

BUSINESS PAPER

### ORDINARY MEETING OF COUNCIL

To be held at 6.00 pm on

### Monday 2 September 2019

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

### **Order of Business**

- 1 Opening Meeting
- 2 Acknowledgement of Traditional Owners
- 3 Civic Prayer
- 4 Apologies and Applications for Leave of Absence by Councillors
- 5 Confirmation of Minutes of Ordinary Council Meeting
- 6 Confirmation of Minutes of Extraordinary Council meeting
- 7 Disclosures of interests
- 8 Petitions and Presentations
- 9 Confirmation of Minutes of Council Committee Meeting
- 10 Public Access Forum
- 11 Call of the Agenda
- 12 Lord Mayoral Minute
- 13 Urgent Items
- 14 Reports to Council
- 15 Reports of Committees
- 16 Items Laid on the Table
- 17 Notices of Motion(s)/Questions with Notice
- 18 Notice of Rescission Motion
- 19 Confidential Business
- 20 Conclusion of Meeting

### **Members**

Lord Mayor –

Councillor Gordon Bradbery AM (Chair)

Deputy Lord Mayor -

Councillor David Brown

Councillor Ann Martin

**Councillor Cameron Walters** 

Councillor Cath Blakey

Councillor Dom Figliomeni

Councillor Janice Kershaw

Councillor Jenelle Rimmer

Councillor John Dorahy Councillor Leigh Colacino

Councillor Mithra Cox

Councillor Tania Brown

Councillor Vicky King

QUORUM – 7 MEMBERS TO BE PRESENT



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### **CLOSED SESSION**

ITEM C1 CONFIDENTIAL:: General Manager's Performance Agreement 2019/20

### Reason for Confidentiality

This report recommends that this item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2)(a) of the Local Government Act, 1993, as the report contains personnel matters concerning particular individuals.



### **MINUTES**

### ORDINARY MEETING OF COUNCIL

### at 6.00 pm

### Monday 12 August 2019

#### **Present**

Lord Mayor - Councillor Gordon Bradbery AM (in the Chair)

Deputy Lord Mayor - Councillor David Brown

Councillor Ann Martin
Councillor Cameron Walters
Councillor Cath Blakey
Councillor Dom Figliomeni
Councillor Janice Kershaw
Councillor Jenelle Rimmer
Councillor John Dorahy
Councillor Leigh Colacino
Councillor Mithra Cox
Councillor Tania Brown
Councillor Vicky King

### In Attendance

General Manager

Director Infrastructure + Works, Connectivity Assets + Liveable City

Director Planning + Environment (Acting), Future City and Neighbourhoods

Director Corporate Services, Connected + Engaged City

Director Community Services, Creative + Innovative City

Manager Governance + Customer Service

Chief Financial Officer (Acting)

Manager Property + Recreation (Acting)

**Chief Information Officer** 

Manager City Strategy (Acting)

Manager City Works

Manager Project Delivery

Manager Infrastructure Strategy + Planning

Manager Open Space + Environmental Services

Manager Community Cultural + Economic Development

Greg Doyle

Andrew Carfield

**Chris Stewart** 

Renee Campbell

Kerry Hunt

Todd Hopwood

Tana Ramsden

Lucielle Power

Ingrid McAlpin

David Fitzgibbon Mark Roebuck

Glenn Whittaker

Mike Dowd

Joanne Page

Sue Savage

Minute No.

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#### **DISCLOSURE OF INTERESTS**

Councillor Cox declared a Pecuniary Conflict of Interests in relation to the Public Access Forum speaker regarding the development of the Corrimal Coke Works site. Councillor Cox advised that her home is in very close proximity of the site, therefore she would vacate the Chamber during this address.

### PETITION – ADDITIONAL SCHOOL INFRASTRUCTURE TO SERVE THE WEST DAPTO RESIDENTIAL GROWTH AREA

Councillor King tabled a petition containing 40 signatures from residents in the West Dapto area requesting Council forward the Petition to the Local State Member for submission to Parliament.

#### PETITION - ACTION FOR CLIMATE JUSTICE

Councillor Blakey tabled a Petition containing 322 signatures demanding Council take action for Climate Justice.

### PLAQUE - TABLE TENNIS NSW NATIONAL JUNIOR CHAMPIONSHIPS FRED FINCH PARK

The Lord Mayor advised Council was presented a plaque by Destination Wollongong, for its contribution and gratitude to the City of Wollongong at the recent NSW National Junior Table Tennis Championships held at Fred Finch Park.

### **50<sup>TH</sup> ANNIVERSARY MT KEIRA BUSHFIRE BRIGADE**

The Lord Mayor advised of his attendance at the 50<sup>th</sup> Anniversary of Mt Keira Bushfire Brigade and advised that he had received a commemorative shirt in hour of the milestone.

# CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 22 JULY 2019

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that the Minutes of the Ordinary Meeting of Council held on Monday, 22 July 2019 (a copy having been circulated to Councillors) be taken as read and confirmed.



### **PUBLIC ACCESS FORUM**

| ITEM                   | TITLE   | NAME OF SPEAKER  |  |  |  |
|------------------------|---|--|--|--|--|
| 1                      | Wollongong City Flood Study   | lan Young<br>Against Recommendation  |  |  |  |
| 16                     | Notice of Motion – Councillor Martin – Alcohol Free Zone, Cringila                | Jess Blacker<br>For Recommendation   |  |  |  |
| 18                     | Notice of Motion – Councillor Colacino  | Peter Sarlos on behalf of Hillcrest Retirement Village Residents Association (Vice President) For Recommendation |  |  |  |
| 19                     | Notice of Motion – Councillor Martin – Declaration of Climate Emergency           | Dr Owen Price<br>For Recommendation  |  |  |  |
| 19                     | Notice of Motion – Councillor Martin – Declaration of Climate Emergency           | George Takacs<br>For Recommendation  |  |  |  |
| Non-<br>Agenda<br>Item | Corrimal Coke Works Redevelopment – Meeting<br>Our Wollongong 2028 Strategic Plan | Brendan White<br>on behalf of<br>Corrimal Community Action Group   |  |  |  |

### **DEPARTURE OF COUNCILLOR**

Due to a prior Disclosure of Conflict of Interests, during Brendan White's Address to Council in relation to Corrimal Coke Works Redevelopment – Meeting Our Wollongong 2028 Strategic Plan, Councillor Cox departed the Chamber, the time being 6.31 pm and returned to the Chamber, the time being 6.36 pm.

266 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Colacino that all speakers be thanked for their presentation and invited to table their notes.

### **CALL OF THE AGENDA**

267 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that the staff recommendations for Items 2 to 4 inclusive and 6 to 13 inclusive be adopted as a block.

A PROCEDURAL MOTION by Councillor Cox seconded Councillor King was CARRIED UNANIMOUSLY that Item 19 be considered prior to Item 1.



### ITEM A - LORD MAYORAL MINUTE - REQUEST FOR USE OF DRUM LINES FOR SHARK MANAGEMENT IN WOLLONGONG

- 268 COUNCIL'S RESOLUTION RESOLVED UNANIMOUSLY on the motion of Councillor Bradbery that Wollongong City Council write to the NSW Minister for Agriculture to
  - 1 Express concern at the use of netting as a means of shark control on the NSW coastline and more specifically the large proportion of marine fauna by-catch such as turtles, stingrays, dolphin and non-threating sharks being caught and killed.
  - 2 Request the use of SMART drum lines and aerial surveillance technology as a more suitable, ecologically sound, alternative in addressing the need to protect users of our beaches and surfing locations especially in the Wollongong LGA and the Illawarra.
  - 3 Seek support for the installation of shark monitoring buoys along the Wollongong coastline.

Variation The variation moved by Councillor Dorahy (the addition of Point 3) was accepted by the Lord Mayor.

# ITEM 19 - NOTICE OF MOTION - COUNCILLOR MARTIN - DECLARATION OF CLIMATE EMERGENCY

- 269 COUNCIL'S RESOLUTION RESOLVED on the motion of Councillor Martin seconded Councillor Cox that
  - 1 Council recognises we are in a state of climate emergency that requires urgent action by all levels of government.
  - A report or briefing be provided that includes options to best articulate how Council's actions to combat climate change can be explained and promoted to local residents, businesses, government agencies and other stakeholders.
  - 3 The report or briefing above include, but not be limited to
    - a Exploring the production of a 'state of the environment' type report that details actions Council is presently undertaking or has plans or budgets for, in climate change mitigation and environmental protection
    - b Updating Council's progress in responding to obligations under the Global Covenant of Mayors
    - c Describing how residents businesses, government agencies and other agencies will be engaged within the Global Covenant of Mayors noting that the region's heavy industries play an important ongoing role in the local economy and will play a key role in developing and meeting targets within the Covenant process.
    - d Investigating an annual public event to help promote a-c above.
    - e Identifying options to seek ideas, project opportunities and potential partnerships to reduce the impacts of climate change on our community.
    - f Investigating cost effective local power generation, water and energy saving initiatives, waste reduction strategies and projects (perhaps through the Joint Organisation of councils) as a response to obligations under the Global Covenant of Mayors.

Variation

The variation moved by Councillor D Brown, the addition of the words 'noting that the region's heavy industries play an important ongoing role in the local economy and will play a key role in developing and meeting targets within the Covenant process.' be included at the end of Point 3c, was accepted by the mover and seconder.

A PROCEDURAL MOTION was MOVED by Councillor Rimmer seconded Councillor Figliomeni that Councillor Martin be granted an additional three (3) minutes to address the



meeting in relation to Item 19.

A PROCEDURAL MOTION was MOVED by Councillor Walters seconded Councillor Dorahy that Councillor Colacino be granted an additional two (2) minutes to address the meeting in relation to Item 19.

A PROCEDURAL MOTION was MOVED by Councillor Dorahy seconded Councillor Walters that Councillor Figliomeni be granted an additional four (4) minutes to address the meeting in relation to Item 19.

A PROCEDURAL MOTION was MOVED by Councillor Blakey seconded Councillor Martin that Councillor Cox be granted an additional one (1) minute to address the meeting in relation to Item 19.

A PROCEDURAL MOTION was MOVED by Councillor Colacino seconded Councillor Walters that Councillor Dorahy be granted an additional two (2) minutes to address the meeting in relation to Item 19.

In favour Against Councillors Kershaw, Rimmer, D Brown, T Brown, Martin, King, Cox, Blakey and Bradbery Councillors Colacino, Walters, Dorahy and Figliomeni

### ITEM 1 - WOLLONGONG CITY FLOOD STUDY (2019)

270

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that this Item be deferred in order that an updated report be provided to the next Council Meeting on 2 September 2019.

#### ITEM 2 - DRAFT WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that the draft Wollongong City-Wide Development Contributions Plan (2019) (Attachment 1 to the report), be endorsed for exhibition for a minimum period of 28 days.

### ITEM 3 - COUNCILLOR ATTENDANCE AT THE LOCAL GOVERNMENT NSW (LGNSW) ANNUAL CONFERENCE - 14 TO 16 OCTOBER 2019

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that the Lord Mayor, Deputy Lord Mayor and Councillors Figliomeni, Kershaw, King, Martin and Walters be authorised as the voting delegates to attend the Local Government NSW Annual Conference and associated functions at Warwick Farm from 14 to 16 October 2019.

# ITEM 4 - LORD MAYOR TRAVEL TO HARROGATE, ENGLAND TO OBSERVE THE 2019 UCI ROAD WORLD CHAMPIONSHIP AND MEET WITH KEY LEADERS INVOLVED IN THE EVENT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).



COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that –

- 1 Council approves the Lord Mayor's travel to Harrogate and Manchester, England, from 25 to 29 September 2019.
- 2 Council note that the purpose of this travel is for the Lord Mayor to
  - a Observe the operation and management of the 2019 UCI Road World Championships and to meet with key leaders responsible for organising this event
  - b Meet with representatives involved in the Northern Powerhouse project regarding economic development opportunities between Wollongong and Northern England.
- 3 A Leave of Absence be granted for the Lord Mayor from 25 to 29 September 2019.

## ITEM 5 - COUNCILLOR ATTENDANCE AT ARS ELECTRONICA FESTIVAL - LINZ, AUSTRIA 5-9 SEPTEMBER 2019 - COUNCILLOR ANN MARTIN

271 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that this report be withdrawn.

# ITEM 6 - LEAVE OF ABSENCE - COUNCILLOR FIGLIOMENI - 15 AUGUST TO 5 SEPTEMBER 2019

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that Leave of Absence be granted to Councillor Figliomeni for the period of 15 August to 5 September 2019 which includes two (2) Councillor Briefing Sessions on 19 and 26 August and a Council Meeting on 2 September 2019.

