reflects a notional 'Cost to bring Assets to a Satisfactory Standard'. The methodology prescribed by the State in measuring this performance indicator is widely criticised, and is not one that is utilised for the purposes of effective asset management in local government.

If the data is updated to reflect 2014/15 figures, the so called 'backlog' as it is referred to in the Merger Proposal, would have been \$106 million in total across the two local government areas - \$96 million for Wollongong City Council. Wollongong's number in reality reflects the nominal cost to bring assets, that are within 1 and 5 years of reaching their expected remaining life (renewal date), up to a notional condition they would have been in between 75% and 95% of the way through their expected life cycle. The assets that make up the total value of this indicator are planned for renewal as and when required and would be funded through Council's annual Capital Budget. Council's current financial plans demonstrate that we fund in excess of \$60 million per year for the renewal of assets.

Overall, while the KPMG assumptions and resulting savings estimates do not withstand rigorous scrutiny at a detailed level, it would appear that there is the potential for financial benefits to be achieved over the longer term as a result of a merger. However, the potential extent of any financial advantages across the region will not be evident unless the two parties subject of the Merger Proposal were in a position to work together to analyse current structures and operations; and to propose and cost options for a future viable organisational and its transition arrangements. This avenue is currently not available under the forced amalgamation proposal.

1.2. Financial Profiles of Wollongong City Council and Shellharbour City Council

An assessment of the two Councils' existing financial profiles has been undertaken based solely on publically available information. Much like Shellharbour City Council will not have access to our underlying drivers, nor do we have access to theirs, including key risks or details of high value projects such as the Shellharbour Civic Centre and the Shell Cove Joint Venture including the Marina and Golf Course. However, on the whole, the analysis demonstrates a number of similarities across the two organisations.

There are comparable labour and cost structures, the Fit for the Future indicators are analogous and on a similar path into the future, and own source revenue is on par. Shellharbour City Council has a younger asset profile, for example, Shellharbour City Council has 85% roads in condition 2 or better compared to Wollongong City Council at 18% - refer Graph 3. Shellharbour City Council also carries less debt than Wollongong, evidenced by Debt Service Ratios of 0.73% and 2.56% respectively. The operating result for Shellharbour City Council, whilst not performing as well as Wollongong City Council, is forecasted to balance in six years.

A series of tables and charts are presented below to convey some key financial comparisons of the two organisations. Table 1 demonstrates the composition of revenue sources and operating expenditure types of each of the Councils', both in dollar and percentage terms. It excludes capital grants and contributions, and profit or loss on disposal of assets, and any revaluation movements direct to Income Statement.

Table 1: Revenue and Expenses: Wollongong City Council and Shellharbour City Council

	Wollongong City Council		Shellharbour City Council	
Income	%	\$'000s	%	\$'000s
Rates & Annual Charges	67.4	166,849	58.6	44,016
User Fees & Charges	13.3	32,851	21.5	16,161
Interest & Investment Revenue	2.3	5,689	4.7	3,491
Other Revenues	4.8	11,965	3.6	2,685
Grants & Contributions – Operating	12.2	30,319	11.6	8,699
Total	100.0	247,673	100.0	75,052
Expenses	%	\$'000s	%	\$'000s
Employee Costs	39.5	95,399	39.5	31,462
Borrowing Costs	1.7	4,037	0.9	735
Materials & Contracts	18.9	45,647	19.4	15,446
Depreciation	25.1	60,763	23.3	18,568
Other Expenses	14.8	35,777	16.9	13,497
Total	100.0	241,623	100.0	79,708

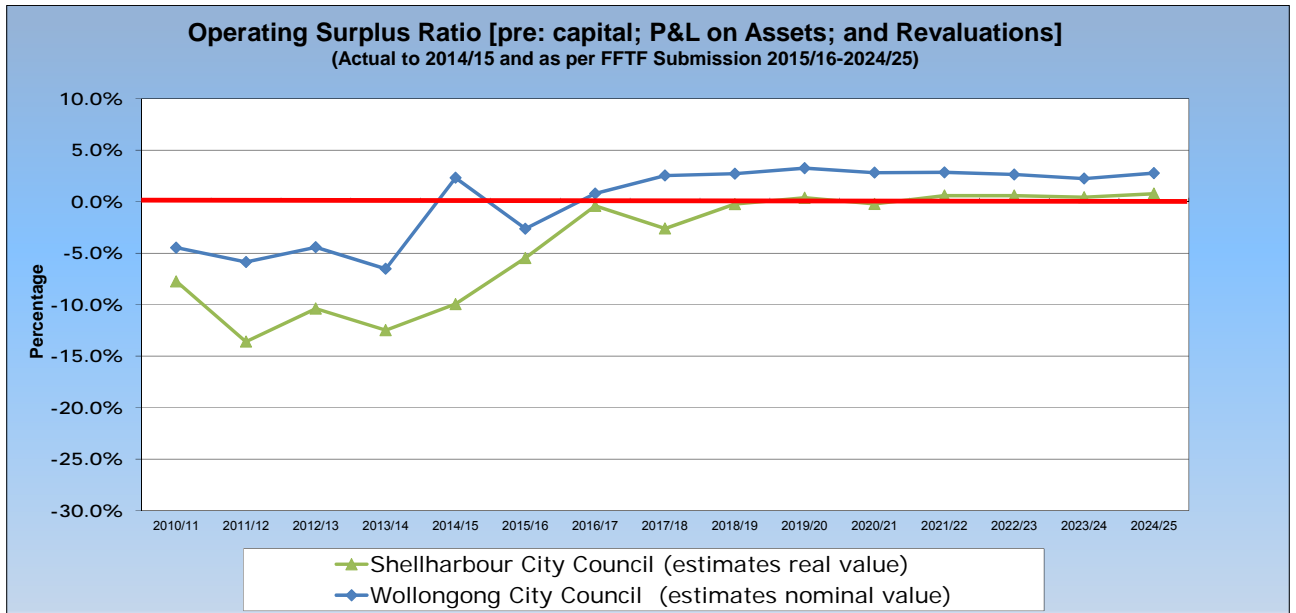
Source: 2014/15 Annual Financial Statements

As can be seen from Table 1, the mix of operating income and expenditure is comparable across the two entities.

Graphs 1 and 2 demonstrate the historical operating result (before capital grants and contributions and excluding any profit or loss on disposal of assets, and revaluation movements direct to Income Statement), together with forward projections, based on each Council's respective Fit for the Future submissions. Graph 1 is the Operating

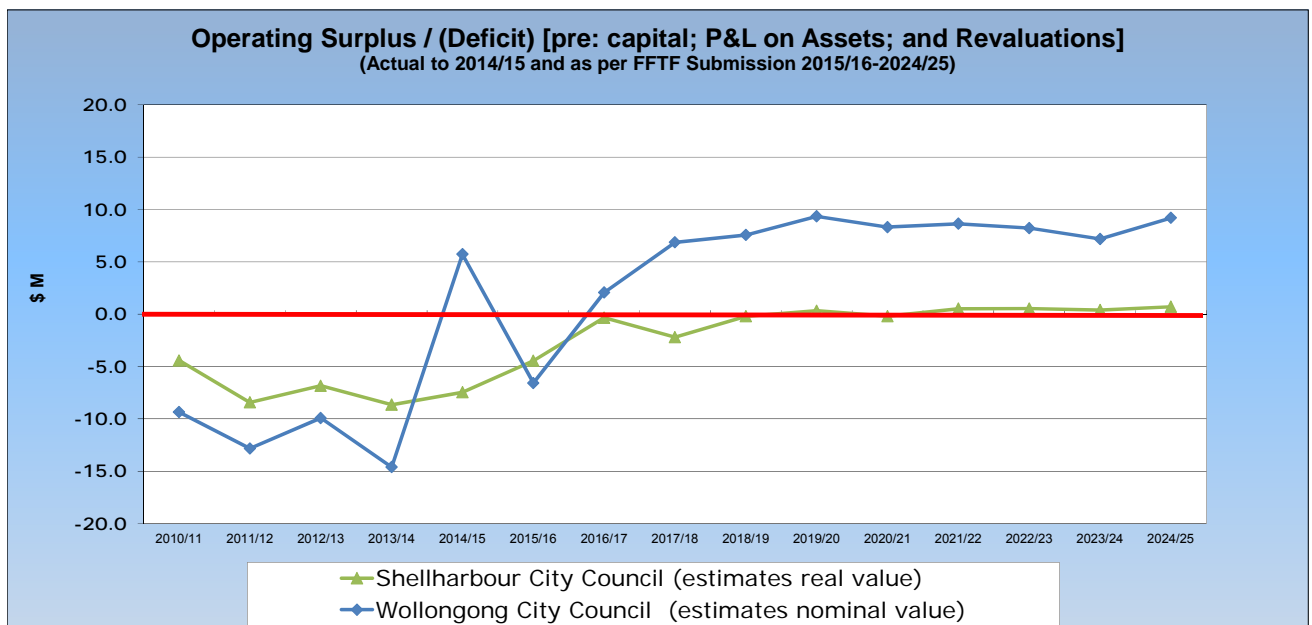
Result expressed as a percentage of Revenue to provide comparative position of the varying size of councils.

Graph 1: Operating Result Ratio – Wollongong City Council and Shellharbour City Council



Graph 2 is the Operating Result expressed in dollars.

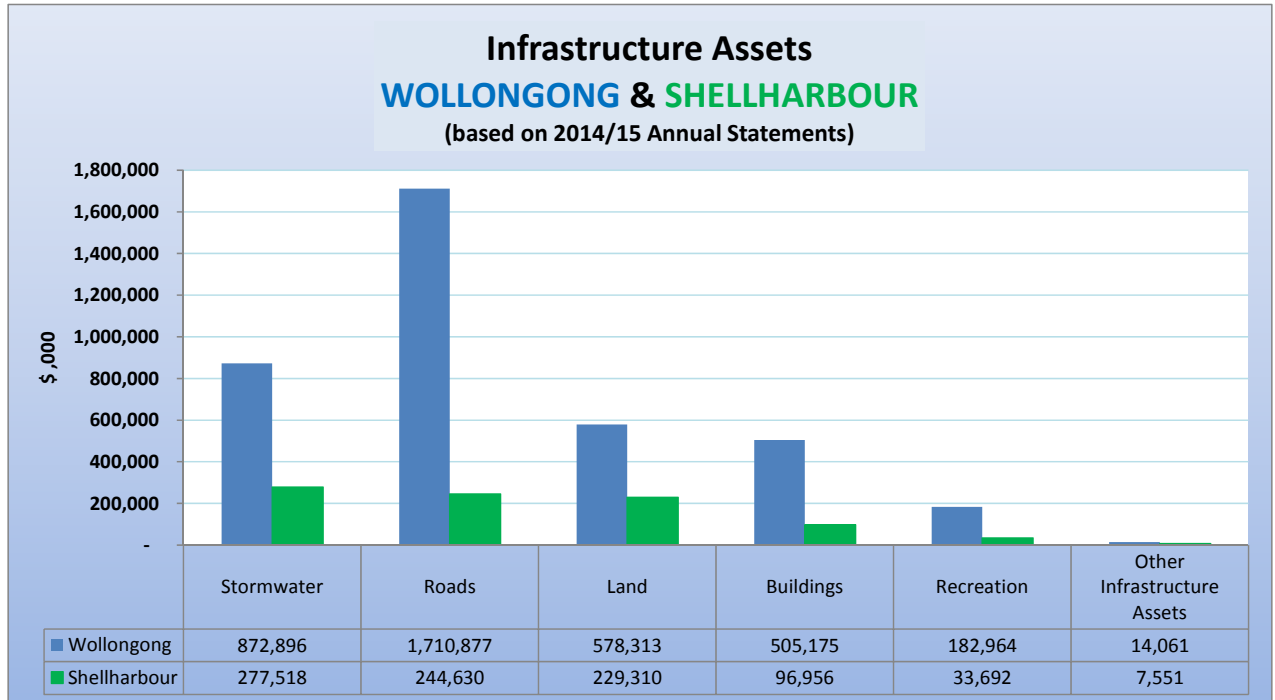
Graph 2: Operating Result – Wollongong City Council and Shellharbour City Council



Graph 1 and 2 demonstrate Wollongong City Council is consistently achieving operating surpluses across future years. Shellharbour City Council is projecting consistent balanced, or small surplus, operating results in the longer term.

Graph 3 sets out the respective replacement values for both councils across key infrastructure categories, as reported in the 2014/15 financial statements.

Graph 3: Current Replacement Values by Asset Class – Wollongong City Council and Shellharbour City Council



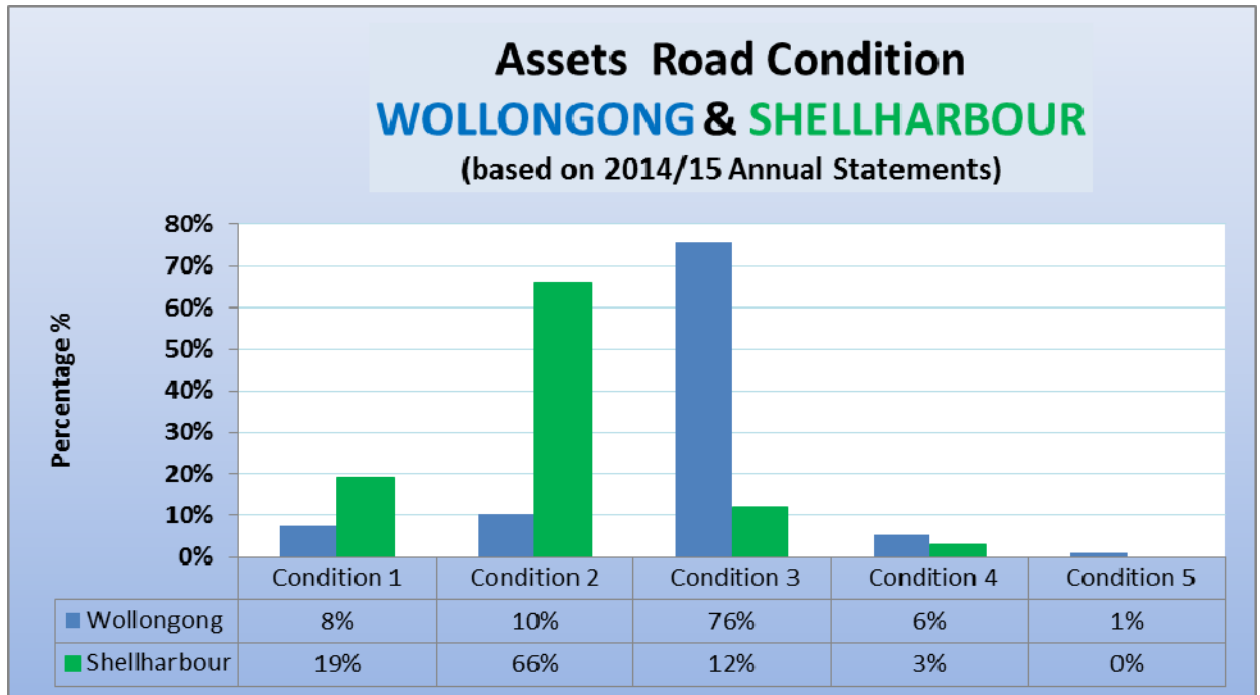
In interpreting Graph 3, it is important to bear in mind that the reported replacement value will depend on the underlying assumptions and valuation methodology applied by the individual Councils.

Graph 4 is a visual presentation of the asset condition information contained in Special Schedule 7: Report on Infrastructure Assets from the 2014/15 financial statements, narrowed down to the largest infrastructure category, Roads.

Asset conditions for Wollongong City Council are defined as:

- Condition 1 As New (95-100% of asset life remaining)
- Condition 2 Good (75-95% of asset life remaining)
- Condition 3 Fair (between 75% and 5 years of existing life remaining)
- Condition 4 Poor (between 1 and 4 years of expected life remaining)
- Condition 5 To be replaced (asset due to be replaced with one year remaining life expected)

Graph 4: Road Assets Condition Rating – Wollongong City Council and Shellharbour City Council



In reviewing Graph 4, it is important to note that Special Schedule 7 is not subject to audit scrutiny; it relies significantly on the application of professional judgement; and will be influenced by the methodology applied by each individual council.

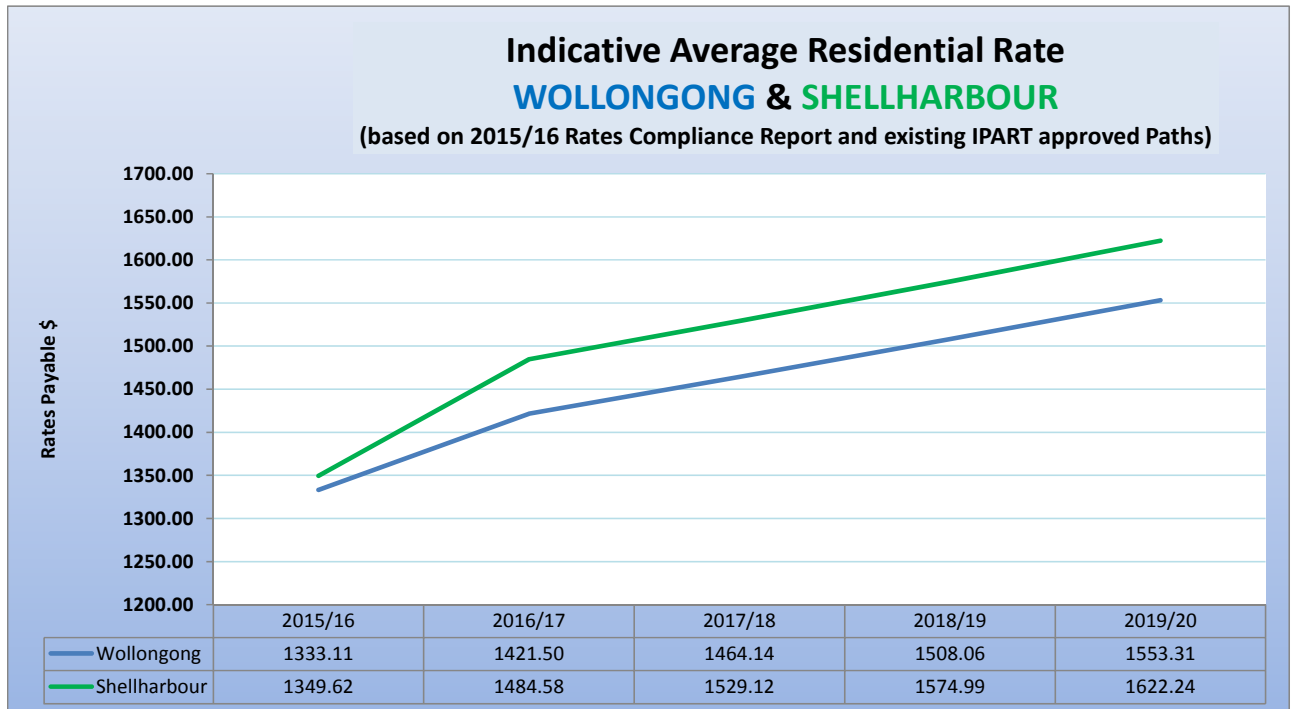
Overall, based on a comparison of the available information, there are numerous similarities with respect to the financial positions of both organisations, that present neither significant advantages nor disadvantages with respect to a merger.

1.3. Impact on Rates

Wollongong has a diverse mixture of property valuations across the local government area. Currently, average residential rates for Shellharbour City Council are higher than those of Wollongong City Council Rates (Wollongong City Council, 2015/16 Rates Compliance Report; Shellharbour City Council, 2015/16 Rates Compliance Report)

The State Government announced as part of the series of proposed mergers, its intention to freeze the rates of existing councils, post amalgamation for a period of four years, with annual increases to be restricted to currently approved price paths. Based on the existing rate structures and adopted rates paths resulting from each Council's approved Special Rate Variations, Shellharbour City Council's average residential rate would remain higher than that of Wollongong City Council. This is demonstrated in Graph 5.

Graph 5: Forecast Average Residential Rates – Wollongong City Council and Shellharbour City Council



The Merger Proposal suggests that the new council will have a large rate base on which to set rating policies and improve the sustainability of council revenue. No evidence is provided to suggest how the expanded rate base of the new council provides an enhanced level of sustainability or reduced reliance on revenue to fund additional or enhanced community infrastructure.

Overall, there is not sufficient information available on the State's proposed policy position of freezing approved rates paths for a period of 4 years, to understand fully the implications for the council of the day's rating structure.

1.4. Regulatory Benefits

The Merger Proposal suggests that a merged council provides an opportunity to streamline and harmonise regulations, and adopt best practice regulatory activities which will deliver benefits for local residents and businesses. Wollongong and Shellharbour City Councils already consistently apply land use and development regulations through their 'Standard Instrument' Local Environmental Plans. There are many examples of regional cooperation between Wollongong and Shellharbour City Councils in the delivery of regulations, including the shared use of a pound facility (operated by the RSPCA) for impounding animals, and the development of a shared governance arrangement for the management of Lake Illawarra.

It could be argued that there are (unnecessary) differences in the detailed controls for new development contained within the Wollongong City Council and Shellharbour City Council Development Control Plans. However, standard state-wide controls are in place

for *exempt* and *complying* development and there is further scope to refine *exempt* and *complying* provisions and other local development regulations at a regional level. Greater consistency in the application of local planning regulations in the region can be achieved without merging Wollongong and Shellharbour City Councils.

Notably, community satisfaction with controls for residential development; controls for development in Wollongong City Centre; and planning policies that control development in the Wollongong Local Government Area all recorded significant improvement in the 2014 Community Survey.

Further, Wollongong City Council has in place best practice approaches to development assessment through its use of an Independent Hearing and Assessment Panel, online development application lodgement and tracking systems, peer review, and public notification procedures to ensure transparent, consultative, rigorous and efficient decision making.

Overall, the Merger Proposal does not demonstrate how a merged council would deliver material benefits to the community through its reshaped regulatory functions that, on balance, outweigh the costs of a merger.

2 Community of Interest and Geographic Cohesion

The Merger Proposal document identified a number of common characteristics and connections between the Wollongong and Shellharbour communities. The information presented is generally well supported by reputable data sources (ABS statistics, NSW Department of Planning & Environment, Socio-Economic Indexes for Areas (SEIFA)). It drew on those elements of commonality across the business profile and the corresponding workforce, to assert that a merged council will be better placed to deliver the necessary supporting services and infrastructure in a coordinated manner.

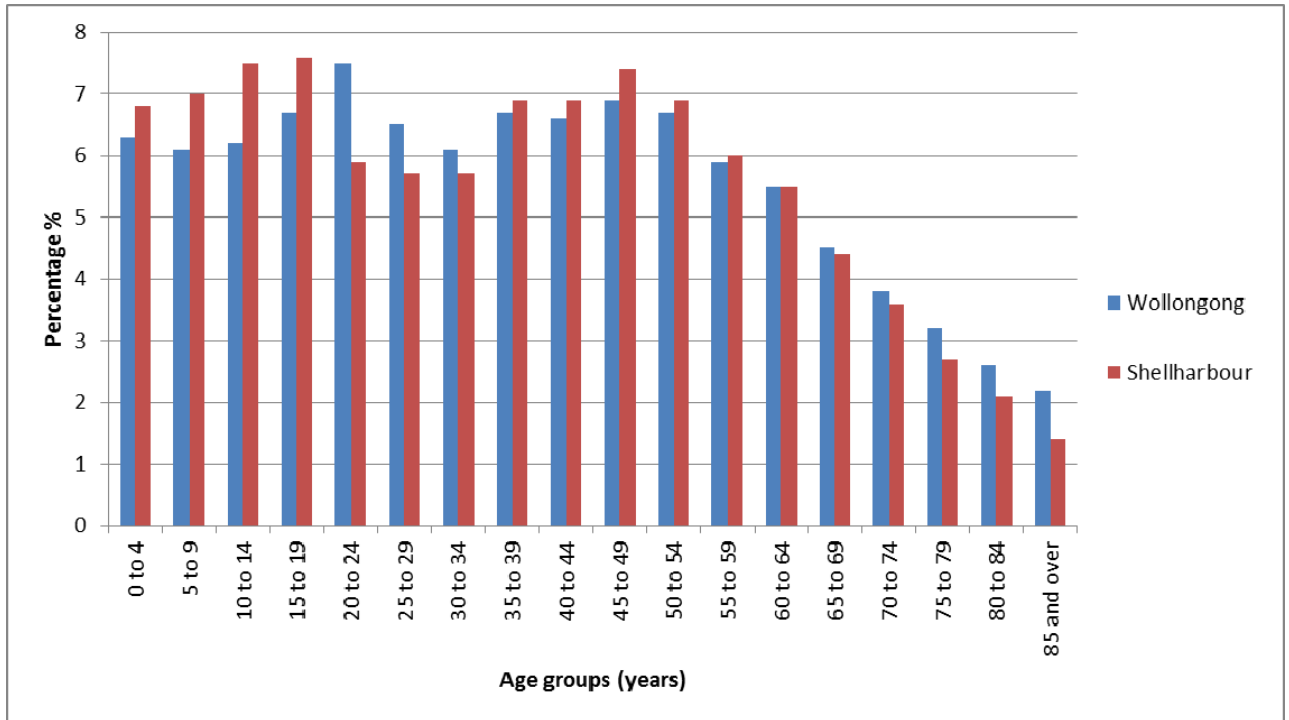
From a statistical perspective at a whole of LGA level the Wollongong and Shellharbour communities look very similar. However it is important to recognise that the Wollongong local government area is made up of a series of over 50 suburbs or villages and town centres, with quite diverse socio-economic profiles. This is reflected in Table 2 below which provides a snapshot of some of the key town and village centres characteristics across the two local government areas.

Table 2: Socio-Economic Characteristics – Selected Urban Centres Wollongong and Shellharbour LGAs

	SEIFA	Median Household Income	Non-English Speaking Backgrounds		Annual Population Growth		
		\$	Number	%	2016	2021	Average Annual Change (%)
Wollongong Selected Town and Village Centres							
Helensburgh (incl Otford)	1,075	1,777	201	3.2	6,453	6,367	-0.27
Thirroul	1,062	1,601	286	5.2	6,128	6,188	0.19
Corrimal	975	1,067	781	12.5	7,212	7,423	0.58
Wollongong	965	979	4,487	26.4	19,351	21,659	2.28
Warrawong	751	669	1,550	31.9	5,113	5,365	0.97
Dapto (incl Penrose + Brownsville)	956	1,069	968	7.8	13,288	14,095	1.19
Unanderra (incl Kembla Grange)	885	839	817	14.0	6,282	6,553	0.85
Windang (incl Primbee)	925	811	448	10.8	4,467	4,495	0.12
Figtree	1,046	1,492	1,524	14.5	11,789	12,045	0.43
Shellharbour Selected Town and Village Centres							
Shellharbour Village (incl Barrack Point)	1,001	1,204	328	8.4	4,223	4,186	-0.18
Albion Park (incl Rural West)	1,021	1,475	738	5.5	13,317	13,280	-0.06
Warilla	854	758	577	9.4	6,510	6,553	0.13
Oak Flats	972	1,107	621	9.8	6,539	6,517	-0.07
Flinders	1,025	1,453	615	12.0	6,478	6,475	-0.01
Shell Cove (incl Dunmore)	1,079	1,883	371	8.9	6,147	7,524	4.13

Graph 6 below indicates a similar age profile, although there is a slight difference with regard to the young families age groups, where there is greater proportions in Shellharbour (typical of large new release areas), and higher representation of 20-30 year olds in Wollongong (typical of larger urban centres and University towns).

Graph 6: Age Groups (years) – Wollongong and Shellharbour LGAs (2011)



Demographics alone however, do not necessarily represent communities of interest. Communities of interest are communities of people who share common pursuits and have similar socio-cultural values. These people exchange ideas and thoughts about their given interest and may participate in organised activities or integrate it into everyday life. In the Wollongong and Shellharbour LGA's there are commonalities and this is best reflected in culture and the arts, sports and recreation, employment patterns, and in our educational opportunities.

2.1. Culture and the Arts

Wollongong is home to significant culture infrastructure, much of which is funded and supported by Council.

The Wollongong Art Gallery for example is recognised as one of the most innovative regional art museums in Australia (www.wollongongartgallery.com). A diverse program of high profile exhibitions, as well as exhibitions of local and regional artists and community groups form the basis of what's on offer from the Gallery.

Likewise, the Illawarra Performing Arts Centre (IPAC) managed and operated of behalf of Council by Merrigong Theatre, was established in 1988. Located in the heart of Wollongong's Arts Precinct, IPAC is the region's most prominent venue for the performing arts.

Also located in the Wollongong LGA but servicing the region is the Wollongong Conservatorium of Music. The Con, as it is known to many, is one of the largest of seventeen regional conservatoriums in NSW, open to all members of the community

and attracting students from across the Illawarra, South Coast and the Southern Highlands.

These three regional facilities and services are supported by a range of community based, not-for-profit cultural assets adding to the cultural fabric of Wollongong and the Illawarra region.

2.2. Sports and Recreation

Sport has long been a popular past time of residents across the region. The Merger Proposal recognises the Illawarra Hawks, St George Illawarra Dragons and the Wollongong Wolves. Strong and passionate communities of interest form around these representative teams as demonstrated by the significant community effort to ensure ongoing funding for the Hawks. These teams are supported by major regional sporting infrastructure such as the Wollongong Entertainment Centre (WEC) and the WIN Stadium.

As a region, all major junior sporting codes cross the cities of Shellharbour and Wollongong, with each local government area home to substantial sporting infrastructure and between them, catering to the diverse range of sports on offer.

The region is also fortunate to have the Illawarra Academy of Sport (IAS), a not for profit organisation servicing five local government areas to provide localised training and education opportunities for talented young athletes, coaches and administrators from across the Illawarra region. Ongoing financial support is provided from both Wollongong and Shellharbour City Councils.

2.3. Employment Patterns and Retail

Both the Wollongong and Shellharbour areas are expecting significant growth over the next 30 years. Wollongong forms the heart of the Illawarra Urban area, and will drive the economic growth, employment and diversification of the region's economy over this growth period (Planning & Environment, 2015, p. 13; Hill PDA, 2004). Wollongong City Centre integrates economic, cultural and educational elements into its urban identity. Shellharbour City Centre is increasingly providing goods and services to the central parts of the region, and whilst retail is current the major source of economic activity, there are opportunities to diversify economic growth with the continued expansion of the City Centre.

Work, retail and service utilisation patterns indicate that residents travel across the two LGAs to share amenities. For instance, 44% of the Shellharbour workforce travel to work in the Wollongong LGA, with 4% of Wollongong residents working in Shellharbour, as evidenced in Table 3 below.

Table 3– Resident Place of Work – Wollongong, Shellharbour and Kiama LGAs.

	Wollongong	Shellharbour	Kiama
Total Resident Workforce	81,138	27,411	9,189
No. Workforce that work in Wollongong LGA	53,478	11,973	2,186
% Workforce that work in Wollongong LGA	66%	44%	24%
No. Workforce that work in Shellharbour LGA	3,750	8,417	1,208
% Workforce that work in Shellharbour LGA	5%	31%	13%

Source: REMPLAN, 2015.

In terms of retail shopping movement, all of the major retail centres across Wollongong and Shellharbour are located within an 18 kilometre radius of the Wollongong City Centre. This, combined with good regional road networks, encourages a reasonably high degree of cross-shopping in the Wollongong and Shellharbour Areas. Recent major investment in the retail on offer at both Wollongong and Shellharbour City Centres, plus improved recreational/leisure facilities such as a high quality multiplex cinema, has resulted in residents continuing to move across the two city's boundaries to meet their individual needs.

2.4. Education

The region is fortunate to be home to excellent educational institutions from primary to tertiary facilities.

Students travel across Wollongong and Shellharbour to access high quality educational opportunities. Smith's Hill, located in Wollongong offers the only academically selective school in the region. Similarly the Wollongong High School of Performing Arts is located in Fairy Meadow and the region's only sports high school is the Illawarra Sports High in Berkeley. So too, St Mary's Star of the Sea offers education exclusively for young women and Edmund Rice offers education exclusively for young men in the region. Both are located in the Wollongong LGA.

These schools represent significant communities of interest, that cross local government boundaries and other socio-economic statistics that may otherwise divide our cities.

Providing a world class tertiary education experience, Wollongong is also home to the University of Wollongong.

In 1975 the University of Wollongong was established as an independent institution. It's students were originally predominantly from the local Illawarra region and still today it draws on many young and mature age students from across and outside of the region.

2.5. Other commonalities

As identified in the Merger Proposal, there are a number of other shared regional services and facilities operating across the region, including:

- Illawarra Regional Airport;
- shared media, such as local radio stations, 97.3 ABC Illawarra and 96.5 Wave FM, and the local newspaper, the *Illawarra Mercury*;
- the Illawarra Forum;
- the Multicultural Communities Council of Illawarra; and
- TAFE Illawarra.

In summary, whilst there are some differences in the diversity of communities between Wollongong and Shellharbour, on the whole, there are significant and highly valued communities of interest across the two local government areas.

3 Historical and Traditional Values

The Merger Proposal has presented no information with respect to the existing historical and traditional values in the existing areas, or any assessment of the impact of the proposed change on them.