### ITEM 7 - LEASE OF SANDON POINT SURF LIFE SAVING CLUB

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that –

- Council approve a 21 year Lease of premises known as Sandon Point Surf Life Saving Club building, part Lot 103 DP 7813, Point Street, Bulli to Sandon Point Surf Life Saving Club Inc (as shown in Attachments 1 and 2 of the report).
- 2 Council delegate to the General Manager the authority to finalise and execute the lease 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 all documents relevant to this matter, should it be required to give effect to this resolution.

# ITEM 8 - PROPOSED ACQUISITION - PROPOSED LOT 1 DP 1252655, BEING PART LOT 19 DP 620350 - PART 32 MARSHALL STREET, DAPTO

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that –

1 Council acquires proposed Lot 1 DP 1252655, being part Lot 19 DP 620350 pursuant to Section 177 of the Roads Act 1993, for the purpose of road widening, under the following



#### conditions -

- Compensation be paid to the owner in the amount of \$3,430 (including GST) which is inclusive of valuation costs.
- b Reimbursement of the landowner's legal costs, pursuant to the provisions of the Land Acquisition (Just Terms Compensation) Act 1991.
- 2 Upon acquisition being finalised, the land be dedicated as public road pursuant to Section 10 of the Roads Act 1993.
- 3 Council grant authority for the use of the Common Seal of Council on all documents relevant to this matter, should it be required to give effect to this resolution.

### ITEM 9 - ACQUISITION OF LOT 14 DP 241582 OTFORD ROAD, OTFORD

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that -

- 1 Council acquire Lot 14 DP 241582, Otford Road, Otford, for the agreed purchase price of \$100,000 (plus GST if applicable). The land is required for passive open space land as per the Land Reservations Acquisition Map in the Wollongong Local Environment Plan 2009.
- 2 Council be responsible for the land owners reasonable costs associated with the sale under the Land Acquisition (Just Terms Compensation) Act, 1991.
- 3 Council grant authority for the use of the Common Seal of Council on all documents relevant to this matter, should it be required to give effect to this resolution.
- 4 Upon acquisition the land becomes classified as Community Land.

### ITEM 10 - TENDER T17/46 FIRE PROTECTION SERVICES INSPECT AND TEST

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that -

- In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of ARA Fire Protection Services Pty Limited for Fire Protection Systems Inspection and Testing, in the sum of \$374,998, 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 11 - TENDER T19/16 WINTER MAINTENANCE ACTIVITIES 2019 - THIRROUL POOL

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that –

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Innovative Developments Australia Pty Ltd for Winter Maintenance Activities 2019 Thirroul Pool, in the sum of \$91,837, 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 - CITY OF WOLLONGONG TRAFFIC COMMITEE MINUTES OF MEETING HELD ON 17 JULY 2019

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that in accordance with the powers delegated to Council, the Minutes and Recommendations of the City of Wollongong Traffic Committee held on 17 July 2019 in relation to Regulation of Traffic be adopted.

## ITEM 13 - BI-MONTHLY RETURNS OF DISCLOSURES OF INTERESTS AND OTHER MATTERS - AUGUST 2019

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 267).

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that Council note the tabling of the Returns of Disclosures of Interest as required by Part 4 of the Model Code of Conduct.

## ITEM 14 - NOTICE OF MOTION - COUNCILLOR T BROWN - WOLLONGONG CITY COUNCIL FLAG POLICY

- 272 COUNCIL'S RESOLUTION RESOLVED UNANIMOUSLY on the motion of Councillor T Brown seconded Councillor Colacino that -
  - 1 Consideration be given to updating the Wollongong City Council Flag Policy after staff have investigated the opportunity, and developed a framework, that would allow for community members to apply to have their charity, organisation or national flag to be flown to commemorate occasions that are considered noteworthy.
  - 2 Staff report back via a briefing, within two (2) months, on the proposed frameworks that could be made available.



#### **DEPARTURE OF COUNCILLORS**

During debate and prior to voting on Item 15, Councillors T Brown and Colacino departed and returned to the meeting, the time being from 8.20 pm to 8.22 pm.

During debate and prior to voting on Item 15, Councillor Cox departed and returned to the meeting, the time being from 8.26 pm to 8.28 pm.

During debate and prior to voting on Item 15, Councillor Dorahy departed and returned to the meeting, the time being from 8.27 pm to 8.29 pm.

## ITEM 15 - NOTICE OF MOTION - COUNCILLOR FIGLIOMENI - CRINGILA INTERNATIONAL PARK MASTERPLAN

- 273 COUNCIL'S RESOLUTION RESOLVED UNANIMOUSLY on the motion of Councillor Figliomeni seconded Councillor Martin that -
  - 1 The Master plan for the Cringila International Park is expedited.
  - 2 The Master plan incorporate the baseball fields and the proposed children's playground.
  - 3 Consideration is given to the possibility of incorporating the proposed bike trail within the existing walk trail.
  - 4 The Community is consulted and involved in the development of the master plan.

### ITEM 16 - NOTICE OF MOTION - COUNCILLOR MARTIN - ALCOHOL FREE ZONE, CRINGILA

COUNCIL'S RESOLUTION – RESOLVED on the motion of Councillor Martin seconded Councillor Figliomeni that staff investigate, in consultation with the Cringila community, and the Southern Local Area Command, establishing an alcohol free zone on Lake Avenue between Five Islands Road and Steel Street, Cringila, to ensure that street drinking adjacent to a local bottle shop can be stopped.

Variation The variation moved by Councillor King (the addition of words 'Five Islands Road and Steel Street,', to replace 'Birmingham and Bethlehem Streets') was accepted by the mover and seconder.

In favour Councillors Kershaw, Rimmer, D Brown, T Brown, Martin, King, Cox, Blakey, Colacino, Walters, Figliomeni and Bradbery

Against Councillors Dorahy

### DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 17, Councillor Walters departed and returned to the meeting, the time being from 8.52 pm to 8.54 pm.



# ITEM 17 - NOTICE OF MOTION - COUNCILLOR DORAHY - IMPROVEMENT OF MAINTENANCE PROGRAMS FOR WOLLONGONG PARKS, GARDENS AND RESERVES

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Dorahy seconded Councillor Colacino that Wollongong City Council staff consider a review of the current maintenance programs to provide an upgraded strategy for all Wollongong's local parks, gardens and reserves. This review to be presented at a Councillor Briefing on 25 November 2019.

### **DEPARTURE OF COUNCILLOR**

During debate and prior to voting on Item 18, Councillor Martin departed and returned to the meeting, the time being from 8.56 pm to 8.58 pm.

# ITEM 18 - NOTICE OF MOTION - COUNCILLOR COLACINO - 24 HOUR CLOSURE OF BALD HILL FOR TWO (2) FOUR (4) WEEK PERIODS

- COUNCIL'S RESOLUTION RESOLVED UNANIMOUSLY on the motion of Councillor Colacino seconded Councillor Walters that Council write to Transport NSW, the Minister for Transport and Roads Mr Andrew Constance, the Minister for Regional Transport and Roads Mr Paul Toole and Member for Heathcote Mr Lee Evans, MP in response to Transport NSW's call for feedback regarding the recently announced 24 hour closures of Bald Hill for two four week periods. Within council's response it should include the following points
  - 1 Council acknowledges the need for works to be done on Bald Hill, at Stanwell Park, to ensure the ongoing viability of this much needed access route down the Illawarra escarpment.
  - 2 Council requests that Transport NSW give careful consideration to the impacts the closure will have on local residents, businesses and visitors, and review the proposed construction methodology with the aim of further mitigating these impacts. Specifically
    - a The increased traffic congestion at the bottom of Bulli Pass when vehicles attempt to turn right to go up Bulli Pass during the morning and afternoon peak periods and how the closure will dramatically decrease safety for residents forced to use Lawrence Hargrave Drive.
    - b Although there is a fire brigade service at Scarborough most of the emergency services (Ambulance, Fire and Police) that help the Northern Suburbs of Wollongong are based in Helensburgh. The planned closures impact on response times and the effective delivery of those services.
    - c Consideration should be given to all of the Chemotherapy and Dialysis patients who cannot pick where they need to receive treatment and must have their treatment in Sutherland, Kogarah or other Sydney Hospitals and observe the distress the extra travel distances will add to the ordeal they go through each time they receive treatment
    - d Ask that the Department of Health be consulted regarding the situation that some Northern Suburbs residents will endure unless alternate placement is provided at another hospital in Wollongong. Adding that these extra travel times could adversely affect the recovery of patients to their disease and the effects of treatment.
    - e The 24hr a day closure would add an extra 80 kms per day (400 kms a week) to the travel times experienced by many residents.



- f There is going to be a huge financial cost forced onto Businesses from the lack of passing trade.
- g There will be a massive disruption to families, with children, who need to travel north of Bald Hill to the schools at Helensburgh or the Sutherland Shire as well as the many children who travel south to the schools south of Bald Hill.
- h Many of the Doctors and Dentists who care for the residents of the Northern Suburbs are based in Helensburgh.
- i The seniors living facility at Stanwell Park relies on the medical services that the Medical providers in Helensburgh offer. Those medical professionals cannot be expected to care for their patients in a suitable time if they are forced to add an extra 80kms to their visit.
- j The retail shopping at Helensburgh is heavily relied on by residents of the North. The parking at Thirroul is almost at capacity which makes its capability as the alternate shopping area difficult.
- k Noting that many residents of the suburbs directly surrounding Thirroul use Helensburgh for day to day services.
- I The suggestion that extra trains and buses can take up the need of extra usage is problematic because of the infrequency of the trains, especially on weekends, and the fact that buses would have to travel via Bulli Pass. Adding an extra 80 kms onto those bus trips.
- m Many of the trades-people and builders who do work in the Northern Suburbs either work in or commute to the Sutherland shire. This would add an extra 400 kms to their weekly travel times.
- Council acknowledges the reasons pointed out within the information note contained in the RMS project website link but strongly encourages a re-investigation of possible options for opening Bald Hill to one way traffic, to help alleviate the many problems listed above.
- o Suggest that the one way user times could be for one or two hours, in the morning and evening, and that the traffic allowed is from only the Northern Suburbs (Possibly north of Scarborough, and the 2508 Helensburgh area) and is limited to one lane up and down, if it cannot be opened for the whole day.
- p The two hour option might not be possible for the whole eight weeks but could be available for periods when feasible.
- q A clear scope of works be made publically available to assist the community's understanding of the project and the options available.
- r The community consultation and submissions period be extended for an extra four weeks to allow for more feedback.
- That under 'What's On' on Council's Website or another appropriate place, we post the details of a Public Meeting that is being held at Coalcliff Community Hall on 28 August at 8 pm where David Chenery Project Manager Southern Projects for the RMS will be in attendance.
- 4 That Council request a Presentation from Roads and Maritime Services on this matter.



Variation The following variations were accepted by the mover and seconder -

- The addition of the words 'Member for Heathcote Mr Lee Evans, MP' prior to Point 1 by Councillor Kershaw
- The removal of the words 'at certain critical user times during the morning and evening' to Point 2n by Councillor Kershaw
- The addition of the words 'if it cannot be opened for the whole day' at the end of Point 20 by Councillor Kershaw
- The addition of Point 3 by Councillor Kershaw
- The addition of Point 4 by Councillor King

### THE MEETING CONCLUDED AT 9:13 PM

| Confirmed | as a   | correct  | record    | of  | proceedings  | at | the | Ordinary | Meeting | of | the | Council | of | the | City | of |
|-----------|--------|----------|-----------|-----|--------------|----|-----|----------|---------|----|-----|---------|----|-----|------|----|
| Wollongon | g held | d on Mon | ıday, 2 🤄 | Sep | otember 2019 |    |     |          |         |    |     |         |    |     |      |    |

| Chairperson |  |
|-------------|--|



File: PJ-3112 Doc: IC19/382

### ITEM 1 WOLLONGONG CITY FLOOD STUDY (2019)

The Wollongong City Flood Study (2019) has been finalised following public exhibition between 20 May 2019 to 18 June 2019. It is recommended Council adopt the Wollongong City Flood Study (2019) which will inform land use planning and planning certificates.

At its 12 August meeting, Council deferred adoption of the Study in order that an updated report be provided to the next Council meeting on 2 September 2019. The Council report and attachments have been reviewed and updated to consider additional community feedback provided to Councillors at the 12 August meeting.

The study improves the accuracy and reliability of flood levels and flood behaviour in the Wollongong City Catchment. The reports and flood models for the Wollongong City Flood Study (2019) will be placed on the NSW Flood data portal so that they can be publicly accessed. This will lead to a greater understanding of flood behaviour and risk and wiser decision making.

#### RECOMMENDATION

- 1 That the Wollongong Flood Study (2019) be adopted.
- 2 Persons who made submissions be thanked and advised of Council's decision.

### REPORT AUTHORISATIONS

Report of: Mike Dowd, Manager Infrastructure Strategy + Planning

Authorised by: Andrew Carfield, Director Infrastructure + Works

#### **ATTACHMENTS**

- 1 Wollongong City Flood Study (2019) Executive Summary
- 2 Community engagement report Wollongong City Flood study
- 3 Submissions key themes and Council's responses

#### **BACKGROUND**

The NSW Government's Floodplain Development Manual provides a framework to ensure the sustainable use of floodplain environments and incorporates the NSW Flood Prone Policy. Under the Policy, the management of flood liable land remains the responsibility of Local Government with State Government subsidising flood mitigation works to alleviate existing problems and providing specialist technical advice to assist Councils in performing their floodplain management responsibilities.

The Policy provides for technical and financial support by the State Government through five stages -

- 1 Flood Study –Determines the nature and extent of flooding.
- 2 Floodplain Risk Management Study Evaluates risks and management options for the floodplain in respect of both existing and proposed development.
- 3 Floodplain Risk Management Plan Involves formal adoption by Council of a plan of management for the floodplain.
- 4 Implementation of the Plan voluntary house purchase, flood readiness and response plans, construction of flood mitigation works to protect existing development and use of planning controls (LEP, DCP) to ensure new development is compatible with the flood hazard.
- 5 Review reviews are recommended on average every 5 years and are also generally recommended after significant flood events, policy changes, or land use changes and where impediments to flood management plan implementation exist that warrant a review.



### **Wollongong City Flood Study**

In 2017 Jacobs Pty Ltd was commissioned by Wollongong City Council (WCC) to review the Wollongong City Flood Study (2013) to take into consideration Council's updated Conduit Blockage Policy (2016). The review incorporates new survey data, more detailed modelling techniques, the updated blockage factors, impact of new development within the catchment, the lowering of the Gurungaty Causeway and increased vegetation in the Gurungaty waterway.

The results of the study revised the design flood levels to be generally 100mm-200mm higher than the 2013 study in the lower catchment. There are also locations with minor decreases in flood levels, mainly as a result of the less conservative blockage policy, mainly in the upper parts of the catchment. Due to the nature of the Wollongong City floodplain, the flood extents are mostly unchanged.

#### **PROPOSAL**

The Wollongong City Flood Study (2019) be adopted. After adoption, the following actions will be undertaken -

- Update the flood planning levels Planning and Environment.
- Update of the relevant Section 10.7 planning certificate Planning and Environment.
- Provide Flood level information advice in accordance with the new study results Infrastructure + Works.

#### CONSULTATION AND COMMUNICATION

The final draft report went on public exhibition from 20 May 2019 to 18 June 2019. A mid-week drop in session at the Wollongong Art Gallery on Thursday 30 May from 4pm – 6pm was attended by 25 community members. A weekend drop in session was held at JJ Kelly Park on Saturday 1 June from 10am to 12pm and was attended by 37 community members.

A newsletter to over 7500 residents and property owners in flood affected areas (all properties within the extent of the probable maximum flood) was mailed out to advise of the public exhibition process and seek feedback on the document.

A notification of the public exhibition was also placed in the local newspaper. Hard copies of the Flood Study were placed in the Library and PDFs were available through Council's "Have Your Say" page. 148 people viewed the Website's project page. 88 people downloaded the documents from the Website. There were a total of 8 submissions throughout the 6 weeks exhibition period.

A media briefing took place on 21<sup>st</sup> May 2019 and a presentation was delivered at the neighbourhood forum by Manager Infrastructure Strategy and Planning.

Comments from the submissions and at drop in sessions related to -

- General support of Council's flood risk management work for the catchment
- Concerns or misunderstandings about new development perceived to be causing sewer overflow, flooding and increased run-off
- Concerns or misunderstandings as to why some areas had been mapped as being flood affected, even though some people hadn't witnessed flooding in these areas
- Interest in finding out what the flood risk is for property they own or live in, or if it had changed since the last Study
- Requests for improvements or maintenance for stormwater drainage
- Interest in floodplain risk management and mitigation works in other catchments
- Concern about the potential impacts of the updated modelling on flood insurance premiums



- Interpreting the Study as having contradictory information to what was stated in the Frequently Asked Questions and at information sessions
- Concern that South Wollongong never used to flood prior to 2012
- Concern that changes in the catchment from the mid '50s have changed the flow paths and result in South Wollongong now flooding
- Proposal for of a range of solutions to address flooding in South Wollongong

Most comments do not have any direct relation with the draft flood study report and can be addressed through on-going education on floodplain management. The final report was revised to consider and address potential contradictory information between the FAQ and the report.

The outcomes of the public exhibition were reported to the Central Area Floodplain Risk Management Committee on 26 June 2019 who recommended that council adopt the final report.

At the 12 August 2019 Council meeting, Mr Ian Young addressed the Council on the draft Wollongong City Flood Study. He brought to the attention of Council additional matters that he had not raised in his written submission provided during the public exhibition period. Mr Young alleged that if the report was endorsed it would have unacceptable outcomes, these claimed outcomes are listed below together with some comments from Council.

| Unacceptable outcomes  | Comments from Council  |
|--|--|
| 'The area of South<br>Wollongong being turned<br>into a flood plain'   | This claim is not correct. The South Wollongong area is already identified as being part of a floodplain by the existing flood study (2013). The purpose of a flood study is to identify existing flood behaviour and flood prone areas and the draft flood study (2019) confirms South Wollongong as being flood prone, which is reinforced by common knowledge that this area has historically flooded (refer to Attachment 3).  |
| 'Severe negative outcomes<br>for the residents living in<br>the area' 'Severe limitations<br>on development in the area<br>with flow on effect to CBD<br>and Wollongong Central' | This claim is not correct. The differences between the revised flood study (2019) and the existing flood study (2013) are minimal. The development controls related to flooding identified in Wollongong DCP chapter E13 have not changed. There would be implications for future developments to raise their floor level by a few more centimetres to comply with the new flood levels but this requirement will in turn save the owners from experiencing significant damages to their buildings when it floods. The implications of flooding in South Wollongong and potential flow on effect to the CBD area are not matters for flood study to consider, a flood study describes the flood behaviour. |
| 'Financial implications to WCC' 'WCC will be forced to buy out affected properties' 'possible legal actions against WCC'   | This claim is not correct. There is no legislative requirement on Council to purchase flood affected properties. Council has a citywide Voluntary Purchase Scheme; houses need to meet a number of criteria set by the NSW government to be included in the scheme. These requirements are assessed at the floodplain risk management study stage (the next stage after a flood study).  |
|  | The flood study was developed by consultants with significant expertise in flood engineering; the study followed the guidance provided by the NSW floodplain development manual which gives exemption from liability to Council under Section 733 of the Local Government Act. The study was technically reviewed by Council and State Government staff with extensive expertise in flood engineering.   |



### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We value and protect our environment". It specifically delivers on the following:

| Community Strategic Plan   | Delivery Program 2018-2021  | Operational Plan 2018-19                                  |  |  |  |
|--|---|---|--|--|--|
| Strategy   | 3 Year Action   | Operational Plan Actions                                  |  |  |  |
| 1.1.3 The potential impacts of natural disasters, such as those related to flood and landslips are managed and risks are reduced to protect life, property and the environment | 1.1.3.2 Establish effective urban stormwater and floodplain management programs | Develop and implement Floodplain<br>Risk Management Plans |  |  |  |

### FINANCIAL IMPLICATIONS

The Wollongong City Flood Study (2019) has cost \$72,336.

### CONCLUSION

The Wollongong City Flood Study (2019) was prepared with the cooperation, assistance and support of many stakeholders, including community members and State government representatives.

The study improves the accuracy and reliability of flood levels and flood behaviour in the Wollongong City Catchment. The reports and flood models for the Wollongong City Flood Study (2019) will be placed on the NSW Flood data portal so that they can be publicly accessed. This will lead to a greater understanding of flood behaviour and risk and wiser decision making.



Item 1 - Attachment 1 - Wollongong City Flood Study (2019) - Executive Summary

The Review of Wollongong City Flood Study



### **Executive Summary**

#### Introduction

A review of the Wollongong City Flood study has been conducted on behalf of Wollongong City Council ("Council") for the Wollongong City study area. The purpose of this review was to define the flood behaviour within the study area incorporating Wollongong City Council's revised culvert blockage policy, recent urban developments and changes to the channel characteristics of the Gurungaty Waterway. The flood behaviour at Swan Street and the southern parts of Church Street, Evans Street, Kembla Street and Corrimal Street have been investigated in detail. An assessment of the impact of future flood risks associated with sea level rise was also undertaken.

#### Study area

The Wollongong City study area is an urbanised catchment which includes the suburbs of Wollongong (south of Crown Street), Coniston, and northern Port Kembla. The urban areas consist of a mixture of low to medium density residential housing to higher density residential and commercial development within Wollongong. The south of the study area is dominated by the BlueScope steel works site occupies a large portion of land at Port Kembla. Large open space land use includes Wollongong Golf Club and JJ Kelly Park.

The study area is drained by a combination of pit and pipe networks, overland flow paths and open channel reaches. Most of the study area drains towards the Gurungaty Waterway which discharges into Tom Thumbs Lagoon and ultimately into the Tasman Sea. Overland flooding is the dominant flood mechanism in areas west of the railway line. Overland flow occurs both along roadways as well as along remnant natural flow paths through the back of private properties. East of the railway line, the relatively flat topography, low elevations and low channel gradients results in significant ponding of flood water. Flooding in this area can also occur via backwater from tidal action within Tom Thumbs Lagoon, and flooding from storm water can be exacerbated by coincident high tides.

#### Data collection and review

A range of data was obtained by Jacobs, their sub-contractors or provided by Council and other agencies. The data includes reports of studies that have been undertaken in the area; spatial data including aerial photographs and surveyed cross sections and other GIS layers; recorded rainfall data, wet weather overflow data, tide data; and existing hydraulic and hydrological models of the study area. Additional topographic survey was collected at selected cross section locations along the Gurungaty Waterway and at recent urban developments. The features surveyed were selected based on the review of available data and gaps analysis.

### Community consultation

Community consultation undertaken for the study included an announcement of the commencement of the project on Councils website, a community newsletter and questionnaire mailed out to the community and public exhibition and consultation of this review report. A total of 320 responses were received to the questionnaire which represents a 5.7% response rate. Based on the responses, 19% of respondents experienced flooding at their property, while approximately 30% experienced flooding on their streets. Feedback from the consultation provided valuable information for the validation of the flood models for flood events in June 2016 and March 2017.

#### Flood model

The TUFLOW hydraulic model and WBNM hydrological models developed as part of the 2013 Flood Study have formed the basis for this review. The flood models were developed using the latest available technologies and catchment data available in 2013. A review of the hydraulic model developed as part of the 2013 Flood Study was undertaken to check that the model schematisation and model parameters have been based on industry standards and best practice. The hydraulic model review identified several areas for improvement which were incorporated into an updated hydraulic model.





The updated hydraulic model was validated using data from two recent flood events, namely June 2016 and March 2017. The validation process involved simulating the historic events in the flood model and comparing the hydraulic model results to observed flood data provided by the community. There was generally a good correlation between the observed flood depths and the modelled flood depths for both flood events. Flood depth data was limited to Swan Street and adjoining streets and anecdotal evidence of flooding, for example reference to flooding on a street or at a property, was used to validate the model results elsewhere in the study area. The anecdotal evidence of flooding also correlated well with the model results for both flood events.

#### Hydraulic model scenarios

A total of three scenarios were assessed to determine the impact on design flood behaviour as a result of the changes in policy, catchment conditions and improvements identified in the hydraulic model review:

- Scenario ID 1. Design flood events for 2013 catchment conditions with Councils revised blockage policy;
- Scenario ID 2. Design flood events for current catchment conditions with Councils revised blockage policy;
   and
- Scenario ID 3. Climate change (sea level rise and increases in rainfall intensity) analysis.

Scenario ID 1 focused on understanding the influence of Council's revised blockage policy on the design flood information presented in the 2013 Flood Study. The hydraulic structure data of the hydraulic model developed as part of the 2013 Flood Study was updated to reflect the "Design" blockage factors and "Risk Management" blockage factors detailed in the Review of Conduit Blockage Policy (WMAwater, 2016). The results from Scenario ID 1 were compared to the 2013 Flood Study results for the 1% annual exceedance probability (AEP) and probable maximum flood (PMF) design flood events to determine the relative impacts of the changes in the blockage policy on flood levels and flows in the study area. The comparison indicated a reduction in flood levels along a number of the waterways for both the "Design" and "Risk Management" blockage factors. The degree of reductions in flood levels in the 1% AEP event in the range of 0.01m to 0.8m. The reductions in flood levels are expected as the revised blockage policy generally results in a reduced blockage potential at the structures across the watercourses when compared to the original conduit blockage policy adopted in the 2013 Flood Study.