There are similar historical and traditional values across the two cities. The local Aboriginal communities of the two local government areas speak the same language - the Dharawal language – and share similar stories and values. Early European settlement brought farming and extractive industries to both areas. Collaboration between the two Councils to commemorate the Bicentenary of European settlement – “Illawarra 200” – reflects a strong shared history. To mark the occasion, Wollongong and Shellharbour City Councils worked with community representatives to appropriately acknowledge this milestone in the region’s history.

Local government was first established in the area in 1843, when the Illawarra District Council was proclaimed, covering Bulli to Nowra. On 22 February 1859, the Municipality of Wollongong was proclaimed, together with the Municipality of Randwick – the first two municipalities to be proclaimed in NSW. In August 1859 the Central Illawarra Municipality was formed. This took in the area from Unanderra to Macquarie Rivulet. The Municipality of Shell Harbour (note the different form of Shellharbour) was declared on 8 June 1859. In October 1868, the North Illawarra Municipality was formed and included the area from Fairy Creek to Bellambi. Bulli Shire was later proclaimed in May 1906.

In assessing the values of the respective communities, a comparison of the two Councils’ Community Strategic Plans was undertaken. At the highest level, strategic goals appear to be very similar, with a strong focus on the natural environment, a safe and liveable city, well connected infrastructure, and a responsible and effective local

council. Differences only appear where Wollongong has a stronger emphasis on culture and creativity, and Shellharbour on tourism, at a Community Strategic Plan level.

The significance of the relationship between the Wollongong local community and the natural environment is strongly reflected in the vision of the city. As part of the development of Wollongong 2022, the Community Strategic Plan, the community provided overwhelming feedback that the connection between the escarpment (*"the mountains"*) and the sea was a priority and a core value for them as residents. As a result the Wollongong 2022 community vision is: *"From the mountains to the sea, we value and protect our natural environment and we will be leaders in building an educated, creative and connected community."*

Wollongong 2022 also identifies the coastal environment and Lake Illawarra to be of cultural and environmental significance. The coastal foreshore of Wollongong extends from one end of the city to the next, with the two local government areas joined by the lake entrance between the suburbs of Lake Illawarra in Shellharbour City and Windang in Wollongong. The Lake provides a key connection between our cities. Recent decisions by the State Government to disband the Lake Illawarra Authority have reinforced the need for coordination and connectivity between the local government authorities to ensure the health and wellbeing of the lake, its amenity to the residents and its opportunities are best recognised.

There are shared improvement priorities from the Community Surveys undertaken by IRIS for both Councils. Footpaths, roads and public areas maintenance are seen as services of high importance that require improvement. Differences between the two areas were noticeable around waste management, which rates more poorly by Shellharbour City Council residents; and parking, which rates more poorly by Wollongong City Council residents (IRIS Research, 2014, p. v; IRIS Research, 2012, p. iv).

The surveys indicate shared community concerns around social issues, including community safety and youth unemployment. Whilst this can be said of many communities across NSW, the ongoing trend for high youth unemployment, for particular areas of our region, makes this a unique challenge for the communities of Wollongong and Shellharbour.

In summary, whilst there are some differences in terms of values, the historical and traditional aspects of the two LGAs on the whole display similarities.

4 Attitudes of Residents and Ratepayers

The Merger Proposal states that there is a public consultation process which includes a public inquiry allowing for the views of residents and ratepayers to be considered. However, the State Government has not mandated the use of polling by the Chief Executive's Delegates to obtain a statistically significant representation of affected residents and ratepayers. Given community sentiment is important to this debate, Wollongong City Council has chosen to commission its own research into the attitudes of residents and ratepayers.

Whilst some local government authorities have been identified for potential merger for over two years, giving ample opportunity for community engagement, Wollongong City Council was only identified as a merger candidate on 18 December 2015. Research undertaken on the 2004 round of local government amalgamations concluded that hasty and poorly planned amalgamations with inadequate consultation run the risk of resulting in poor outcomes and disaffected communities, and support from the councils involved in proposed amalgamations has been proved to be critical to positive outcomes (Jeff Tate Consulting, 2013, p. 13).

Wollongong City Council has been tasked with assessing community sentiment in an informed, unbiased, and representative manner in the space of just a few weeks. To that end, Council resolved on 18 January 2016 to undertake a representative public opinion poll in relation to the proposed merger, the results of which will inform Council's formal written submission.

Overall, Council is not in a position to fully understand the attitudes of residents and ratepayers with respect to a proposed merger. However, results from the representative public opinion poll will be utilised in Council's formal written submission.

5 Service Delivery and Facilities/Infrastructure

The Merger Proposal suggests the efficiencies and savings generated by the merger will allow the new council to invest in improved service levels and/or a greater range of services and address the current infrastructure backlog across the two councils.

The Merger Proposal does not recognise Council's achievements to date, including reducing operational costs by more than \$27.3 million to redirect towards asset renewal. Council has also successfully enhanced and expanded the range and level of services provided to the local community. For example, Council has established and expanded services such as a centralised Customer Service Centre, Regulation and Enforcement, Development and Construction Compliance, commissioned the Thirroul Library and Community Centre, created a Professional Conduct Coordinator role, transferred Wollongong City Gallery across under the organisational establishment, initiated internal legal services, and reopened the Town Hall.

Further, the IPART's assessment of Wollongong City Council included a statement that the Council has a robust revenue base, scope to undertake new functions and major projects, and has shown effective regional collaboration.

The Merger Proposal acknowledges the effectiveness of collaboration efforts between Wollongong City and Shellharbour City Councils to date via the Illawarra Pilot Joint Organisation, the former Southern Councils Group, the Community Transport Wollongong-Shellharbour Service and the Illawarra District Noxious Weeds Authority. The Merger Proposal does not present evidence to support the conclusion that a merged council would be better placed to deliver these services and projects into the future.

The IPART's assessment of Wollongong City Council included a statement that the IPART was unable to identify evidence for a better alternative to the council's proposal to stand alone.

The Merger Proposal is silent on the challenges that exist around differences in existing services and service levels, and also infrastructure and asset characteristics and management priorities. Specifically, the tendency for service level harmonisation to result in an across the board increase in service levels to match the highest standard offered by the pre-amalgamation entities, thus exhausting any savings that may result from the merger. This emerged as a consistent theme in the case studies of 2004 local government amalgamations, examined by Jeff Tate Consulting Pty Ltd (2013, pp. 23-32).

Wollongong City Council, since its Financial Sustainability Program, has actively supported regional and precinct focussed infrastructure provision and coordination with relevant stakeholders. Significant effort has been directed by Council towards establishment of clear strategies and plans, in conjunction with the community, for service provision into the future. A merger may allow this approach to occur on a larger scale. For example, West Lake Illawarra has been identified as a major regional release area within the Illawarra Shoalhaven Regional Plan. It includes the currently zoned and under construction development projects across West Dapto, Calderwood, and Tallawarra. In total, more than 27,000 new dwellings together with employment lands, local retail centres and community and recreational uses are planned for this regional land release. The proposed merger would present opportunities to improve the coordination and delivery of local infrastructure and services to support the growing communities.

However, any merger would require the renegotiation of service levels in conjunction with the new community, and likely require trade-offs or adjustments in levels of services previously agreed to with the residents and ratepayers of this Council

Overall, Council recognises that a merger would present a new council with the opportunity to both plan for and rationalise assets on a larger regional scale, which has the potential to deliver benefits to the broader community. However, a merger would require significant effort to align levels of service and infrastructure provision across the newly formed LGA.

6 Employment Impacts for Staff

Council sees the potential implications for existing staff and the role Council plays as a major employer in the region as one of the key issues for careful consideration by the State in its determination of the proposal.

The Merger Proposal canvassed the impact of the merger on the employment of Wollongong City Council staff only to the extent that it identified the potential to achieve savings through a streamlining of senior management roles, and the redeployment of back office and administrative functions to frontline service positions. No evidence has been provided in the Merger Proposal to suggest how this would be achieved, however

it would appear to be supported by a study of non-metropolitan NSW Councils affected by the 2004 amalgamations, which indicated there was an overall increase of 11.7% in total staff numbers post amalgamation, between the period of 2004 and 2011 (Jeff Tate Consulting, 2013, p. 17). The paper identified that typically savings are redirected to providing new or improved services, so whilst some duplicated roles will be lost, other new positions will be created. This is consistent with the previous observation that harmonisation often leads to increases in service levels, and corresponding increases in frontline staff.

Further, the Merger Proposal does not acknowledge the importance of Council's role as one of the largest employers in the region, and the longer term impacts of a merger in terms of redundancies in a community that is already facing a significant shift in its economic climate, particularly with respect to coal mining and steelworks. The region has higher than state average levels of unemployment – 6.8% and 7.1% in Wollongong and Shellharbour respectively (REMPPLAN, September 2015), demonstrating limited capacity for the broader employment market to absorb any job losses that may arise as a result of an amalgamation. The structural adjustment that flows from a merger is likely to see the number of jobs within particular categories of employment reduce, while others will increase.

The Merger Proposal is silent on the differences in the industrial instruments that govern employee benefits and conditions across the two Councils – Wollongong City Council utilises an Enterprise Agreement, whereas Shellharbour City Council operates under the Local Government Award. Council's Enterprise Agreement reflects the history of our industrial relations pathway, yet remains contemporary and reflective of Wollongong City Council's commitment to its people through ongoing professional development, and policy that supports workforce and gender diversity.

Overall, Council recognises that despite the employment protection provisions of the Local Government Act for non-senior staff, a merger has the potential to deliver significant changes to our existing workforce, and industrial relations environment.

7 Rural Community Impacts

The existing Wollongong LGA does not have significant areas that would be considered rural communities.

Overall, the implications of a merger for our rural communities is not considered to be wide reaching, and therefore has not been subject to detailed analysis.

8 Elected Representation

In addressing the impact of the proposed merger on local representation, the Merger Proposal suggests that while there will be an increase in the ratio of residents to elected councillors, the ratio is likely to be similar to those *currently* experienced in other *regional* NSW councils. However the only example cited in the Merger Proposal is that

of Blacktown City Council, which is classified as Metropolitan by the Office of Local Government. An appropriate comparison would be against other Regional Town/City classified councils such as Lake Macquarie City Council and Newcastle City Council, who currently have residents to elected member ratios of 1:15,446 and 1:12,196 respectively (Office of Local Government, 2015).

Based on the numbers used in the Merger Proposal, the only existing local government with a larger ratio would be Blacktown City Council. The new council as proposed would have a higher ratio than the likes of City of Sydney and Liverpool City Council. It would have a significantly higher ratio than the proposed Newcastle/Port Stephens merger, but be relatively similar to a merged Gosford/Wyong council.

Table 4: Elected Representation per Capita – Selected NSW LGAs

	Residents per Councillor
Currently	
Wollongong	15,787
Shellharbour	9,685
Merged	
Wollongong / Shellharbour*	21,197*
Newcastle / Port Stephens **	17,673 **
Gosford / Wyong ***	22,067***
Existing LGAs	
Blacktown	21,679
Liverpool	17,760
Lake Macquarie	15,446
Source: NSW Office of Local Government, <i>Your Council, 2013-14</i>	
* NSW Government Shellharbour City and Wollongong City Council Merger Proposal	
** NSW Government Newcastle City and Port Stephens Council Merger Proposal	
*** NSW Government Gosford City and Wyong Shire Council Merger Proposal	

The Merger Proposal concludes that Councillors will continue to represent local community interests, but is silent on the impacts of reducing representation by one third, or on elected representatives with respect to time commitments, and adequate discharge of their responsibilities as councillors. Supplementary to this, Council is aware the issue of remuneration of Mayors and Councillors is to be reviewed as part of the overarching Local Government Reform package and would strongly suggest any review take into consideration the impacts of an increasing Residents-to-Councillor ratio, and the resulting demands on elected representatives.

The Merger Proposal is silent on the existing differences for election of the Lord Mayor, who is popularly elected at Wollongong, compared to Shellharbour where the Mayor is Councillor elected. Historically, Shellharbour City Council has had a popularly elected Mayor, however this practice was abolished by the State Government in 2011. The Independent Panel recommended direct election of mayors by voters as the preferred model. It is recommended Council include its views on the Lord Mayor election method in its submission.

The Merger Proposal seeks feedback on the number of representatives as per ward structure, and it is recommended this be considered by Council prior to the conclusion of the submission period.

The Merger Proposal suggests the new council will be in a position to use its larger scale and capacity to advocate more effectively for the needs of the Shellharbour and Wollongong communities, and have improved strategic capacity to partner with the NSW and Australian governments, including on major infrastructure initiatives, community services, and regional planning and development. Wollongong City Council is already the third largest LGA by population in NSW (Office of Local Government, 2015), and has a well established reputation for being a capable partner with State and Federal agencies, as demonstrated by the recently released Illawarra Shoalhaven Regional Plan.

There are anticipated implications for the Illawarra Pilot Joint Organisation as a result of the Merger Proposal. The Pilot has received positive feedback so far from the State Government, and its success is not yet fully realised, given it is still operating in the pilot period.

Local government elections are currently scheduled for September 2016, however the State has indicated elections may be delayed until March 2017. Given the constructive and cohesive performance of the current Council, and a long period of Administration directly prior to the current term, it is recommended that the response to the Merger Proposal include Council's strong desire to retain current elected representation across the entire amalgamation process.

Since being elected to Council in 2011, this Council has worked hard to achieve higher levels of satisfaction and trust within the community. This is evidenced through Council's Community Survey where the majority of residents agree Council is an organisation they can trust, and over 90% of Wollongong City Council's residents are satisfied with Council's overall performance (IRIS Research, 2014, p. 5). The 2014

results set a new record, and were achieved on the back of successive improved performance satisfaction ratings in biennial surveys.

Overall, the Merger Proposal may result in diluted elected representation for the Wollongong community on a Residents-per-Councillor basis, however Council has an opportunity to put forward its views on representation options, including Lord Mayor election process, wards, and continued elected representation across amalgamation, in its formal written submission.

9 Ward Structure

The Merger Proposal is silent with respect to wards, except to the extent that community views on the desirability of wards for a new council will be sought through the consultation process.

Section 210 of the Local Government Act 1993 stipulates the provisions around ward boundaries. There are no restrictions on the number of wards, however consideration will need to be given to accord with restrictions on elected representation. Section 224 of the Local Government Act 1993 identified that a Council must have at least 5 and not more than 15 councillors inclusive of the mayor.

Ward boundaries offer localised representation of interests and should consider geographic and socio-geographic characteristics, along with the level of representation divisible to the number of wards. For example, 2 wards may allow for 2 wards of 7, giving a total of 14 councillors plus a popularly elected Lord Mayor. Alternatively, 3 wards would allow for 3 wards of 4; and 4 wards would allow for 4 wards of 3; with all both options providing for a total of 12 councillors plus a popularly elected Lord Mayor.

Council is aware that as part of the Local Government Act Review, the OLG is considering changes to section 224 of the Act, so that councils must have an odd number of councillors and mayor.

It is recommended that Council consider ward structure and elected representation as part of its formal written submission on the Merger Proposal.

10 Opinions of Diverse Communities

The Merger Proposal states that the Delegate will ensure that the opinions of each of the diverse communities of the resulting area are effectively represented through the consultation process. Council reiterates its concerns regarding the extent of informed community engagement on the proposal, since the State Government has put forward a process that relies only on written submissions and the public inquiry as tools for obtaining the views of the community with limited time to gain it.

The Wollongong local government area is made up of a series of diverse communities. The Merger Proposal indicates a merged council would result in an increase in the ratio of residents per councillor from 15,787:1 to 21,197:1, yet concludes that Councillors will continue to represent local community interests. The Merger Proposal is silent on the potential impacts of reducing such representation by one third, particularly with respect to diverse communities and ensuring their opinions are effectively represented.

Overall, the Merger Proposal has not demonstrated how the opinions of diverse communities will be adequately represented to either the Delegate, or represented by elected representatives of a merged council.

11 Other Factors

11.1. *Regional Promotion and Growth*

The Merger Proposal did not clearly address opportunities for improved regional promotion and growth, with increased economic development prospects through a more diverse economic and business profile. Regional attractions and increased diversity of tourism infrastructure would be an advantageous asset for a new council. There is the potential to realise reduced costs in regional marketing and administration, and increased collaboration for destination marketing, and less competition for tourism attractors across the two separate LGAs. A merged council would have enhanced scale and competitive advantage for events, tourism, and business attraction.

11.2. *Natural Resource Management*

The Merger Proposal was largely silent on the existing management frameworks for key environmental priorities spanning the Wollongong and Shellharbour LGAs, and what advantages merger may present with respect to ease of coordinated management. Specifically, these localised environmental priorities include coastal management, management of Lake Illawarra, and management of the Illawarra Escarpment.

Wollongong City Council has been proactive in this space with initiatives such as the Coastal Zone Study, Dune Management Strategy, development of a Coastal Zone Management Plan; development of the Illawarra Escarpment Strategic Management Plan and associated formation of an Escarpment Planning Reference Group; and the establishment of a Lake Illawarra Estuary Management Committee, which is made up of elected officials from both Wollongong City Council and Shellharbour City Council, state government agency representatives, independent scientific advisors as well as community and aboriginal representatives.

11.3. *Proposed Council names*

If the merger were to proceed, the new entity would require a name. It is recommended a name for the newly merged Council form part of Council's formal written submission, and should be subject to further discussion.

11.4. Additional information

Additional information as requested will be compiled to support Council's draft submission and is likely to be included in the 22 February Council report.

In summary, Council has identified other potential advantages which may be realised in the areas of regional promotion and growth, and natural resource management, as a result of a merger, which were not reflected in the Merger Proposal. Further, it is recommended that Council consider a preferred name for any new entity as part of its formal written submission on the Merger Proposal.

CONCLUSION

This report has provided review of the State Government's Merger Proposal for Wollongong and Shellharbour City Councils. In summary, against each of the relevant criteria, a high level analysis of the available information concludes

Financial considerations

Overall, while the KPMG assumptions and resulting savings estimates do not withstand rigorous scrutiny at a detailed level, it would appear that there is the potential for financial benefits to be achieved over the longer term as a result of a merger. However, the potential extent of any financial advantages across the region will not be evident unless the two parties subject of the Merger Proposal were in a position to work together to analyse current structures and operations; and to propose and cost options for a future viable organisational and its transition arrangements. This avenue is currently not available under the forced amalgamation proposal.

Based on a comparison of the available information, there are numerous similarities with respect to the financial positions of both Wollongong City Council and Shellharbour City Council, that present neither significant advantages nor disadvantages with respect to a merger.

There is insufficient information available on the State's proposed policy position of freezing approved rates paths for a period of 4 years, to understand fully the implications for the council of the day's rating structure.

Finally, Merger Proposal does not demonstrate how a merged council would deliver material benefits to the community through its reshaped regulatory functions that, on balance, outweigh the costs of a merger.

Community of Interest and Geographic Cohesion

Whilst there are some differences in the diversity of communities between Wollongong and Shellharbour, on the whole, there are significant and highly valued communities of interest across the two local government areas.

Historical and Traditional Values

The values of the region are underpinned by strong shared history and tradition. The identification of what's important to residents in the future also demonstrates strong similarities.

Attitudes of Residents and Ratepayers

Council is not in a position to fully understand the attitudes of residents and ratepayers with respect to a proposed merger. However, results from the representative public opinion poll will be utilised in Council's formal written submission.

Service Delivery and Facilities/Infrastructure

Overall, Council recognises that a merger would present a new council with the opportunity to both plan for and rationalise assets on a larger regional scale, which has the potential to deliver benefits to the broader community. However, a merger would require significant effort to align levels of service and infrastructure provision across the newly formed LGA.

Employment Impacts for Staff

Council recognises that despite the employment protection provisions of the Local Government Act for non-senior staff, a merger has the potential to deliver significant changes to our existing workforce, and industrial relations environment.

Rural Community Impacts

Overall, the implications of a merger for our rural communities is not considered to be wide reaching, and therefore has not been subject to detailed analysis.

Elected Representation

The Merger Proposal may result in diluted elected representation for the Wollongong community on a Residents-per-Councillor basis, however Council has an opportunity to put forward its views on representation options, including Lord Mayor election processes, wards, and continued elected representation across amalgamation, in its formal written submission.

Ward Structure

It is recommended that Council consider ward structure and elected representation as part of its formal written submission on the Merger Proposal.

Opinions of Diverse Communities

The Merger Proposal has not demonstrated how the opinions of diverse communities will be adequately represented to either the Delegate, or represented by elected representatives of a merged council.

Other Matters

Council has identified other potential advantages which may be realised specifically in the areas of regional promotion and growth, and natural resource management, as a result of a merger, which were not reflected in the Merger Proposal.

It is recommended that Council consider a preferred name for any new entity as part of its formal written submission on the Merger Proposal.

Overall

In summary, it would appear (subject to the qualifications made in this report) that there is the potential for a merger to deliver significant financial benefits to the broader regional community. However, upon examination against the balance of relevant factors as set out in the Local Government Act, there does not appear to be compelling case either for or against a merger.

A high level response to the proposed merger should be arrived at for the Lord Mayor to speak to at the public inquiry, and to inform Council's formal written submission to the Delegate for the Chief Executive of the Office of Local Government.

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MINUTES

ORDINARY MEETING OF COUNCIL

at 6.00 pm

Monday 14 December 2015

Present

Lord Mayor – Councillor Bradbery OAM (in the Chair), Councillors Kershaw, Connor, Brown, Takacs, Martin, Merrin, Blicavs, Dorahy, Crasnich, Curran and Petty

In Attendance

General Manager – D Farmer, Director Corporate and Community Services – Creative, Engaged and Innovative City – G Doyle, Director Infrastructure and Works – Connectivity, Assets and Liveable City – M Hyde, Director Planning and Environment – Future, City and Neighbourhoods – A Carfield, Manager Governance and Information – K Cowgill, Manager Finance – B Jenkins, Manager Property and Recreation – P Coyte, Manager Environmental Strategy and Planning – R Campbell, Manager Human Resources – T Tyrpenou, Manager Community Cultural and Economic Development – K Hunt and Manager City Works and Services – M Roebuck

Leave of Absence

Councillor Colacino's leave of absence, previously granted by Council, was noted.

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DISCLOSURES OF INTERESTS

Councillor Martin declared a non-significant, non-pecuniary interest in Item 3 insofar as the Item involves a Planning Proposal which, if approved, will make its way to the Department of Planning and Environment. Councillor Martin is employed by that Department, however, she advised that she does not work on any matters which involve Wollongong City Council.

Councillor Brown declared a significant pecuniary interest in Item 3 as a close family member lives adjacent to this parcel of land. Councillor Brown advised that he would depart the meeting during debate and voting on Item 3.

Councillor Petty declared a significant pecuniary interest in Item 8 and he would depart the Chamber during the debate and voting on this matter. He stated that he is employed by a company that has an ongoing business relationship with a tenderer.

Councillor Dorahy declared a non-significant interest in Item 3 as he lives in the Figtree area.

Councillor Dorahy declared a non-pecuniary, non-significant conflict of interest in Item 5 as he is the Chair of the Major Events Committee.

PETITION – DANGEROUS TREES – BALFOUR ROAD, AUSTINMER

The Lord Mayor tabled a petition signed by residents of Balfour Road, Austinmer seeking the removal of huge trees on the nature strips. Residents feel that the trees pose a very real risk to life and property because they have branches which overhang powerlines and some tower over houses. Falling branches have narrowly missed numerous residents, smashed car windscreens and panels and damaged homes. The trees also drop enormous amounts of leaf litter which blocks the drains, poses a fire risk and is also way beyond the limit of the green waste bins. Residents are willing to nurture new trees, if Council replaces the current trees with appropriate plantings.

PROVISION OF FREE OUTDOOR GYM FACILITIES IN PARKS IN THE NORTHERN ILLAWARRA (HELENSBURGH / OTFORD / STANWELL PARK)

Councillor Petty tabled 30 signed form letters which request Council to include in its 2016/2017 budget considerations and/or lodge an application on behalf of residents for external funding through the NSW Government's Community Building Partnership funding program for the provision of free outdoor gym facilities in public parks in the northern Illawarra suburbs of Helensburgh, Otford and Stanwell Park. The equipment would benefit the community and particularly improve the health of the senior population. Councillor Petty further advised that he had been told that another 20-30 of these form letters had been lodged in his letterbox today.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 30 NOVEMBER 2015

- 178** **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Brown seconded Councillor Kershaw that the Minutes of the Ordinary Meeting of Council held on Monday, 30 November 2015 (a copy having been circulated to Councillors) be taken as read and confirmed.

VOTE OF THANKS – GWYNNEVILLE PUBLIC SCHOOL

- 179** **COUNCIL'S RESOLUTION** - RESOLVED on the motion of Councillor Brown seconded Councillor Crasnich that students and teachers from Gwynneville Public School be thanked for their presentation and rendition of the National Anthem.

CALL OF THE AGENDA

- 180** **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Brown seconded Councillor Crasnich that the staff recommendations for Items 4, and 9 to 16 inclusive, be adopted as a block.

ITEM A – NOTICE OF MOTION - COUNCILLOR CONNOR - SHARED VALUES SHARED FUTURE - ILLAWARRA 200

A PROCEDURAL MOTION was MOVED by Councillor Martin seconded Councillor Dorahy that Councillor Connor be granted an additional five minutes to address the meeting in relation to Item A.

181 COUNCIL'S RESOLUTION - RESOLVED on the motion of Councillor Connor seconded Councillor Blicavs that Council acknowledges –

- 1 Aboriginal people as the Indigenous people of this land and the traditional custodians for generations to come.
- 2 European settlement in the Illawarra 200 years ago with the first five land grants issued in December 1816.
- 3 The ideologies of Illawarra 200 as symbolic of Shared Values and a Shared Future. We are a community where working together is promoted and sharing of cultures, ideology and experiences is encouraged.

Variation *The variation moved by Councillor Bradbery to change the word 'acknowledge' to 'acknowledges' and the words 'a symbol' to 'symbolic' in Part 3, was accepted by the mover and seconder.*

In favour Councillors Kershaw, Connor, Brown, Martin, Takacs, Merrin, Blicavs, Dorahy, Crasnich, Petty and Bradbery

Against Councillor Curran

DISCLOSURE OF INTERESTS

During the debate on Item B, Councillor Brown declared a potential significant conflict of interest as his brother works at BlueScope.

During the debate on Item B, Councillor Kershaw declared a significant conflict of interest as her brother works at BlueScope.

Immediately following their disclosures, both Councillors Brown and Kershaw departed the meeting and were not present for the vote/s taken for Item B.

ITEM B – NOTICE OF MOTION - COUNCILLOR CONNOR - RATES ASSISTANCE FOR BLUESCOPE STEEL WORKERS AND ASSOCIATED INDUSTRIES

MOVED by Councillor Connor seconded Councillor Martin that -

- 1 Council provide, upon application, a rates moratorium for 90 days for any BlueScope employees who will be subject to loss of employment due to the recent decision by local unions to accept significant job losses to secure the operational viability of BlueScope Steel Port Kembla.
- 2 Employees of local businesses directly associated with BlueScope operations and have lost their employment as a direct result of the adjustment to BlueScope operations may also apply for the rates moratorium.

At this stage, Councillor Petty FORESHADOWED a MOTION should Councillor Connor's Motion be defeated.

A PROCEDURAL MOTION was MOVED by Councillor Crasnich seconded Councillor Dorahy that a two minute extension be granted to Councillor Petty to address the meeting on his proposed Foreshadowed Motion.

Councillor Connor's MOTION on being PUT to the VOTE was LOST.

In favour Councillors Connor, Martin, Takacs and Bradbery
Against Councillors Merrin, Blicavs, Dorahy, Crasnich, Curran and Petty

Following the defeat of Councillor Connor's Motion, Councillor Petty's FORESHADOWED MOTION became the MOTION.

MOVED by Councillor Petty seconded Councillor Crasnich that Council –

- 1 Advertise on rate notices and social media, Council's Hardship Policy.
- 2 Write to BlueScope Steel, the South Coast Labour Council, and every other business or organisation that requests, and provide a copy of our Hardship Policy.

Councillor Petty's MOTION on being PUT to the VOTE was LOST.

In favour Councillors Crasnich, Curran and Petty
Against Councillors Connor, Martin, Takacs, Merrin, Blicavs, Dorahy and Bradbery

DEPARTURE OF COUNCILLOR

During the debate and prior to voting on Item 1, Councillor Curran departed and returned to the meeting, the time being from 7.24 pm to 7.26 pm.

ITEM 1 - HILL 60 RESERVE LANDSCAPE MASTER PLAN

182 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Martin seconded Councillor Crasnich that -

- 1 The Niche Hill 60 Reserve Conservation Management Plan – Supplementary Report, Council's Community Engagement Report on Hill 60 and the Hill 60 Landscape Master Plan Implementation Plan be noted.
- 2 The draft Concept Landscape Master Plan for Hill 60, as exhibited and attached to the report (Attachment 4), be adopted by Council as the starting point for the future renewal and development of the Hill 60 precinct.
- 3 The Implementation Plan be included in budget considerations for the 2016/2017 financial year for an accessible viewing platform at Hill 60, close to Site 18 on the draft Landscape Master Plan Map.

ITEM 2 - BULLI MINER'S COTTAGE AND DENMARK HOTEL, 200 AND 202 PRINCES HIGHWAY, BULLI

183 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Merrin seconded Councillor Kershaw that -

- 1 The current staged approach to addressing the future reuse of the Bulli Miner's Cottage (200 Princes Highway, Bulli) be supported, including:
 - a Completion of urgent works approved through Development Application DA-2015/1086;
 - b Progression of a 'Call for Proposals' process for the lease of the Bulli Miner's Cottage; and
 - c Determining what additional works are required to support the endorsed proposal and who pays.
- 2 In principle support be offered for the establishment of a 'Right of Carriageway' over the Bulli Miner's Cottage site (200 Princes Highway, Bulli) to the Denmark Hotel site (202 Princes Highway, Bulli), subject

to the following terms/conditions:

- a The owner of the former Denmark Hotel building must obtain Development Consent;
 - b The development consent must provide for the adaptive reuse and long term conservation of the Denmark Hotel building;
 - c The 'Right of Carriageway' must ensure the ongoing viability of the Bulli Miner's Cottage, for suitable adaptive reuse options (as may be identified through the 'Call for Proposals');
 - d Any and all costs associated with the establishment of a right of way, or easement, are to be borne by the owner/developer of the Denmark Hotel; and
 - e The final agreement should provide for a financial return, and/or works in kind, that will have benefit to the ongoing conservation of the Bulli Miner's Cottage.
- 3 A report be provided to Council prior to formalisation of an agreement to establish a 'Right of Carriageway'.
 - 4 A report be provided to Council on the outcome of the 'Call for Proposals' process.
 - 5 A progress report be provided by July 2016 through a Councillor Briefing.

Variation *After moving the Motion, Councillor Merrin varied her Motion with the addition of Part 5. This variation was acceptable to the seconder.*

DEPARTURE OF COUNCILLORS

Due to a prior disclosure of interest, Councillor Brown departed the meeting and was not present for the debate and voting on Item 3.

During the debate and prior to voting on Item 3, Councillors Petty and Dorahy departed and returned to the meeting, the times being from 7.46 pm to 7.47 pm, and 7.48 pm to 7.50 pm, respectively.

**ITEM 3 - DRAFT PLANNING PROPOSAL: WESTERN PRECINCT
REDGUM RIDGE ESTATE, REDGUM FOREST WAY, FIGTREE**

184 COUNCIL'S RESOLUTION - RESOLVED on the motion of Councillor Blicavs seconded Councillor Dorahy that -

- 1 The draft Planning Proposal to correct minor anomalies around the existing approved eastern precinct of Redgum Ridge Estate, Figtree be progressed by:
 - a Finalising the Planning Proposal that seeks to amend the Land Zoning Map from E3 Environmental Management to R2 Low Density Residential zone, and make corresponding amendment to the Floor Space Ratio, Minimum Lot Size and Natural Resource Sensitivity Maps;
 - b Referral of the final Planning Proposal to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the final proposal; and
 - c Noting that the General Manager will thereafter proceed to exercise his delegation issued by the NSW Department of Planning and Environment under Section 69 in relation to the final proposal.
- 2 The establishment of a BioBanking Agreement for Redgum Ridge Estate be supported, covering both the lands zoned E2 Environmental Conservation (Lot 814 DP 1193843 Redgum Forest Way, Figtree – eastern precinct) and proposed to be zoned E2 Environmental Conservation (Lot 815 DP 1193843 Redgum Forest Way, Figtree – western precinct) in accordance with the conditions set in a BioBanking statement issued by the Office of Environment and Heritage.
- 3 In principle support be given for the establishment a Biodiversity Certification Agreement for Redgum Ridge Estate in accordance with Section 126H of the *Threatened Species Conservation Act 1995*, with Council as the planning authority lodging the Biodiversity Certification application to the Office of Environment and Heritage, subject to the Biodiversity Certification application being reported to Council prior to exhibition.
- 4 Council support the transfer of the land proposed to be zoned E2 Environmental Conservation (Lot 815 DP 1193843 Redgum Forest Way, Figtree – western precinct) to Council, with funding, following the approval of the Biodiversity Certification application - noting that the transfer of the eastern portion of the forest to Council has previously been supported.