Scenario ID 2 involved updating the Scenario ID1 hydraulic model to incorporate recommendations identified in the hydraulic model review and information gathered during the data collection. This scenario represents catchment conditions at the commencement of this project (i.e. May 2017). An assessment of the impact of these updates was undertaken by comparing the scenario ID 2 results to the Scenario ID 1 results for the 1% AEP and PMF design flood events. The results of this comparison showed changes in flood behaviour across most of study area. Flood levels generally decreased towards the southern extent of the study area because of updates to the downstream model boundary and the lowering of the Gurungaty Causeway. Across the remainder of the study area, flood levels generally increased, with increases in flood levels typically in the range of 0.1m to 0.2m in the 1% AEP event. The model updates at the Gurungaty Waterway had the largest impact on the area impacted by flood level increases, with flood impacts extending from JJ Kelly Park to the Wollongong central business district (CBD). The changes at the Gurungaty Waterway included enabling a deactivated model layer representing the mangroves in the hydraulic model, increasing the Manning's n value used to represent the mangroves, updating the extent of the mangroves and other dense vegetation along the Gurungaty Waterway, reducing the cross-sectional area of the Gurungaty Waterway based on survey data captured in 2017 and changes to the representation of the footbridge at Greenhouse Park. The blockages in the pit and pipe network were updated in accordance with the Wollongong Development Control Plan (DCP) 2009 (Chapter E14). The changes to the approach to modelling the pit and pipe drainage network and the percentage blockage applied to this network also had a large impact on flooding, particularly in the upstream catchment areas which are dominated by overland flow mechanisms.

A separate comparison between the "Design" and "Risk Management" blockage factors results shows that there are generally negligible differences in flood behaviour between the two blockage factors.





Scenario ID 2 was adopted for preparing design flood event data. Design flood events including the 20%, 10%, 5%, 2% and 1% AEP and PMF events have been analysed. Flood mapping of depth, flood level, and velocity has been undertaken for all the design event AEPs. Peak flood depth, level and velocity maps for the 1% AEP and PMF events with "Risk Management" blockage factors are presented in Figures ES1 to ES11.

**Scenario ID 3** involved the analysis of the impacts of sea level rise and increase in rainfall intensity on flood levels within the study area. The analysis involved an assessment of a 0.4m and 0.9m rise in sea levels in accordance with the Flood Risk Management Guide: Incorporating sea level rise benchmarks in flood risk assessments (NSW State Government, 2009). A 20% increase in rainfall intensity was used to assess the impacts of potential increases in extreme rainfall associated with climate change. The combined impacts of increases in seal level rise and increases in rainfall intensity was also assessed. The assessment was undertaken for the 1% AEP and PMF events and the results compared to scenario ID 2.

The model results for the 1% AEP event indicate that a 0.4m sea level rise scenario results in flood level increases in the range of 0.01m to 0.13m primarily along the Gurungaty Waterway and Eastern Branch. Flood level increases extend across an area north of JJ Kelly Park to Wollongong CBD including Swan Street, Beach Street, Evan Street, Kembla Street, Beatson Street and Corrimal Street. For the 0.9m sea level rise scenario, the pattern of flood level impacts is broadly similar to the 0.4m sea level rise scenario. However, the degree of flood level increases is greater, and the extent of the impacts affects a larger area. Flood level increases are typically in the range of 0.1m to 0.2m. A 20% increase in rainfall intensity for a 1% AEP event results in increases in flood levels across the study area. These increases in levels are typically in the range of 0.01m to 0.05m with higher increases in flood levels primarily along the Gurungaty Waterway and Eastern Branch. These higher increases extend across an area north of JJ Kelly Park to Wollongong CBD with flood level increases typically in the range of 0.1m to 0.2m. The combined impact of both sea level rise and increases in rainfall intensity indicate flood level increases across the study area. The largest extent and degree of flood level increases are along the Gurungaty Waterway and Eastern Branch where increases extend across an area north of JJ Kelly Park to Wollongong CBD.

Provisional flood hazard mapping (*Scenario ID 4*) was generated in accordance with Australian Emergency Management Handbook Series, AEM Handbook 7 to map the flood hazard in the study area. Figures ES19 to ES22 presents the flood hazard for the 1% AEP and PMF events with separate maps prepared for the "Design" and "Risk Management" blockage factors.

### Review of flooding at Swan Street

Several residents at Swan Street and adjoining streets have raised concerns with Council regarding the frequency of flooding at their properties. Residents have noted that there has been an increase in the number of flood events at Swan Street over the last ten years and have identified a number of potential reasons for this including the build-up of debris in the Gurungaty Waterway and increases in the extent and density of vegetation along the waterway. An analysis of the rainfall data, a review of Sydney Water wet weather overflows and the impacts of changes in the dimensions and extent of vegetation along the Gurungaty Waterway was undertaken as part of a review of flooding at Swan Street.

The analysis of rainfall data focussed on potential changes in rainfall patterns over time. Cumulative rainfall totals were assessed for several gauges across the Wollongong region. The results indicate that for the most part, there have been no long-term changes in rainfall patterns in the study area or across the region in general.

An analysis of the mean number of days of rain in a year  $\geq 25$  mm and  $\geq 100$  mm was undertaken for Station 068131 in Port Kembla. This station is in close proximity to the study area and has 54 years of observations (from 1963 to 2017). The analysis indicates that the number of days annually with rainfall  $\geq 25$  mm and  $\geq 100$  mm in the last 7 years was greater than the preceding 10 years. In terms of the long-term average, the number of days annually with rainfall  $\geq 25$  mm and  $\geq 100$  mm over the last 7 years is average for the period of record.

For the Sydney Water STP gauge located within the study area, total yearly rainfall totals were compared to the average rainfall totals for the period of recorded data, i.e. 17 years. The results of this analysis indicate that the annual rainfall totals in the last 7 years are higher than the average rainfall total for the short period of record. An assessment of the number of rainfall events which had an equivalent or greater rainfall depth to the March





2017 flood event, i.e. 100mm, was also undertaken. Analysis of rainfall data for the March 2017 flood event shows that it generally tracks between a 63.2% AEP and a 50% AEP event. A total of 10 storm events with a total rainfall depth equivalent or greater than the March 2017 occurred between May 2003 and March 2017. The events typically occurred either annually or every two years with no recorded events exceeding 100mm in rainfall depth recorded between 1998 and 2002.

The assessment of changes in the dimensions and vegetation along the Gurungaty Waterway involved developing a model scenario representing 2010 study area conditions. 2010 was selected as the previous topographical survey of the Gurungaty Waterway was completed in 2010 and the extent of vegetation along the Gurungaty Waterway was significantly less extensive than current catchment conditions. The model results indicate that changes to the channel profile and vegetation along the Gurungaty Waterway from 2010 to 2017 has resulted flood level increases in the vicinity of Swan Street and adjoining streets. These flood level increases were typically in the range of 0.04m to 0.07m in a 1% AEP design flood event. Given the topography is relatively flat, low lying and prone to flooding, a small increase in flood levels can have a corresponding increase in flood frequency. Furthermore, the degree of impacts may be higher for more frequent flood events as the head of water driving flood water along the Gurungaty Waterway is reduced which may worsen the flood impacts of vegetation and channel profile changes. When combined with the higher than average rainfall totals in the last 7 years when compared to the preceding 10 years, the degree of flooding at Swan Street and adjoining streets may be further exacerbated when compared to long term averages.

A review of the Sydney Water wet weather overflow data was undertaken to determine if the volume of the wet weather overflows could be contributing to flooding at Swan Street and adjoining streets. Wet weather overflows occur when the waste water system becomes overloaded during heavy rainfall and discharges into the local environment. Overloading of the waste water system is typically due to infiltration of groundwater into the sewer system and/or illegal stormwater connections to the waste water system. No information was available on the extent of the wastewater network, and for the purpose of the analysis it was assumed that there are cross catchment inflows to the wastewater system. The volume of the wet weather overflows was analysed for the June 2016 and March 2017 flood events to determine how the volume of the wet weather overflows compared to the volume of flow in the Gurungaty Waterway near Swan Street. The results of this analysis indicate that the volume of the wet weather overflow as a percentage of the overall flow volume was approximately 3% for the March 2017 event and approximately 6% for the June 2016 flood event. The volume of the wet weather overflows is relatively small when compared to the overall volume of the flood event. However, the cumulative impact of the wet weather overflows, when combined with the impacts of changes in the vegetation and channel profile of the Gurungaty Waterway, may further exacerbate the flooding issues at Swan Street and adjoining streets.

#### Conclusions and recommendations

At the time of preparing this report, updated national guidelines for determining design rainfall were available through Australian Rainfall and Runoff (ARR) 2016. It is recommended that the implication of ARR 2016 on flood behaviour are assessed during the next stage of the floodplain management process, i.e. the Floodplain Risk Management Study.

The Floodplain Risk Management Guide, Modelling the Interaction of Catchment Flooding and Oceanic Inundation in Coastal Waterways (OEH, 2015) provides advice on approaches that can be used to derive ocean boundary conditions and design flood levels. It is recommended that this guide is considered for determining design ocean boundary conditions as part of the Floodplain Risk Management Study, in combination with the ARR 2016 rainfall analysis.

It is recommended that additional analysis is undertaken as part of the Floodplain Risk Management Study to further assess the impacts of the changes in the characteristics of the Gurungaty Waterway and to model the impact of the wet weather overflows on flood behaviour. Consideration should be given to assessing the flood impacts of changes in the Gurungaty Waterway in a flood event with low tide conditions and for more frequent design flood events where the impacts may be greater than the 1% AEP design flood event. As part of the Floodplain Risk Management Study, it is recommended that vegetation management measures are considered to improve the conveyance along the Gurungaty Waterway.





The representation of buildings is based on digitising building footprints from aerial photographs which may not capture local lot scale flood mitigation measures such as defined overland flow paths. It is recommended that that information specific to lot scale flood mitigation measures is captured and included in future iterations of the model. Councils local knowledge of the catchment will be important is determining the location of these lots.

The model results indicate that there is a relatively small difference in flood behaviour between the "Design" and Risk Management" blockage factors. It is recommended that Council to re-assess the value of having two sets of blockage factors in view of the results.



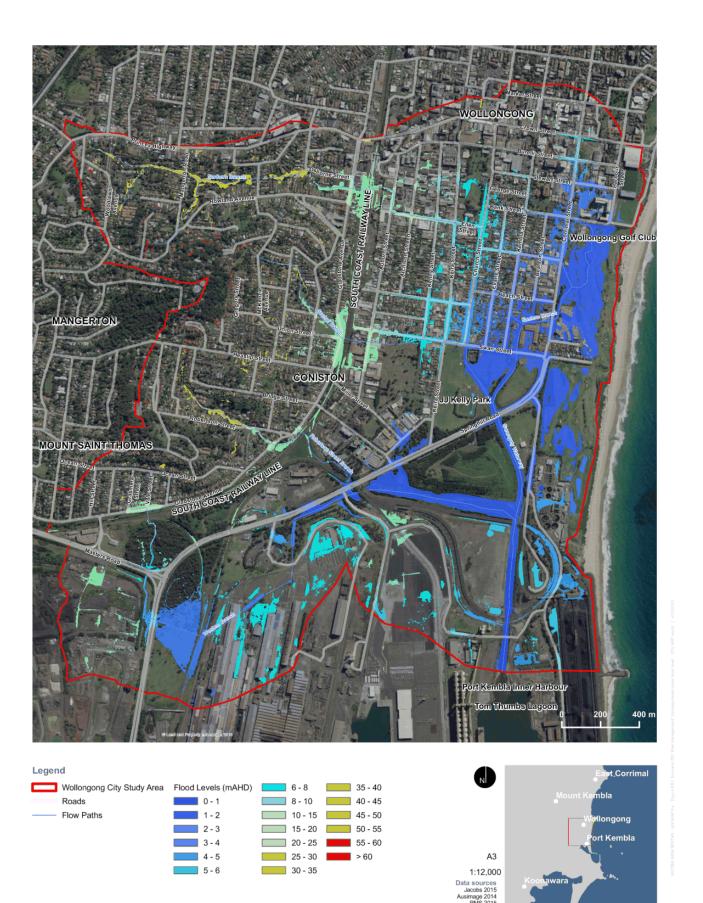
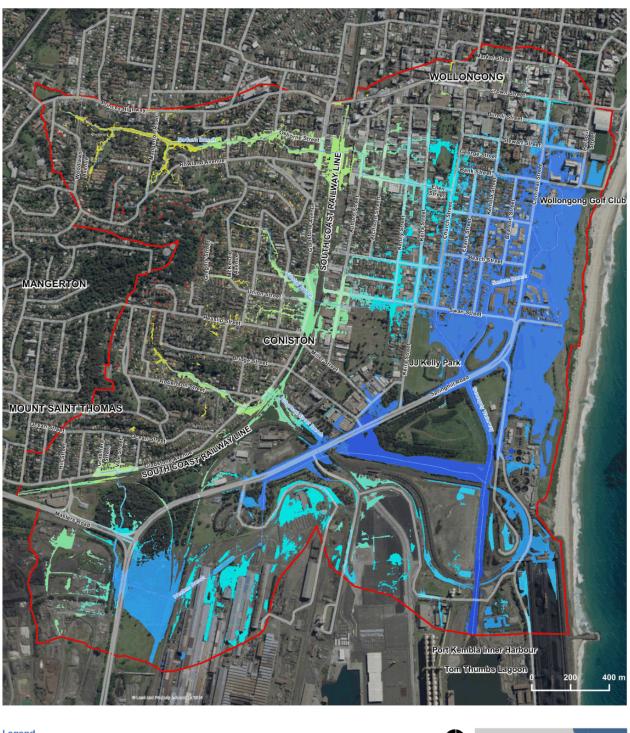


Figure ES1 | Scenario ID2 "Risk Management" blockage factor peak flood level – 20% AEP event





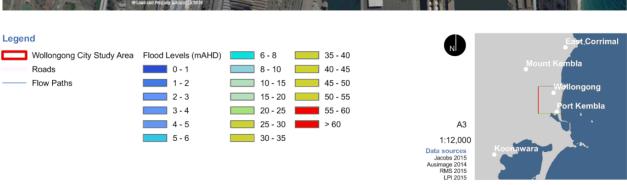
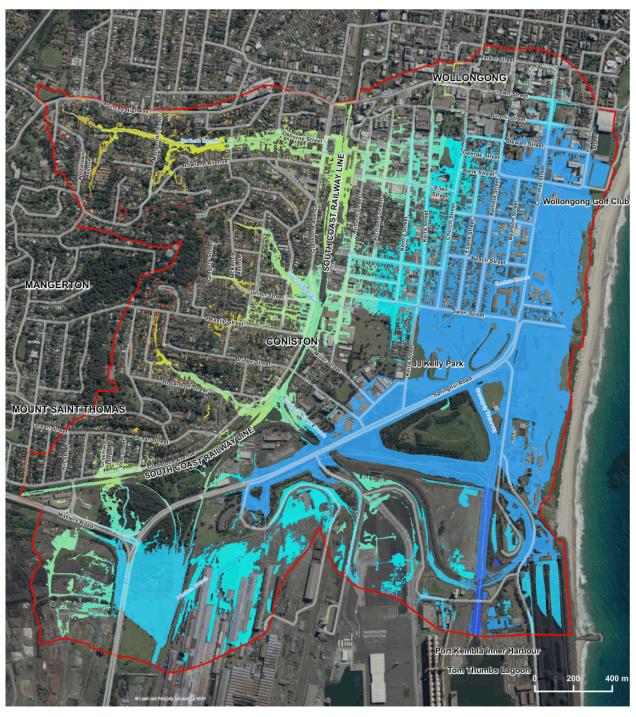


Figure ES2 | Scenario ID2 "Risk Management" blockage factor peak flood level – 1% AEP event





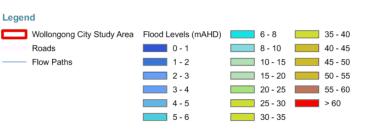




Figure ES3 | Scenario ID2 "Risk Management" blockage factor peak flood level - PMF event







Figure ES4 | Scenario ID2 "Risk Management" blockage factor peak flood depth – 20% AEP event



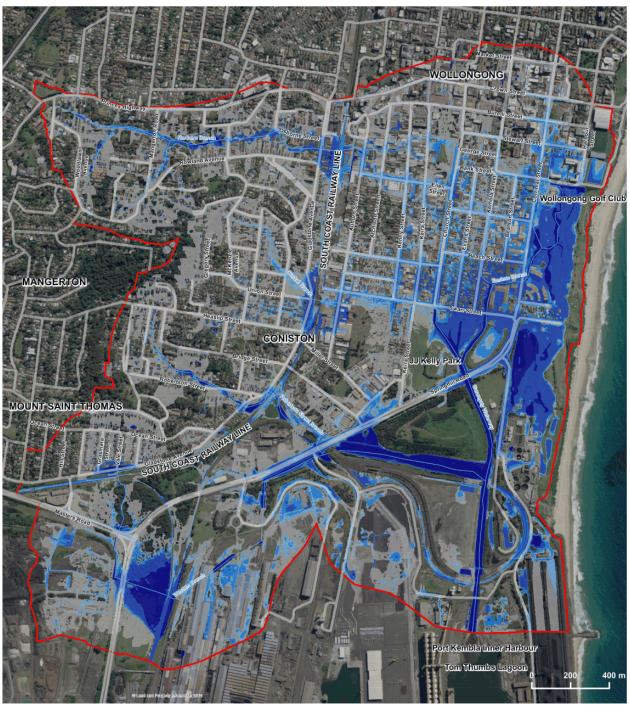
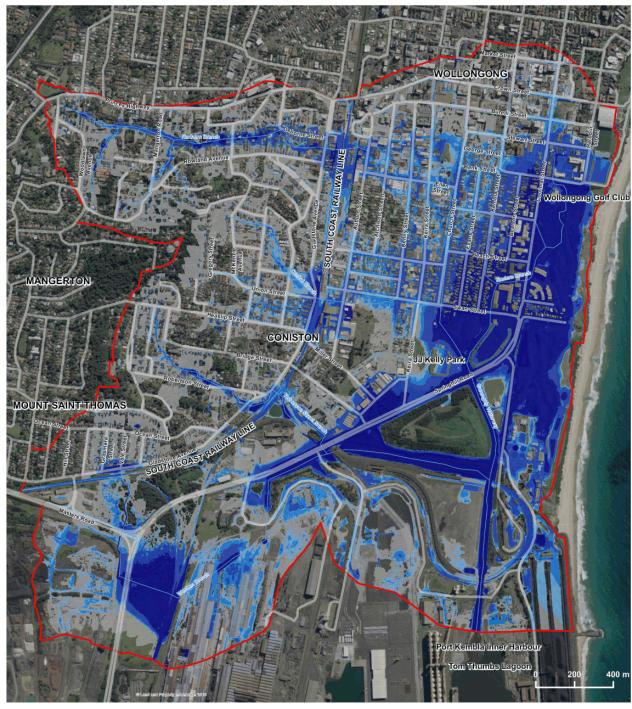
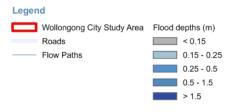




Figure ES5 | Scenario ID2 "Risk Management" blockage factor peak flood depth – 1% AEP event







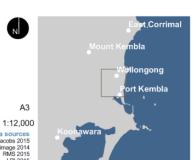


Figure ES6 | Scenario ID2 "Risk Management" blockage factor peak flood depth – PMF event



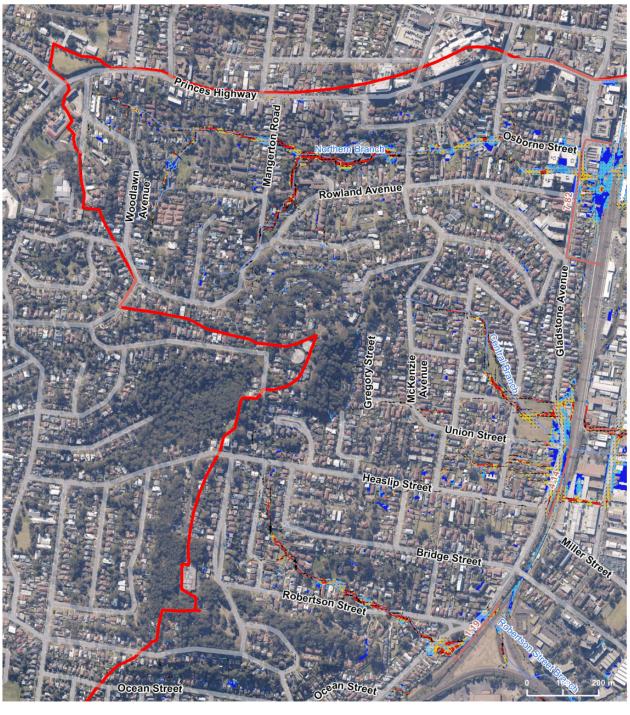




Figure ES7-A | Scenario ID2 "Risk Management" blockage factor peak flood velocity – 20% AEP event



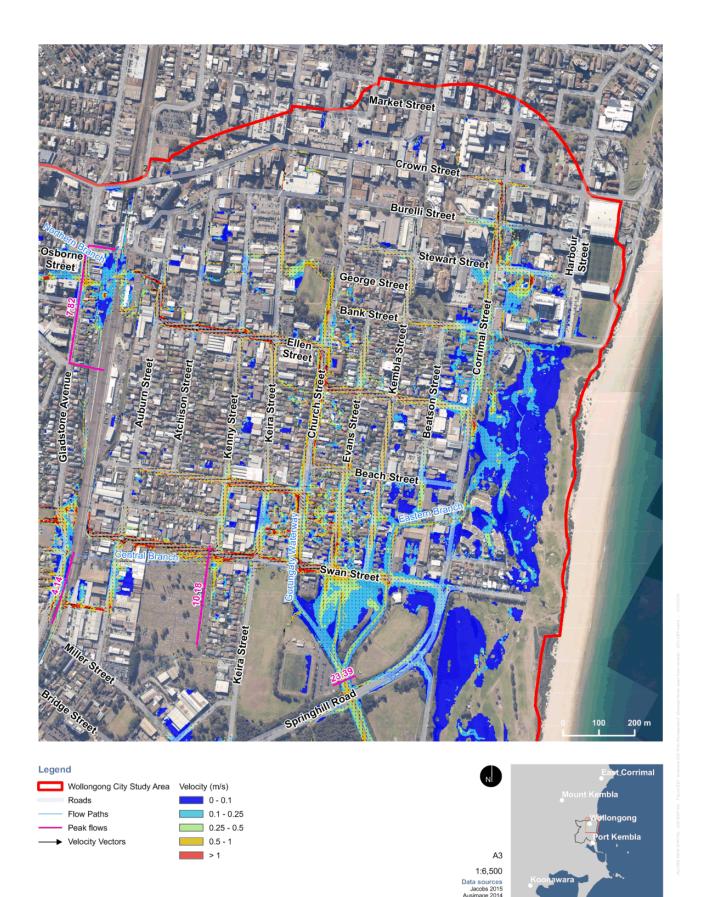


Figure ES7-B | Scenario ID2 "Risk Management" blockage factor peak flood velocity – 20% AEP event



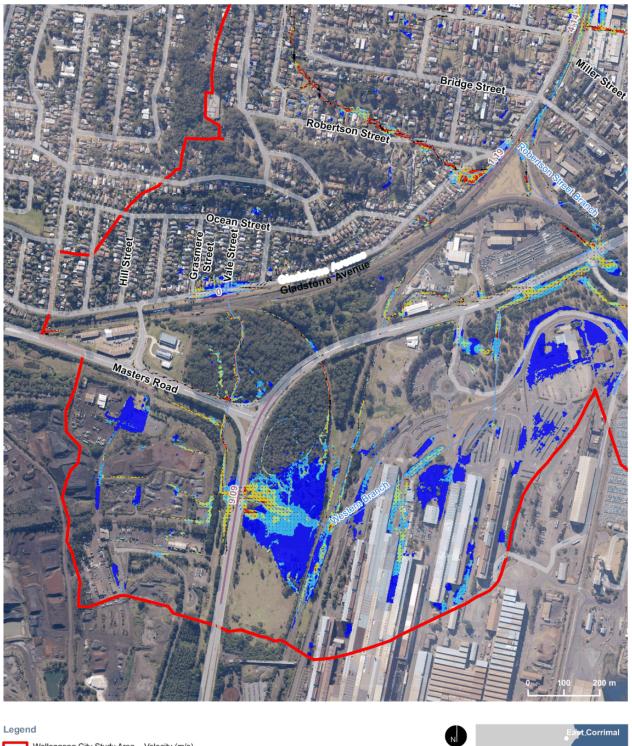




Figure ES7-C | Scenario ID2 "Risk Management" blockage factor peak flood velocity – 20% AEP event







Figure ES7-D | Scenario ID2 "Risk Management" blockage factor peak flood velocity – 20% AEP event



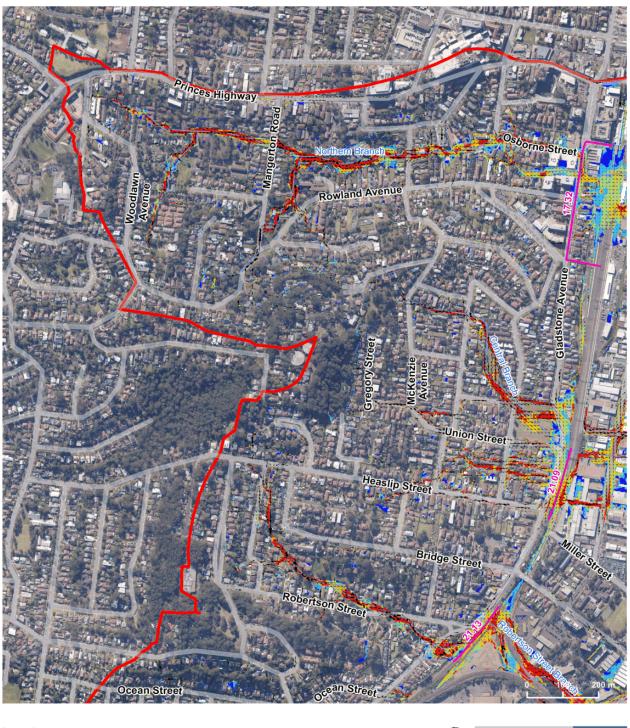




Figure ES8-A | Scenario ID2 "Risk Management" blockage factor peak flood velocity – 1% AEP event