- 5 Following the endorsement of the Biodiversity Certification application by the Minister for the Environment, the draft Planning Proposal for the western precinct of Redgum Ridge Estate, Figtree (Lot 815 DP 1193843 Redgum Forest Way, Figtree) be progressed by:
 - a Finalising the Planning Proposal that seeks to amend the Land Zoning Map from RU2 Rural Landscape to E4 Environmental Living with a Minimum Lot Size of 1,000m² and Floor Space Ratio of 0.3:1, and rezone the remainder of the site to E2 Environmental Conservation with a Minimum Lot Size of 39.99ha;
 - b Referring the final Planning Proposal to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the final proposal; and
 - c Noting that the General Manager will thereafter proceed to exercise his delegation issued by the NSW Department of Planning and Environment under Section 69 in relation to the final proposal.

In favour Councillors Kershaw, Martin, Blicavs, Dorahy, Crasnich and Bradbery
Against Councillors Connor, Takacs, Merrin, Curran and Petty

ITEM 4 - SECOND DEED OF VARIATION TO PLANNING AGREEMENT - STOCKLAND DEVELOPMENT - BONG BONG ROAD, HORSLEY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION –

- 1 The Draft Second Deed of Variation to the Planning Agreement between Stockland Development Pty Ltd and Council be publicly exhibited for a minimum period of 28 days (excluding the Christmas and New Year period).
- 2 The General Manager be delegated authority to determine, finalise and execute the draft Second Deed of Variation after consideration of any issues raised in the public exhibition.

DEPARTURE OF COUNCILLORS

During the debate and prior to voting on Item 5, Councillors Blicavs and Connor departed and returned to the meeting, the times being from 8.01 pm to 8.02 pm, and 8.13 pm to 8.16 pm, respectively.

ITEM 5 - WOLLONGONG MAJOR EVENTS STRATEGY 2016-2020

A PROCEDURAL MOTION was MOVED by Councillor Martin seconded Councillor Crasnich that Councillor Brown be granted an additional two minutes to address the meeting in relation to Item 5.

- 185 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Dorahy seconded Councillor Blicavs that Council endorse the Wollongong Major Events Strategy 2016–2020.

ITEM 6 - POLICY REVIEW: WORKFORCE DIVERSITY

- 186 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Merrin seconded Councillor Blicavs that -
- 1 The Employment Equity and Diversity Policy be renamed Workforce Diversity Policy and Plan.
 - 2 Council adopt the Workforce Diversity Policy and Plan.

ITEM 7 - PROPOSED ACQUISITION OF LOTS 100 AND 101 DP 1116914 MARSHALL STREET, DAPTO

- 187 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Connor seconded Councillor Crasnich that -
- 1 Council authorise the acquisition of Lots 100 and 101 DP 1116914 Marshall Street, Dapto, shown hatched on the attachment to the report, subject to the following conditions:
 - a Purchase price of \$3,000,000 (GST exc).
 - b Council be responsible for all costs including valuation, survey, plan lodgement, transfer and legal costs.
 - 2 Upon acquisition, Lots 100 and 101 DP 1116914 Marshall Street, Dapto be classified as Operational land in accordance with the Local Government Act 1993.

DEPARTURE OF COUNCILLOR

Due to a prior disclosure of interest, Councillor Petty departed the Chamber and was not present during the debate and voting for Item 8.

ITEM 8 - TENDER T15/23 - CLEANING OF CITY MALL AND KEIRA STREET PAVERS

188 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Brown seconded Councillor Blicavs that -

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Roadworx Surfacing Pty Ltd (trading as Roadworx) for Cleaning of City Mall and Keira Street Pavers, in the sum of \$366,808, excluding GST, being for a period of two years (plus three options to extend for a further duration of one year each).
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 9 - TENDER T15/32 - KEMBLA HEIGHTS COMMUNITY HALL AMENITIES REFURBISHMENT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION –

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Malsave Pty Ltd for the refurbishment of the amenities at Kempl Heights Community Hall, in the sum of \$135,241.58 excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 10 - TENDER 15/19 - GENERATOR SERVICES

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION –

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Star Electrical for Generator Services, in the sum of \$49,154, excluding GST, for the initial term of (3) years with the option to extend for a further one (1) year, plus one (1) year.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 11 - TENDER T15/35 - CENTRAL RD AND BLACKMAN PARADE TRAFFIC SIGNALS UNANDERRA

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION –

- 1 In accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of Traffic Signals NSW Pty Ltd for the installation and commissioning of traffic signals at the intersection of Central Road and Blackman Parade, Unanderra, in the sum of \$147,200, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required to give effect to this resolution.

ITEM 12 - BERKELEY SAFER SPACES PROJECT - PERMISSION TO WORK ON PRIVATE PROPERTY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION – Council endorse –

- 1 The removal of a broken and unmaintained light and pole which is impacting negatively on the amenity of Winnima Way Walkway.
- 2 A graffiti prevention mural project to replace an ageing graffiti prevention mural on the post office shopfront window (which is boarded up) facing Winnima Way Walkway.
- 3 A project to develop and create a series of new graffiti prevention murals and an engagement chalkboard on the boards of the southern end of the Berkeley shopfronts facing Winnima Way.

ITEM 13 - UPDATE ON GLENIFFER BRAE

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION – The information be noted.

ITEM 14 - MODEL CODE OF CONDUCT COMPLAINTS STATISTICS REPORT 2014-2015

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION – The report be received and noted.

ITEM 15 - QUARTERLY REPORT ON DEVELOPMENT APPLICATIONS INVOLVING VARIATIONS TO DEVELOPMENT STANDARDS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION – Council note the report.

ITEM 16 - CITY OF WOLLONGONG TRAFFIC COMMITTEE - MINUTES OF MEETING HELD 18 NOVEMBER 2015 AND ELECTRONIC MEETING HELD ON 3 DECEMBER 2015

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 180).

COUNCIL'S RESOLUTION – In accordance with the powers delegated to Council, the minutes and recommendations of the City of Wollongong Traffic Committee Meeting held on 18 November 2015 and the electronic meeting held on 3 December 2015, in relation to Regulation of Traffic be adopted.

CLOSED COUNCIL SESSION

The Lord Mayor called for a motion to close the meeting for consideration of a report which deals with the acquisition of land.

189 COUNCIL'S RESOLUTION - RESOLVED on the motion of Councillor Merrin seconded Councillor Dorahy that the meeting move into Closed Session to consider Confidential Council business which deals with a proposed land acquisition, in accordance with Section 10A 2(c) of the Local Government Act 1993 on the basis that -

- a The report contains commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council.
- b On balance, the public interest in preserving the confidentiality of commercial information supplied outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting.

Prior to putting the above Motion to the vote, the Lord Mayor advised members of the gallery that this matter relates to the acquisition of land and is classified as Confidential under Section 10A 2(c) of the Local Government Act 1993, which permits the meeting to be closed to the public, as the report contains commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council.

In accordance with Section 10A (4) of the Local Government Act, the Lord Mayor invited members of the gallery to make representations to the Council meeting as to whether this part of the meeting should be closed.

No submissions were received from the press or members of the gallery.

The MOTION on being PUT to the VOTE was CARRIED.

At this stage, the time being 8.30 pm, members of the press and gallery departed the Council Chambers.

The meeting moved into Closed Session, the time being 8.31 pm.

Council resumed into Open Session at 8.32 pm and members of the gallery were invited back into the Council Chambers.

RESOLUTION FROM THE CLOSED SESSION OF COUNCIL

ITEM 1 – ACQUISITION OF LAND

- 190** The Lord Mayor advised that whilst in Closed Session Council resolved to acquire a parcel of land which will be classified as Operational, once the acquisition has been finalised.

THE MEETING CONCLUDED AT 8.33 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on 1 February 2016.

Chairperson



MINUTES

EXTRAORDINARY MEETING OF COUNCIL

at 5.00 pm

Monday 18 January 2016

Present

Lord Mayor – Councillor Bradbery OAM (in the Chair), Councillors Kershaw, Connor, Brown, Takacs, Merrin, Blicavs, Dorahy, Colacino, Crasnich and Curran

In Attendance

General Manager – D Farmer, Director Corporate and Community Services – Creative, Engaged and Innovative City – G Doyle, Director Infrastructure and Works – M Hyde, Director Planning and Environment – Future, City and Neighbourhoods – A Carfield, Manager Governance and Information – K Cowgill, Manager Finance – B Jenkins, Manager Property and Recreation – P Coyte and Manager Community Cultural and Economic Development – K Hunt

Apologies

The apologies tendered on behalf of Councillors Martin and Petty were accepted.

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ITEM A – NOTICE OF MOTION - COUNCILLORS CURRAN AND PETTY - RESPONSE TO MERGER PROPOSAL

MOVED by Councillor Kershaw seconded Councillor Brown that Council prepare responses to the recent merger proposal announced by the NSW Government.

Councillor Merrin MOVED an AMENDMENT, however, the Lord Mayor ruled it to be a FORESHADOWED MOTION. Councillor Merrin subsequently advised that she would put forward a FORESHADOWED MOTION should Councillor Kershaw's Motion be defeated.

MOTION OF DISSENT

Councillor Takacs MOVED a MOTION OF DISSENT on the Lord Mayor's ruling as he believed the FORESHADOWED MOTION proposed by Councillor Merrin was not dissimilar to the MOTION put forward by Councillor Kershaw.

The MOTION OF DISSENT on being PUT to the VOTE was LOST.

Councillor Kershaw's MOTION was then PUT to the VOTE and was LOST.

In favour Councillor Curran

Against Councillors Kershaw, Connor, Brown, Takacs, Merrin, Blicavs, Dorahy, Colacino, Crasnich and Bradbery

Following the defeat of Councillor Kershaw's Motion, Councillor Merrin's FORESHADOWED MOTION became the MOTION.

1 COUNCIL'S RESOLUTION - RESOLVED on the motion of Councillor Merrin seconded Councillor Kershaw that -

- 1 Council prepare responses to the recent merger proposal announced by the NSW Government.
- 2 Council fund a representative sample public opinion poll on the proposed amalgamation from the Strategic Projects Reserve.
- 3 Expenditure in relation to the opinion poll be limited to \$10,000.
- 4 Information regarding the proposed merger between Wollongong and Shellharbour City Councils be placed on Council's website.

Variation *The variation moved by Councillor Takacs to delete the word 'suitable' and replace it with the words 'representative sample' in Part 2, was accepted by the mover and seconder.*

In favour Councillors Kershaw, Connor, Brown, Takacs, Merrin, Blicavs and Curran

Against Councillors Dorahy, Colacino, Crasnich and Bradbery

MATTER OF GREAT URGENCY

Councillor Curran requested that the Lord Mayor consider a matter of great urgency in relation to meeting with Shellharbour City Council to share, in confidential session, financial information which is not publicly available, so as to assist with the formulation of responses to the merger proposal.

The Lord Mayor deemed Councillor Curran's request not to be a matter of great urgency in light of the motion (Minute No. 1) above, and also on the basis that he would also like to have the opportunity to meet with his fellow Councillors to hear opinions.

THE MEETING CONCLUDED AT 6.01 PM.

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on 1 February 2016.

Chairperson

26 November 2015

Sandon Point Aboriginal Place Joint Management Agreement

An co-management framework to uphold the Values of the Sandon Point Aboriginal Place between Wollongong City Council and the Aboriginal Community Organisations listed in schedule C of the National Parks and Wildlife Act 1974 Section 90 permit number 2130

Sandon Point Aboriginal Place Joint Management Agreement

1. INTRODUCTION

On 16 February 2007, in the NSW Government Gazette No. 32, the Minister for the Environment declared that Sandon Point is a significant Aboriginal Place for the purposes of the National Parks and Wildlife Act 1974. The declaration and written notification to Wollongong City Council (Council) by the NSW Government identified the Values of the Sandon Point Aboriginal Place. These Place Values are to be protected and strengthened through careful future management of this significant area through this Joint Management Agreement and the implementation of the Sandon Point and McCauley's Beach Plan of Management.

Now and into the future, important decisions need to be made around protecting and maintaining the Values of the Sandon Point Aboriginal Place and managing Aboriginal Cultural Uses and Developments that are supportive of those Place Values. This agreement sets out how those important decisions will be made. Through the Plan of Management, Council acknowledges that the Aboriginal Community is the best decision maker in this area and this is the spirit into which Council is entering into a Joint Management Agreement.

Council, unlike the other Joint Management Agreement Partners, is not an Aboriginal Community Organisation, but a local governmental body. Council has legal requirements placed upon it as a governmental body that will impact on how joint management can work. In particular, Council is legally obligated to seek an approval from the Office of Environment and Heritage (OEH) where activities and works have the potential to impact on Aboriginal objects within the PoM area or to impact on the Values of the Sandon Point Aboriginal Place. Council will undertake consultation with the Joint Management Agreement Partners and the wider general Aboriginal community in accordance with OEH legislation and policies when seeking these approvals, currently known as Aboriginal Heritage Impact Permits (AHIPs) and as section 90 permits in the past.

The purpose of this Joint Management Agreement is to create a framework that both the Aboriginal Community and Council can use to uphold the Values of the Sandon Point Aboriginal Place and implement the adopted Plan of Management for Sandon Point and McCauley's Beach on both a day to day and long term basis.

Where appropriate, Aboriginal Organisation Joint Management Agreement Partners are asked to canvass issues within their own community networks to enable them to fully consider matters presented in Joint Management Agreement Partner meetings for decisions. This Joint Management Agreement is a long term management strategy and will evolve over time as management issues related to the upholding the Values of the Sandon Point Aboriginal Place are considered in future meetings and decisions are made. The Agreement will be reviewed on a regular basis as scheduled in section 11 and amended if necessary to uphold the Values of the Place.

2. VALUES OF THE SANDON POINT ABORIGINAL PLACE

"The values of the Aboriginal place include a meeting place for Aboriginal groups; a "chiefs" meeting place; a midden; and burials of Aboriginal people" (16 February 2007 Gazette).

"It is a place that has a history reflecting a resource rich environment where Aboriginal groups traditionally gathered for meetings, ceremonies, and other activities, including camping and fishing. The whole of Sandon Point area is considered a significant meeting place, and a story site located on the Sandon Point headland was a place where two leaders of two Aboriginal groups met. Further the McCauley's Beach midden is the surviving remnant of an extensive coastal midden, which includes an Aboriginal burial and re-burial site. The declaration of the Sandon Point Aboriginal Place acknowledges these values". (19 February 2007 Letter from Department of Environment and Conservation NSW to Wollongong City Council)

In the pre-1788 era, the Sandon Point area was an important ceremonial site, burial site and meeting place for Aboriginal people. The southern point, known as the Sandon Point, is recognised as a traditional chief's

Sandon Point Aboriginal Place Joint Management Agreement

meeting place. The wider area beyond Sandon Point is recognised as a more general meeting place where trade would be conducted between groups and stories would be shared. The abundant food resources of the area supported gatherings of Aboriginal groups.

In 1817, colonial settler occupation around Sandon Point began with the formation of an agricultural estate - the area was used for small-scale cultivation and grazing. By the late 1800s, the area was heavily cultivated and had several industrial operations. As land in the region was divided for settler use, Aboriginal people would often camp and fish to the north of Sandon Point.

Today, the importance of Sandon Point to local Aboriginal people is evident by the high levels of contestation towards recent development proposals made in an effort to protect the area. Sandon Point is an important Aboriginal landscape with culturally significant areas. The Sandon Point Aboriginal Place protects the material traces of history and enables local Aboriginal people to continue to connect to traditional culture and maintain traditional knowledge.

Evidence of past Aboriginal occupation of the Sandon Point area comprises shell middens and stone artefact scatters. A burial associated with a shell midden near McCauley's Beach, dated to over 6,000 years old, was uncovered after a series of storms exposed remains in 1998. The ancestral remains have been reburied. (<http://www.environment.nsw.gov.au/aboriginalplaces/SandonPoint.html>)

The declaration of Aboriginal Places offers Aboriginal people opportunities to reconnect with their ancestors, community and culture. (<http://www.environment.nsw.gov.au/aboriginalplaces/history.htm>)

Aboriginal heritage is inseparable from the natural environment - from individual plants and animals to ecosystems. The land and waterways are associated with dreaming stories and cultural learning that links Aboriginal people with who they are and where they belong. (<http://www.environment.nsw.gov.au/nswcultureheritage/AboriginalPeopleAndCulturalLife.htm>)

3. THE SANDON POINT AND MCCAULEY'S BEACH PLAN OF MANAGEMENT

On 23 February 2015, Council adopted the Sandon Point and McCauley's Beach Plan of Management (PoM), which includes the Sandon Point Aboriginal Place. A primary purpose of the PoM is to manage the area "with the highest level of protection for its Aboriginal Cultural and Heritage significance that is feasible for its recreational coastal location and Council's available resources".

The PoM area is used for a variety of purposes ranging from beach activities such as swimming, and surfing to Aboriginal cultural uses and developments. The PoM identifies Aboriginal Cultural Uses and Developments within the PoM area as "... relating to the protection of burials, middens, artefacts, practicing traditional customs and ceremonies, and maintaining a contemporary connection to the land." The PoM also "...acknowledges that uses and developments which support the values of the Sandon Point Aboriginal Place are best defined and managed in culturally appropriate ways that are determined by the Aboriginal community themselves." Aboriginal Community Organisations will be making decisions about how to protect burials, middens and artefacts, and to practice traditional customs and ceremonies and maintain a contemporary connection to the land within the PoM area by notifying and negotiating with Council in accordance with this Joint Management Agreement and the adopted PoM.

The adopted PoM is in accordance with the Local Government Act 1993 and identifies the legislative and policy framework that will affect how Wollongong City Council will manage this significant area into the future with the entire community.

4. OBJECTIVES OF THIS AGREEMENT

- A. Ensure that the Sandon Point and McCauley's Beach Plan of Management area is managed in a way that respects, conserves and maintains the values of the Sandon Point Aboriginal Place.

Sandon Point Aboriginal Place Joint Management Agreement

- B. Formalise the involvement of Aboriginal people in the management of the Sandon Point and McCauley's Beach Plan of Management area to achieve objective A.

5. JOINT MANAGEMENT AGREEMENT PARTNERS

On 23 June 2014 Wollongong City Council resolved to pursue a joint management agreement for the Sandon Point Aboriginal Place by authorising Council Staff to invite Aboriginal Community organisations which were all listed in schedule C of the National Parks and Wildlife Act 1974 Section 90 permit number 2130, and seek their support and involvement in that Joint Management process.

On 28 July 2014 Council invited the following organisations to be a Joint Management Agreement Partner with Council.

- Korewal Eloura Jerrungarah Tribal Elders Aboriginal Corporation (KEJ);
- Illawarra Local Aboriginal Land Council (ILALC);
- Sandon Point Aboriginal Tent Embassy (SPATE);
- Wadi Wadi Coomaditchi Aboriginal Corporation; and
- Wodi Wodi Elders Council.

By 25 November 2014 all Aboriginal Community Organisations had accepted Council as a Joint Management Agreement Partner and agreed to negotiating a draft Joint Management Agreement. (Appendix A).

6. THE MAKING OF THE JOINT MANAGEMENT AGREEMENT

A first meeting to discuss a draft Joint Management Agreement was held on 26 November 2014 which was attended by KEJ; ILALC; SPATE; Wadi Wadi Coomaditchi Aboriginal Corporation; Wodi Wodi Elders and Council. It was agreed at the first meeting that each Aboriginal Community Organisation could be represented by up to 2 persons at future meetings and that each organisation would nominate persons who were eligible to attend future meetings and only those who were nominated were eligible to attend meetings. This was agreed to as a means to keep future meetings productive. It was agreed that each group would notify Council who the nominated persons were.

A second meeting was held on 13 January 2015 and attended by KEJ; ILALC; SPATE; Wodi Wodi Elders and Council. At the 13 January meeting it was agreed that a list of the nominated persons would form part of the agreement and that the agreement would also include more detailed terms of reference and meeting procedures.

On 23 February 2015 when Council adopted the PoM, it was further resolved:

"The support of the Elders from the five Aboriginal community groups to participate in a Joint Management Agreement be noted and Council confirm its willingness to pursue and facilitate this process. A further report on the Joint Management Agreement be presented to Council for endorsement, when the protocols have been developed by the Elders."

Notwithstanding Council's resolution above, it is acknowledged that not all Aboriginal Community Organisations listed in schedule C of the National Parks and Wildlife Act 1974 Section 90 permit number 2130 (*The listing was the basis on which Council resolved to invite Aboriginal Community Organisations to form a partnership agreement*) are Elder Organisations. This agreement has been developed by Council and Elder and Non Elder Aboriginal Community Organisations in accordance with the Council resolution of 23 June 2014.

A third meeting held on 15 May 2015 was attended by ILALC, SPATE, Wodi Wodi Elders, Wadi Wadi Coomaditchi Aboriginal Corporation and Council. It was agreed that more time was needed to consider the

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draft agreement and for the Aboriginal Community Organisations to take the draft agreement back to their wider communities for comment until 30 July 2015.

Wollongong City Council wrote to the Aboriginal Community Organisation Partners on 4 September 2015 about the comments received on the draft agreement and proposed that all comments could be incorporated into the draft agreement. The comments were as follows:

- *“It should include a communication strategy to show how WCC is planning to communicate with the Joint Management Agreement Partners about managing the area”.*
- *“Facilitating the meetings should be rotated between the partner groups who want to take on that role and agenda setting, meeting processes need more structure than has occurred in last two meetings (13 Jan and 15 May)”.*
- *“It should acknowledge that there are Elder Groups and Non Elder Groups who have been consulted on the drafting of this joint management agreement”.*

On 9 October 2015 Wollongong City Council sent out the revised Draft Agreement along with the invitation to Joint Management Agreement to the fourth of the Joint Management Agreement Partners meeting held on 30 October 2015.

The October meeting was attending by ILALC, SPATE, Wadi Wadi Coomaditchi Aboriginal Corporation and Council, which was not a quorum. However, those present at the meeting agreed to the following:

- the draft agreement needed revision to better explain:
 - the values of Sandon Point,
 - the role of Council in the agreement,
 - the role of legislation in the agreement,
- the draft agreement needed revision so that future meetings can be more productive. For example, those not able to attend should be encouraged to send a nominated representative and a quorum of 3 out of 5 rather than 4 out of 5 was supported.

These revisions were incorporated into the draft agreement, mailed to all Aboriginal Community Organisations on 12 November 2015 and discussed at the fifth Joint Management Agreement meeting held on 26 November 2015 which was attended by ILALC, SPATE, Wadi Wadi Coomaditchi Aboriginal Corporation and Council.

At the 26 November 2015 meeting the draft agreement was endorsed by the Aboriginal Community Organisations as there was a quorum and it was endorsed by Council on xxxx. This agreement is in effect upon the date of Council endorsement by resolution.

6.1 Term of Joint Management Agreement for each Partner Organisation

It is hoped all Partner Organisations will attend meetings on a regular basis to actively uphold the Values of the Sandon Point Aboriginal Place. If a Joint Management Agreement Partner Organisation is not represented (by at least one representative) at two consecutive meetings they are to be notified in writing by Council that their status as an Aboriginal Community Agreement Partner will change to inactive.

Inactive Partner Organisations will receive meeting notices and meeting notes as long as the inactive partner organisation keeps Council informed of their mailing address. To become active, the Partner Organisation will need to attend meetings. Inactive partner organisations acknowledge that decisions will be made by active partner organisations at meetings where there is a quorum.

The term of a Joint Management Agreement Partner will cease on the date Council receives a notification in writing from a Joint Management Agreement Partner Organisation stating they no longer wish to be a party of the joint management agreement.

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6.2. Definition of a Partner under this Joint Management Agreement

The term Partner is used to describe an organisation that has entered into this Joint Management Agreement and takes part in Joint Management meetings and decision making processes relating to Aboriginal Culture and Heritage and upholding the Values of the Sandon Point Aboriginal Place. The term Partner has no other meaning under this agreement.

6.3 Participation in the Joint Management Agreement

Participating in this Joint Management Agreement is a way to protect the Sandon Point Aboriginal Place by making decisions that uphold the Values of the Sandon Point Aboriginal Place.

Participating in Joint Management meetings is not an endorsement of any particular organisation's purpose, actions, authority or its individual members; nor is it intended to lessen any organisation's autonomy.

6.4 Representation in Joint Management Agreement Partnership Meetings

The nominated persons listed in Appendix B have been endorsed by the relevant Joint Management Agreement Partner to act as their organisation's representative as of the date of this agreement or as amended by a future meeting of Joint Management Agreement Partners in accordance with this section. Representation is about who is attending the meetings on behalf of the Partner Organisation.

Each Joint Management Agreement Partner Organisation with voting rights may send up to two nominated persons to each Joint Management Agreement meeting and no more, unless a third nominated person is required to assist another nominated person to be able to attend a meeting due to health concerns. In accordance with Section 10.2 item 3, each Voting Partner Organisation has one vote, regardless of the number of representatives attending the meeting.

Wollongong City Council is a non-voting Joint Management Agreement Partner. Matters requiring a vote at Joint Management meetings will be related to Aboriginal Cultural and Heritage issues that are beyond the scope of the adopted Plan of Management and existing legislation to protect Aboriginal Places and Objects. Therefore, it is not appropriate for Council to venture a position on these matters.

All nominated persons need to have the endorsement of the relevant organisation in relation to having the authority to speak for the relevant organisation during meetings or to vote on matters presented during Joint Management Agreement meetings as directed by their organisation's decision making processes outside of Joint Management meetings (i.e. Elders have provided direction to that representative or a Board of Directors or a Land Council or Wollongong City Council has passed a resolution or management policy directive on the matter).

Nominations can be reviewed as a whole when the terms of the agreement are under a scheduled review in accordance with section 11 of this agreement or under an emergency review - as needed in the event of the death, end of employment, loss of a nominated organisation's endorsement of or loss of election of a nominated person. Evidence of endorsement of new nominated person(s) under an emergency review will need to be submitted to Council prior to attendance at a Joint Management meeting for notification purposes. Appendix B will be updated as needed with the relevant endorsement date notated for record keeping purposes. Notification of the need to remove a person from Appendix B must be in writing to Council and is effective on the first meeting after the date of the written notice to Council.

Joint Management Agreement Partners may agree by the taking of a vote at a meeting whether or not to invite other organisations or persons to a future designated meeting for the purposes of providing information to the meeting partners. Visitors to meetings do not vote on matters before the Joint Management Agreement Partners.

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7. ABORIGINAL CULTURAL USES AND DEVELOPMENTS

7.1. Supportive Aboriginal Cultural Uses and Developments Determinations

Aboriginal Community Organisation Joint Management Agreement Partners will determine if existing or future Aboriginal Cultural Uses and Developments support the values of the Sandon Point Aboriginal Place in their day to day operation and overall management. Aboriginal Community Organisation Joint Management Agreement Partners will consider these matters on an ongoing basis, as the need arises over time, in response to concerns raised by the community to Joint Management Agreement Partners.

To enable the Aboriginal Community Organisation Joint Management Agreement Partners to make determinations related to supportive Aboriginal Cultural Uses and Developments, criteria, definitions or descriptions of activities, actions, and developments that are in keeping with the Values of the Sandon Point Aboriginal Place will be developed over the course of the Joint Management Agreement Partner Meetings as evidenced in meeting record keeping.

In accordance with the adopted PoM, Aboriginal Cultural Uses and Developments should not impact on burials or impede a designated beach access point in regard to their scale and intensity.

7.2. Unsupportive Aboriginal Cultural Uses and Developments and Restorative Actions

If an activity, event, development, practice, related to Aboriginal Cultural Uses and Developments is found to be unsupportive of the values of the Sandon Point Aboriginal Place; the Aboriginal Community Organisation Joint Management Agreement Partners will recommend restorative actions for the relevant person(s) or organisation(s) to take to support the values of the Place. If these recommendations are not pursued by the relevant person(s) or organisation(s), Wollongong City Council will determine the matter as a last resort.

8. COUNCIL RESOLUTIONS

Council has passed a number of resolutions in relation to matters affecting the Sandon Point and McCauley's Beach locality. For example:

- Requiring a permit for vehicles to drive on the shared way (Resolution date 23 June 2014).
- Noting the Sandon Point and McCauley's Beach Vegetation Management Plan as operational management plan (Resolution dated 23 June 2014).
- Adoption of the Sandon Point and McCauley's Beach Plan of Management (Resolution date 23 February 2015).

Council will adhere to its resolutions when undertaking its role in this Joint Management Agreement as is required as a Local Governmental body. Council resolutions may be altered or revoked by future actions of Council in accordance with the Local Government Act 1993.

9. DECISION MAKING GENERALLY

There will be issues where Council will ask the Aboriginal Organisation Joint Management Agreement Partners to make a determination, areas where both Council and the Aboriginal Organisation Joint Management Agreement partners can come to agreement and other areas where Council will make the determination and notify the Joint Management Agreement Partners.

The intention of the parties to this agreement is that the partner relationship will be long term and dynamic and decision areas may change over time. Joint Management Agreement Partner meetings will also be a place where information is shared such as when an organisation applies for grant funding or is planning an event. Communications Strategies for Joint Management of the Sandon Point Aboriginal Place 2015-2020

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is Appendix C to this agreement and outlines how the partners would share information to manage the area in the future.

Joint Management Agreement Partners agree to hold regular meetings and make decisions relating to the Values of the Sandon Point Aboriginal Place. Attending meetings and making decisions at future Joint Management Agreement meetings is critical to the success of this Joint Management Agreement. Over time, the Joint Management Agreement Partners may come to agreement on matters that require notification of members or the seeking of advice via phone calls and emails rather than through consideration at a meeting of the Joint Management Partners. These meeting protocols would be developed over time as evidenced by meeting records.

Joint Management Agreement Partners agree to develop management strategies to protect Aboriginal Culture and Heritage while continuing the area's recreational foreshore use in accordance with the adopted Plan of Management.

The parties to this agreement acknowledge that implementation of the PoM actions and other decisions of the Joint Management Agreement Partners will depend on available resources and may require reporting to Council.

10. DECISION MAKING PROTOCOLS

Decision making protocols will enable the Joint Management Agreement Partners to come to decisions related to upholding the Values of the Sandon Point Aboriginal Place in a transparent manner. They will also provide the opportunity for Joint Management Agreement Partners to consult with Aboriginal Community members who are not directly participating in Joint Management Agreement meetings as is culturally appropriate within the Aboriginal Community. The following meeting protocols and decision making processes are to be adhered to by the partners:

10.1. Meeting Protocols

1. Meetings will be held at the Dapto Ribbonwood Centre, unless otherwise notified.
2. Council will send out notices including an agenda of Joint Management Agreement Meetings to persons listed in Appendix B at least 1 week in advance.
3. Time will be provided for Aboriginal Community Organisations to discuss matters in accordance with their customs and beliefs during Joint Management Agreement meetings by the way each meeting is structured.
4. Each Joint Management Agreement meeting will consist of 3 parts, the pre meeting, the core meeting and the post meeting.
5. The purpose of the pre meeting is to allow Aboriginal Community Organisations to discuss cultural and heritage matters as necessary to effectively progress matters on the agenda of the core meeting. Pre meetings are for twenty minutes before the core meeting time. Pre meeting time is not attended by Council Representatives.
6. The Core Meeting time will be attended by Council representatives and records will be kept in relation to meeting processes and decisions made during this time. Meeting agendas and Meeting Notes will relate to Core meeting time only.
7. Post Meeting time will include up to an hour after core meeting time and provide an opportunity for Aboriginal Community Members to discuss cultural and heritage matters further in response to decisions made during the core meeting time or current issues within the Aboriginal community. Post meeting time is not attended by Council Representatives.

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8. Council will regularly communicate with the Aboriginal Community Organisations to determine if pre and post meeting time is desirable as an ongoing meeting protocol.
9. Council will supply meals and refreshments during meetings as needed.
10. Meetings will be held four times a year or more frequent if a need arises. During the first six months of the agreement, meetings are likely to be more often.
11. Meeting attendees will be required to act in accordance with their representative organisation's Code of Conduct or in the absence of a formally adopted Code of Conduct, to act with honesty and in good faith, with integrity, objectivity and impartiality, exercise the care, diligence and skill that would be expected of a reasonable person, comply with the terms of this agreement and treat other meeting attendees with respect. The Illawarra Local Aboriginal Land Council abides by the NSW Aboriginal Land Council's Code of Conduct and Model Rules, set out in the Aboriginal Land Rights Regulation 2002. Wollongong City Council's Code of Conduct is based on the 2013 NSW Model Code of Conduct for Local Councils.
12. A quorum for core meeting time will consist of two Council representatives and three other Joint Management Agreement Partner Organisations being represented.
13. Wollongong City Council is a non-voting Joint Management Agreement Partner who will provide a meeting venue and meeting administrative support to document meeting protocols, processes and outcomes.
14. At the 26 November 2014 meeting it was agreed that Council will facilitate meeting processes and provide opportunities for meaningful, respectful discussion of management issues related to upholding the Values of the Sandon Point Aboriginal Place in accordance with the meeting agenda and the terms of this agreement. Council is willing to take on the facilitation role as long as those present in the meeting want Council to take on this role. A meeting facilitator is designated by a vote of those attending the meeting in question at the start of each meeting and can be rotated by willing Aboriginal Community Organisation representatives as a first consideration.
15. Draft Agenda items for the next Joint Management Agreement Partners Meeting will be set at the end of the current meeting in accordance with section 11.