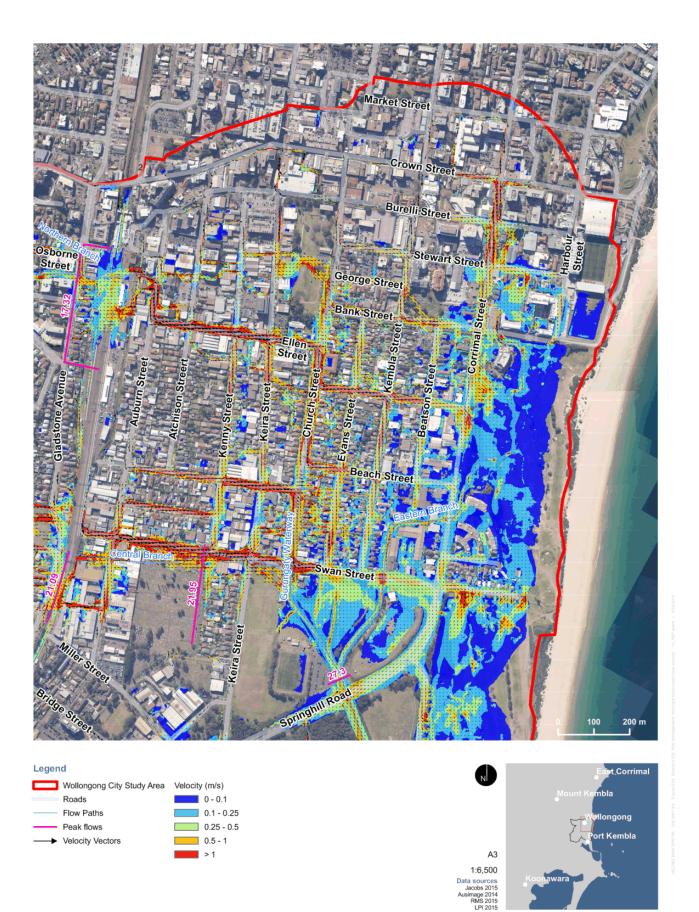


Figure ES8-B | Scenario ID2 "Risk Management" blockage factor peak flood velocity – 1% AEP event



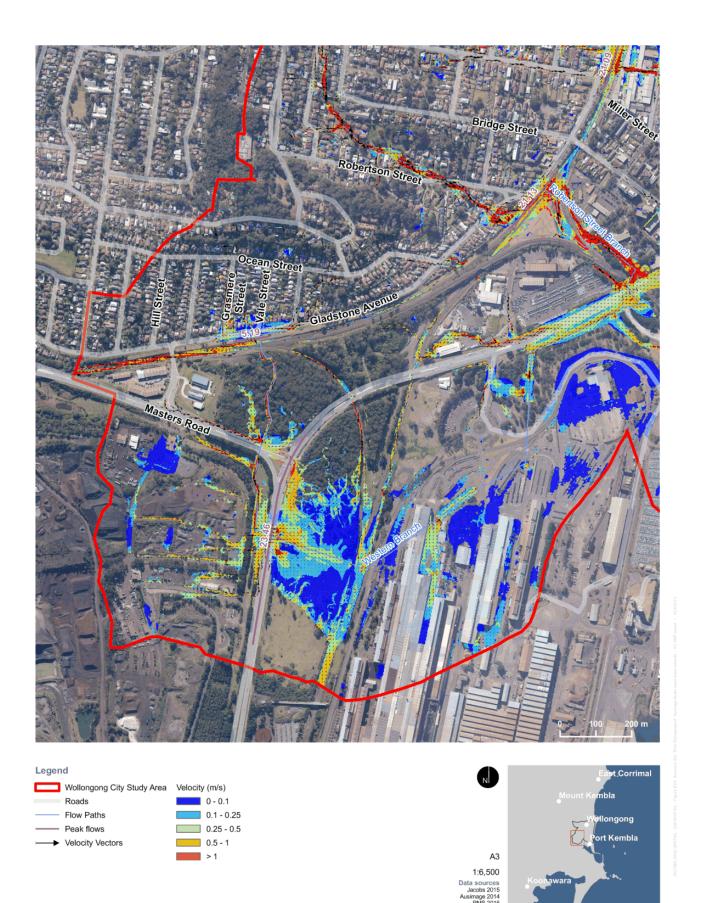


Figure ES8-C | Scenario ID2 "Risk Management" blockage factor peak flood velocity – 1% AEP event

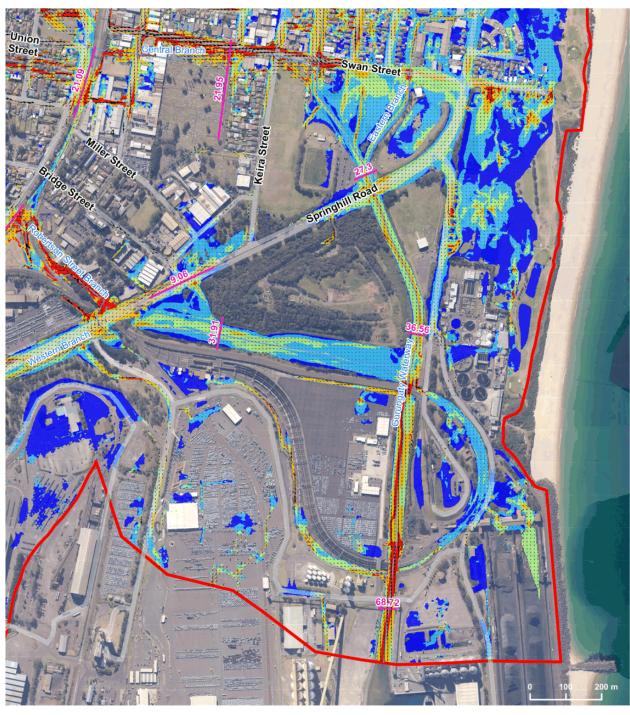




Figure ES8-D | Scenario ID2 "Risk Management" blockage factor peak flood velocity – 1% AEP event

st Corrimal

ort Kembla



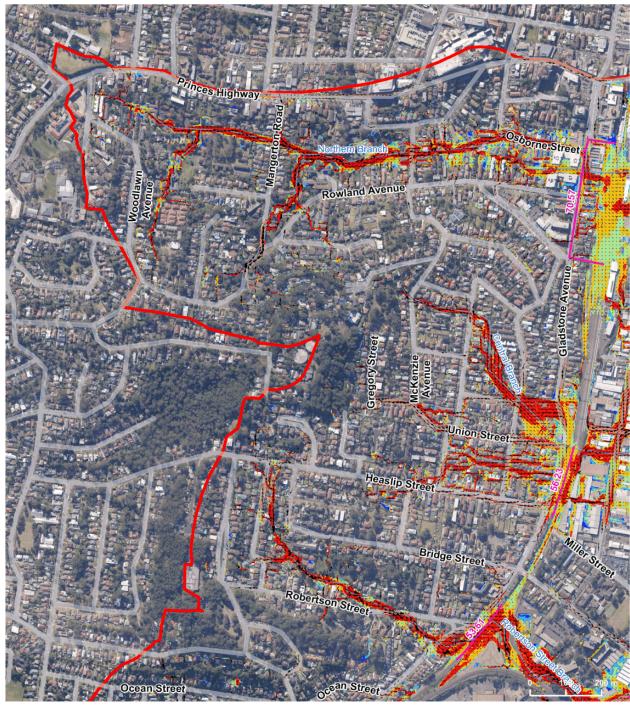




Figure ES9-A | Scenario ID2 "Risk Management" blockage factor peak flood velocity - PMF event



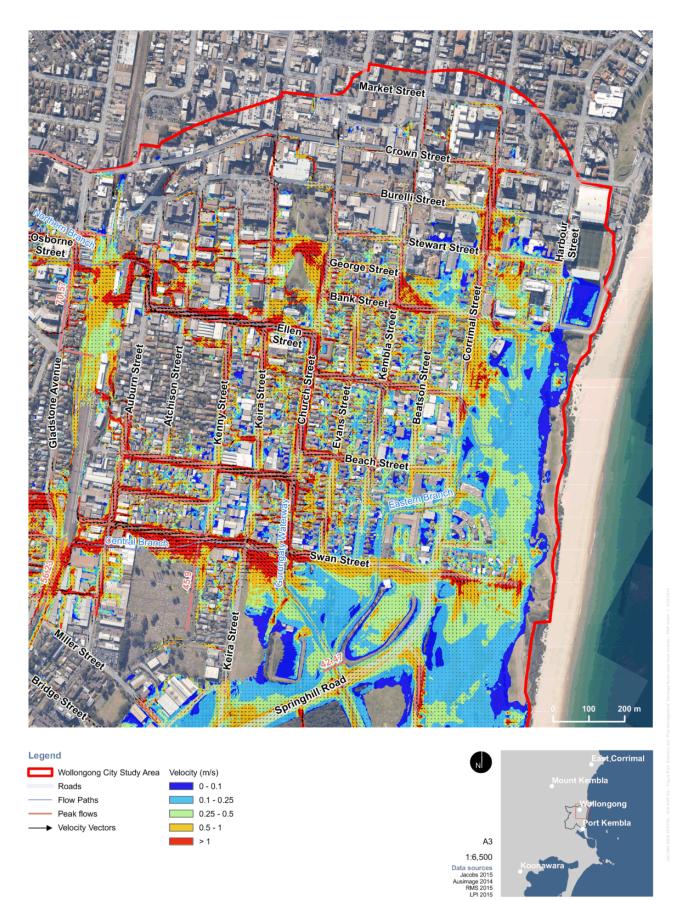


Figure ES9-B | Scenario ID2 "Risk Management" blockage factor peak flood velocity – PMF event



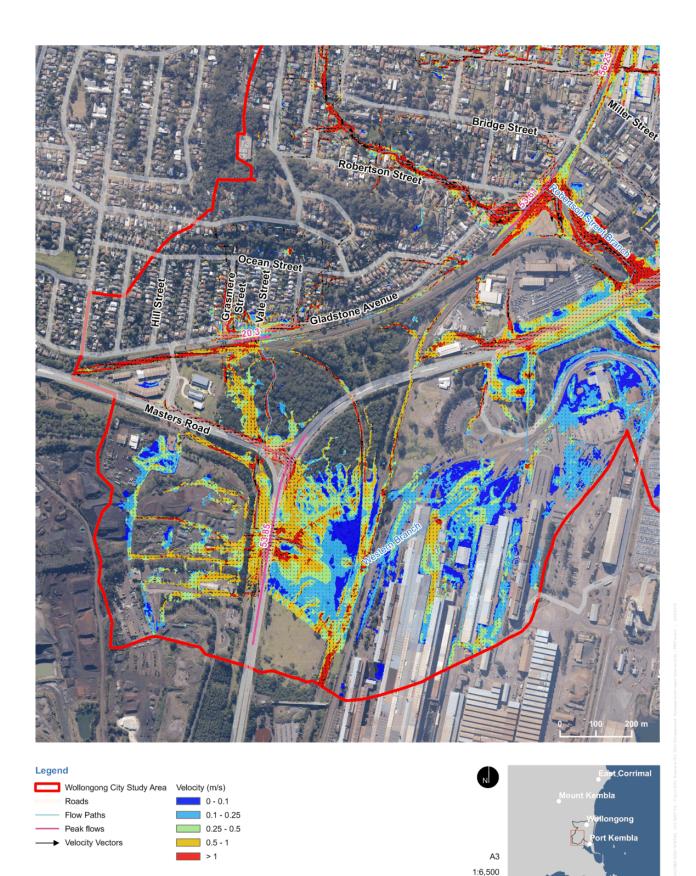


Figure ES9-C | Scenario ID2 "Risk Management" blockage factor peak flood velocity – PMF event



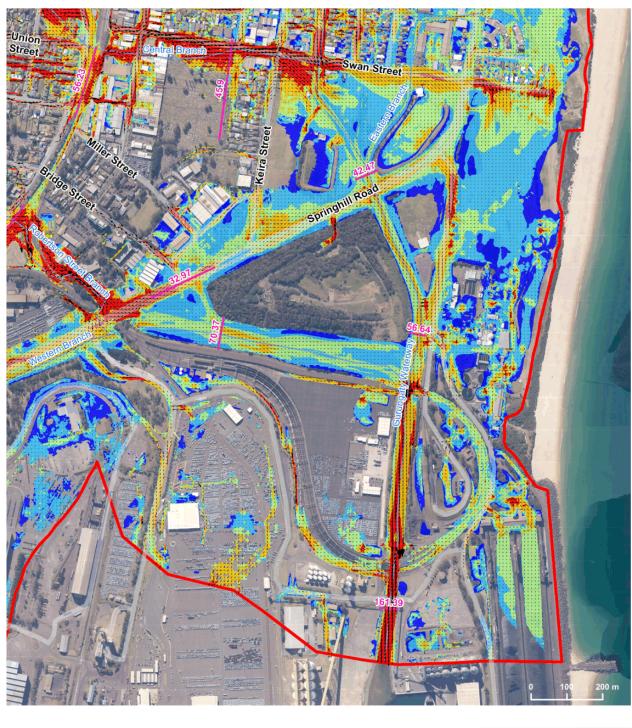
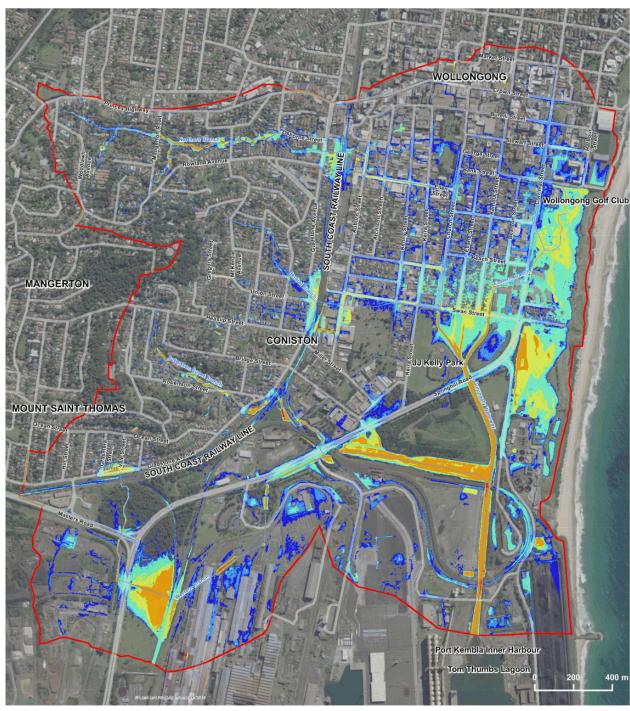




Figure ES9-D | Scenario ID2 "Risk Management" blockage factor peak flood velocity – PMF event





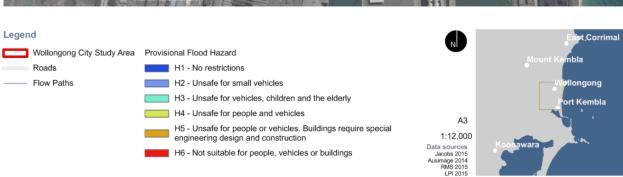
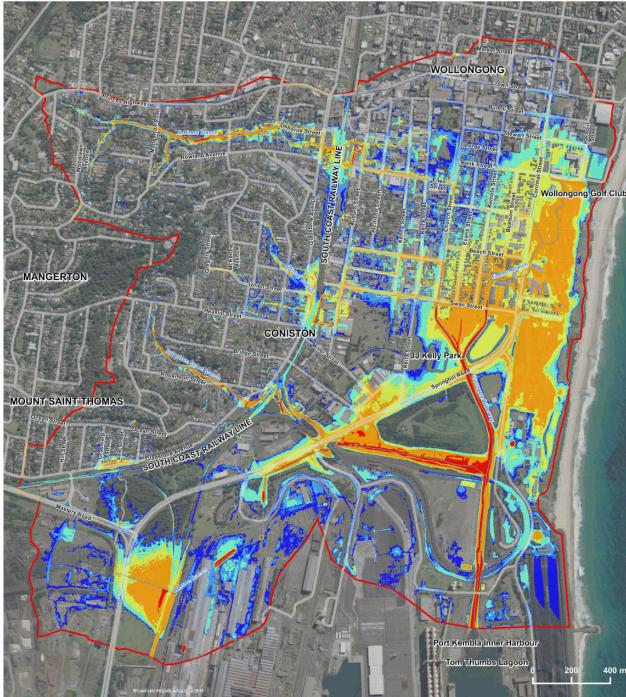


Figure ES10 | Scenario ID2 "Risk Management" blockage factor provisional flood hazard – 1% AEP event





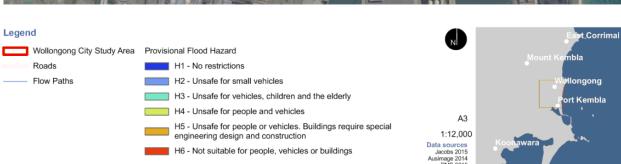


Figure ES11 | Scenario ID2 "Risk Management" blockage factor provisional flood hazard – PMF event



The Review of Wollongong City Flood Study



### Important note about this report

The sole purpose of this report and the associated services performed by Jacobs was to undertake a review of the Wollongong City Flood in accordance with the scope of services set out in the contract between Jacobs and Wollongong City Council (the Client). That scope of services, as described in this report, was agreed with the Client.

Jacobs derived the data in this report from information sourced from the Client, third parties, and/or available in the public domain at the time or times outlined in this report. Except as otherwise stated in the report, Jacobs has not attempted to verify the accuracy or completeness of any such information. The passage of time, manifestation of latent conditions or impacts of future events may require further examination of the project and subsequent data analysis, and re-evaluation of the data, findings, observations and conclusions expressed in this report. Jacobs has prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

This report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by Jacobs for use of any part of this report in any other context.

This report has been prepared on behalf of, and for the exclusive use of, Jacobs' Client, and is subject to, and issued in accordance with, the provisions of the contract between Jacobs and the Client. Jacobs accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.





Item 1 - Attachment 2 - Community engagement report - Wollongong City Flood

WOLLONGONG CITY FLOOD STUDY REVIEW

# **ENGAGEMENT** REPORT

**JUNE 2019** Z19/133207





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# **Executive Summary**

Council is responsible for planning and managing flood prone lands in our area. In 2017, the community contributed valuable information to the review of the Wollongong City Flood Study, with Council receiving hundreds of submissions about the flooding and drainage problems they'd experienced on their properties. A report on the draft Flood Study was prepared with information on how it was updated and what the results are. The updated Study explains the ways flooding happens in the Wollongong City catchment. It uses Council's revised Blockage Policy, which was updated in 2016. The Study considers recent urban developments, changes to the Gurungaty waterway and information collected after recent flood events. It also answered questions from the community about the flooding experienced in recent years.

Council's engagement team worked collaboratively with a technical consultant to share the updated Study with the community and key stakeholders. During the engagement period, 20 May – 18 June 2019, Council sent letters to more than 7,600 residents and property owners in the catchment area (Appendix A) inviting them to learn more about the review. Emails with this information were sent to community, education, Register of Interest (flood), business, government and emergency services' stakeholders. The information was also available at Council's Customer Service Centre. Copies of the draft report (Appendix E), a Frequently Asked Questions sheet (Appendix B) and Feedback Form (Appendix C) were made available at an information session at Wollongong Art Gallery on 30 May 2019 and at a community information stand held at JJ Kelly Park on 1 June 2019. They were also included on the project webpage (Appendix D). Notices of the exhibition were published in the Advertiser on 22 May and 5 June 2019. The community were invited to provide feedback via Council's website, Customer Service Centre and at the community information sessions.

There were a total of eight submissions. Some comments were provided at the drop-in information sessions which were attended by a total of 62 community members. Comments related to:

- General support of Council's flood risk management work for the catchment
- Interpreting the draft Study as having contradictory information to what was stated in the Frequently Asked Questions and at information sessions
- Concerns or misunderstandings about new development perceived to be causing sewer overflow, flooding and increased run-off
- Concerns or misunderstandings as to why some areas had been mapped as being flood affected, even though some people hadn't witnessed flooding in these areas
- Interest in finding out what the flood risk is for property they own or live in, or if it had changed since the last Study
- Requests for improvements or maintenance for stormwater drainage
- Interest in floodplain risk management and mitigation works in other catchments
- Concern about the potential impacts of the updated modelling on flood insurance premiums



- Concern that South Wollongong never used to flood prior to 2012
- Concern that changes in the catchment from the mid '50s have changed the flow paths and result in South Wollongong now flooding
- Proposal for of a range of solutions to address flooding in South Wollongong

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# Background

study

Wollongong City Council is committed to finding solutions to reduce the social and economic damages of flooding. In 2016, new national guidelines (Australian Rainfall and Runoff 2016) were released to better inform flood modelling, with a particular focus on estimating rainfall data. Council also updated its Blockage Policy, and the combination of the updated policy and quidelines saw Council resolve to review and update its flood studies. Wollongong City Flood Study is one of 10 studies to undergo review. For the Wollongong City Catchment Flood Study Review, Council asked consultants to expand their scope and look at whether development and environmental changes in this area have changed flooding behaviour.

Item 1 - Attachment 2 - Community engagement report - Wollongong City Flood

The Wollongong City Catchment Flood Study and Floodplain Risk Management Study and Plan were completed by Council in 2013 and 2015 respectively. These studies identified the risk within the Wollongong City catchment and the steps that can be taken to manage this risk now and into the future.

Since these studies, Council has explored a number of flood mitigation measures, and new developments have seen the catchment's land use change. The combination of these factors along with Council's updated Blockage Policy meant there was a possibility that there could be changes to the behaviour of flooding.

Community engagement to gather reports on residents' flooding and drainage problems over the previous 5 years was conducted in July 2017, along with the collection and review of rainfall data to determine historic rainfall patterns in the catchment. Over 200 people completed a survey questionnaire. This work also provided a better understanding of the most recent flood events. A detailed survey of the Gurungaty Waterway was undertaken to determine if the shape of the channel has changed since the last detailed survey in 2010. This information was used to update the computer models used to simulate the flooding in the catchment, and to update flood maps which provide a visual illustration of the flood risk in the catchment.

Stakeholder engagement was undertaken throughout the development of the flood study. This involved:

- Engaging agency and industry stakeholders to obtain details of historical flooding, survey data and other relevant data sets. Stakeholders were invited to provide feedback on the draft flood study during public exhibition.
- Community engagement through the questionnaire mail out.
- The Flood Study was overseen by the Central Floodplain Risk Management Committee, which includes representatives from community groups and state agencies.

At the Central Floodplain Risk Management Committee meeting on 16 April 2019, the public exhibition of the Wollongong City Flood Study Review was unanimously supported.

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The outcomes of the exhibition and resulting amendments to the Study will be reported to the Central Floodplain Risk Management Committee and Council in view of adopting it in 2019.

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Figure 1 Wollongong City Catchment





Item 1 - Attachment 2 - Community engagement report - Wollongong City Flood study

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# Methods

# Our Stakeholders





# Our Methods

study

# Table 1: Details of methods and distribution

Item 1 - Attachment 2 - Community engagement report - Wollongong City Flood

| Methods  | Details of Methods   |  |
|--|--|--|
| Meeting  | Information about the proposal was presented at the Floodplain Risk Management Committee (Central) meeting on 16 April 2019 which was also attended by NSW Ports, and also at the Neighbourhood Forum 5 meeting on 5 June 2019.  |  |
| Letter   | A letter about the public exhibition, information sessions and how to submit feedback (via phone, email, in person or post) was mailed to local residents and property owners  |  |
| Emails and phone calls Correspondence about the public exhibition, information session an provide comment (via phone, email, in person or post) was distributed stakeholders.                                |  |  |
| Frequently Responses to questions about updates to the Study and floodpla Asked management were distributed with the letter and emails, publish project webpage and distributed at the information sessions. |  |  |
| Advertiser   | Notices were published in the 22 May and 5 June Advertiser to promote the exhibition   |  |
| Media  | A media release with the information was distributed by Council's Media team. Two articles were published in local news media:  • Council seeking public comment on Wollongong City Flood Study Review, 22 May 2019 https://www.illawarramercury.com.au/story/6147832/flood-levels-in-wollongong-city-rise-slightly-report/  • Wollongong City flood study review blames it on the rain, not development or stormwater overflow, 26 May 2019 https://www.illawarramercury.com.au/story/6180551/flooding-blame-it-on-the-rain-not-development-study-says/ |  |
| Community<br>Information<br>Sessions   | Two drop-in sessions were held to provide the community with information on the work undertaken to date and findings of the Report. The Report, flood modelling maps, flood modelling video and images of flood mitigation work taking place in the catchment were displayed along with the FAQ and feedback forms. Floodplain management engineers working on the Study were on hand to answer questions.   |  |

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| Methods                  | Details of Methods  |
|--------------------------|---|
| Engagement<br>HQ Website | All stakeholders were notified of the project webpage which hosted the following:  • Survey for providing general comments on the updated flood study  • Frequently Asked Questions with information on the Study and flood risk management  • News Feed for updates on project progress  • Document Library with the Report Flooding in Wollongong video |
| Video                    | The Flooding in Wollongong video was used on the Engagement HQ webpage and a flood modelling video was screened at the community information sessions.  |

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### Results

study

All stakeholders and the wider community were invited to provide feedback on the draft Study. This section provides details on the participation at engagement activities (Table 2), and the feedback received during the exhibition period.