10.2. Decision Making Processes

1. Decisions will be taken only when there is a quorum as described in Section 10.1, Item 12. (i.e. at least 3 of the 5 Aboriginal Community Organisations are present).
2. Decisions will require a supporting vote for the matter being considered of 3 or more.
3. Each Aboriginal Community Organisation Joint Management Agreement Partner has one vote when considering matters requiring a decision by the Aboriginal Joint Management Agreement Partners.
4. If a matter requires a decision, the designated meeting facilitator will ask those present to vote on whether or not the matter requires further consultation with Aboriginal Community members not present. If there are 3 or more votes for yes, then another vote will be taken to decide the amount of time for this consultation to occur. Consultation times can be of 14 or 30 or 60 or 90 or 120 days. After the agreed amount of time for consultation has passed, the matter will go on the agenda at the next meeting that there is a quorum. Please note further consultation may be required with Aboriginal persons who are not listed as a nominated person in Appendix B to this agreement. It is the responsibility of the Aboriginal Joint Management Agreement Partner Organisations to carry out the further consultation in line with their customs, belief and position within the Aboriginal community and consider this consultation when voting on the matter in the future. Matters requiring a decision are not to be deferred excessively under this provision; Council may make the determination as a last resort.

Sandon Point Aboriginal Place Joint Management Agreement

5. Each voting partner organisation should conduct their own decision making processes outside of the designated Joint Management Agreement Meeting and come prepared to vote on all agenda items at the designated meeting.
6. When there is a quorum, discussion on agenda items will pursue outcomes that can be supported by all Joint Management Agreement Partners present at the meeting, in the first instance. However if necessary, a vote of 3 supportive votes may decide the matter.
7. Council notes that a vote as described in step 6 above, may not resolve the Keeping Place matter. Wollongong City Council remains supportive of a Keeping Place and it is permissible under the adopted PoM in accordance with the requirements of the section 90 permit. The Keeping Place is a matter between Stocklands, the NSW Office of Environment and Heritage and the organisations listed in schedule C of the National Parks and Wildlife Act 1974 Section 90 permit number 2130.
8. Appendix D includes a Joint Management Agreement Decision Making Process Diagram to demonstrate section 10.2 steps 1-6.

11. ACCOUNTABILITY

The Manager Environmental Strategy and Planning will provide Council staff to support the Joint Management Agreement Partnership meetings and to document meeting processes followed and decisions made relating to upholding the Values of the Sandon Point Aboriginal Place.

Proposed meeting agenda items will be determined at the end of each current meeting, unless there are unexpected matters which require discussion at a Joint Management Meeting that are related to protecting the values of the Place. The Manager Environmental Strategy and Planning or delegate will determine if a matter is to be added to the meeting agenda without the usual notice.

Notes of the meeting will be distributed to all Joint Management Agreement Partners by Council.

Council and the other Joint Management Agreement Partners will work together in accordance with the terms of this agreement and relevant legislation to protect the Values of the Sandon Point Aboriginal Place.

12. Review of Agreement

The terms of the agreement will be reviewed by Council and the Joint Management Agreement Partners after 12 months in the first instance and every three years thereafter that it remains an effective management strategy to uphold the Values of the Sandon Point Aboriginal Place. Proposed changes to the terms of the Agreement are to be considered only at the scheduled reviews and put to a meeting of Council for endorsement if Joint Management Agreement Partners have voted in support of the changes in accordance with Section 10.2 Decision Making Processes.

Sandon Point Aboriginal Place Joint Management Agreement


APPENDIX A

Acceptance of offer to enter into Joint Management Agreement discussions with Wollongong City Council to manage the Values of the Sandon Point Aboriginal Place

→ The offer:


Council resolved on 23 June 2014 to write invite the Aboriginal Community Organisations who were listed in schedule C of the National Parks and Wildlife Act 1974 Section 90 permit number 2130 to be involved and supportive of a Joint Management Agreement for the management of the Sandon Point Aboriginal Place.

A Joint Management Agreement between Council and the Aboriginal Community Organisations would uphold the values of the Sandon Point Aboriginal Place. Council acknowledges through its draft Plan of Management for Sandon Point and McCauley's Beach that uses and developments which support the values of the Sandon Point Aboriginal Place are best defined and managed by the Aboriginal community in culturally appropriate ways that are determined by the Aboriginal community themselves. A Joint Management Agreement will formalise the Aboriginal community's role in the management of the Aboriginal Cultural and Heritage significance of land at Sandon Point and McCauley's Beach. It is envisaged that regular meetings will be held, first to develop the Agreement and then to implement the terms of the Agreement.


David Green, Land Use Planning Manager Wollongong City Council

Date 24/9/14.

→ Acceptance of Offer:


Illawarra Local Aboriginal Land Council (ILALC) *CEO*


Date 13/11/14


Korewal Eloura Jerrungarah Tribal Elders Aboriginal Corporation (KEJ)

Date 25-11-2014


Sandon Point Aboriginal Tent Embassy (SPA/TE)

Date 14/11/14


Wadi Wadi Coomaditchi Aboriginal Corporation *R. Chapman*

Date 17-11-14


Wodi Wodi Elders Council *100*

Date 19-11-14

Sandon Point Aboriginal Place Joint Management Agreement

APPENDIX B

Nominated Persons to Represent Partner Organisations

Table 1: Nomination of endorsed Partner Organisation Representatives

Up to two (2) persons may be present in meetings to represent each Aboriginal Community Organisation. As each nominated person will receive a meeting notification, please work out for each meeting who will actually be attending on behalf of your organisation so that it does not exceed the two person limit, unless a third nominated person is required to assist another nominated person to be able to attend a meeting due to health concerns. Aboriginal Community Organisations are voting Joint Management Agreement Partners.

Up to three (3) persons may be present in meetings to represent Wollongong City Council who is a non-voting Joint Management Agreement Partner because matters requiring a vote will be related to Aboriginal Cultural and Heritage issues that are beyond the scope of the adopted Plan of Management and existing legislation to protect Aboriginal Places and Objects. Therefore it is not appropriate for Council to venture a position on these matters. Three persons makes record keeping of meeting outcomes easier.

Each Voting Organisation has only one vote, if matters require a vote.

Only persons listed in the table below may attend Joint Management Agreement Meetings as a representative for the relevant organisation.

Each nominated person should ensure that Wollongong City Council has current contact details so that meeting notices and meeting notes can be mailed to each person.

ILALC (any 2 to attend)	KEJ (any 2 to attend)	SPATE (any 2 to attend)	Wadi Wadi (any 2 to attend)	Wodi Wodi (any 2 to attend)	Wollongong City Council (any 3 to attend)
Derek Hardman (CEO)	Reuben Brown	Richard Archibald	Alan Max Carriage	Muriel Davis	The Lord Mayor, Councillor Gordon Bradbery, OAM or his delegate
Peter Button (Chairperson)	Gwendolyn Brown	Jade Kennedy	Ivan Wellington	Sheryl Davis Fulcher	Renee Campbell, Manager Environment, Strategy and Planning
	Rhonda Davidson		Heather Ball		David Green, Land Use Planning Manager
			Keith Ball		Martha Tyndall, Community Land Management Officer
			Josephine Ball		Joel Thompson, Strategic Project Officer - Heritage

Sandon Point Aboriginal Place Joint Management Agreement

APPENDIX C

Communication Strategies for Joint Management of the Sandon Point Aboriginal Place 2015 – 2020

What	How	When and Where	Who
<p>1. Joint Management Agreement Meetings</p> <p>Meetings are a formal way that the Aboriginal Community Organisations who are partners to this agreement and Wollongong City Council will discuss matters related to managing the Sandon Point and McCauley's Beach Plan of Management (PoM) Area, which is the foreshore north of Slacky's Creek, Bulli to South of Corbett Avenue, Thirroul.</p>	<p>Meetings run in accordance with the Sandon Point Aboriginal Place Joint Management Agreement</p> <p>Before a written notice is sent out a Council Officer will ring the Joint Management Agreement Partner Organisations (at least one representative from each group) to see if there are items the organisation wants placed on the agenda</p> <p>At least a 1 week notice will be given by WCC for future Joint Management Agreement Meetings.</p> <p>Meeting Notices and Meeting Notes will be written and mailed to Joint Management Nominated Person address on record at WCC.</p> <p>If WCC has an email address on record an email will be sent as well as a letter. Please contact Martha Tyndall, Community Land Management Officer on 4227 7549 or 0408 273 520 or mtyndall@wollongong.nsw.gov.au anytime your contact details change.</p> <p>If WCC has a phone number on record, the Community Land Management Officer will attempt to reach the person by phone once after a letter has been mailed out about a future Joint Management Meeting.</p>	<p>Held at least four times a year at Dapto Ribbonwood Centre (dates, times and other locations to be negotiated with all Joint Management groups)</p> <p>Past Meeting Dates and Locations as of end of 2015:</p> <p>26 November 2014 - WCC Administration Building</p> <p>13 January 2015 – Dapto Ribbonwood Centre</p> <p>15 May 2015. – Dapto Ribbonwood Centre</p> <p>30 October 2015 – Dapto Ribbonwood Centre</p> <p>26 November 2015 – WCC Administration Building</p>	<p>Aboriginal community organisations Representatives and WCC Representatives as listed in Appendix B of the draft Sandon Point Aboriginal Place Joint Management Agreement</p>
<p>2. Protection of Burials, middens, and artefacts</p>	<p>WCC agrees not to disturb any known burial and to respectfully discuss decisions made by the Joint Management Agreement Partners related to protecting burials, middens and artefacts. In addition, WCC has to comply with National Parks and Wildlife Act 1974 (NPWA) legislation. WCC will implement the PoM Access Plan as a protection measure.</p> <p>WCC will, at a minimum, provide written notice of start of construction on any AHIP approved project undertaken by Council in accordance with the PoM and AHIP requirements.</p>	<p>Throughout PoM area and ongoing</p>	<p>WCC, Joint Management Agreement Partner Organisations, Office of Environment and Heritage</p>

Sandon Point Aboriginal Place Joint Management Agreement

What	How	When and Where	Who
3. Practice traditional customs and ceremonies and maintain a contemporary connection to the land within the PoM	<p>These matters may require discussion from time to time by phone call, meeting or letter between WCC and Joint Management Agreement Partners, individually or as a group.</p> <p>For example, the Illawarra Local Aboriginal Land Council (ILALC) obtained a Protecting Our Places grant in March 2015 from the State Government. WCC and ILALC have developed protocols for implementing the vegetation management activities that keep the nearby residents informed of days when planting will occur and the type of plants that are planted. To develop that process there were two meetings between Council and the Land Council, an exchange of letters and regular emails and phone calls when needed.</p>	Throughout PoM area and ongoing as needed	WCC, other Joint Management Agreement Partner Organisations, Other Aboriginal Groups as appropriate
Commitment to share information to better manage the PoM area	Periodically, as needed, information about special events, celebrations or general information about the number of Council bookings in the PoM area will be provided at Joint Management Agreement meetings by the relevant parties	Throughout PoM area and ongoing as needed	WCC, other Joint Management Agreement Partner Organisations, Other Aboriginal Groups as appropriate
4. Seek Council endorsement of the Joint Management Agreement	<p>At the Joint Management Agreement Meeting on 26 November 2015 Aboriginal Community Partner Organisations endorsed the Agreement. WCC Officers will seek Council's endorsement of the agreement at an early meeting in the new year.</p> <p>After Council endorsement, review the agreement after 1 year and then every 3 years after.</p> <p>The agreement is a memorandum of understanding to manage the area jointly to protect the Values of the Sandon Point Aboriginal Place through on going meetings and regular communication. It is an agreement among equal parties who each, separately, are responsible for their own actions and make their own decisions relative to the legal or cultural requirements placed upon them as a unit of Local Government or as an Aboriginal Traditional Custodian Organisation or an Aboriginal Community Organisation who has</p>	<p>26 November 2015 – Wollongong City Council Administration Building, Wollongong</p> <p>Estimated February 2016 Council meeting for endorsement</p>	WCC, Joint Management Agreement Partner Organisations

Sandon Point Aboriginal Place Joint Management Agreement

What	How	When and Where	Who
	<p>entered into this agreement.</p> <p>If the memorandum of understanding model is not meeting the needs of the parties to the agreement, alternative structures, such as an advisory committee of Council like Council's Aboriginal Reference Group, or a more formal agreement such as a license or another model could be considered as part of any formalized review (ie after 1 year or any 3 year review in the future)</p>		
5. Aboriginal Heritage Impact Permit (AHIP)	<p>WCC will engage an archaeologist consultant in 2015/16 to undertake an Aboriginal Cultural Heritage Assessment (ACHA) and an Aboriginal Heritage Impact Permit for implementing the PoM, in particular the PoM Access Plan, along with routine activities and works like mowing the grass, maintaining, replacing or removing existing infrastructure and installing interpretive works telling the story of the Aboriginal Place.</p> <p>ACHA and AHIP consultation will be in accordance with Aboriginal Cultural Heritage Consultation Requirements for proponents (OEH 2010).</p>	<p>The AHIP application will apply to the PoM area. An ACHA and AHIP application will be developed during 2016.</p>	<p>The Community Land Management Officer, The Heritage Officer and the consultant archaeologist will be involved in the ACHA and AHIP process. The Joint Management Agreement Organisations, Council's Aboriginal Reference Group and those Aboriginal persons/organisations who respond to the OEH consultation requirements for ACHAs and AHIPs.</p>

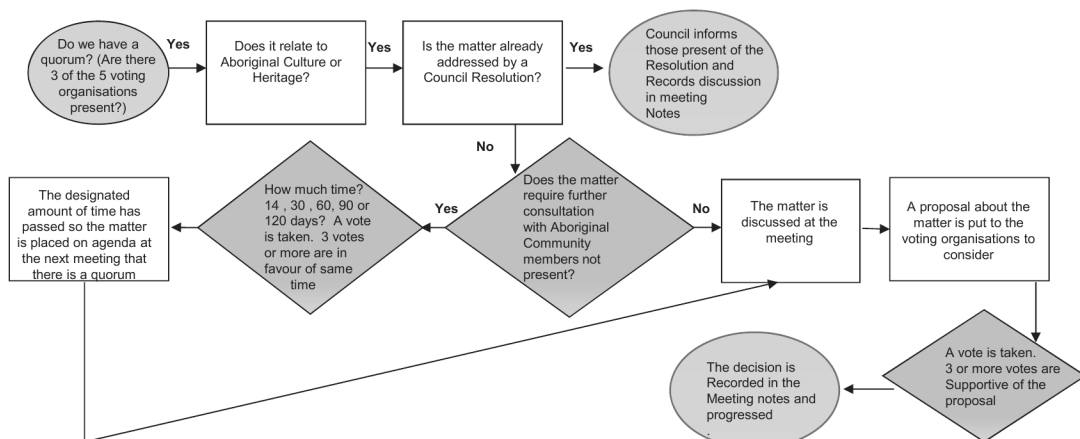
Sandon Point Aboriginal Place Joint Management Agreement



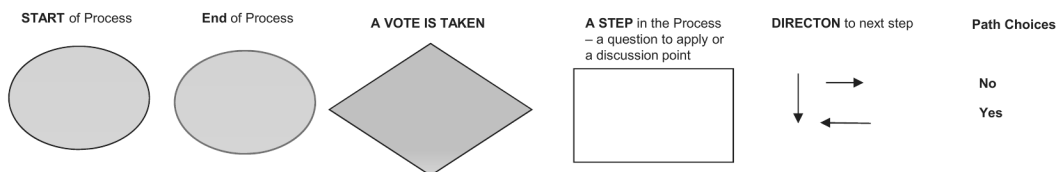
APPENDIX D

Joint Management Agreement Decision Making Process Diagram - on next page.

Appendix D - Joint Management Agreement Decision Making Process Diagram



GUIDE TO SYMBOLS



RESOLUTION BY THE COUNCIL OF THE CITY OF WOLLONGONG
RELATIVE TO ACCEPTANCE BY THE COUNCIL OF THE
CONDITIONS ATTACHED TO A GRANT TOWARDS THE
COST OF BUILDING AND EQUIPPING A NEW HEALTH
CENTRE AT FIGTREE
UNDERTAKING GIVEN BY THE COUNCIL IN
CONSIDERATION OF SUCH GRANT.

RESOLVED BY THE COUNCIL OF THE CITY OF WOLLONGONG

THAT in consideration of a grant being made to the Council of the City of Wollongong by the Minister for Health of 75% of the capital cost of building and equipping a Health Centre at Figtree (exclusive of the cost of the site) the Council hereby agrees to the following conditions and undertakes to do such things as may be necessary to give full effect to such conditions.

1. The Council agrees to make the premises available at all times to the Health Commission of New South Wales free of rent, for use as a Health Centre,
2. The Council undertakes to maintain the premises in good order and repair and will be responsible for all maintenance upkeep such as cleaning, light and fuel, telephone charges, replacement of equipment and like services.
3. The Commission will provide free of cost, to the Council, the necessary staff for the Centre and will be responsible for any travelling and sustenance expenses of the members of such staff and the Council undertakes not to interfere in any way with the conduct of the activities of the Health Centre.
4. It is hereby certified that the Council holds the land in fee simple on which the Health Centre is to be erected.

The Common Seal of the
Council of the City of Wollongong
was hereunto affixed
this 25th day of July,
1973 in pursuance of a
resolution of the Council passed on
the 16th day of July 1973.


~~XXXXXXXX~~ Lord Mayor


Town ~~XXXXXX~~ Clerk

NAME:	FIGTREE BABY & FAMILY HEALTH CENTRE - 9 PRINCES HIGHWAY, FIGTREE					BUILDING/S:	B02077				
ITEM	RESPONSIBILITY					ITEM	RESPONSIBILITY				
Description	MAINTENANCE			RENEWAL		Description	MAINTENANCE			RENEWAL	
	Applic	WCC	Lessee	WCC	Lessee		Applic	WCC	Lessee	WCC	Lessee
STRUCTURE						UTILITIES PAST THE POINT OF CONNECTION					
Windows	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MINOR MAINTENANCE						APPURTENANCE ITEMS					
Cleaning, including windows	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	External lighting	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gutter cleaning	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sheds/Containers	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing (minor)	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shelters	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water System – mini-boil system/s Repairs/Replace	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Tanks	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lights (including bulb replace)	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Panels	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows, glass replacement	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	INSURANCE					
MECHANICAL						Artworks / Memorabilia	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Conditioning	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Liability	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
De-Humidifying	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contents, excl Art	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pumps	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BUILDING FABRIC						SECURITY INCLUDING					
Flooring finishes	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Monitoring – alarm system and leased premises	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Guard response	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilets - cleaning and repairs (minor)	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cameras/Access control	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furniture	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LANDSCAPE SERVICES					
Blinds, curtains	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garden bed	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL						Footpaths	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Connection point	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carparks	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telecom and IT within the leased premises and past the point of connection	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveways	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAINTING						Fences	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garden refuse removal	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
Graffiti removal	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						

LEASED BUILDINGS MAINTENANCE RESPONSIBILITY

FORM

Minor touch-up (internal)	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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STATUTORY COMPLIANCE RESPONSIBILITY			MAINTENANCE		RENEWAL	
Description	Australian Standard (Latest as at time of executing document)	Applic	WCC	Lessee	WCC	Lessee
Roof Anchor Points – annual inspection and test	AS1891.4:2000	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE						
Emergency Lighting – 6 monthly inspection and test	AS2293.2:1995	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Exit Doors – annual inspection and test	D2.20 and D2.21 Building Code of Aust	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Evacuation Pathway Annual Inspection	Environmental Protection Authority Reg 2000 Part 9 Div 7	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Extinguishers – 6 monthly inspection and test / 5 yearly	AS2444	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Hose Reels – annual inspection and test	AS2441	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Hydrants and Booster Valves/Pumps – annual inspect and test	AS2419	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Basic-Smoke and Thermal – annual inspection and test battery replacement	AS3786/AS1670.1 Spec E2.2a of Building Code of Australia	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Indicator Panel – monthly inspect and test	AS3786/AS1670.1 Spec E2.2a of Building Code of Aust	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Indicator Panel – monitoring (as required)	AS4428.6 AS1670.3	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EWIS Panel – monthly maintenance	Building Code of Aust 54.9 AS2220 - 1989	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Dampers – annual inspection and test	AS1851 AS1682.1	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Doors – annual inspection and test	Building Code of Aust Spec C3.4 and AS1905-1 1997	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Suppression - sprinklers and 'dump' – monthly inspection and test	Building Code of Aust E1.54 Spec E1.5 Ord 70 part 27a	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Safety Statement	Clause 177 EPA Reg 2000	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL						
Electrical Distribution Board (Building) – annual inspection and maintenance	AS3000:2007	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Appliance – test and tag	AS/NZS 3350.2.29:2001	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
UPS - annual inspection and testing	Per manufacturer's recommendation	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Power Factor Correction – annual inspection and maintenance	AS/NZ S300:2000	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transmission Antenna	ARPANSA Act	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lightning Protection (Building) – annual inspection and maintenance	AS1768:2003 Append B Sect B10.2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MECHANICAL						
Vertical Transport/Lift – annual inspection and maintenance	AS1735 Workcover Cert Building Code of Aust	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Generator/Pumps – – annual inspection and test	AS3100, 2790	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Auto Doors – 4 monthly inspection and test	AS5007 E2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Handling	AS1668.1	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HYDRAULIC						
Hot Water System complex – annual inspection and maintenance	AS3500	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

LEASED BUILDINGS MAINTENANCE RESPONSIBILITY

FORM

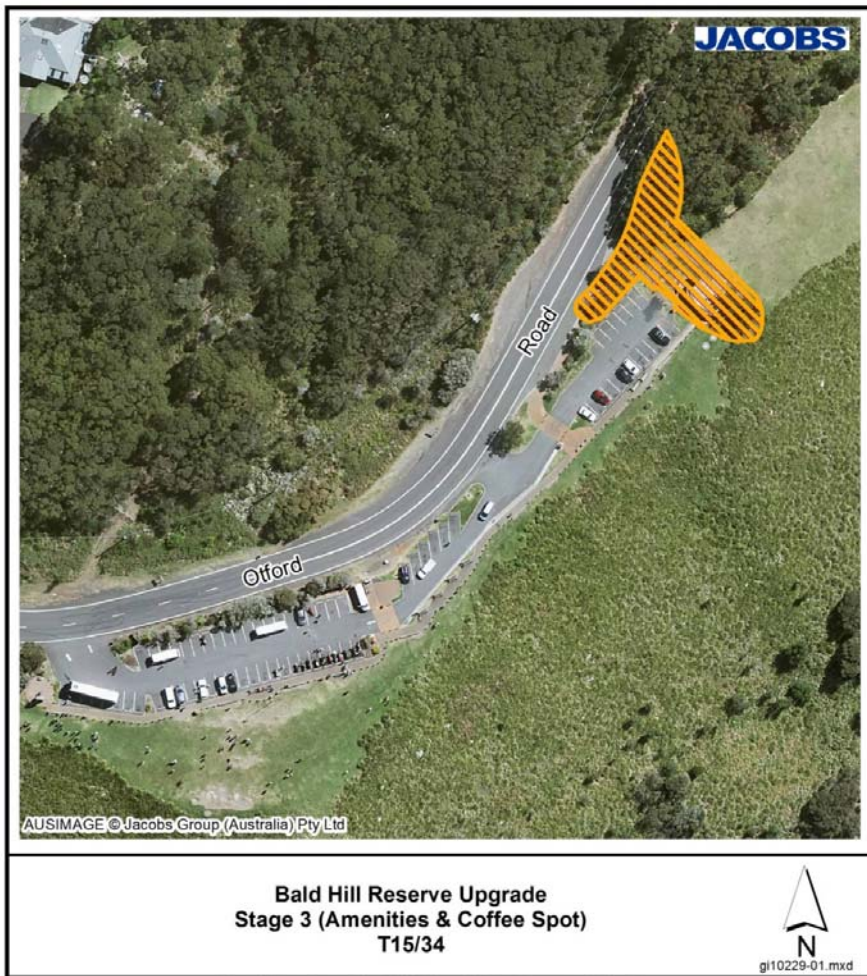
STATUTORY COMPLIANCE RESPONSIBILITY			MAINTENANCE		RENEWAL	
Description	Australian Standard (Latest as at time of executing document)	Applic	WCC	Lessee	WCC	Lessee
Irrigation - annual inspection and maintenance	AS5200, AS3500, AS2700, AS1319:1994	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RPZ – annual inspection and test	AS2845, AS3500.1	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grease Traps – annual inspection and maintenance copy to Council Registration and Compliance for Wastewater	EPA, AS3500	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Tanks – annual inspection and maintenance, ie filters	AS5200, AS3500, AS2941:2002	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tanks – annual inspection and maintenance	AS3500, AS1319, AS2700	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boilers – annual inspection and maintenance	AS3500, Boilers and Pressure Vessels Regs 1954 and AS3788:2001	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TMV–6 monthly –inspection and test	AS3500, AS4032.3, HOSPLAN Code of Practice	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Appliances – critical component maintenance	AS3500	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APPURTENANCE						
Power Poles (Buildings)	AS/NZS4676:2000, AS2209:1994	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Towradgi Tidal Pool Concourse (Partial) Replacement
T15/33**



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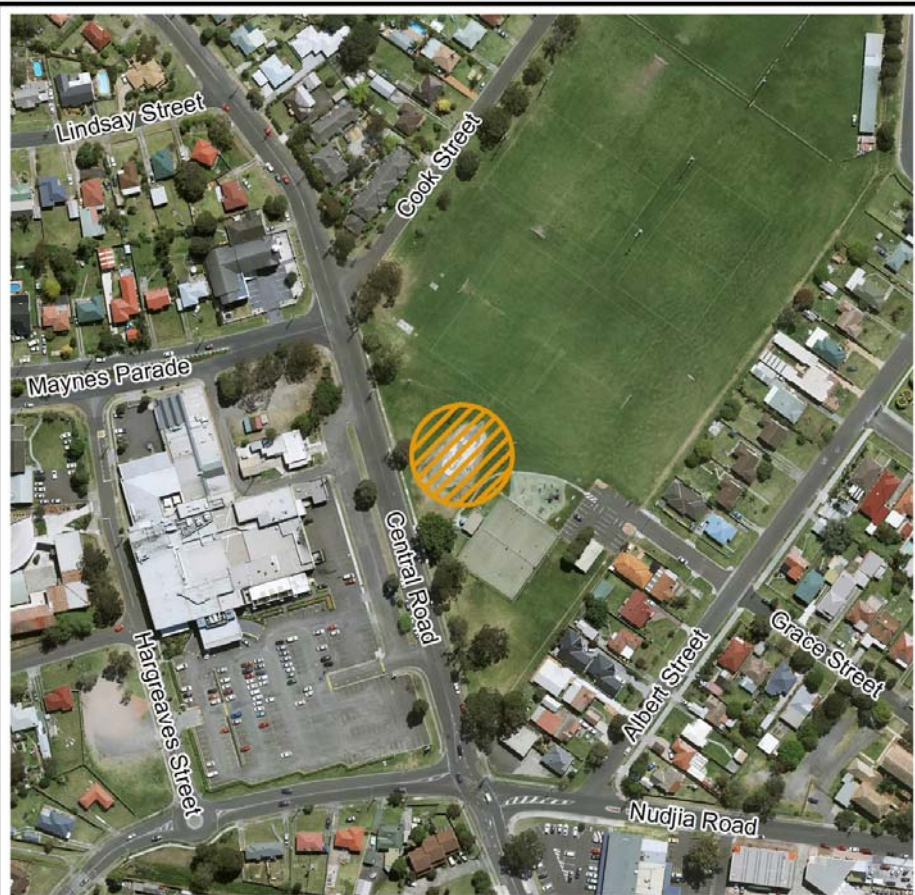
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**T15/36 - Proposed Skatepark Revitalisation
Guest Park, Fairy Meadow.
Site Location**



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**T15/36 - Proposed Skatepark Revitalisation
Unanderra Park, Unanderra.
Site Location**



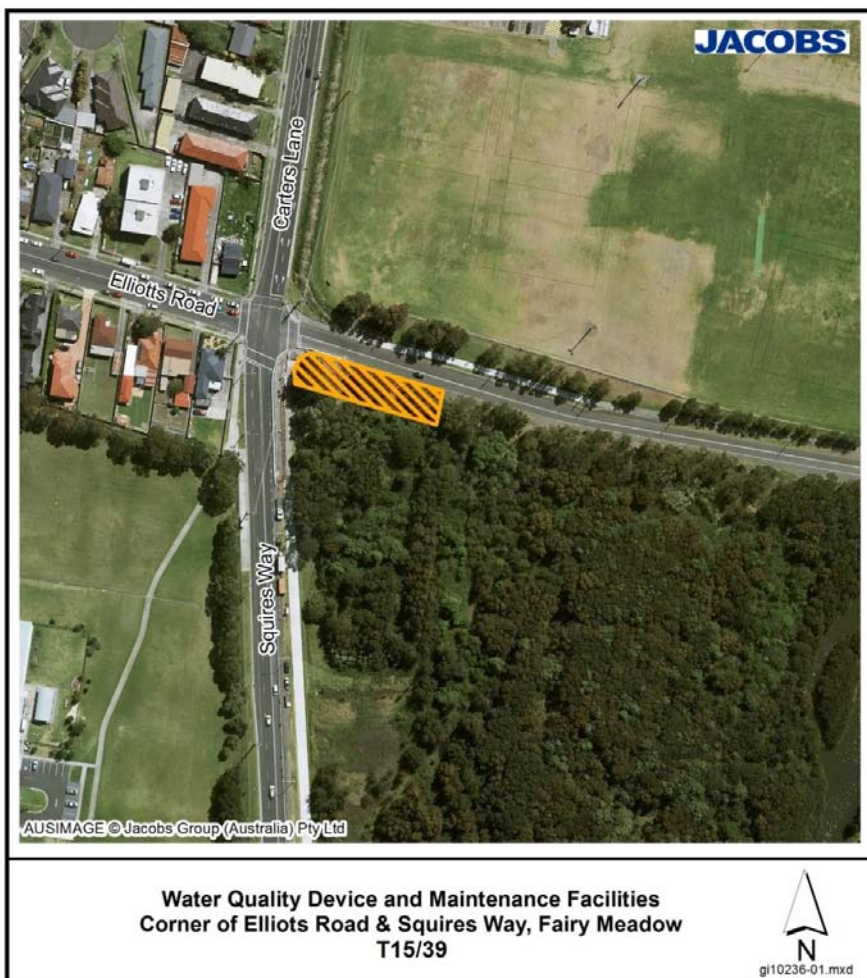
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Slade Park Retaining Wall, Austinmer
T15/37



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ATTACHMENT

VOLUNTEERING ILLAWARRA - MEMBERSHIP - PROPOSED FEES AND CHARGES

All Fees and Charges are set at the maximum and can be adjusted in accordance with Council's Discount and Waiver Policies	Pricing Structure Code	GST Applies (Y/N)	Variation - Proposed Fees & Charges 2016/2017 (GST Inclusive, if applicable)
Not for Profit Organisation - Small (total annual income: \$0 - \$300K)	Subs	Yes	\$100.00
Not for Profit Organisation - Small - Medium (total annual income: \$301 - \$800K)	Subs	Yes	\$300.00
Not for Profit Organisation - Medium - Large (total annual income: \$801K - \$1.5M)	Subs	Yes	\$500.00
Not for Profit Organisation - Large (total annual income: \$1.5M - \$3M)	Subs	Yes	\$700.00
Not for Profit Organisation - Major (over \$3M)	Subs	Yes	\$900.00
Government organisations including Departments and Local Councils/Universities/TAFEs	Subs	Yes	\$900.00
Volunteer Referral Services	Subs	Yes	\$70.00
Skilled Volunteer Recruitment (UOW) - a/v for not for profit only	Subs	Yes	\$50.00
Professional Project-based volunteers	Subs	Yes	\$50.00
Volunteering Expo	Subs	Yes	\$30.00
Project Volunteering Promotion Package (corporate volunteering)	Subs	Yes	\$50.00
Networking Event Package (1 representative - 10 events)	Subs	Yes	\$30.00
Support/Affiliate (non-transferable)	Subs	Yes	\$20.00
Training Fees	Subs	Yes	\$70.00

BACKGROUND

Council acts as the local authority for the allocation of property addresses, and will allocate property addresses in a way which is consistent with the NSW Addressing User Manual~~adopted Australian Standard~~, whilst recognising the existing usage of address details by residents. Existing addresses will not always be consistent with the guidelines provided in the user Manual~~e Australian Standard~~, and the potential impact on owners and occupants of changing address details needs to be considered in developing proposals to manage property addressing issues.

Owners or occupiers are required to display their property address in a manner which complies with Councils adopted policy, and Council has power under Local Government Act 1993 – Section 124 to issue Orders to comply.

OBJECTIVE

The main objectives of this policy are to –

- 1 Provide a framework and guidelines for the allocation and maintenance of property addresses that will enable the efficient location and clear identification of all properties in the Wollongong LGA;
- 2 Support the effective delivery of emergency services, mail, goods and other services to the community, by ensuring all properties are readily locatable and unambiguously identifiable;
- 3 Provide property addressing which is consistent with the NSW Addressing User Manual~~relevant Australian Standard~~, while recognising the need to minimise disruption to existing residents and property owners by accommodating existing address usage where it can reasonably meet the overall objectives of this policy;
- 4 Ensure property addressing proposals are developed in consultation with affected sections of the community and relevant agencies.

POLICY STATEMENT

This policy aims to ensure Council maintains a consistent approach to the allocation of property addresses throughout the City, based on policy and guidelines that are substantially in accordance with the NSW Addressing User Manual and associated documents~~Australian Standard AS/NZ 4819:2011 – Rural and Urban Addressing and~~. The Policy recognises the need to minimise disruption to residents and property owners when proposing changes to existing addressing.

Council will consult with affected sections of the community in developing proposals for property addressing, in accordance with the Community Consultation policy.

STATEMENT OF PROCEDURES

1 Property Addressing

Property addresses will be allocated generally in accordance with the ~~NSW Addressing User Manual~~^{adopted Australian Standard AS/NZ 4819:2011 – Rural and Urban Addressing}, taking into consideration the overall objectives of this policy. ~~The naming or re-naming of roads is covered by a separate Road Naming Policy.~~

2 Allocation of Street Address – new properties

Street address numbers will be allocated at the earliest practical stage of the development process, and in advance of approval for occupation of the property.

All new corner properties will be allocated an alternate address for each street frontage.

3 Change to existing property addresses

Where a re-allocation of street address numbers is required to meet the objectives of this policy, it will be applied in such a way as to minimise change to addresses currently in use by owners or occupants.

4 Requests for Allocation or Re-allocation of Property Address

Property owners or their appointed agents are required to submit a written request for allocation of a new address (i.e. where the property has not previously been allocated an address or an alternate street frontage address is required) or to change an existing allocated address. All such requests will be assessed against the objectives of this policy.

5 Notification – Allocation of a new or changed property address

Council will notify the property owners or their appointed agents, and the following service agencies, of the allocation of a new or changed property address:-

- Australia Post
- Emergency Services
- Utility Services – electricity, water and gas distribution assets
- Telecommunications Services– fixed line assets
- Australian Electoral Commission
- Valuer Generals Office NSW

The property owners or their appointed agents will be responsible for all other notifications regarding the allocation of a new or changed property address.

6 Consultation - Proposal to change existing property addresses

Where a change to existing property addressing is proposed, Council will consult with all parties it considers will be affected by the proposal. The extent of consultation will be determined specifically for each change proposal, based on an assessment of who may be affected.

The primary method of consultation will be written notification directly to affected property owners, occupants and service agencies, inviting them to make submissions on the proposal. Broader community consultation may be undertaken where, in the opinion of Council, it is justified by the extent and/or impact of the proposed change. Consultation will be undertaken in accordance with the Council's Community Consultation policy. Where a proposal may include the naming or renaming of a road or adjustment to a suburb boundary, consultation will also be in accordance with the Geographic Names Board NSW guidelines.

7 Notification - Proposal to change existing property addresses

Notification of a change proposal will include:-

- a full written description of the proposal with accompanying maps
- include all options being formally considered by Council
- contact details of the responsible Council officer for information on the proposal
- the methods available to make submissions on the proposal
- the closing date for submissions to be considered

Submissions from any owner, resident or agency will be considered, whether or not a notification letter was sent directly to that person or agency.

8 Submissions - Proposal to change existing property addresses

Submissions must be made in writing, include the name and address of the person making the submission, and be received at Council by the advised closing date to be formally included in Councils assessment. Optionally, contact details should also be provided to allow a Council officer to confirm or discuss contents of the submission and to provide further information if required.

The minimum period for receiving submissions will be 28 days from issuing of the date of notification. This period may be extended where, in Councils opinion, it is reasonable in order to allow all interested parties the opportunity to make a submission.

Submissions received after the closing date and before a formal adoption of a proposal may also be considered if, in the opinion of Council, it is reasonable to think they may influence the outcome.

9 Determination of Proposal

Following consideration of all complying submissions, a determination will be made on the address change proposal. This determination will be approved by the Infrastructure Strategy and Planning Manager or under delegation by the Infrastructure Systems and Business Support Manager. At the discretion of the Infrastructure Strategy and Planning Manager, more complex and/or controversial proposals may be referred to Executive Management or to full Council for adoption.

10 Notification of Decision - Proposal adopted as Notified

Where the approved proposal does not substantially vary from what was notified through the consultation process, the affected property owners and persons who made complying submissions will be notified in writing of the decision. Notification will include what actions Council will undertake in implementing the address change, and what actions are required of affected property owners as a result of the change.

11 Notification of Decision – Variation from Notified Proposal

Where the adopted proposal varies substantially from what was initially notified, the modified proposal will be re-notified and further consultation will be undertaken as defined in this Policy. Persons or agencies that made complying submissions on the initial proposal will be notified in writing of the modified proposal and consultation process.

12 Notification of Decision – Proposal not adopted

Where Council has determined not to adopt a notified change of address proposal, the affected parties and agencies, and others who made complying submissions, will be notified in writing of the decision. Notification will include details of any further actions Council will undertake in regard to the proposal.

13 Display of Property Address Number

All occupied properties are required to display signage showing the current allocated property address number and other details relevant to identifying that property, in accordance with section 8.4 of Australian Standard AS/NZ 4819:2011 – Rural and Urban Addressing. The property owners have responsibility for providing and displaying this signage.

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Where suitable signage is not displayed after 28 days from the date of issue of the request, and the owner or occupants have not contacted Council with an undertaking to comply with the request, further reasonable steps will be taken to contact the owners and occupants to request compliance with the Policy.

14 Issue an Order

Council can issue an Order under sect 124(8) of the Local Government Act, 1993 to the owner or occupier of a property to comply with the requirements to display property address signage.

Where requests to have a property address displayed in compliance with Councils policy have been unsuccessful after 60 days from the date of issue of the original written request, Council may issue the owner

or occupier with a Notice of Intent to issue an Order. Where the owner or occupier fails to comply with the terms of the Notice of Intent, the Order will be issued.

DRAFT

SUMMARY SHEET	
Responsible Division	Infrastructure Strategy and Planning
Date adopted by Council	[To be inserted by Corporate Governance]
Date of previous adoptions	25 February 2013; 28 November 2005; 30 August 1982
Date of next review	"[List date - Not more than 4 years from adoption]"
Prepared by	Infrastructure Systems and Business Support Manager
Authorised by	Manager Infrastructure Strategy and Planning

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Owners or occupiers are required to display their property address in a manner which complies with Councils adopted policy, and Council has power under Local Government Act 1993 – Section 124 to issue Orders to comply.

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Date of next review	"[List date - Not more than 4 years from adoption]"
Prepared by	Infrastructure Systems and Business Support Manager
Authorised by	Manager Infrastructure Strategy and Planning



Stanwell Park Rock Pool Trust Funds

Consultation Report

November 2012



EXECUTIVE SUMMARY

Dating back to the 1960's, the Stanwell Park community raised funds over many years towards building a rock pool at Stanwell Park, however due to increasing estimates for the construction of a rock pool and the nearby aquatic services including Coalcliff Rock Pool and Helensburgh Pool, council resolved in 1982 to hold the funds in trust.

Following representations from the current members of the Stanwell Park Rock Pool Committee (SPRP), to spend the money on improvements to the Coalcliff Rock Pool, Council sought alternative suggestions from the wider community which could then be explored further. Council advised the community that it had not made a decision on how the funds should be spent other than on some form of recreational service or facility.

The consultation period ran from 5 - 27 September 2012. The community were asked for their suggestions on how the \$165k now held in trust could be spent. A feedback form mentioned three options and provided space for alternatives options to be nominated. The community were advised via the Frequently Asked Question sheet that should any proposals put forward exceed the available budget; funding would be subject to Council approval within future budgets.

The three options listed on the feedback form were:

Option 1: Improvements to the Coalcliff Rock Pool as (as suggested by Stanwell Park Rock Pool Committee current members)

Option 2: Improvements to the Stanwell Park Surf Life Saving Club

Option 3: Improvements to the Stanwell Park Beach Reserve

An 'other' box was also provided to detail alternative options as nominated by the submitter.

A total of 101 submissions were received within the advertised consultation period. Submissions were received via feedback form (n= 77), open submissions (n = 24) and 1 petition (with 69 signatures).

Excluding the petition (which supported the heating of Helensburgh Pool), the most popular option was improvements to Coalcliff pool (n=37), followed by improvements to footpaths (n=15), improvements to Stanwell park Beach Reserve (n=12), heating of Helensburgh pool (n=11), building a rock pool at Stanwell Park Beach Reserve (n=8), improvements to Stanwell Park Surf Lifesaving Club (n=7), improvements to Stanwell Park Tennis Club (n=3) and installation of solar power on buildings (n=2). Six other individual suggestions were received including creek clearing, improving lagoon water quality, clearing the lagoon, building an adult bike track, a skate park and a small amphitheatre for the 'arts'. If the 69 signatures on the petition are added to the 11 submissions that supported the heating of Helensburgh Pool, then it is the most popular option with (n=80).

The results from the 104 submissions and 5 petitions received after the closing date of the consultation have been analysed separately. It should also be noted that some of the same signatures appear on more than one petition, making it difficult to ascertain total number of unique signatures.



METHODOLOGY

Council wrote to 3,700 residents in Stanwell Park, Helensburgh and Coalcliff on 30 August 2012 inviting them to attend one of two onsite kiosks to seek their suggestions on how the Trust monies should be spent.

Key stakeholders included in this consultation included:

- Stanwell Park Rock Pool Trust Committee (current members)
- Stanwell Park residents
- Coalcliff residents (as option 1 included an upgrade to Coalcliff Rock Pool)
- Helensburgh residents
- Neighbourhood Forums 1 & 2

A frequently asked question sheet and feedback forms were available for residents at the kiosks and in the Helensburgh and Thirroul libraries and on the Council website.

The consultation was advertised in the Advertiser on 29 August, and then 5, 12 and 19 September, and article about the consultation appeared in the Advertiser on 19 September.

Consultation Activities

Two kiosks were held on Saturday 15 September from 10am to 12noon in the Stanwell Park Beach Reserve and on Saturday 22 September from 10am to 12 noon near the Stanwell Park Surf Life Saving Club.

An overview of the consultation was provided to the Helensburgh Neighbourhood Forum and information provided to Coledale Neighbourhood Forum.

Details of the consultation activities are outlined in Table 1 below.

Table 1: Consultation Activities

Activity	Description	Date	Time
Neighbourhood Forum 1	Notification by Engagement Officer	Wednesday 5 September	7pm
Neighbourhood Forum 2	Notification by Engagement Officer	Thursday 7 September	7pm
Community Kiosk	Held at Stanwell Park Beach Reserve	Saturday 15 September	10-12noon
Community Kiosk	Held alongside the Stanwell Park Surf Lifesaving Club *	Saturday 22 September	10-12noon

* kiosk held on the same day as Nipper Registration Day.



RESULTS

Results from the consultation are listed below, including the number of people who attended the activities, the types of submissions received, and the findings from the consultation.

Table 2: Attendance at Activities

Activity	Attendance (N=)
Community Kiosks	80
Neighbourhood Forum 1	47
Neighbourhood Forum 2	2
Website hits	55
Total	184

Submissions received

A feedback form was developed listing three options that had already been identified as well as provision for respondents to list “other” options for the trust funds. Feedback was received via feedback forms, letters, emails and petitions.

It should be noted that 103 submissions and five petitions were received after the closing date of the consultation. The results from the submissions and petitions received after the closing date of the consultation have been analysed separately.

Table 3: Submissions received – during the consultation period (% listed in case need to add submissions received after consultation period.

Type of submission	Number of responses (N=)
Feedback forms	77
Open submissions (letters/emails)	24
Petitions received within the consultation period	1 (with 69 signatures)

Table 4: Submissions received – after the close of the consultation period

Type of submission	Number of responses (N=)
Feedback forms	0
Open submissions (letters/emails)	104
Petitions received within the consultation period	5 (with 222 signatures)



Submission results - feedback forms and open submissions

The results listed below highlight the three questions asked on the feedback form and include suggestions raised in the open submissions. Table 5 includes the 69 signatures from the petition received during the advertised consultation period.

QUESTION 1: Which of the improvement options listed below would you prefer the Stanwell Park Rock Pool Trust monies be used for?

Table 4: Responses from feedback forms and open submissions

Options	Number of responses (N=)
Option 1: Improvements to Coalcliff Rock Pool	37
Option 2: Improvements to Stanwell Park SLSC	7
Option 3: Improvements to Stanwell Park Beach Reserve	12
Other	46**
Total	102

** 11 of these were for heating of Helensburgh Pool.

Table 5: Suggested 'other' options - breakdown

Suggested 'Other' Options	Number of responses (N=)
Improvements to Helensburgh Pool	11 (69)**
Footpaths	15
Pool at Stanwell Park	8
Improvements to Stanwell Park Tennis Club	3
Invest in solar power on buildings	2
Clear the creek areas along Lower Coast & Beach Road of all non native plants and around the dunes in the area of the Surf Club.	1
Improving water quality to either (or both) north and south lagoons to allow safe swimming spot on Stanwell Beach.	1
Clean lagoons, or use lagoons to create swimming area?	1
Bike track around the external perimeter of the park for adult use rather than small one around the children's play ground.	1
Skate park with a bowl maybe at Coledale or Thirroul	1
Provide safe swimming area for children in Stanwell Park	1
Build a small amphitheatre for the 'arts' - for the local community.	1
Total	46 (114)***

** (69 = signatures on petition)

*** (114 = total including the 69 signatures on petition).



Submission results - feedback forms and open submissions

QUESTION 2: Do you have any additional comments to make about your most preferred option above?

Table 6: Additional comments on Option 1 – improvements to Coalcliff rock pool

Additional comments	Number of responses (N=)
The Coalcliff option is the only option that reflects the intention of the original committee.	3
Upgrade access to the pool 1) for wheelchair access 2) for OH&S reasons the present steps, railings, Kerb and guttering are inadequate.	2
Is spending the communities' money on upgrading Coalcliff pool fair? Shouldn't Wollongong Council pay for upgrades?	1
Blacklines painted. More regular cleaning. Lighting to allow swimming in summer evenings. Small shelter for changing in wet, windy weather. No change to actual pool please!	1
An improved rock pool at Coalcliff and a foot path along LHD so we could cycle, walk or run to the pool.	1
Renovate Coalcliff Pool (not 25 m). Better access and deeper better cleaning.	1
Length is ok- but needs to be able to stay clean (not green) for longer after cleaning.	1
Better tidal drainage so pool does not get green/dirty so quickly after cleaning	1
The pool at Coalcliff is used all winter and holds races form the whole area and needs to be updated to bring it in line with other pools on the coast.	1
Money should be spent as was intended. If can't be Stanwell Park then should be Coalcliff Rock Pool.	1
I don't think it matters if it isn't exactly 25m and it is deep enough. Maybe some lines on the bottom for lap swimmers. It just needs re-surfacing. I use the pool quite a lot and I think it is excellent.	1
The funds were originally allocated for a pool. The beach at Stanwell Park is often too rough for young children and weaker swimmers. Coalcliff pool is the ideal alternative. The pool needs to be extended not reduced in size so it can cater for all activites.	1
Coalcliff pool and footpath between station and surf club and pool and footpath between Stanwell Park and Coalcliff	1



Submission results - feedback forms and open submissions

Table 7: Additional comments on Option 2 – improvements to Stanwell Park SLSC

Comments	Number of responses (N=)
Council should be responsible for all pools upkeep via rates.	1
It would be good to have improvements done to our surf club.	1
Good because then more lifesavers can get better training.	1

Table 8: Additional comments on Option 3 – improvements to Stanwell Park Beach Reserve

Comments	Number of responses (N=)
New pipe system required.	1
Council has a moral, if not legal responsibility to restore the northern lagoon picnic area. The pool committee destroyed this area - some of the money should be spent to rectify it.	1
The proposal to restore the area excavated, in hope that the pool could be located there, is the only just usage of the funds.	3
I object to the money being spent at Coalcliff Rock pool. I was one of the people who put money into this project. There are not many of us left but I am sure that they would all agree that the money should be spent in Stanwell Park.	1
Remediation of the coastal dune to the north of the lagoon will improve the amenity of the beach reserve and address a significant erosion problem	1
BBQ area and grassy bank can be utilised by Stanwell Park residents.	1
This money belongs to Stanwell Park and a pool is an important asset for Stanwell Park.	1
More shelters and spaces for people, upgrade the car park area.	1

Table 9: Additional comments on 'other' option – Helensburgh Pool

Comments	Number of responses (N=)
Helensburgh needs a 50 m pool	1
Originally monies raised in local area not specifically the SP area. Heat H'burgh pool so swimmers don't need to go to Engadine or Sutherland during winter months.	1
During the off season, residents travel out of the area to use heated pool facilities.	1
Bulk of this money was raised in Helensburgh. It should be used for the heating Helensburgh Pool.	1



Submission results - feedback forms and open submissions

Table 10: Additional comments on 'other' option – Footpaths

Comments	Number of responses (N=)
A safe walking/bike track between Stanwell Park and Coalcliff. would be of great benefit to both communities.	3
Path from Stanwell Park to Coalcliff and continuation form Otford to Seacliff Bridge	2
Footpath/boardwalk to join Stanwell Park to Coalcliff	1
Pedestrian crossing linking the footbridge to the shops. A speed camera at the base of the pass.	1
Bike and pedestrian path from Stanwell Tops (Bald Hill) to Stanwell Park (village/beach reserve).	1
Keep the money in Stanwell Park.	1
Create a 'Bald Hill Walk' access from Stanwell Park Reserve. Similar to Tomaree Headland Walk in Port Stephens.	1
Build a footpath adjacent to the retirement village form Old Coast Rd to the railway station i.e. straight up the hillside. All residents of Stanwell park would benefit from easier access to the station.	1
Development of cycleway/walkways around the 2508 area.	1

Table 11: Additional comments on 'other' option – Stanwell Park Pool

Comments	Number of responses (N=)
Build Stanwell Park Rock Pool, Coalcliff parking and access poor.	2
Spend it on a pool, saltwater, make that 2. I don't think one pool is adequate at Coalcliff.	1
Use the money on a pool for 'Stanwell Park Pool'	1
A pool of our own up at the northern end of the beach.	1
Revisit the idea of a pool at Stanwell park. Perhaps even a lagoon pool.	1
2 pools needed Stanwell Park & Coalcliff Upgrade. Rock pool at Stanwell Park. Installed by a private contractor and fix Coalcliff 'not' 25m too small.	1
Stanwell Park has the parking, the area is bigger more families could enjoy the beach.	1

Table 12: Additional comments on 'other' option – Stanwell Tennis Club Improvements

Comments	Number of responses (N=)
Stanwell Park Tennis Club- fencing and courts need upgrading. Poor fencing leads to vandalism	2
Stanwell Park Tennis club is struggling financially, vandalism being a problem.	1



Submission results - feedback forms and open submissions

QUESTION 3: Any additional comments

Table 13: Summary of additional comments made on feedback forms.

Comments
Coalcliff should be upgraded by Council, not via trust money.
Coalcliff should not be made smaller it is not big enough now. Nowhere to sit when crowded. The pool is not cleaned enough.
If the money was raised for a pool in Stanwell Park, then this is what it should be used for. Stanwell Park is a dangerous beach and for those who are not confident in the surf, this would be a welcome addition.
Coalcliff pool needs to be upgraded regardless. Coalcliff pool stays the length it is. Plus better access to Coalcliff Pool.
Coalcliff pool needs to be cleaned EVERY WEEK. Made bigger. Council gets high rates from 2508- give back to area.
An easy walking track to Bald Hill and back form/to Stanwell Park Reserve. This would give excellent views of Seacliff Bridge and down the cost, whale or dolphin watching platforms could be added. This would ease some of the congestion on Bald Hill during the 'flyable summer months' and keep people fit at the same time. Whale watching viewing platform, Seacliff Bridge viewing platform.
A real need is a walkway between Stanwell Park and Coalcliff.
The money should be spent in Stanwell Park. Being such a substantial sum, perhaps it could be shared among local neighbourhood groups in need. Some of the suggestions for its use are things that would normally be paid by council, eg. BBQs and park facilities.
Helensburgh-Stanwell Park SLSC is a small club- protecting one of Australia's most dangerous beaches. They need more assistance e.g. nature boardwalk form club to beach tower radio room).
This money was collected originally for a swimming pool. As this doesn't seem an option any more the best use of this money is to use it to improve the surf club and surrounds and equipment.
All residents of the 2508 postcode area will benefit form the pool heating (Helensburgh) from young children to the elderly.
As an 'original' donor the dollars must be kept for the benefit of Stanwell Park and not used for Coalcliff Pool- which has been ok for 80 years.



RESULTS

Submissions received after the close of the consultation period

The results from the submissions received after the close of the consultation period have been analysed separately. All suggest that the money be spent on heating Helensburgh Pool.

Table 14: Submissions received after the close of the consultation period

Type of submission	Number of responses (N=)
Open submissions (letters/emails)	104
Petitions received within the consultation period	5 (with 222 signatures)

Table 15: Timeline of submissions received after the closing date

Date on submission	Date sent to Council	Type of submission	Number of responses (N=)
26 September	26 September ***	Faxed petition from PO Listed by WCC as petition 3	38
26 September	27 September?***	Faxed petition from PO Listed by WCC as petition2	41
28 September	28 September **	Faxed petition from PO Listed by WCC as Petition 4	58
28 September	28 September**	Faxed from PO Listed by WCC as Petition 5	57
30 September	30 September	Faxed petition Listed by WCC as Petition 1	69 signatures
19 November	19 November	Email	1
Date on submission	Date received by Council	Type of submission	Number of responses (N=)
3 October	10 October	Form letter submissions	100
9 October	10 October	Letter from Ward 1 resident	1
10 October	10 October	Letter from Ward 1 Councillor	1
10 October	10 October	Letter from Ward 1 resident	1

** not date stamped by WCC



RESULTS

Submissions received after the close of the consultation period

Disclaimer:

It should also be noted that some of the same signatures appear on more than one petition, making it difficult to accurately ascertain total number of unique signatures.

A feedback form submitted within the consultation period also had attached a letter asking for more time to gather signatures. On 30 September a fax was received from the same resident with a handwritten petition containing 69 signatures.

The same resident then sent into Council another copy of handwritten letter dated 23 September, but this time attaching another petition dated 2 October containing 27 signatures.

CONCLUSION

The results from this consultation have been analysed in two sections as the majority of feedback (n=103 submissions and 222 signatures on 5 petitions) was received after the closing date. All feedback received after the closing date supported the heating of Helensburgh Pool.

Feedback received during the consultation period was more diverse with (n=101) submissions and a petition with 69 signatures. The feedback received within the advertised consultation period supported:

- the heating of Helensburgh Pool (n= 80, submissions and signatures on a petition),
- improvements to Coalcliff Pool (n=37),
- improvements to footpaths (n=15),
- improvements to Stanwell park Beach Reserve (n=12),
- heating of Helensburgh pool (n=11),
- building a rock pool at Stanwell Park Beach Reserve (n=8),
- improvements to Stanwell Park Surf Lifesaving Club (n=7),
- improvements to Stanwell Park Tennis Club (n=3), and
- installation of solar power on buildings (n=2).



APPENDIX A: Summary of additional comments made on feedback forms.

Comments
The present walkways around the pool on the northern & eastern side are inadequate.
Council can pay to fix Coalcliff out of our rates. It is disgusting most days. It is soapy, full of weed, it is very disappointing driving to Coalcliff for a swim on a hot day.
Why isn't a contractor for pools asked if Stanwell Park could have a rock pool.
Coalcliff should be upgraded by Council not using money.
Coalcliff should not be made smaller it is not big enough now. Nowhere to sit when crowded.
If the money was raised for a pool in Stanwell Park, then this is what it should be used for. Stanwell Park is a dangerous beach and for those who are not confident in the surf, this would be a welcome addition.
I'd like to see some research done on weekend/night traffic to highlight the issue of speeding/Dangerous driving in the area.
Coalcliff pool needs upgrading regardless, stay the length it is. Plus better access to Coalcliff Pool.
If additional funds are needed perhaps some could be raised. All ages could use this and in the future for generations.
Appreciate the fact that WCC is consulting the locals. Good change- cheers.
Coalcliff pool needs to be cleaned every week, make bigger. 2508 high rates - give back to area.
Lifetime resident of Stanwell Park witnessed environmental vandalism - Council bulldozing the most popular picnic area to build a swimming pool in 1962 - every local knew was impossibility.
An easy walking track to Bald Hill and back form/to Stanwell Park Reserve. This would give excellent views of Seacliff Bridge and down the coast, whale or dolphin watching platforms could be added. Ease some of the congestion on Bald Hill during the 'flyable summer months' and keep people fit at the same time.
Solar panels are essentially 'free' since they pay for themselves over time. The trust fund simply covers the time lag between the installation and pay-back!
A real need is a walkway between Stanwell Park and Coalcliff.
The money could be spent on the kiosk. Don't think money has been spent on it in 47 years.
Money should be spent in Stanwell Park. Being such a substantial sum, perhaps it could be shared among local neighbourhood groups in need. Some of the suggestions. BBQs and park facilities.
Any other bush regeneration and water quality improvements to the Stanwell Park lagoons.
The path should be between the existing retirement housing and the creek. Resumption of land may be necessary. It could be easily lit. Re other options a) I swim at our beachnot Coalcliff b) The Surf Club facilities are good for members and friends but the rest of the community doesn't benefit. c) our beach reserve is wonderful and so well maintained but this project is special and enhancement to the reserve will be 'lost' as part of general maintenance.
Don't waste it on bureaucratic crap and costs.
Important to maintain inter-dune area around beach and well maintained access points.
Helensburgh-Stanwell Park SLSC is a small club- protecting one of Australia's most dangerous beaches. They need more assistance e.g. nature boardwalk from club to beach tower radio room).
Walkway from Stanwell Park to Coalcliff is much needed for safety.
Phil Anger started the Stanwell Park Sea Eels and would be happy that his club is still going and growing.
A walkway from Stanwell Park to Coalcliff instead of having to walk in the road and get bowled over. It's very scary walking on the road.
I believe the funds need to be spent in Stanwell Park as the funds were raised by past Stanwell Park residents.
Stanwell Park has limited choices for activities and this would be used by children and all ages for enjoyment. This is important for Stanwell Park.
This money was collected originally for a swimming pool. As this doesn't seem an option any more the best use of this money is to use it to improve the surf club and surrounds and equipment.
All 2508 residents will benefit from the pool heating (heating) from young children to the elderly.
As an 'original' donor the dollars must be kept for the benefit of Stanwell Park and not used for Coalcliff Pool- which has been ok for 80 years.
The strong feedback that we would give is that we believe the funds should be put towards creating a safe swimming space in Stanwell Park itself (not neighbouring beaches) due to the large number of resident children as well as the large numbers visiting this beautiful park and beach on weekends. It is the largest community park among the local beaches and attracts many visiting families (a good thing) and it should be a Council responsibility to provide safe facilities so that children are not put at risk.



APPENDIX B –

Stanwell Park Rock Pool Trust Fund Feedback Form

Wollongong City Council is inviting you to *Have Your Say* on how the Stanwell Park Rock Pool Trust Fund monies should be allocated. Please read the Frequently Asked Question Sheet for further details on the history of the trust fund before completing this feedback form.

Feedback due to Council by 26 September 2012

The Stanwell Park Rock Pool Committee has suggested the money be spent on improvements to the Coalcliff Rock Pool. Council has held the money in trust since 1982. Council has not formed a view on how the money should be spent other than on some form of recreational service or facility. Council encourages the community to have their say on the options below or alternatively you may have other ideas you would like Council to consider. Please specify them in the space below:

- 1. Which of the improvement options listed below would you prefer the Stanwell Park Rock Pool Trust Fund monies be used for?** *(Please choose only one option by placing a cross in the appropriate box)*

☐ **improvements to the Coalcliff Rock Pool as suggested by the Stanwell Park Rock Pool Committee**
(for example this might include formalising the length of the pool to 25m, increasing the depth of the pool, upgrading the surrounding concourse)

☐ **improvements to the Stanwell Park Surf Life Saving Club**
(for example this might include updating the training room or storage room)

☐ **improvements to the Stanwell Park Beach Reserve**
(for example picnic shelters, BBQ's or restoration to grassy bank near the lagoon)

☐ **other** *(please outline this option in the space provided below)*

- 2. Do you have any additional comments to make about your most preferred option above?**
Please specify any additional comments regarding this option:



3. Any additional comments:

PLEASE TELL US A LITTLE ABOUT YOURSELF. THE FOLLOWING INFORMATION WILL REMAIN CONFIDENTIAL.

4. In which suburb do you live? _____

5. ☐ Male ☐ Female

6. Age (please tick category):

☐ <18 years ☐ 19-25 years ☐ 26-35 years ☐ 36-45 years

☐ 46-55 years ☐ 56-65 years ☐ 66 -75 years ☐ 76+

If you would like a reply to your submission and to be kept informed of progress please fill in the section below.

Name:	
Address:	
Suburb:	Postcode:
Telephone:	Email:

Please return survey by 26 September 2012 to:

Community Engagement Unit Organisational Improvement & Strategy Wollongong City Council Locked Bag 8821 Wollongong NSW 2500	Telephone: 02 4227-7096 Facsimile: 02 4227-7580 Email: consultation@wollongong.nsw.gov.au
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Information about your submission.

In accordance with the Local Government Act 1993, your submission including any personal information such as your name and address, will be made available for public inspection. You may request, in the form of a statutory declaration, that Council suppress the personal information in your submission from public inspection, if you consider that the personal safety of any person would be affected if the information was not suppressed. Any such request will be dealt with in accordance with the Privacy and Personal Information Act 1988. You may also make an anonymous submission however if you choose to do so Council will be unable to contact you any further as to the outcome of your submission. Additionally, anonymous submissions will be considered however it should be noted that the lack of information as to the respondent's place of living may affect Council's consideration of the potential impact of the subject proposal. Note: If Council receives a submission from any person who is legally required to provide a disclosure of any reportable political donation and / or gift under section 147 of the Environmental Planning and Assessment Act 1979, Council is legally required to publicly disclose all relevant details of the reportable political donation or gift onto Council's website. This will include the name and residential address of the person who provided the political donation or gift onto Council's website for full viewing by the general public.



APPENDIX C

Stanwell Park Rock Pool Trust Fund Frequently Asked Questions Sheet

Wollongong City Council is inviting you to *Have Your Say*
on the best way to use the Stanwell Park Pool Trust Fund

Please read this Frequently Asked Questions Sheet before completing the feedback form
All comments must be received by Wednesday 26 September 2012

How did the trust come about?

At a public meeting on 19 August 1962, a Stanwell Park Rock Pool Committee was formed for the purpose of establishing a rock pool in Stanwell Park. After many years of fund raising and increasing estimates for costs of building a rock pool, a Council resolution decided that the funds be retained and that all interest accrued be held in trust until there were sufficient funds for the construction of a rock pool. Throughout this period, Council identified there were suitable aquatic services in the area and that a new rock pool in Stanwell Park would not be a viable option

Why is Council talking to the community now about the trust funds?

Following representations from the current members of the Stanwell Park Rock Pool Committee, Council is seeking feedback from the community on proposals for how best to allocate the \$165K now available in the trust.

Does the Committee have a view on how the trust money should be spent?

The Stanwell Park Rock Pool Committee have suggested using the funds to make improvements to the Coalcliff Rock Pool which may consist of a number of activities including formalising the length of the pool to 25 metres, increasing the depth of the pool and upgrading the surrounding concourse of the pool area. This proposal would be subject to further studies, approvals and costs.

What other options have been considered?

Consultation undertaken by the Northern Exposure during 2011 identified other projects which may benefit from the funds including improvements to Stanwell Park Surf Life Saving Club, and improvements to general recreational infrastructure (e.g. picnic shelters, barbecues, or restoring the grassy bank near the lagoon).

Does Council have a view on how the money should be spent?

Council has not formed a view on how the money should be spent. Council would like to ask the local community for their suggestions for the use of the funds which could then be explored further by Council.



What happens if the community asks for a facility that exceeds the amount of money in the Trust?

Should any proposals exceed the available budget, funding will be subject to Council approval of its future budgets.

How can the community have their say?

By attending one of the two community kiosks listed below, by completing a feedback form available at local libraries or by completing the on-line survey on Council's website.

Kiosks

Saturday 15 September 10am- 12noon
Stanwell Park Beach Reserve

Saturday 22 September 10am-12noon
Stanwell Park Surf Life Saving Club.

All comments must be received by Wednesday 26 September 2012.

Preliminary Budget Calculations for the year round heating of Helensburgh Pool (including Cash Collection)

Additional costs - to support year round opening

Winter Labour

- for 2015/2016 - additional 21.4 weeks (leap year)
- Pool Shutdown for 2 weeks (2 weeks/2 weekends for Pool deck - 2 weeks/3 weekends for Cash Collection)
- Kiosk leasee to conduct cash collection week prior and post to season (2 weeks less than pool deck staff for allowances & penalties for cash collection staff)

	Oncosts		Total
Pool Deck - salaries	\$77,324	33.07%	\$25,567
Pool Deck - allowances	\$2,531	15.33%	\$388
Pool Deck - penalties	\$8,994		\$0
	\$88,849		\$25,955
			\$114,804

	Oncosts		Total
Cash Collection - salaries	\$45,485	33.07%	\$15,040
Cash Collection - allowances	\$32	15.33%	\$5
Cash Collection - penalties	\$6,008		\$0
	\$51,525		\$15,045
			\$66,570

Other Additional Costs

Electricity - additional- heat pumps		30,000
Electricity - general		1,000
Water Rates		500
Heat Pump Maintenance		7,400
Chemicals	projecting \$7.5k for year	1,000
Contracted Cash Collection (summer)	\$10,200 per month	71,400
		\$111,300

total expenditure \$292,675

Attendances

Helensburgh - summer season period	68,603	\$10,334
Dapto - annual period	67,304	\$201,626

Key Assumption: that once there is a fee charged on Helensburgh, the patronage will reduce in line with Dapto attendances conservatively estimated at a 10% decrease.

Income estimates have been based on 12 month Dapto income (due to similarities in patronage) excluding those items unique to Dapto Pool.

Anticipated income - \$177,300

Net \$115,375

Chemical Notes:

\$850 for normal chemicals 7 months - 12 months = \$1500

briquettes - march to october - 6 bricks per month - 48

briquettes - november to february - 12 bricks per month - 48

\$62.50 per briquette \$6000

Current budget 2015/2016 \$6,500

No history available on briquette usage as only used for March/April (12 over 2month period)

WOLLONGONG CITY COUNCIL

1 July 2015 to 25 December 2015

	2015/16 Original Budget \$'000	2015/16 Current Budget \$'000	2015/16 YTD Budget \$'000	2015/16 Actual YTD \$'000
Income Statement				
Income From Continuing Operations				
Revenue:				
Rates and Annual Charges	173,253	173,503	84,381	84,857
User Charges and Fees	33,194	33,727	16,520	15,136
Interest and Investment Revenues	4,772	4,926	2,396	2,608
Other Revenues	9,454	11,146	6,222	5,487
Grants & Contributions provided for Operating Purposes	28,846	29,755	14,975	15,594
Grants & Contributions provided for Capital Purposes	14,520	14,585	8,520	12,707
Other Income:				
Profit/Loss on Disposal of Assets	0	0	0	(109)
Total Income from Continuing Operations	264,040	267,642	133,014	136,281
Expenses From Continuing Operations				
Employee Costs	113,797	113,558	55,255	55,284
Borrowing Costs	4,206	4,206	2,046	2,098
Materials, Contracts & Other Expenses	89,130	90,318	42,934	39,926
Depreciation, Amortisation + Impairment	62,074	62,074	31,207	32,274
Internal Charges (labour)	(11,876)	(11,951)	(5,799)	(5,599)
Internal Charges (not labour)	(1,400)	(1,577)	(768)	(611)
Total Expenses From Continuing Operations	255,932	256,628	124,875	123,372
Operating Results From Continuing Operations	8,108	11,014	8,139	12,909
Net Operating Result for the Year	8,108	11,014	8,139	12,909
Net Operating Result for the Year before Grants & Contributions provided for Capital Purposes				
	(6,412)	(3,571)	(381)	202
NET SURPLUS (DEFICIT) [Pre capital] %	3.1%	4.1%	6.1%	9.5%
Funding Statement				
Net Operating Result for the Year	8,108	11,014	8,139	12,909
Add back :				
- Non-cash Operating Transactions	77,378	77,339	38,786	40,255
- Restricted cash used for operations	15,464	16,458	9,645	8,690
- Income transferred to Restricted Cash	(34,812)	(38,730)	(24,046)	(29,439)
- Payment of Accrued Leave Entitlements	(11,550)	(11,512)	(5,645)	(5,368)
- Payment of Carbon Contributions	0	0	0	0
Funds Available from Operations	54,588	54,569	26,878	27,046
Advances (made by) / repaid to Council	0	0	0	0
Borrowings repaid	(6,371)	(6,371)	(4,539)	(4,538)
Operational Funds Available for Capital Budget	48,217	48,198	22,340	22,509
CAPITAL BUDGET				
Assets Acquired	(86,256)	(90,528)	(33,709)	(31,550)
Contributed Assets	0	0	0	0
Transfers to Restricted Cash	0	(7,100)	(7,100)	(7,100)
Funded From :-				
- Operational Funds	48,217	48,198	22,340	22,509
- Sale of Assets	2,008	1,626	408	246
- Internally Restricted Cash	5,136	7,443	861	839
- Borrowings	0	0	0	0
- Capital Grants	9,439	13,959	5,518	5,431
- Developer Contributions (Section 94)	6,510	6,397	1,636	1,254
- Other Externally Restricted Cash	9,460	7,614	4,180	4,155
- Other Capital Contributions	2,365	2,150	574	1,054
TOTAL FUNDS SURPLUS / (DEFICIT)	(3,122)	(10,241)	(5,293)	(3,162)

Manager Project Delivery Division

Commentary on December 2015 Capital Budget Report

As at 25 December 2015, year to date expenditure was \$31.55M of the approved capital budget of \$90.53M. This value is \$2.16M behind the initial forecast expenditure of \$33.71M for this period.

The following table summarises the proposed changes to the total Capital budget by transfer of budget between programs and reduction or introduction of various types of external or loan funding. These changes result in a no change in the overall capital budget.

Program	Major Points of change to Capital Budget
Traffic Facilities	Reallocate budget from Commercial Centre Upgrades – Footpaths and Cycleways to Traffic Facilities.
Road Works	Reallocate budget from Capital Project Contingency for additional projects
Footpaths	Reallocate budget from Commercial Centre Upgrades – Footpaths and Cycleways to (suburban) Footpaths Program for multiple existing projects.
Commercial Centre Upgrades – Footpaths and Cycleways	Reallocate budget to both Traffic Facilities and Footpaths programs
Carpark Reconstruction or Upgrading	Reallocate budget from Capital Project Contingency for existing project.
Floodplain Management	Reallocate budget to Stormwater Management program.
Stormwater Management	Reallocate budget from Floodplain Management to Stormwater Management program for additional projects accelerated from 16/17.
Community Buildings	Reallocate budget to Recreation Facilities
Recreation Facilities	Reallocate budget from Community Buildings to accelerate 16/17 project
Beach Facilities	Reallocate budget to Treated Water Pools
Treated Water Pools	Reallocate budget from Beach Facilities for existing project.
Land Acquisitions	Reallocate budget from Capital Project Contingency for new acquisitions as per council resolutions
Capital Project Contingency	Reallocate budget to various capital programs as detailed above.

CAPITAL PROJECT REPORT

as at the period ended 25 December 2015

ASSET CLASS PROGRAMME	\$'000		\$'000		\$'000		
	CURRENT BUDGET		WORKING BUDGET		YTD EXPENDITURE	VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING

Roads And Related Assets

Traffic Facilities	3,562	(2,262)	3,682	(2,262)	2,466	120	(0)
Public Transport Facilities	441	(172)	441	(172)	186	(0)	(0)
Roadworks	13,219	(3,452)	13,369	(3,452)	6,275	150	(0)
Bridges, Boardwalks and Jetties	1,850	(350)	1,850	(350)	412	(0)	0
TOTAL Roads And Related Assets	19,072	(6,237)	19,342	(6,237)	9,340	270	(0)

West Dapto

West Dapto Infrastructure Expansion	5,954	(4,865)	5,954	(4,865)	705	0	(0)
TOTAL West Dapto	5,954	(4,865)	5,954	(4,865)	705	0	(0)

Footpaths And Cycleways

Footpaths	8,208	(4,648)	8,588	(4,648)	4,052	380	0
Cycle/Shared Paths	8,090	(5,560)	8,090	(5,560)	3,119	(0)	(0)
Commercial Centre Upgrades - Footpaths and Cycleways	3,540	(435)	3,040	(435)	348	(500)	(0)
TOTAL Footpaths And Cycleways	19,838	(10,643)	19,718	(10,643)	7,519	(120)	(0)

Carparks

Carpark Construction/Formalising	775	(500)	775	(500)	439	(0)	0
Carpark Reconstruction or Upgrading	975	0	1,001	0	124	26	0
TOTAL Carparks	1,750	(500)	1,776	(500)	562	26	0

Stormwater And Floodplain Management

Floodplain Management	1,860	(667)	1,660	(667)	301	(200)	0
Stormwater Management	2,090	(443)	2,290	(443)	815	200	(0)
Stormwater Treatment Devices	250	(150)	250	(150)	25	(0)	0
TOTAL Stormwater And Floodplain Management	4,200	(1,260)	4,200	(1,260)	1,141	(0)	0

Buildings

Cultural Centres (IPAC, Gallery, Townhall)	1,131	0	1,131	0	329	0	0
Administration Buildings	1,280	0	1,280	0	104	(0)	0
Community Buildings	13,040	(3,375)	12,840	(3,375)	5,680	(200)	(0)
Public Facilities (Shelters, Toilets etc.)	617	0	617	0	229	(0)	0
TOTAL Buildings	16,068	(3,375)	15,868	(3,375)	6,341	(200)	(0)

Commercial Operations

Tourist Park - Upgrades and Renewal	750	0	750	0	363	(0)	0
Crematorium/Cemetery - Upgrades and Renewal	190	0	190	0	33	0	0
Leisure Centres & RVGC	195	0	195	0	1	0	0
TOTAL Commercial Operations	1,135	0	1,135	0	397	(0)	0

Parks Gardens And Sportfields

Play Facilities	1,145	(50)	1,145	(50)	171	(0)	0
Recreation Facilities	3,240	(1,892)	3,440	(1,892)	316	200	(0)
Sporting Facilities	834	(151)	834	(151)	457	(0)	0
Lake Illawarra Foreshore	0	0	0	0	0	0	0
TOTAL Parks Gardens And Sportfields	5,219	(2,093)	5,419	(2,093)	944	200	0

CAPITAL PROJECT REPORT

as at the period ended 25 December 2015

	\$'000		\$'000			\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
ASSET CLASS PROGRAMME	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING	YTD EXPENDITURE	EXPENDITURE	OTHER FUNDING
Beaches And Pools							
Beach Facilities	549	0	449	0	60	(100)	0
Rock/Tidal Pools	1,186	0	1,186	0	888	(0)	0
Treated Water Pools	856	0	956	0	384	100	0
TOTAL Beaches And Pools	2,591	0	2,591	0	1,332	(0)	0
Natural Areas							
Environmental Management Program	0	0	0	0	0	0	0
Natural Area Management and Rehabilitation	175	(25)	175	(25)	49	(0)	0
TOTAL Natural Areas	175	(25)	175	(25)	49	(0)	0
Waste Facilities							
Whytes Gully New Cells	2,112	(2,112)	2,112	(2,112)	729	(0)	0
Whytes Gully Renewal Works	300	(300)	300	(300)	7	(0)	(0)
Helensburgh Rehabilitation	547	(547)	547	(547)	55	(0)	(0)
TOTAL Waste Facilities	2,959	(2,959)	2,959	(2,959)	791	(0)	(0)
Fleet							
Motor Vehicles	1,748	(1,130)	1,748	(1,130)	269	(0)	(0)
TOTAL Fleet	1,748	(1,130)	1,748	(1,130)	269	(0)	(0)
Plant And Equipment							
Portable Equipment (Mowers etc.)	480	(296)	480	(296)	41	(0)	(0)
Mobile Plant (trucks, backhoes etc.)	2,021	(221)	2,021	(221)	329	(0)	0
Fixed Equipment	300	0	300	0	0	(0)	0
TOTAL Plant And Equipment	2,801	(517)	2,801	(517)	371	(0)	(0)
Information Technology							
Information Technology	895	0	895	0	121	0	0
TOTAL Information Technology	895	0	895	0	121	0	0
Library Books							
Library Books	1,150	0	1,150	0	809	0	0
TOTAL Library Books	1,150	0	1,150	0	809	0	0
Public Art							
Public Art Works	200	0	200	0	54	(0)	0
Art Gallery Acquisitions	110	0	110	0	87	(0)	0
TOTAL Public Art	310	0	310	0	141	(0)	0
Emergency Services							
Emergency Services Plant and Equipment	635	0	635	0	82	(0)	0
TOTAL Emergency Services	635	0	635	0	82	(0)	0
Land Acquisitions							
Land Acquisitions	3,255	(2,825)	3,270	(2,825)	430	15	0
TOTAL Land Acquisitions	3,255	(2,825)	3,270	(2,825)	430	15	0
Non-Project Allocations							
Capital Project Contingency	242	0	51	0	0	(191)	0
Capital Project Plan	530	0	530	0	191	(0)	0
TOTAL Non-Project Allocations	772	0	581	0	191	(191)	0
Loans							
West Dapto Loan	0	(2,760)	0	(2,760)	0	0	0
TOTAL Loans	0	(2,760)	0	(2,760)	0	0	0
GRAND TOTAL	90,528	(39,189)	90,528	(39,189)	31,550	(0)	0

WOLLONGONG CITY COUNCIL

		Actual 2015/16 \$'000	Actual 2014/15 \$'000
BALANCE SHEET			
		as at 25/12/15	as at 30/06/15
CURRENT ASSETS			
Cash Assets	140,606	124,611	
Investment Securities	17,555	11,046	
Receivables	21,228	22,108	
Inventories	6,037	6,040	
Other	5,680	4,313	
Total Current Assets	191,105	168,118	
NON-CURRENT ASSETS			
Non Current Cash Assets	9,000	9,000	
Property, Plant and Equipment	2,253,313	2,251,345	
Investment Properties	2,750	2,750	
Westpool Equity Contribution	1,159	1,159	
Intangible Assets	951	1,219	
Total Non-Current Assets	2,267,173	2,265,474	
TOTAL ASSETS	2,458,279	2,433,592	
CURRENT LIABILITIES			
Current Payables	40,910	29,868	
Current Provisions payable < 12 months	17,956	16,790	
Current Provisions payable > 12 months	34,871	34,871	
Current Interest Bearing Liabilities	6,369	6,369	
Total Current Liabilities	100,106	87,899	
NON-CURRENT LIABILITIES			
Non Current Interest Bearing Liabilities	38,416	39,758	
Non Current Provisions	43,456	42,554	
Total Non-Current Liabilities	81,872	82,312	
TOTAL LIABILITIES	181,979	170,210	
NET ASSETS	2,276,300	2,263,381	
EQUITY			
Accumulated Surplus	1,130,471	1,132,670	
Asset Revaluation Reserve	1,011,065	1,011,064	
Restricted Assets	134,763	119,648	
TOTAL EQUITY	2,276,300	2,263,381	

WOLLONGONG CITY COUNCIL		
CASH FLOW STATEMENT		
as at 25 December 2015		
	YTD Actual 2015/16 \$ '000	Actual 2014/15 \$ '000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts:		
Rates & Annual Charges	83,541	166,562
User Charges & Fees	36,537	33,505
Interest & Interest Received	2,791	5,789
Grants & Contributions	29,108	54,189
Other	5,677	23,908
Payments:		
Employee Benefits & On-costs	(44,268)	(92,705)
Materials & Contracts	(22,679)	(58,052)
Borrowing Costs	(736)	(1,311)
Other	(25,065)	(42,795)
Net Cash provided (or used in) Operating Activities	64,906	89,090
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts:		
Sale of Infrastructure, Property, Plant & Equipment	246	12,570
Deferred Debtors Receipts	-	10
Payments:		
Purchase of Investments	-	-
Purchase of Investment Property	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(38,040)	(85,072)
Purchase of Interests in Joint Ventures & Associates	-	-
Net Cash provided (or used in) Investing Activities	(37,794)	(72,492)
CASH FLOWS FROM FINANCING ACTIVITIES		
Receipts:		
Proceeds from Borrowings & Advances	-	15,000
Payments:		
Repayment of Borrowings & Advances	(4,606)	(5,244)
Repayment of Finance Lease Liabilities	-	-
Net Cash Flow provided (used in) Financing Activities	(4,606)	9,756
Net Increase/(Decrease) in Cash & Cash Equivalents	22,506	281
plus: Cash & Cash Equivalents and Investments - beginning of year	144,656	144,375
Cash & Cash Equivalents and Investments - year to date	167,162	144,656

WOLLONGONG CITY COUNCIL		
CASH FLOW STATEMENT		
as at 25 December 2015		
	YTD Actual 2015/16 \$ '000	Actual 2014/15 \$ '000
Total Cash & Cash Equivalents and Investments - year to date	167,162	144,656
Attributable to:		
External Restrictions (refer below)	81,310	66,137
Internal Restrictions (refer below)	53,454	22,208
Unrestricted	32,398	56,311
	167,162	144,656
External Restrictions		
Developer Contributions	15,763	11,758
RMS Contributions	254	238
Specific Purpose Unexpended Grants	7,063	10,910
Special Rates Levy Wollongong Centre Improvement Fund	-	-
Special Rates Levy Wollongong Mall	151	251
Special Rates Levy Wollongong City Centre	4	11
Local Infrastructure Renewal Scheme	20,424	18,791
Unexpended Loans	7,115	12,877
Domestic Waste Management	10,802	6,408
Private Subsidies	4,851	1,883
West Dapto Home Deposit Assistance Program	9,642	-
Stormwater Management Service Charge	777	834
West Dapto Home Deposits Issued	85	-
Carbon Price	4,379	2,176
Total External Restrictions	81,310	66,137
Internal Restrictions		
Property Development	4,122	(252)
Property Investment Fund	8,012	-
Strategic Projects	21,608	-
Future Projects	6,720	-
Sports Priority Program	600	850
Car Parking Strategy	641	489
MacCabe Park Development	765	391
Darcy Wentworth Park	182	99
Garbage Disposal Facility	9,935	20,281
Telecommunications Revenue	135	279
West Dapto Development Additional Rates	377	71
Southern Phone Natural Areas	357	-
Total Internal Restrictions	53,454	22,208

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENTS
27 November 2015

DIRECT INVESTMENTS

Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
NAB Professional Maximiser	A-1+	-	19,750,942	11am	27/11/2015	27/11/2015	2.05%
NAB General Fund Account	A-1+	-	5,185,160	11am	27/11/2015	27/11/2015	2.05%
ANZ	A-1+	2,000,000	2,000,000	T/Deposit	29/08/2014	30/11/2015	3.74%
NAB	A-1+	2,000,000	2,000,000	T/Deposit	28/11/2014	30/11/2015	3.61%
BankWest	A-2	1,000,000	1,000,000	T/Deposit	7/08/2015	7/12/2015	2.85%
IMB	A-2	2,000,000	2,000,000	T/Deposit	17/12/2014	17/12/2015	3.20%
NAB	A-1+	1,030,000	1,030,000	T/Deposit	17/12/2014	17/12/2015	3.60%
CBA	A-1+	1,000,000	1,000,000	T/Deposit	24/09/2015	23/12/2015	2.88%
ANZ	A-1+	2,000,000	2,000,000	T/Deposit	29/09/2015	29/12/2015	2.70%
CBA	A-1	1,000,000	1,000,000	T/Deposit	28/08/2015	29/12/2015	2.83%
BankWest	A-2	1,000,000	1,000,000	T/Deposit	7/08/2015	4/01/2016	2.85%
Bendigo Bank	A-2	3,000,000	3,000,000	T/Deposit	29/05/2015	4/01/2016	2.85%
Bank of Queensland	A-2	2,000,000	2,000,000	T/Deposit	26/03/2015	4/01/2016	3.00%
ME Bank	A-2	3,000,000	3,000,000	T/Deposit	18/02/2015	18/01/2016	3.20%
CBA	A-1	5,000,000	5,000,000	T/Deposit	27/02/2015	27/01/2016	3.08%
BankWest	A-2	1,000,000	1,000,000	T/Deposit	7/08/2015	3/02/2016	2.85%
ME Bank	A-2	2,500,000	2,500,000	T/Deposit	21/09/2015	18/02/2016	2.80%
ME Bank	A-2	1,000,000	1,000,000	T/Deposit	28/10/2015	25/02/2016	2.90%
Bank of Queensland	A-2	2,000,000	2,000,000	T/Deposit	27/02/2014	26/02/2016	4.05%
NAB	A-1+	4,000,000	4,000,000	T/Deposit	27/02/2014	29/02/2016	4.13%
Bank of Queensland	A-2	2,000,000	2,000,000	T/Deposit	11/09/2015	10/03/2016	2.90%
SUN Corp	A-1+	2,000,000	2,000,000	T/Deposit	11/09/2015	14/03/2016	2.91%
ME Bank	A-2	2,000,000	2,000,000	T/Deposit	18/02/2015	18/03/2016	3.20%
CBA	A-1	1,000,000	1,000,000	T/Deposit	28/08/2015	24/03/2016	2.79%
CBA	A-1	3,000,000	3,000,000	T/Deposit	26/03/2015	24/03/2016	2.95%
BankWest	A-2	1,000,000	1,000,000	T/Deposit	6/10/2015	4/04/2016	2.85%
BankWest	A-2	1,000,000	1,000,000	T/Deposit	5/11/2015	5/04/2016	2.80%
NAB	A-1+	2,000,000	2,000,000	T/Deposit	18/09/2015	18/04/2016	2.99%
SUN Corp	A-1+	1,000,000	1,000,000	T/Deposit	24/09/2015	21/04/2016	2.90%
BankWest	A-2	1,000,000	1,000,000	T/Deposit	31/07/2015	27/04/2016	2.90%
BankWest	A-2	2,000,000	2,000,000	T/Deposit	27/11/2015	27/04/2016	3.00%
IMB	A-2	2,000,000	2,000,000	T/Deposit	28/05/2015	28/04/2016	2.80%
CBA	A-1	3,000,000	3,000,000	T/Deposit	9/10/2015	6/05/2016	2.84%
Westpac	A-1+	1,000,000	1,005,540	FRN	30/01/2012	9/05/2016	3.27%
CBA	A-1+	2,000,000	2,000,000	T/Deposit	10/11/2015	9/05/2016	2.89%
NAB	A-1+	2,000,000	2,000,000	T/Deposit	24/09/2015	24/05/2016	2.97%
SUN Corp	A-1+	1,500,000	1,500,000	T/Deposit	24/09/2015	24/05/2016	2.85%
CBA	A-1+	2,000,000	2,000,000	T/Deposit	11/09/2015	7/06/2016	2.86%
IMB	A-2	2,000,000	2,000,000	T/Deposit	11/09/2015	10/06/2016	2.80%
Bank of Queensland	A-2	3,000,000	3,000,000	T/Deposit	16/09/2015	16/06/2016	2.80%
Bank of Queensland	A-2	3,000,000	3,000,000	T/Deposit	23/09/2015	23/06/2016	2.93%
IMB	A-2	1,000,000	1,000,000	T/Deposit	28/08/2015	1/07/2016	2.80%
CBA	A-1+	2,000,000	2,000,000	T/Deposit	27/11/2015	25/07/2016	2.95%
IMB	A-2	5,000,000	5,000,000	T/Deposit	30/07/2015	29/07/2016	2.80%
BankWest	A-2	2,000,000	2,000,000	T/Deposit	31/07/2015	29/07/2016	2.90%
ANZ	A-1+	2,500,000	2,500,000	T/Deposit	6/08/2015	6/08/2016	3.06%
NAB	A-1+	2,500,000	2,500,000	T/Deposit	6/08/2014	8/08/2016	3.74%
CBA	A-1+	2,000,000	2,000,000	T/Deposit	11/09/2015	9/08/2016	2.85%
CBA	A-1	2,000,000	2,000,000	T/Deposit	27/02/2015	22/08/2016	3.05%
ME Bank	A-2	2,500,000	2,500,000	T/Deposit	27/02/2015	22/08/2016	2.90%
IMB	A-2	2,000,000	2,000,000	T/Deposit	11/09/2015	12/09/2016	2.80%
WBC	A-1+	2,000,000	2,000,000	T/Deposit	24/04/2015	19/10/2016	2.90%
Bendigo Bank	A-2	1,500,000	1,500,000	T/Deposit	26/10/2015	25/10/2016	2.90%
Bendigo Bank	A-2	2,000,000	2,000,000	T/Deposit	29/09/2015	28/10/2016	3.00%
Bendigo Bank	A-2	2,000,000	2,000,000	T/Deposit	29/09/2015	22/12/2016	3.05%
WBC	A-1+	3,000,000	3,000,000	T/Deposit	31/07/2015	31/01/2017	2.74%
NAB	A-1+	1,500,000	1,500,000	T/Deposit	31/08/2015	28/02/2017	2.78%
IMB	A-2	2,000,000	2,000,000	T/Deposit	28/08/2015	28/02/2017	2.80%
Bendigo Bank	A-2	1,000,000	1,000,000	T/Deposit	11/09/2015	13/03/2017	2.90%
St George	A-1+	1,500,000	1,500,000	T/Deposit	27/11/2015	25/05/2017	2.81%
SUN Corp	A-1+	1,500,000	1,500,000	T/Deposit	27/11/2015	26/05/2017	2.81%
Bendigo Bank	A-2	2,000,000	2,000,000	T/Deposit	31/07/2015	31/07/2017	3.00%
Bank of Queensland	A-2	3,000,000	3,000,000	T/Deposit	28/08/2015	28/08/2017	2.80%
Bendigo Bank	A-2	1,000,000	1,000,000	T/Deposit	11/09/2015	11/09/2017	2.95%
Commonwealth Bank Australia zero coupon bond with a \$4M face value	A-1+	2,000,000	3,624,000	BOND	21/01/2008	22/01/2018	
CBA	A-1+	1,000,000	1,003,910	FRN	19/10/2015	19/10/2018	2.90%
Bendigo Bank	A-2	1,000,000	1,001,130	FRN	16/09/2015	17/09/2019	3.10%
NAB	A-1+	3,000,000	2,994,360	FRN	24/06/2015	3/06/2020	2.94%
Bendigo Bank	A-2	2,000,000	1,991,240	FRN	18/08/2015	18/08/2020	3.22%
SUN Corp	A-1+	1,500,000	1,505,910	FRN	20/10/2015	20/10/2020	3.40%
ANZ	A-1+	1,000,000	1,002,840	FRN	5/11/2015	5/11/2020	3.28%
EMERALD A Mortgage Backed Security *	AAA	700,707	550,265	M/Bac	17/07/2006	22/08/2022	2.58%
EMERALD B Mortgage Backed Security *	AA	2,000,000	1,340,660	M/Bac	17/07/2006	23/08/2027	2.88%

MANAGED FUNDS

Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly Return (Actual)	Annualised % p.a.	FYTD (Actual)
Tcorp Long Term Growth Facility Trust	N/A	1,131,841	1,739,649	13/06/2007	-0.35%	-4.54%	0.90%

Investment Body	Face Value	Security
Southern Phone Company	2	shares

TOTAL **\$ 165,225,608**

* The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.

This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.

Brian Jenkins
RESPONSIBLE ACCOUNTING OFFICER

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENTS
25 December 2015

DIRECT INVESTMENTS								
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate	
NAB Professional Maximiser	A-1+	-	19,486,351	11am	25/12/2015	25/12/2015	2.05%	
NAB General Fund Account	A-1+	-	2,536,927	11am	25/12/2015	25/12/2015	2.05%	
ANZ	A-1+	2,000,000	2,000,000	T/Deposit	29/09/2015	29/12/2015	2.70%	
CBA	A-1+	1,000,000	1,000,000	T/Deposit	28/08/2015	29/12/2015	2.83%	
BankWest	A-1+	1,000,000	1,000,000	T/Deposit	7/08/2015	4/01/2016	2.85%	
Bendigo Bank	A-2	3,000,000	3,000,000	T/Deposit	29/05/2015	4/01/2016	2.85%	
Bank of Queensland	A-2	2,000,000	2,000,000	T/Deposit	26/03/2015	4/01/2016	3.00%	
ME Bank	A-2	3,000,000	3,000,000	T/Deposit	18/02/2015	18/01/2016	3.20%	
CBA	A-1+	5,000,000	5,000,000	T/Deposit	27/02/2015	27/01/2016	3.08%	
BankWest	A-1+	1,000,000	1,000,000	T/Deposit	7/08/2015	3/02/2016	2.85%	
ME Bank	A-2	2,500,000	2,500,000	T/Deposit	21/09/2015	18/02/2016	2.80%	
ME Bank	A-2	1,000,000	1,000,000	T/Deposit	28/10/2015	25/02/2016	2.90%	
Bank of Queensland	A-2	2,000,000	2,000,000	T/Deposit	27/02/2014	26/02/2016	4.05%	
NAB	A-1+	4,000,000	4,000,000	T/Deposit	27/02/2014	29/02/2016	4.13%	
Bank of Queensland	A-2	2,000,000	2,000,000	T/Deposit	11/09/2015	10/03/2016	2.90%	
SUN Corp	A-1+	2,000,000	2,000,000	T/Deposit	11/09/2015	14/03/2016	2.91%	
ME Bank	A-2	2,000,000	2,000,000	T/Deposit	18/02/2015	18/03/2016	3.20%	
CBA	A-1+	1,000,000	1,000,000	T/Deposit	28/08/2015	24/03/2016	2.79%	
CBA	A-1+	3,000,000	3,000,000	T/Deposit	26/03/2015	24/03/2016	2.95%	
NAB	A-1+	2,000,000	2,000,000	T/Deposit	30/11/2015	30/03/2016	2.91%	
BankWest	A-1+	1,000,000	1,000,000	T/Deposit	6/10/2015	4/04/2016	2.85%	
BankWest	A-1+	1,000,000	1,000,000	T/Deposit	5/11/2015	5/04/2016	2.80%	
NAB	A-1+	2,000,000	2,000,000	T/Deposit	18/09/2015	18/04/2016	2.99%	
SUN Corp	A-1+	1,000,000	1,000,000	T/Deposit	24/09/2015	21/04/2016	2.90%	
BankWest	A-1+	1,000,000	1,000,000	T/Deposit	31/07/2015	27/04/2016	2.90%	
BankWest	A-1+	2,000,000	2,000,000	T/Deposit	27/11/2015	27/04/2016	3.00%	
IMB	A-2	2,000,000	2,000,000	T/Deposit	28/05/2015	28/04/2016	2.80%	
CBA	A-1+	3,000,000	3,000,000	T/Deposit	9/10/2015	6/05/2016	2.84%	
CBA	A-1+	2,000,000	2,000,000	T/Deposit	10/11/2015	9/05/2016	2.89%	
Westpac	A-1+	1,000,000	1,007,950	FRN	30/01/2012	9/05/2016	3.27%	
NAB	A-1+	2,000,000	2,000,000	T/Deposit	24/09/2015	24/05/2016	2.97%	
SUN Corp	A-1+	1,500,000	1,500,000	T/Deposit	24/09/2015	24/05/2016	2.85%	
CBA	A-1+	2,000,000	2,000,000	T/Deposit	11/09/2015	7/06/2016	2.86%	
IMB	A-2	2,000,000	2,000,000	T/Deposit	11/09/2015	10/06/2016	2.80%	
Bank of Queensland	A-2	3,000,000	3,000,000	T/Deposit	16/09/2015	16/06/2016	2.80%	
Bank of Queensland	A-2	3,000,000	3,000,000	T/Deposit	23/09/2015	23/06/2016	2.93%	
IMB	A-2	1,000,000	1,000,000	T/Deposit	28/08/2015	1/07/2016	2.80%	
CBA	A-1+	2,000,000	2,000,000	T/Deposit	27/11/2015	25/07/2016	2.95%	
BankWest	A-1+	2,000,000	2,000,000	T/Deposit	31/07/2015	29/07/2016	2.90%	
ANZ	A-1+	2,500,000	2,500,000	T/Deposit	6/08/2015	6/08/2016	3.06%	
NAB	A-1+	2,500,000	2,500,000	T/Deposit	6/08/2014	8/08/2016	3.74%	
CBA	A-1+	2,000,000	2,000,000	T/Deposit	11/09/2015	9/08/2016	2.85%	
CBA	A-1+	2,000,000	2,000,000	T/Deposit	27/02/2015	22/08/2016	3.05%	
ME Bank	A-2	2,500,000	2,500,000	T/Deposit	27/02/2015	22/08/2016	2.90%	
IMB	A-2	2,000,000	2,000,000	T/Deposit	11/09/2015	12/09/2016	2.80%	
CBA	A-1+	1,000,000	1,000,000	T/Deposit	23/12/2015	19/09/2016	2.97%	
STG	A-1+	1,000,000	1,000,000	T/Deposit	23/12/2015	19/09/2016	2.87%	
WBC	A-1+	2,000,000	2,000,000	T/Deposit	24/04/2015	19/10/2016	2.90%	
Bendigo Bank	A-2	1,500,000	1,500,000	T/Deposit	26/10/2015	25/10/2016	2.90%	
Bendigo Bank	A-2	2,000,000	2,000,000	T/Deposit	29/09/2015	29/10/2016	3.00%	
CBA	A-1+	2,000,000	2,000,000	T/Deposit	23/12/2015	17/11/2016	2.97%	
BWest	A-1+	1,000,000	1,000,000	T/Deposit	7/12/2015	6/12/2016	2.90%	
NAB	A-1+	1,030,000	1,030,000	T/Deposit	17/12/2015	19/12/2016	3.03%	
Bendigo Bank	A-2	2,000,000	2,000,000	T/Deposit	29/09/2015	22/12/2016	3.05%	
B/West	A-1+	2,000,000	2,000,000	T/Deposit	23/12/2015	22/12/2016	3.00%	
ME	A-2	2,000,000	2,000,000	T/Deposit	17/12/2015	16/01/2017	3.05%	
SUN	A-1+	2,000,000	2,000,000	T/Deposit	23/12/2015	23/01/2017	3.00%	
WBC	A-1+	3,000,000	3,000,000	T/Deposit	31/07/2015	31/01/2017	2.74%	
IMB	A-2	2,000,000	2,000,000	T/Deposit	28/08/2015	28/02/2017	2.80%	
NAB	A-1+	1,500,000	1,500,000	T/Deposit	31/08/2015	28/02/2017	2.78%	
Bendigo Bank	A-2	1,000,000	1,000,000	T/Deposit	11/09/2015	13/03/2017	2.90%	
St George	A-1+	1,500,000	1,500,000	T/Deposit	27/11/2015	25/05/2017	2.81%	
SUN Corp	A-1+	1,500,000	1,500,000	T/Deposit	27/11/2015	26/05/2017	2.81%	
ME	A-2	1,000,000	1,000,000	T/Deposit	23/12/2015	15/06/2017	3.15%	
Bendigo Bank	A-2	2,000,000	2,000,000	T/Deposit	31/07/2015	31/07/2017	3.00%	
IMB	A-2	5,000,000	5,000,000	T/Deposit	30/07/2015	31/07/2017	2.80%	
Bank of Queensland	A-2	3,000,000	3,000,000	T/Deposit	28/08/2015	28/08/2017	2.80%	
Bendigo Bank	A-2	1,000,000	1,000,000	T/Deposit	11/09/2015	11/09/2017	2.95%	
Commonwealth Bank Australia zero coupon bond with a \$4M face value	A-1+	2,000,000	3,663,164	BOND	21/01/2008	22/01/2018		
CBA	A-1+	1,000,000	1,005,330	FRN	19/10/2015	19/10/2018	2.90%	
Bendigo Bank	A-2	1,000,000	995,450	FRN	16/09/2015	17/09/2019	3.10%	
NAB	A-1+	3,000,000	2,979,270	FRN	24/06/2015	3/06/2020	2.94%	
Bendigo Bank	A-2	2,000,000	1,995,320	FRN	18/08/2015	18/08/2020	3.22%	
SUN Corp	A-1+	1,500,000	1,508,775	FRN	20/10/2015	20/10/2020	3.40%	
ANZ	A-1+	1,000,000	1,006,000	FRN	5/11/2015	5/11/2020	3.28%	
EMERALD A Mortgage Backed Security *	AAA	700,707	552,024	M/Bac	17/07/2006	22/08/2022	2.58%	
EMERALD B Mortgage Backed Security *	AA	2,000,000	1,346,240	M/Bac	17/07/2006	23/08/2027	2.88%	

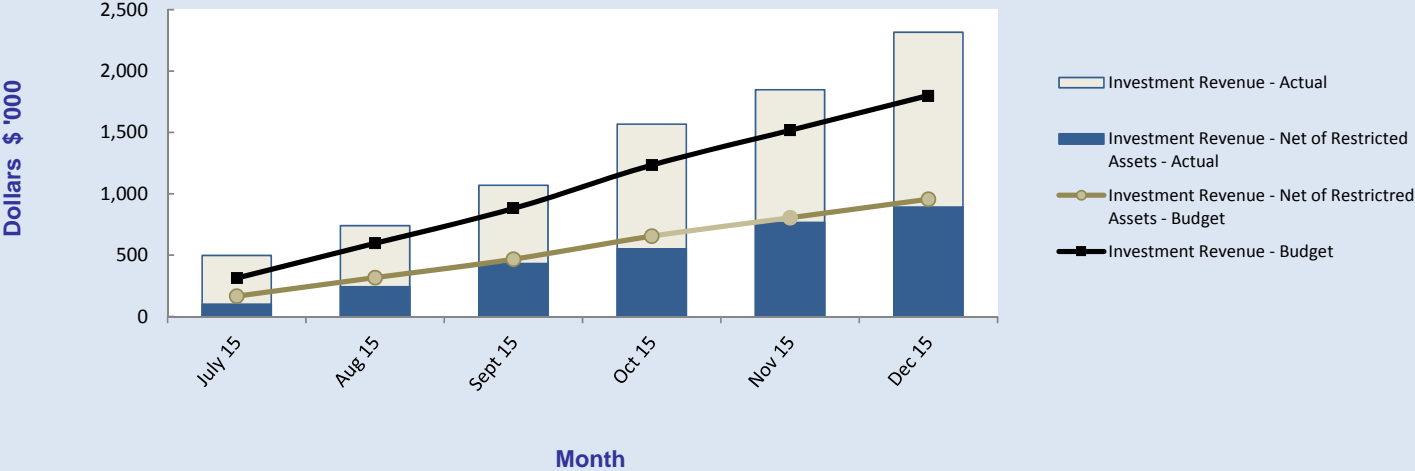
MANAGED FUNDS								
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly Return (Actual)	Annualised % p.a.	FYTD (Actual)	
Tcorp Long Term Growth Facility Trust	N/A	1,131,841	1,728,676	13/06/2007	-0.63%	-8.22%	-0.62%	
Investment Body	Face Value		Security					
Southern Phone Company	2		shares					
TOTAL			\$ 168,341,478					

* The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.

This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.

Brian Jenkins
 RESPONSIBLE ACCOUNTING OFFICER

Investment Income Compared to Budget 2015- 2016



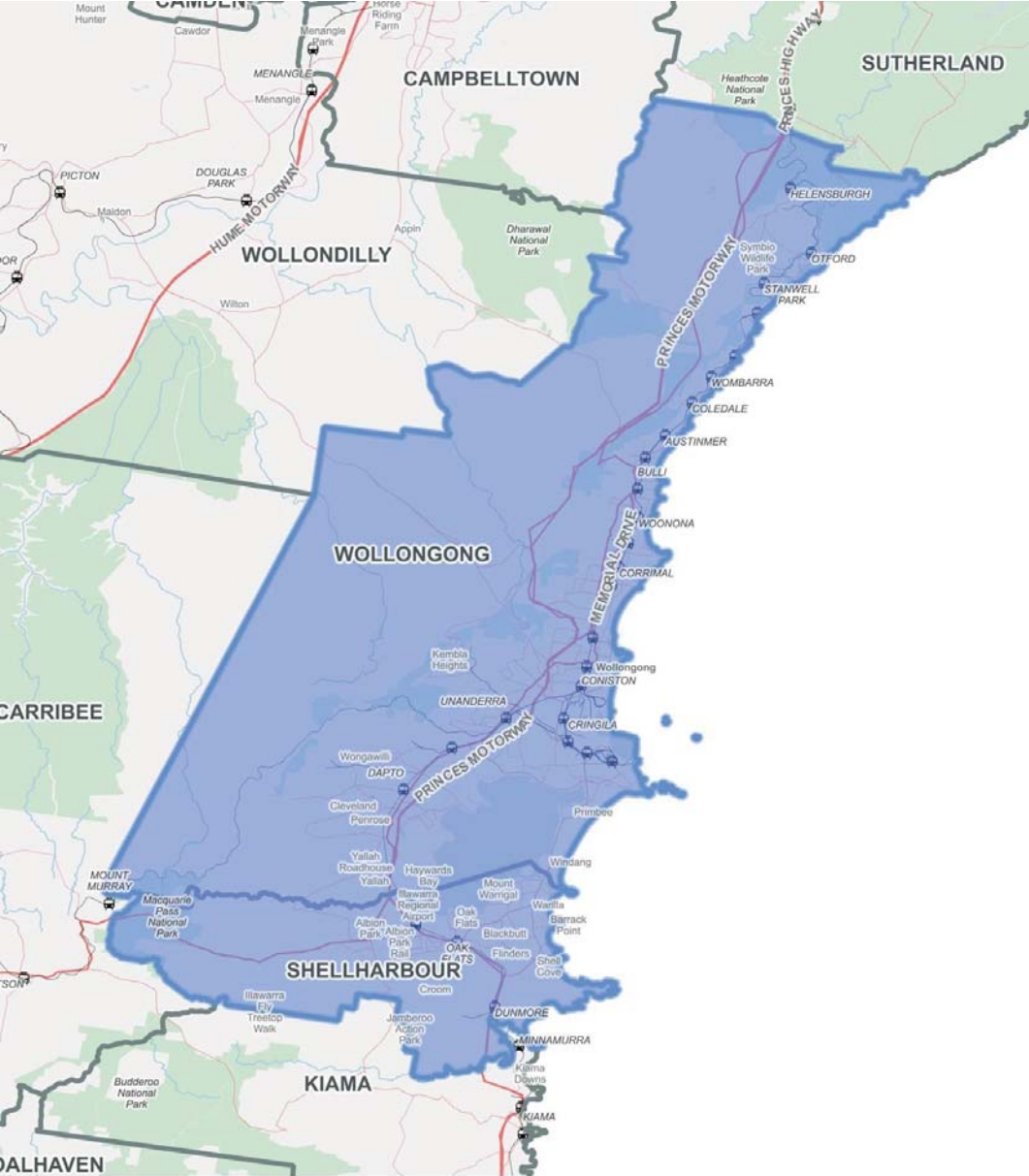
Merger Proposal:

Shellharbour City Council Wollongong City Council

JANUARY 2016



Figure 1: Proposed new local government area



Proposed merger: Shellharbour and Wollongong

Data sources: Land and Property Information
Datum and Projection: GDA94



- Proposal Area
- Current LGA Boundaries
- Suburbs
- Waterbodies
- Open space
- Roads
- Rivers
- Rail

MINISTER'S FOREWORD

Four years of extensive consultation, research and analysis have demonstrated that change is needed in local government to strengthen local communities.

Independent experts have concluded that NSW cannot sustain 152 councils – twice as many as Queensland and Victoria.

After considering the clear need for change, the Independent Local Government Review Panel (ILGRP) research and recommendations, the assessment of councils by the Independent Pricing and Regulatory Tribunal (IPART), council merger preferences, community views and the unique needs and characteristics of each area, I am putting forward the proposal to merge the local government areas of Shellharbour City and Wollongong City.

The proposed merger will create a council better able to meet the needs of the community into the future and will provide significant benefits for the community.

This document details the benefits the merger will provide to communities, including:

- a total financial benefit of \$95 million over a 20 year period that can be reinvested in better services and more infrastructure;
- potentially reducing the reliance on rate increases through Special Rate Variations (SRVs) to fund local infrastructure;
- greater capacity to effectively manage and reduce the infrastructure backlog across the two councils;
- improved strategic planning and economic development to better respond to the changing needs of the community;
- effective representation by a council with the required scale and capacity to meet the future needs of the community; and
- providing a more effective voice for the area's interests and better able to deliver on priorities in partnership with the NSW and Australian governments.

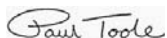
With the merger savings, NSW Government funding of \$20 million – and a stronger voice – the new council will be better able to provide the services and infrastructure that matter to the community, projects like:

- harnessing the tourism potential of the Grand Pacific Drive to create jobs and growth
- meeting the increased infrastructure requirements of new housing developments in the area;
- funding ongoing asset renewal and maintenance on roads, footpaths and cycleways to improve connections across the area;
- partnering with the State to improve transport connectivity to Sydney; and
- supporting revitalisation of the Wollongong, Warrawong and Shellharbour city centres to attract residents and businesses to the area.

The savings, combined with the NSW Government's policy to freeze existing rate paths for four years, will ensure that ratepayers get a better deal.

A suitably qualified delegate of the Chief Executive of the Office of Local Government will consider this proposal against criteria set out in the *Local Government Act (1993)*, and undertake public consultation to seek community views.

I look forward to receiving the report on the proposal and the comments from the independent Local Government Boundaries Commission.



Minister Paul Toole

January 2016

EXECUTIVE SUMMARY

The communities of Shellharbour and Wollongong share common characteristics and connections and will benefit by up to \$95 million from a merged council with a stronger capability to deliver on community priorities and meet the future needs of its residents



Introduction

This is a proposal by the Minister for Local Government under section 218E(1) of the *Local Government Act (1993)* for the merger of the Shellharbour City and Wollongong City local government areas.¹ This merger proposal sets out the impacts, benefits and opportunities of creating a new council.

The creation of this new council will bring together communities with similar expectations in terms of demands for services, infrastructure and facilities.

The proposal has been informed by four years of extensive council and community consultation and is supported by independent analysis and modelling by KPMG.

In 2015, the Independent Pricing and Regulatory Tribunal (IPART) determined that while both councils have adequate scale and capacity, Shellharbour City Council is 'not fit' due to its failure to meet a key financial sustainability benchmark. Wollongong City Council met the financial benchmarks and was assessed as 'fit' by IPART. A merger between these councils could increase their scale and capacity, generate additional efficiency savings, and improve their ability to deliver effectively on behalf of residents and meet future community needs.

The new council for the new local government area will not only oversee an economy that shares many similar residential, workforce and industry

characteristics, but will have enhanced scale and capacity to help it deliver on local infrastructure priorities such as revitalising the city centres of Wollongong and Shellharbour, and providing infrastructure services to the new developments required to meet the needs of a growing population.

Impacts, Benefits and Opportunities

A range of benefits and opportunities have been identified from the proposed merger, including a stronger balance sheet to meet local community needs and priorities.

Analysis by KPMG shows the new council has the potential to generate savings and efficiencies to council operations. The merger is expected to lead to around \$75 million in net financial savings over 20 years.

The analysis also shows the proposed merger is expected to generate, on average, around \$6 million in savings every year from 2020 onwards. Savings will primarily be from the redeployment of back office and administrative functions, streamlining of senior management roles; efficiencies from increased purchasing power of materials and contracts; and reduced expenditure on councillor fees.

The NSW Government has announced a funding package to support merging councils which would result in \$20 million being made available should the proposed merger proceed.

These savings may enable the new council to reduce its reliance on rate increases to fund new and improved community infrastructure.

¹ The end result if the proposal is implemented is that a new local government area will be created. For simplicity throughout this document, we have referred to a new council rather than a new local government area.

Both councils have recently received approval for Special Rate Variations (SRVs) from IPART to fund community infrastructure, maintain services and improve financial sustainability. For example:

- Shellharbour City Council has an approved cumulative SRV of 28.9 per cent over a four-year period from 2013-14; and
- Wollongong City Council has an approved cumulative SRV of 11.3 per cent over a three-year period from 2014-15.

The proposed merger is also expected to result in simplified council regulations for residents and businesses in the Shellharbour City and Wollongong City council areas, given each council is currently responsible for separate and potentially inconsistent regulatory environments. Regulatory benefits include consistency in approaches to development approvals, health and safety, building maintenance, traffic management and waste management.

The proposed merger will provide significant opportunities to strengthen the role and strategic capacity of the new council to partner with the NSW and Australian governments on major infrastructure projects, addressing regional socio-economic challenges, delivery of services and focus on regional priorities.

This could assist in:

- reducing the existing \$175 million infrastructure backlog across the Shellharbour and Wollongong area;
- delivering regional priorities of boosting the economy by attracting more tourists and residents to the area;

- enhancing the cultural offering and assets in the area; and
- supporting economic growth and development while enhancing the standard of living and lifestyle that local residents value.

While a merged council will increase the current ratio of residents to elected councillors, the new ratio is likely to be comparable with levels currently experienced by other communities across regional NSW.

Next Steps

This merger proposal will be referred for examination and report under the *Local Government Act (1993)*.

Local communities have an important role to play in helping ensure the new council meets their current and future needs for services and infrastructure and will have an opportunity to provide input on how the new council should be structured.

Local communities will have an opportunity to attend the public inquiry that will be held for this merger proposal and an opportunity to provide written submissions. For details please visit www.councilboundaryreview.nsw.gov.au

Figure 2 Map showing boundaries for the proposed new council with Wagga Wagga City Council highlighted for comparison



INTRODUCTION

This merger proposal has been informed by an extensive four-year consultation and review process.

The NSW Government has been working with local councils and communities since 2011 to strengthen council performance and ensure local government is well placed to meet future community needs.

A first key step in that process was the Independent Local Government Review Panel's (ILGRP's) comprehensive review of local government and subsequent recommendations for wide-ranging structural reform and improvements to the system. In response, the NSW Government initiated the *Fit for the Future* reforms that required each local council to self-assess against key performance indicators and submit proposals demonstrating how they would meet future community needs.

The NSW Government appointed IPART in 2015 to assess each council's submission. IPART has now completed its assessment of 139 proposals (received from 144 councils) and concluded 60 per cent of councils are 'not fit' for the future. Many of these councils did not meet the elements of the 'scale and capacity' criterion (refer Box 1 below).

Shellharbour City and Wollongong City councils each submitted *Fit for the Future* proposals to remain as standalone councils. In assessing each council's submission, IPART determined that, while both councils have adequate scale and capacity, Shellharbour City Council is 'not fit' due to its failure to meet the financial sustainability benchmark. However, Wollongong City Council was assessed as 'fit' by IPART as it met the financial benchmarks.

The ILGRP recommended that Wollongong and Shellharbour remain as standalone councils on the basis that each council appears sustainable for at least the medium term. Given IPART's assessment that Shellharbour is not fit, the clear connections between these councils, the Government believes a merger of Wollongong and Shellharbour should be considered to strengthen the Illawarra region for the benefit of these communities.

A merger between Wollongong City and Shellharbour City councils could increase their scale and capacity, generate additional efficiency savings, and improve their ability to deliver effectively on behalf of residents and meet future community needs. It could also lead to an improved financial position overall.

Box 1 Overview of scale and capacity

Key elements of 'scale and capacity'

Scale and capacity is a minimum requirement as it is the best indicator of a council's ability to govern effectively and provide a strong voice for its community. At a practical level, this includes being able to:

- undertake regional planning and strategic delivery of projects;
- address challenges and opportunities, particularly infrastructure backlogs and improving financial sustainability;
- be an effective partner for the NSW and Australian governments on delivering infrastructure projects and other cross-government initiatives; and
- function as a modern organisation with:
 - staffing capacity and expertise at a level that is currently not practical or economically possible for small councils;
 - innovative and creative approaches to service delivery; and
 - the resources to deliver better training and attract professionals into leadership and specialist roles.

A NEW COUNCIL FOR THE SHELLHARBOUR AND WOLLONGONG AREA

The proposed new council will be responsible for infrastructure and service delivery to around 276,000 residents across the Shellharbour and Wollongong area.

The creation of a new council provides the opportunity to bring together the communities from across the local government areas of Shellharbour and Wollongong. These communities have similar economic and demographic profiles and population outlooks, and share similar employment bases, recreational facilities and services.

The new council will be responsible for infrastructure and service delivery to more than 316,000 residents by 2031. This reflects the expected population growth across the region of 0.8 percent per annum.²

The proposed merger aligns with the approach of the NSW Government's Regional Plan for the Illawarra-Shoalhaven. The Plan has been developed to plan for the future population's needs for housing jobs, infrastructure and a healthy environment. The NSW Government has identified a number of regional priorities that are directly relevant to the proposed new council. These priorities relate to:

- growing the national competitiveness of the economy by attracting new industry, supporting business and creating jobs, particularly by leveraging the existing industry base and assets around Port Kembla, Wollongong CBD, and enhancing the growth potential of the University of Wollongong;
- investigating the policies, plans and investments that would support greater housing diversity in centres, such as Wollongong, to provide a variety of housing choices that meet the needs and lifestyles of the community;
- delivering improved health and community services, particularly for the vulnerable, by strengthening local health services and ensuring communities are well connected through public transport; and
- safeguarding the natural environment by managing land use impacts on the area's natural resources, and balancing environmental protection with growing the local economy and industries.




A new council with appropriate scale and capacity will be better able to partner with the NSW Government on the implementation of these regional priorities.

The establishment of a new council will also provide an opportunity to generate savings and efficiencies and reduce duplication, including through streamlining senior executive positions and the many layers of current regulations. Any savings generated by a merger of these two councils could be redirected to improving local community infrastructure, lowering residential rates and/or enhancing service delivery. An overview of the current performance of the two existing councils and the projected performance of the new proposed entity is provided below in Figure 3.

In addition, while IPART found that while both councils have adequate scale and capacity, Shellharbour City Council is 'not fit' due to its failure to meet a key financial sustainability benchmark. A merger between these councils could generate additional efficiency savings and provide an enhanced scale and capacity to better plan and coordinate investment in critical infrastructure and services. This should also put the new council in a better position to advocate to the NSW and Australian governments for the regional investments that will be needed for the future.

² NSW Department of Planning & Environment (2014), NSW Projections (Population, Household and Dwellings)

Figure 3: Council profiles

	Shellharbour City Council	Wollongong City Council	New Council
			
Population (2014)	68,762	206,794	275,556
Area	147 sq km	684 sq km	831 sq km
IPART Rating	NOT FIT	FIT	The new council will likely have enhanced scale and capacity to better meet the future service and infrastructure needs of the community.
Operating Revenue (2013–14)	\$90.9m	\$255.9m	\$400.3m (projected 2019–2020)
Operating Result (2013–14)	\$12.9m	\$12.1m	+\$11.3m projected improvement to 2019–20 operating results
Asset Base	\$455.6m	\$1.5bn	\$1.9bn
Infrastructure Backlog	11 per cent	8 per cent	9 per cent

Sources: Australian Bureau of Statistics, Department of Planning and Environment, Office of Local Government, Council Long Term Financial Plans, Fit for the Future submissions to IPART and IPART Assessment of Council Fit for the Future Proposals.

Note: Totals may not sum due to rounding. Estimates of the new council's operating performance and financial position is based on an aggregation of each existing council's projected position as stated in respective Long Term Financial Plans (2013–14). In addition, it is assumed efficiency savings are generated from a merger, and this is reflected in the projected 2019–20 operating result for the new council. Further details are available in NSW Government (2015), Local Government Reform: Merger Impacts and Analysis, December.

BENEFITS, OPPORTUNITIES AND IMPACTS

The proposed merger has the potential to provide a \$95 million benefit to communities over 20 years which could support investment in critical local infrastructure and services and/or be utilised to address rate pressures.

Financial Benefits of the Proposed Merger

Analysis by KPMG in 2015 shows the proposed merger has the potential to generate a net financial saving of around \$75 million to the new council over 20 years. The proposed merger is also expected to generate, on average, around \$6 million in savings every year from 2020 onwards.³ Consequently, the merged council will have a balance sheet that is stronger and in a better position to meet local community needs and priorities.

Gross savings over 20 years are modelled to be due to:

- streamlining senior management roles (\$8 million);
- the redeployment of back office and administrative functions (\$56 million);
- efficiencies generated through increased purchasing power of materials and contracts (\$19 million); and
- a reduction in the overall number of elected officials that will in turn reduce expenditure on councillor fees (estimated at \$2.5 million).⁴

In addition, the NSW Government has announced a funding package to support merging councils which would result in \$20 million being made available should the proposed merger proceed

The implementation costs associated with the proposed merger (for example, information and communication technology, office relocation, workforce training, signage, and legal costs) are expected to be surpassed by the accumulated net savings generated by the merger within a three year payback period. The Local Government Act contains protections for three years for all council employees below senior staff level.

Merger benefits could be reinvested to:

- improve infrastructure – annual savings could be redeployed towards infrastructure renewal or capital works like maintaining and improving local cycleways and footpaths. Redeployment of savings could lead to cumulative additional infrastructure expenditure of \$75 million over 20 years;
- enhance service delivery – redeployment of duplicate back office and administration functions and streamlining of senior management roles could provide the basis for employing an additional 94 frontline staff for services. This could include services such as libraries, waste management, and parks maintenance; and/or
- reduce rate pressures – annual savings could be used to reduce the existing dependency on SRVs to fund community infrastructure and/or avoid future rate increases.

The expected operating performance ratio of each council over the next 10 years is illustrated in Figure 4.⁵

This merger proposal will provide the new council with the opportunity to strengthen its balance sheet and provide a more consistent level of financial performance. Overall, the proposed merger is expected to enhance the financial sustainability of the new council through:

- net financial savings of \$75 million to the new council over 20 years.
- achieving efficiencies across council operations through, for example, the redeployment of duplicated back office roles and functions, and streamlining senior management;
- establishing a larger entity with revenue that is expected to exceed \$455 million per year by 2025;

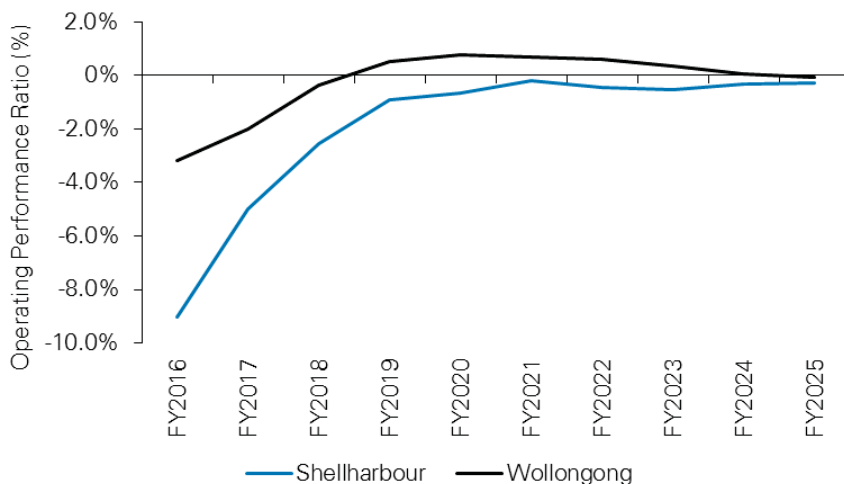
³ NSW Government (2015), Local Government Reform: Merger Impacts and Analysis, December.

⁴ NSW Government (2015), Local Government Reform: Merger Impacts and Analysis, December.

⁵ Calculation of a council's operating performance ratio excludes any grants received from the council's reported operating revenue. This enables comparison of council operating performance based on own-source revenue.

- an asset base of approximately \$1.9 billion to be managed by the merged council; and
- greater capacity to effectively manage and reduce the infrastructure backlog across the area by maintaining and upgrading community assets and improving services.

Figure 4: Projected operating performance ratio by council (2016-2025)



Note: Operating performance ratio measures a council's ability to contain operating expenditure within operating income.

Source: Council Long Term Financial Plans (2013-14).

Opportunities for Improved Services and Infrastructure

The efficiencies and savings generated by the merger will allow the new council to invest in improved service levels and/or a greater range of services and address the current infrastructure backlog across the two councils. Examples of local infrastructure priorities that could be funded by merger-generated savings include projects like:

- meeting the increased infrastructure requirements of new housing developments in the area. Wollongong City Council estimates that the new development at West Dapto will require the council to spend over \$500 million on new infrastructure;
- investing in new mixed-use developments to meet the needs of both a growing population and tourist demand. For example, the Shell Cove development will include around 3,000 residential lots, a 300 berth marina, in-shore boat harbour, a golf course, parks, cycleways and commercial, retail, tourist and community facilities;
- funding ongoing asset renewal and maintenance on roads, footpaths, and cycleways to improve connections across the area; and
- supporting revitalisation of the Wollongong, Warrawong and Shellharbour centres to attract residents and businesses to the area.

Regulatory Benefits

There are currently 152 separate regulatory and compliance regimes applied across local council boundaries in NSW. These many layers of regulations are making it hard for people to do business, build homes and access services they need. NSW businesses rated local councils as second to only the Australian Tax Office as the most frequently used regulatory body, and highest for complexity in dealings.⁶

It can be expected that the proposed merger will result in simplified council regulations for many Shellharbour and Wollongong residents and businesses. Shellharbour City Council and Wollongong City

⁶ NSW Business Chamber (2012), Red Tape Survey.

Council are each responsible for separate and potentially inconsistent regulatory environments. A merged council provides an opportunity to streamline and harmonise regulations.

Adopting best practice regulatory activities will generate efficiencies for a merged council and benefit local residents and businesses. For example:

- a tradesperson who operates across both council areas will have just a single local council regulatory framework to understand and comply with;
- the compliance burden for a café owner with multiple outlets across neighbouring towns (currently in different council areas) will be reduced and simplified; and
- residents can have greater confidence that development applications will be subject to a more uniform process than the existing variations in regulations, which can add to the cost and complexity of home renovations and building.

Impact on Rates

Each of the two councils has recently received approval for rate increases to meet local community and infrastructure needs:

- Shellharbour City Council has an approved cumulative SRV of 28.9 per cent over a four-year period from 2013-14; and
- Wollongong City Council has an approved cumulative SRV of 11.3 per cent over a three-year period from 2014-15.

The savings generated by a merger may enable the new council to reduce reliance on rate increases to fund community infrastructure.

In addition, the proposed merger will bring together a range of residential, farmland and business premises across the area providing the new council with a large rate base on which to set ratings policies and improve the sustainability of council revenue. Table 1 outlines the mix of business and residential rating assessments that underpin current rate revenue across the area.

Table 1: Comparison of rateable businesses and residential properties (total and percentage share)

Council	Business rating assessments		Residential rating assessments		Farmland rating assessments	
Shellharbour City Council	1,070	4%	24,378	95%	128	1%
Wollongong City Council	3,937	5%	74,880	95%	191	<1%
Merged council	5,007	5%	99,258	95%	319	<1%

Source: NSW Office of Local Government, Council Annual Data Returns (2013-14).

Local Representation

The ratio of residents to elected councillors in each of the two councils is markedly different. This reflects the wide variation in resident populations and number of councillors. While the proposed merger will increase the ratio of residents to elected councillors, the ratio, based on councillor numbers in the existing councils, is likely to be similar to those currently experienced in other NSW councils, such as Blacktown City Council (Table 2). For the purpose of analysis of merger benefits, this proposal has assumed that the new council will have the same number of councillors as Wollongong City Council, as this has the largest number of councillors of the councils covered by this proposal. The Government welcomes feedback through the consultation process on the appropriate number of councillors for the new council.

Some councils in NSW have wards where each ward electorate elects an equal number of councillors to make up the whole council. Community views on the desirability of wards for a new council will be sought through the consultation process.

Table 2: Changes to local representation in Shellharbour and Wollongong

Council	Number of councillors	Number of residents (2014)	Residents per councillor
Shellharbour City Council	7	68,762	9,823
Wollongong City Council	13	206,794	15,907
Merged council	13*	275,556	21,197
Blacktown City Council	15	325,139	21,676

*Shellharbour and Wollongong communities will have an opportunity to shape how a new merged council will be structured, including the appropriate number of elected councillors. Fifteen elected councillors is the maximum number currently permitted under the NSW Local Government Act (1993).

Source: Australian Bureau of Statistics, Estimated Resident Population 2014; and NSW Office of Local Government, Council Annual Data Returns (2013-14).

The new council will be in a position to use its larger scale and capacity to more advocate more effectively for the needs of the Shellharbour and Wollongong communities. As the new council will represent a more significant share of the broader region's population, and have a substantial economic base, it will be able to advocate more effectively on behalf of its residents. It will also have improved strategic capacity to partner with the NSW and Australian governments, including on major infrastructure initiatives, community services, and regional planning and development.

The many ways communities currently engage with these councils will continue, including through public forums, committees, surveys and strategic planning. Councillors will continue to represent local community interests and will have the opportunity to take a more regional approach to economic development and strategic planning.

THE LOCAL COMMUNITY

The communities across the Shellharbour and Wollongong area share common characteristics and connections. The proposed new council will have enhanced scale and capacity and be better placed to shape and deliver the economic development, community services, and infrastructure that underpin the lifestyle of these communities.

Geography and Environment

Shellharbour and Wollongong are part of the Illawarra region, which is around 100km south of the Sydney Central Business District (CBD). The area has a mix of rural and residential areas with some substantial industrial and commercial areas. The majority of urban development in the area is along the coast.

The natural environment is a draw for residents and visitors and also helps to support a range of established and developed industries, including tourism, natural resource management and recreation activities.

The area includes beaches, cliffs, rivers, dams, bushland, national and state parks, and other significant parkland. Both councils have a significant amount of coastline. The two council areas border Lake Illawarra, which is popular for recreational fishing, prawning, bird watching and sailing.

Local Economy

The local economy is characterised by:

- average household incomes of \$72,403 in Shellharbour and \$73,996 in Wollongong. These are above the regional average of \$65,168;
- average unemployment rates of 7.2 per cent in Shellharbour and 6.9 per cent in Wollongong, which are below the regional average of 7.3 per cent;
- high employment growth rates of 2.8 per cent in Shellharbour and 2.2 per cent in Wollongong, which is above the 1.7 per cent regional NSW average;
- levels of post-school qualifications which are close to the regional average of 53 per cent of residents, with Shellharbour at 50 per cent and Wollongong at 56 per cent; and
- similar employment sector composition, with health care and social assistance the largest industries in both council areas. The second largest sectors are retail trade in Shellharbour and education and training in Wollongong.

Table 3 below provides a snapshot of the local business profile of each council. More than 14,000 local businesses across the region contribute more than 110,000 jobs to the local economy.

Table 3: Local business and employment profile

Council	Number of businesses	Local jobs	Largest sector
Shellharbour City Council	2,838	27,409	Health Care & Social Assistance
Wollongong City Council	11,814	82,851	Health Care & Social Assistance
Merged council	14,652	110,260	Health Care & Social Assistance

Source: Australian Bureau of Statistics, *Business Counts and Employment by Industry* (2014).

The majority of Shellharbour residents commute to the Wollongong City Council area for work, reflecting its importance as an employment centre and the close linkages between the two areas. Most Wollongong residents also work within the area, with a significant number of residents commuting to the Sydney CBD.

Residents typically remain within the area to work and the area is relatively self-contained in relation to:

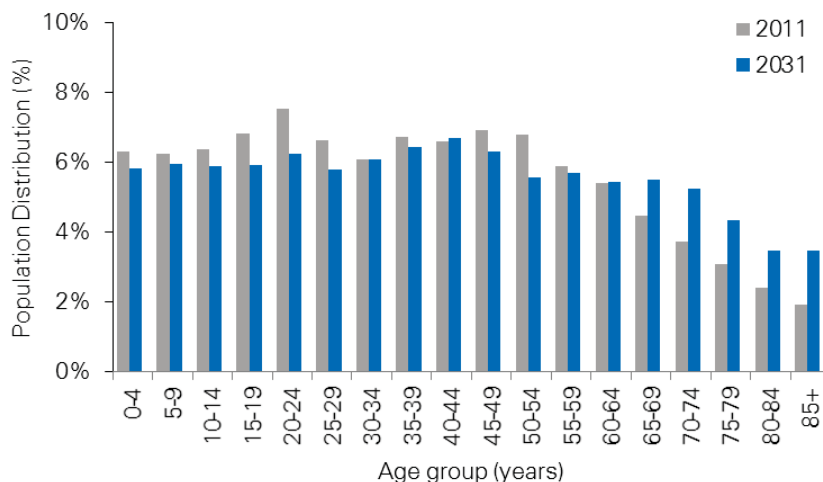
- retail, the area includes a number of shopping areas including the Crown Street Mall, Wollongong Central Shopping Centre, Westfield Warrawong, and Stockland Shellharbour Shopping Centre;
- education, the area includes the University of Wollongong and TAFE NSW Illawarra, which has a number of campuses throughout the area including in Shellharbour City and Wollongong;
- arts and entertainment – facilities and venues include the WIN Sports & Entertainment Centre, Illawarra Performing Arts Centre, Wollongong City Gallery, and Wollongong Science Centre and Planetarium; and
- health services, there are a number of public and private hospitals in both council areas including Shellharbour Hospital, Wollongong Hospital, Bulli Hospital, Coledale Hospital and Figtree Private Hospital.

The common business profile and the corresponding workforce across the area will require relatively similar services and infrastructure. A merged council will be better placed to deliver these services and infrastructure in a coordinated manner.

Population and Housing

The new council will be responsible for infrastructure and service delivery to more than 316,000 residents by 2031. Like most regions across NSW, the Shellharbour and Wollongong area will experience the impacts of an ageing population over the next 20 years (Figure 5).

Figure 5: Change in population distribution, by age cohort (2011 v 2031)

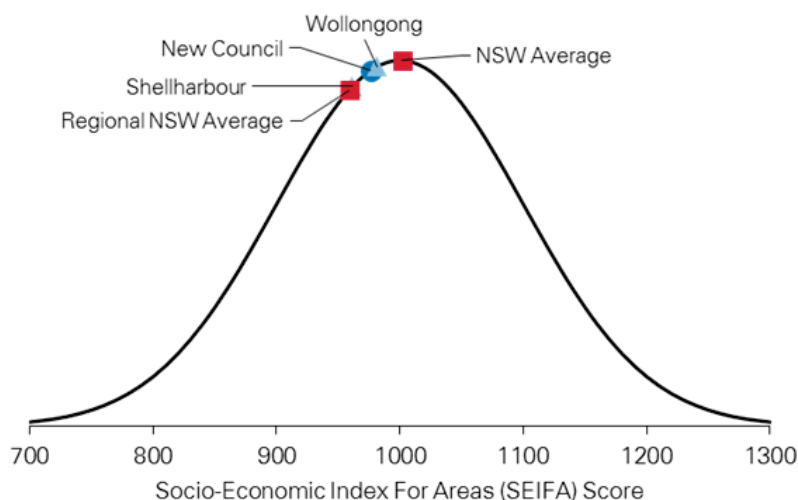


Source: NSW Department of Planning & Environment, (2014) NSW Projections (Population, Household and Dwellings).

A strong council with the appropriate scale and capacity is needed to respond and adapt to the changing service needs of the community. An ageing population is likely to increase demand for community health services, the creation and maintenance of accessible parks and leisure areas and community outreach services.

In comparison with the rest of regional NSW, the Shellharbour and Wollongong communities are similar from a socio-economic standpoint. The Socio-Economic Index for Areas (SEIFA), illustrated in Figure 6, measures a range of factors to rate an individual council's relative socio-economic advantage. The communities in the Shellharbour and Wollongong area have similar socio-economic profiles with SEIFA scores that are close to the regional NSW average and slightly below the NSW average. This reflects the common characteristics across the Shellharbour and Wollongong community in relation to, for example, household income, education, employment and occupation.

Figure 6: Comparison of councils' socio-economic profile



Source: Australian Bureau of Statistics, SEIFA 2011 by local government area.

Table 4 outlines the current mix of housing types across the area. A merged council provides an opportunity to apply a more regional and strategic focus to planning for the additional 18,700 households and associated amenities that are predicted by 2031. This approach can also help to ensure any pressures and challenges associated with population growth and housing development are not unreasonably concentrated in particular neighbourhoods.

Table 4: Dwelling types in the Shellharbour and Wollongong area (total number and per cent)

Dwelling type	Shellharbour City Council		Wollongong City Council	
Separate house	19,915	81%	55,697	69%
Medium density	4,037	16%	16,205	20%
High density	127	1%	7,248	9%
Other	390	2%	1,130	1%
Total private dwellings	24,469		80,280	

Source: Australian Bureau of Statistics, Census (2011), Dwelling Structure by local government area.

Shared Community Values and Interests

These communities across Shellharbour and Wollongong are bound by their sense of place as part of the Illawarra region. Box 2 provides examples of community organisations, services and facilities that have a presence across the area, which indicate strong connections between the communities in the existing council areas.

Box 2: Shared community services and interests

Shared regional services and facilities

Examples of community services which operate across the region include:

- Illawarra Regional Airport, which is based at Albion Park in the Shellharbour council area.
- shared media, such as local radio stations, 97.3 ABC Illawarra and 96.5 Wave FM, and a local newspaper, the *Illawarra Mercury*, which is published six days a week;
- the Illawarra Forum, a peak body which supports community services and organisations across the area and advocates on social justice issues;

- the Multicultural Communities Council of Illawarra, a not-for-profit organisation which seeks to represent the interests of people from culturally and linguistically diverse backgrounds. It provides youth, aged care, and engagement services and programs to the Wollongong and Shellharbour council areas; and
- TAFE Illawarra, which provides vocational training and education to students across the area and has a number of campuses across the two council areas including at Shellharbour and two sites in Wollongong.

The Shellharbour City and Wollongong City councils have already been collaborating in a number of ways. For example:

- both councils are currently part of the Illawarra Pilot Joint Organisation, a new model for regional collaboration and engaging more effectively with the NSW Government;
- prior to joining the Illawarra Pilot JO, both councils were part of the Southern Councils Group. Some of the key projects the councils collaborated on through the Southern Councils Group include programs to support carers in the area, programs to prevent illegal waste dumping, and a regional waste strategy;
- the councils jointly provide transport for frail older people, younger people with a disability and their carers, and those without access to transport, through Community Transport: Wollongong-Shellharbour; and
- both councils jointly manage noxious weeds across the area through the Illawarra District Noxious Weeds Authority (this body also includes Kiama Municipal Council).

The connections between the councils and communities are evident in the existing partnerships and collaborations. A new council will be better placed to deliver these services and projects into the future, without relying on voluntary collaboration.

CONCLUSION

This proposal to create a merged council has the potential to provide a range of benefits to local communities, including:

- a \$95 million total financial benefit over a 20 year period that may be used to deliver better community services, enhanced infrastructure and/or lower rates;
- NSW Government funding of \$20 million to meet merger costs and provide a head start on investing in services and infrastructure that the savings from mergers will ultimately support;
- greater efficiencies through streamlining senior management roles, increased purchasing power of materials and contracts, and reduced expenditure on councillor fees all of which are expected, on average, to generate savings of around \$6 million every year from 2020 onward;
- greater capacity to effectively manage and reduce the \$175 million infrastructure backlog across the Shellharbour and Wollongong area by maintaining and upgrading community assets;
- reducing the reliance on rate increases through SRVs to fund local community infrastructure projects and services;
- better integrating strategic planning and economic development to more efficiently respond to the changing needs of the community, such as an ageing population and emerging industries;
- building on the shared communities of interest and strong local identity across the area;
- providing effective representation through a council with the required scale and capacity to meet the future needs of the community; and
- being a more effective advocate for the area's interests and better able to deliver on priorities in partnership with the NSW and Australian governments.

NEXT STEPS

Every community will have an opportunity to help shape a new council for their area.

Community Engagement

This merger proposal will be referred to the Chief Executive of the Office of Local Government for examination and report under the *Local Government Act (1993)*. The Chief Executive proposes to delegate this function to a suitably qualified person. The delegate will consider this proposal as required under the Act, including against statutory criteria and hold a public inquiry. The delegate will also undertake public consultation to seek community views. The delegate is also required by the Act to provide the delegate's report to an independent Boundaries Commission for review and comment. The Minister for Local Government under the legislation may decide whether or not to recommend to the Governor that the merger proposal be implemented. For the factors a delegate must consider when examining a merger proposal (under Section 263 of the *Local Government Act (1993)*), please refer to the Appendix to this document.

Through the merger assessment process, there will be opportunities for communities and stakeholders to consider merger proposals and have their say. Each merger proposal will be the subject of a public inquiry where the community can hear about and discuss the proposal. Through the consultation process, the delegate will ensure that the opinions of each of the diverse communities of the resulting area or areas will be effectively represented.


Further information about the process is available on the Local Government Reform website at www.councilboundaryreview.nsw.gov.au, including:

- details about the proposed mergers;
- information about the delegate for your area;
- dates for public meetings; and
- a portal to provide a written submission.

Appendix

The following table outlines the factors that a delegate must consider under section 263 of the *Local Government Act (1993)* when examining a proposal. The section references outline where the criteria have been addressed in this merger proposal.

<i>Legislative criteria</i>	<i>Section reference</i>
(a) the financial advantages or disadvantages (including the economies or diseconomies of scale) of any relevant proposal to the residents and ratepayers of the areas concerned	Benefits, Opportunities and Impacts
(b) the community of interest and geographic cohesion in the existing areas and in any proposed new area	The Local Community
(c) the existing historical and traditional values in the existing areas and the impact of change on them	The Local Community
(d) the attitude of the residents and ratepayers of the areas concerned	There is a public consultation process which includes a public inquiry allowing for the views of residents and ratepayers to be considered.
(e) the requirements of the area concerned in relation to elected representation for residents and ratepayers at the local level, the desirable and appropriate relationship between elected representatives and ratepayers and residents and such other matters as it considers relevant in relation to the past and future patterns of elected representation for that area	Local Representation
(e1) the impact of any relevant proposal on the ability of the councils of the areas concerned to provide adequate, equitable and appropriate services and facilities	Benefits, Opportunities and Impacts
(e2) the impact of any relevant proposal on the employment of the staff by the councils of the areas concerned	Financial Benefits of the Proposed Merger
(e3) the impact of any relevant proposal on rural communities in the areas concerned	The Local Community
(e4) in the case of a proposal for the amalgamation of two or more areas, the desirability (or otherwise) of dividing the resulting area or areas into wards	Local Representation
(e5) in the case of a proposal for the amalgamation of two or more areas, the need to ensure that the opinions of each of the diverse communities of the resulting area or areas are effectively represented	Next Steps
(f) such other factors as it considers relevant to the provision of efficient and effective local government in the existing and proposed new areas	Benefits, Opportunities and Impacts



For more information visit:
www.councilboundaryreview.nsw.gov.au

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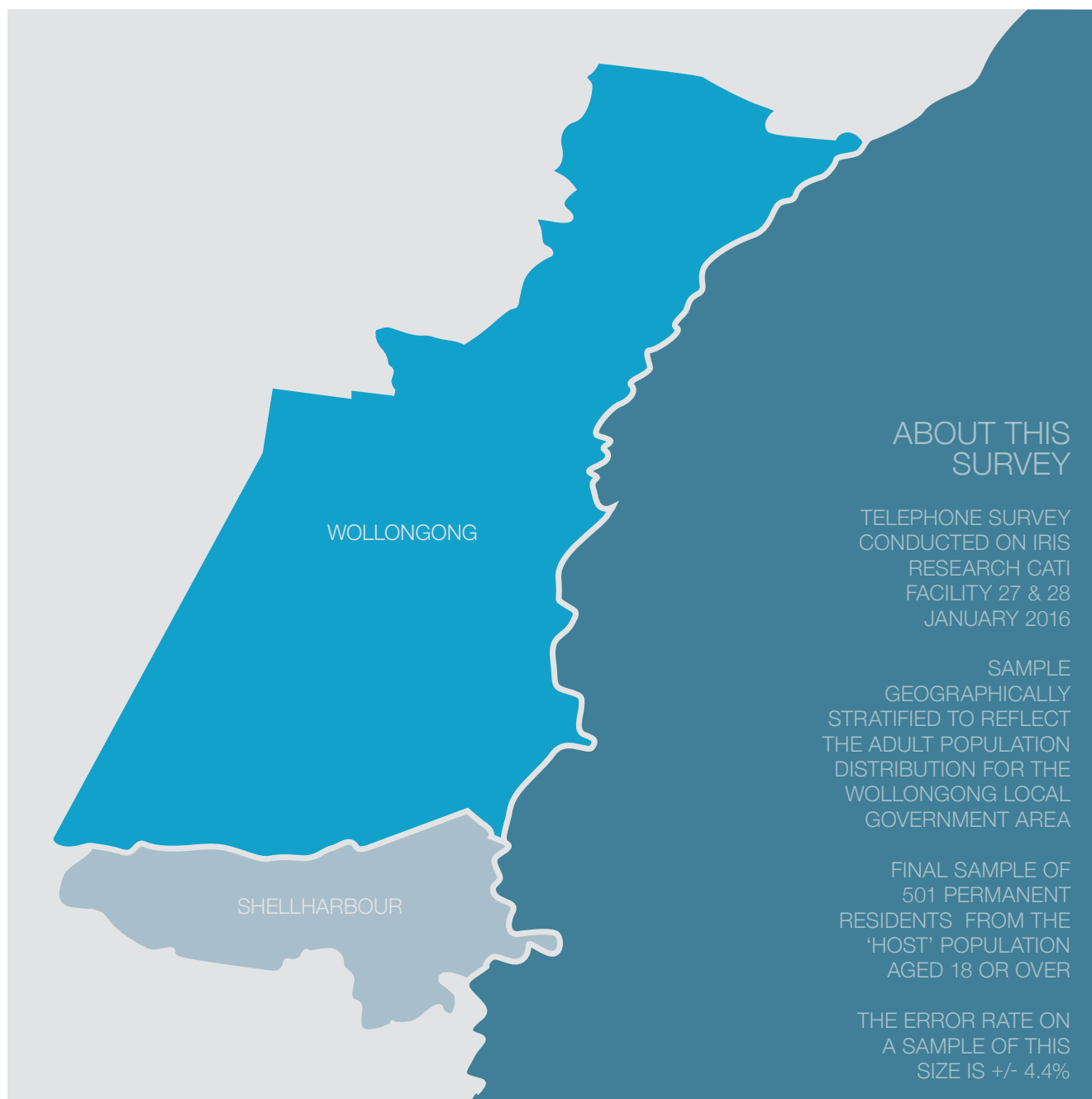


FIT FOR THE FUTURE MERGER

A SURVEY OF LOCAL RESIDENTS OF
WOLLONGONG LOCAL GOVERNMENT
AREA ON THE PROPOSED MERGER WITH
SHELLHARBOUR CITY COUNCIL



A REPORT FOR WOLLONGONG CITY COUNCIL



Each respondent was asked a series of five questions to help gauge their opinions on the merger being proposed by the NSW State Government between Wollongong City Council and Shellharbour City Council.

QUESTION 1:
'DO YOU AGREE WITH THE STATE GOVERNMENT'S PROPOSAL TO MERGE WOLLONGONG CITY COUNCIL WITH SHELLHARBOUR CITY COUNCIL?'

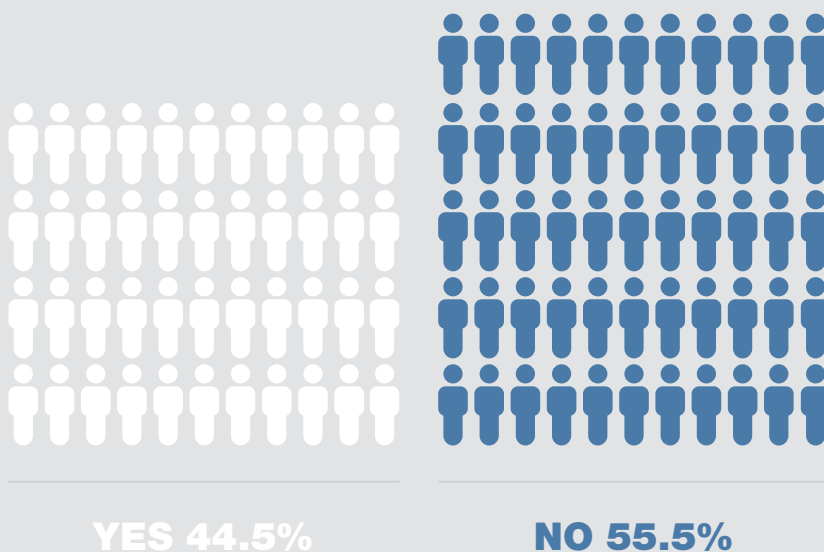
QUESTION 2:
'PRIOR TO ME MENTIONING IT, WERE YOU AWARE OF THE STATE GOVERNMENT'S PROPOSAL TO MERGE WOLLONGONG CITY COUNCIL WITH SHELLHARBOUR CITY COUNCIL?'

QUESTION 3:
'IS IT AN IMPORTANT ISSUE TO YOU?'

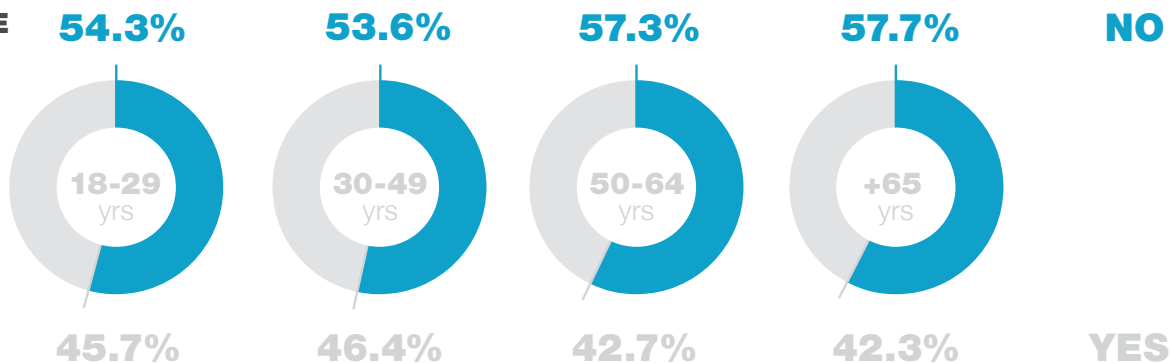
QUESTION 4:
Could you please tell me how much you agree or disagree with the following statement, using a scale from 1 to 5 where 1 means 'Strongly Disagree' and 5 means 'Strongly Agree'
'A MERGER WOULD BENEFIT MY LOCAL COMMUNITY'

QUESTION 5:
Using a scale from 1 to 5, where 1 means 'Not at all important' and 5 means 'Very important', how important is
'LOCAL ELECTED REPRESENTATION ON COUNCIL'

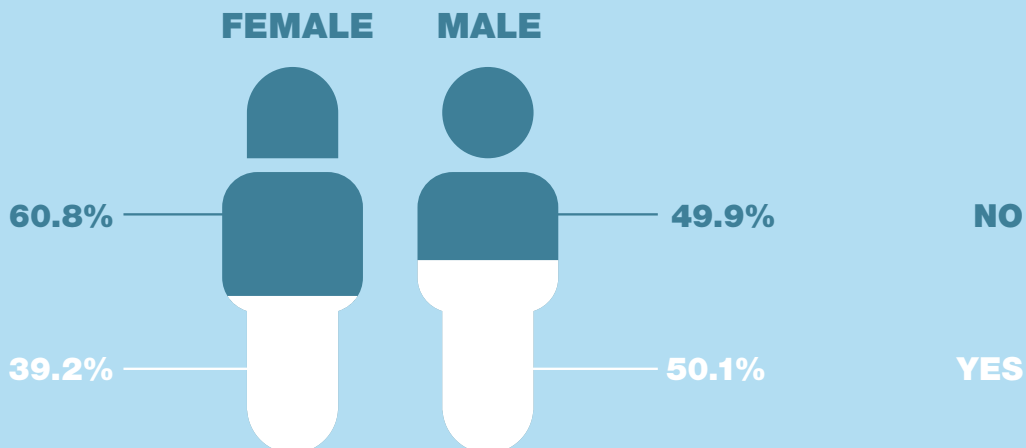
Q1. DO YOU AGREE WITH THE STATE GOVERNMENT'S PROPOSAL TO MERGE WOLLONGONG CITY COUNCIL WITH SHELLHARBOUR CITY COUNCIL?



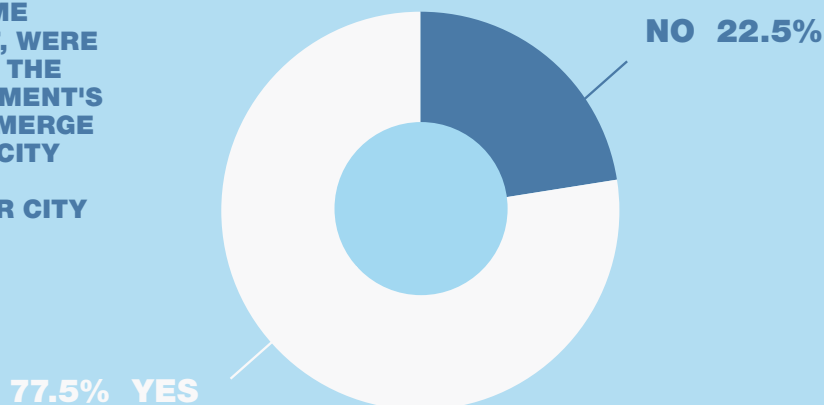
RESPONSE BY AGE:



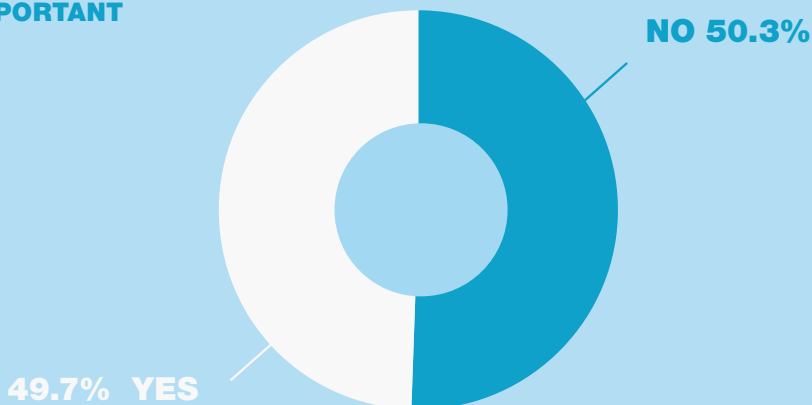
RESPONSE BY GENDER:



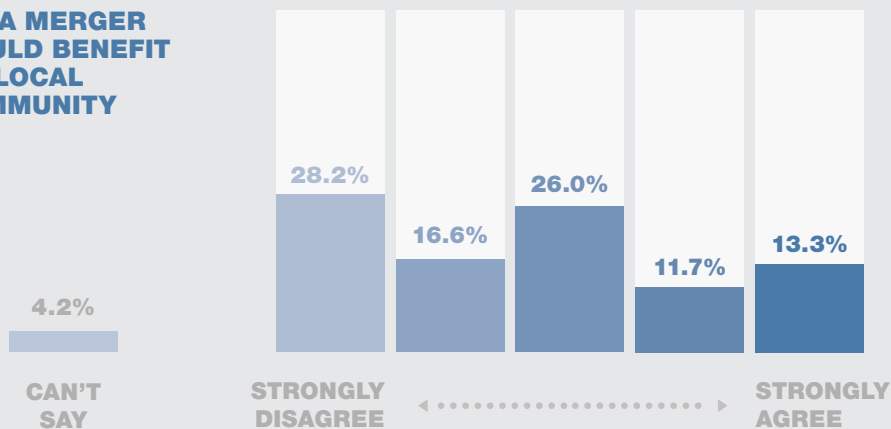
Q2. PRIOR TO ME MENTIONING IT, WERE YOU AWARE OF THE STATE GOVERNMENT'S PROPOSAL TO MERGE WOLLONGONG CITY COUNCIL WITH SHELLHARBOUR CITY COUNCIL?



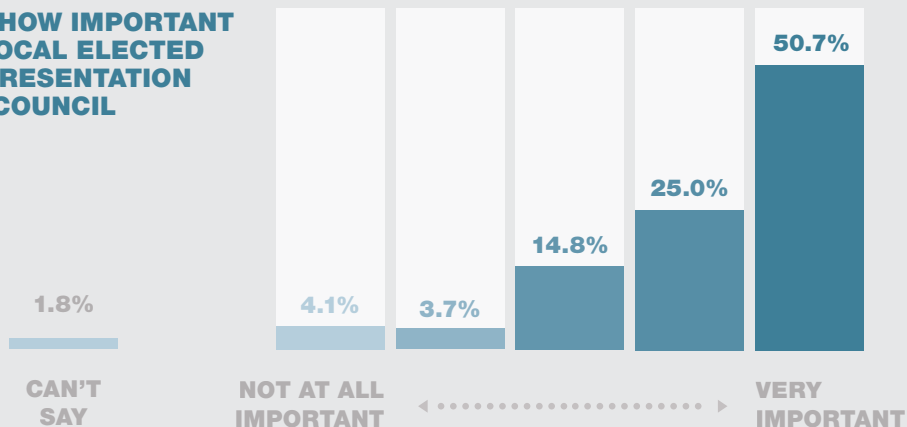
Q3. IS IT AN IMPORTANT ISSUE TO YOU?



Q4. A MERGER WOULD BENEFIT MY LOCAL COMMUNITY



Q5. HOW IMPORTANT IS LOCAL ELECTED REPRESENTATION ON COUNCIL



SURVEY METHODOLOGY

FIELDWORK DATES

Survey fieldwork was undertaken on the 27 and 28 of January 2016 between the hours of 4pm and 8.30pm.

SAMPLE DESIGN

This was a telephone-based survey and collected a response from 501 residents aged 18 or over from across the Wollongong Local Government Area. The 2011 Census was used to establish quotas to ensure a good distribution of response by age and sex.

The sample base for the survey was the electronic White Pages. This sample is known to be sub optimal, as the churn of telephone numbers due to people moving and new numbers being added as dwellings are occupied affects about 12% to 15% of possible numbers. Furthermore, from previous research we know that the proportion of silent numbers is increasing and can be as high as 25-30% in some areas. To deal with these issues, IRIS Research uses a technique that starts with the population of numbers listed in the telephone book and adds new and unlisted numbers using the 'half open' method. In this method, all numbers were incremented by five to create new numbers in the 'gaps' between the listed numbers.

The resultant universe of numbers was then de-duplicated to remove any numbers that may be repeated. This process was replicated five times to create a new theoretical universe of telephone numbers. This provided the opportunity for all potential numbers to be selected in the sample. This equal and known opportunity for selection is the first criterion of good random sampling.

Once the potential universe of numbers had been generated, a computer program was used to randomise the database. Following this, a sequential sample (eg. every 110th number) was extracted from the database. The sample was geographically stratified and evenly distributed within strata. This process gave a very even distribution of potential numbers across the whole survey area. Every household therefore had an equal and known chance of selection and every part of the survey area received a fair proportional representation in the final sample drawn, thereby reducing coverage error.

DATA COLLECTION

During the survey process, households in the sample frame were rung and an interview was sought with a household member who met the age and sex criteria being sought at that point. Unanswered numbers were retried up to five times throughout the period of the survey. Where practical, call backs were arranged where respondents indicated that they would be willing to do the survey at a later time.

Interviews were conducted using the IRIS Research computer-aided telephone interviewing (CATI) system. Interviewers are trained before each survey to ensure they fully understand the questionnaire so that they can actively reduce errors associated with misunderstanding of what is being asked and non-response.

INTERVIEWER VALIDATION

Continuous interviewer monitoring was used and post interview validations were conducted within five days of the close of the survey. As part of the validation process, 10% of respondents are contacted to verify up to four key variables collected during survey, such as name, age and gender. The respondents to be validated are randomly generated by the CATI system.

RESPONSE

At the end of the survey period, 501 completed interviews had been collected. Table 0-1 shows that of all the households contacted, 69% completed the survey. This is considered a high response rate.

Table 0-1 Survey Response Outcomes

Response sequence	Outcome
Completed Interviews	501
Refusals & terminated interviews	221
Valid contacts (Excludes disqualified – businesses, out of area, under 16yrs	722
Completion rate	69%

Given the level of response to the survey and the fact that it represents a good random cross-section of the area, the findings presented in this report provide a good basis for gauging community opinion.

WEIGHTING ADJUSTMENT

The final results have been weighted by the age and gender distribution of the population, as this provides the most accurate reflection of overall resident opinions. Table 0-2 shows the weighting factor applied to the final data and its effect on the distribution of the sample across sub-groups.

Table 0-2 **Weights applied to final data**

Age	2011 Census		Targets		Sample Achieved		Weights		Final Weighted Sample		
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Overall
18 to 29	16748	15716	56	53	24	14	2.339	3.762	56	53	109
30 to 49	25106	25520	84	85	35	65	2.404	1.316	84	86	170
50 to 64	17198	17729	58	59	63	107	0.915	0.555	58	59	117
65 plus	14173	17299	47	58	89	104	0.538	0.557	48	58	106

1. Weighting is based on age and geographic distribution of population, as recorded in the 2011 Census.

The proportions and frequency counts in this report are based on a combination of the above sex weights and an age weighting. Using weighted results means that, whilst large enough sub-samples have been achieved to make statistically valid comparisons between sub-groups, all sub-groups will contribute to the total sample result in proportion to their characteristics.

SURVEY ACCURACY

Given that there were some proportional responses of around 50% for the entire sample, the maximum error rate will be around $\pm 4.4\%$ at the 95% confidence level.

APPENDIX 1

SURVEY METHODOLOGY

THE QUESTIONNAIRE

Hi. My name is and I am calling on behalf of Wollongong City Council. The State Government has recently proposed a merger between Wollongong City Council and Shellharbour City Council. We are seeking resident's opinions on this proposed merger. We would like to speak to a person who lives in the Wollongong Council area and is aged 18 years or older, is that you? The survey will take only a few minutes, would you like to participate? The information you provide will only be used for research purposes and is completely confidential. I also have to inform you that my supervisor may monitor this call for quality control purposes.

Wollongong City Council Proposed Merger

Are you or any member of your family an employee or elected representative of Wollongong City Council?

[IF YES - THANK AND TERMINATE]

Q1 Prior to me mentioning it, were you aware of the State Government's proposal to merge Wollongong City Council with Shellharbour City Council?

☐

Yes

☐

No

Q2. Is it an important issue to you?

☐

Yes

☐

No

Q3. Do you agree with the State government's proposal to merge Wollongong City Council with Shellharbour City Council?

☐

Yes

☐

No

APPENDIX 1

SURVEY METHODOLOGY

Q4. On a scale from 1 to 5, where 1 means 'Strongly Disagree' and 5 means 'Strongly Agree', do you agree or disagree with the statement '*A merger would benefit my local community*'.

- ☐ 1. Strongly Disagree
- ☐ 2.
- ☐ 3.
- ☐ 4.
- ☐ 5. Strongly Agree
- ☐ Can't Say

Q5. On a scale from 1 to 5, where 1 means 'Not at all Important' and 5 means 'Very Important', how important is '*Local elected representation on Council*'.

- ☐ 1. Not at all Important
- ☐ 2.
- ☐ 3.
- ☐ 4.
- ☐ 5. Very Important
- ☐ Can't Say

I would now just like to ask you a few questions about yourself to help classify your answers.

APPENDIX 1



SURVEY METHODOLOGY

Please stop me when I read out the age group you are in.....

- ☐ 1. 18-29 yrs
- ☐ 2. 30-49 yrs
- ☐ 3. 50-64 yrs
- ☐ 4. Over 65 yrs
- ☐ 5. Refused

And you are a.....

- ☐ 1. Male
- ☐ 2. Female
- ☐ 3. Refused

... and finally, could you tell me your first name, as my supervisor audits 1 in 10 of my calls as part of the quality control process? (ENTER FIRST NAME ONLY)

First Name

That completes our interview. As this is social research, you can be assured that it is carried out in full compliance with the Privacy Act and the information you provided is only used for research purposes.

Again my name isand my supervisors name is Judy. If you have any questions about the survey, or would like further information about IRIS Research, you can call us on 4285 4446 between 9am and 5pm week days.

Thank you for your time.