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# **Engagement Participation**

Details of the number of participants for each engagement activity are presented in Table 2.

Table 2: Engagement participation results

| Engagement Activities   | Participation |
|---|---------------|
| Central Floodplain Risk Management Committee Meeting  | 10            |
| Drop-in Community Information Session at Wollongong Art Gallery   | 25            |
| Drop-in Community Information Stand at JJ Kelly Park  | 37            |
| <ul> <li>Online Participation</li> <li>Aware – Total number of users who viewed the project page</li> <li>Informed – Total number of users who clicked a hyperlink, e.g. to download</li> </ul> | 148           |
| a document  | 88            |
| <ul> <li>Engaged – Total number of users who actively contributed to the project,</li> <li>e.g. submitted feedback via the online form</li> </ul>   | 3             |

### Submission Results

There were a total of 8 submissions; 2 email, 3 online forms and 3 letters. Discussions from drop-in sessions are also presented in this section.

The feedback themes were:

# Support for Council's flood risk management

Most feedback was generally supportive of Council's flood risk mitigation work for the catchment.

> It is pleasing to note that building new structures such as detention basins and swales, or improving existing ones to better manage stormwater and floods, is part of the plan and this is being carried out.

#### Impact of new development

There were some concerns or misunderstandings about new development perceived to be causing sewer overflow, more flooding and increased run off.

#### Stormwater drainage

Requests were made for improvements or maintenance for stormwater drainage.

When will the blocked stormwater drain near my house be fixed?

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#### Areas mapped as flood affected

There were some concerns or misunderstandings about why some areas had been mapped as being affected by the Probable Maximum Flood (PMF - the largest flood that could conceivably occur at a location), even though they hadn't witnessed flooding in these areas.

> My property in South Wollongong has been in my family since 1976 and in that time we have not experienced flooding.

### Flood risk to individual properties

Most people were interested in finding out what the flood risk for their property was, or if it had changed since the last Study.

> Has the flood study been revised in regard to our property, and if so, is what is the flood risk for our property?

### Floodplain risk management in other catchments

There was some interest in floodplain risk management and mitigation works in other catchments.

> Thank you for the [flood mitigation] work happening in Cabbage Tree Lane [Fairy Meadow]. Looks good.

### Flood insurance premiums

There were concerns about potential impacts of the updated modelling on flood insurance premiums.

### Contradictory information

A comment was made that the Study was perceived to have contradictory information to what was stated in the Frequently Asked Questions and at information sessions, relating to rainfall patterns, impacts of urban development, changes in Gurungaty waterway and increase in vegetation.

# South Wollongong

A concern was raised that South Wollongong never used to flood prior to 2012 and that changes in the catchment from the mid '50s have changed the flow paths, resulting in South Wollongong now flooding. A range of solutions was proposed to address flooding in South Wollongong.

> Return the Golf Course area back to be a floodplain for the purpose of draining the eastern half of the CBD as per the original use of 1870's.

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Figure 2: Community information stand at JJ Kelly Park





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# Appendix A: Stakeholder Letter



# WOLLONGONG CITY COUNCIL

Address 41 Burelli Street Wollongong • Post Locked Bag 8821 Wollongong DC NSW 2500

Phone (02) 4227 7111 • Fax (02) 4227 7277 • Email council@wollongong.nsw.gov.au

Web www.wollongong.nsw.gov.au • ABN 43 127 525 727 • C51 Registered

«PAFBSP»

«Owner» «StreetNoandAddress» «SuburbStatePostcode»

Our Ref File Date Z19/90402 CCE-040.010.01.295 16 May 2019

Dear Sir/Madam

#### WOLLONGONG CITY FLOOD STUDY REVIEW

I'm writing to provide you with an update on our review of the Wollongong City Flood Study. The community contributed valuable information to the review, with Council receiving hundreds of submissions about the flooding and drainage problems they'd experienced on their properties. There is now a draft addition to the Flood Study with information on how the review was done and what the results are.

The updated Study explains the ways flooding happens in the Wollongong City catchment (see catchment map overleaf). It uses Council's revised Blockage Policy, which was updated in 2016. This Policy helps us to work out how the blockage of stormwater structures might affect flooding. The Study considers recent urban developments, changes to the Grunngaty waterway and information collected after recent flood events. It also answers questions from the community about the flooding experienced in recent years. Enclosed is a Frequently Asked Questions sheet that provides more information about this and other updates to the Study.

We'd like to share the updated Study with the community. Come along to one of our drop-in community information sessions for a chat with the floodplain engineers working on the review. These are drop-in sessions, so you can come in at any time.

Mid-week Session Thursday 30 May 2019, drop in anytime between 4pm - 6pm

BlueScope Gallery, Level 3, Wollongong Art Gallery

46 Burelli St, Wollongong

Weekend Session Saturday 1 June 2019, drop in anytime between 10am – 12pm

JJ Kelly Park (near the playground) Corner of Swan & Keira St, Wollongong

(If the weather is bad, we'll relocate to the Level 9 Function Room in

Council's Admin building, 41 Burelli St, Wollongong)

If you'd like to attend and have accessibility or mobility requirements, or need an interpreter, please contact me to let me know how we can support your attendance. If you'd like to learn more but are unable to attend a session, information and a form to provide feedback online will be available on our website <a href="https://www.wollongong.nsw.gov.au">www.wollongong.nsw.gov.au</a> until 5pm Tuesday 18 June 2019.

Please contact me should you require further information.

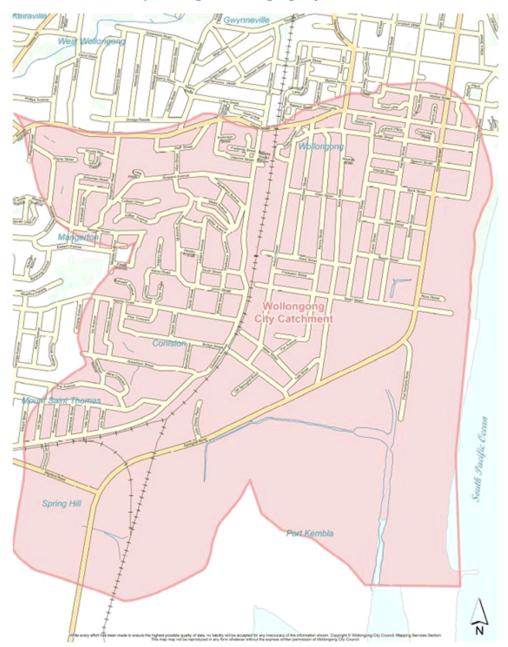
This letter is authorised by

Jen Lysle-van Dyk Engagement Officer Wollongong City Council Telephone (02) 4227 7111

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# Map showing the Wollongong City Catchment

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# Wollongong City Flood Study Review

As part of our commitment to managing flood and stormwater risks in our region, we've updated the Wollongong City Flood Study and are letting the community know what's changed.

Please let us know if you have comments or questions by 5pm Tuesday 18 June 2019

#### How does Council manage flood risk?

Each year, Council spends millions of dollars on stormwater and floodplain management. Our team of flood experts prepare flood studies and floodplain risk management studies that help us understand the flood behaviour for a particular catchment and see if there are any ways of reducing flooding risk in an area.

Floodplain risk management studies include a plan of potential solutions aimed at reducing the existing and future flood risk. Examples of these solutions include:

- · Emergency response plans based on detailed understanding of flood
- · Building new structures that collect and carry stormwater into drains or creeks, such as detention basins and swales, or improving existing ones to better manage stormwater and floods
- · Land zoning that says what can and can't be built on flood-prone land
- Voluntary purchase of houses built in high flood risk areas



Installing a stormwater drain

#### What is a '1 in 100 year' flood?

of occurring, on average, once every schools. 100 years, i.e. there is a 1% chance What is a freeboard? of a flood of this size or larger occurring at a particular location in any given year. This doesn't mean that if a location floods one year, that such as wind, waves, uncertainty in it won't flood again for the next 99 years. Some parts of Australia have localised hydraulic effects. Freeboard had several '1 in 100 year' floods within a decade of each other. Within What is the Flood Planning the Floodplain Risk Management Study and Plan, the '1 in 100 year' flood is called the 1% Annual Exceedance Probability (AEP) flood event.

# What is the Flood Planning

The height used to set floor levels for An area where water is collected by property development in flood-prone the natural landscape, usually areas, It's generally the 1% AEP flood level + an appropriate freeboard. This level may be higher for properties occupied by people who have less capacity to respond to

#### Why do flood levels need to be reviewed over time?

There's a chance that floods of any size will occur in future. As the size of a flood increases, the chances of it occurring becomes smaller. Some rare sure it copies what's happened in the types of floods may not have occurred for over 100 years, so we have to predict the height of future floods using computer models. These models reviewed and predicted levels may produce different flood levels and velocities (speeds) for a variety of

flooding, which may pose evacuation A flood event that has the probability challenges, such as hospitals or

A height above the 1% AEP flood level that's included in the Flood Planning Level to account for factors blockages or other factors, and other is usually 0.5m above a flood level.

# Area?

The area within which developments may be conditioned with flood-related development controls. The flood planning area is calculated as the area below the Flood Planning Level.

#### What is a catchment?

surrounded by mountains or hills. In a catchment, rainwater run-off eventually flows to a creek, river, dam, lake or ocean.

different-sized floods. To predict flood levels. Council works with experts to establish and operate the computer models. Council also gets valuable community input on historical floods so we can adjust the model and make past.

From time to time, these models are change. The reasons why can include:

New floods occur, providing

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# Appendix B: Frequently Asked Questions

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- additional data to fine-tune the model
- More advanced computer models or methods for estimating flood levels become available
- Changes in the catchment, such as flood mitigation works or new developments
- Changes in policy (such as Council's culvert Blockage Policy)

# How are flood affected properties identified?

Council's flood modelling shows the size of flooding throughout the catchment and which properties are partially or fully impacted by flooding.



Example of a flood modelling map

# Where can I get information about flood levels on my property?

Council has historical flood level records and/or our completed flood studies for some properties, but not all. Please contact our Drainage Duty Officer on (02) 4227 7111 to find out what's available for your property.

# What has changed in the updated Wollongong City Flood Study?

- We've considered Council's revised Blockage Policy
- We have improved information, such as recent data from land and waterway surveying
- The new flood model was checked against the June 2016 and March 2017 events and was able to produce the same flood levels recorded by the community
- The pedestrian bridge across the waterway is modelled as being partly blocked, in line with the updated Blockage Policy

- We've considered the upcoming lowering of the Gurungaty causeway
- The increase in mangrove growth over the last 10 years has been included

The combination of all these changes generally resulted in similar flood levels in some areas, decrease of flood levels in the upper part of the catchment and increase in flood levels mainly in South Wollongong (up to 0.2m)

# What does the Study say about flooding in South Wollongong?

We've aimed to respond to residents' concerns about the floods experienced over the last 5 years in South Wollongong. We've found that:

- There has been an increase in intense rainfalls that are causing the floods
- The changes in Gurungaty waterway have only minor impacts
- The volume of wet weather sewer overflows is relatively small and results from stormwater flows from within the catchment. Wet weather sewer overflows are not considered to be a contributing factor to the flooding issues at Swan Street and adjoining streets.
- Sea levels can impact on flooding in the area, as stormwater takes longer to drain out to sea from lowlying coastal areas in high tides
- New developments do not increase flows to this area

The study recommends investigating in more detail the potential impacts of wet-weather sewer overflows and changes in the Gurungaty waterway as part of the floodplain risk management study, which is the next step in our floodplain risk management process.

# What other flood mitigation work is Council doing in this catchment?

The detailed design to lower the Gurungaty Causeway is finished and work will start shortly. This will help reduce flood impacts in Swan St for smaller flood events.

We've finished constructing a floodway through JJ Kelly Park that stores additional run-off in mid-sized storms and helps floodwaters drain away faster in larger storm events. We're also working on a study to see if it's possible to lower the ground at JJ Kelly Park so it temporarily stores run-off. We've completed soil sampling, lab testing and initial designs. We're now working on a Cost Benefit Analysis to compare the costs of the project with its benefits. If achievable, it could help reduce flood impacts in Swan St for smaller flood events.

We've completed detailed design on maintenance access for the culvert in Swan St opposite Church St. A culvert is a tunnel or drain structure built under roads, bridges and railways, to allow water to flow underneath. We're also working on a proposal to improve maintenance access to the culvert in Swan St. opposite Kembla St, which is currently limited due to a high pressure pipeline. These improvements will help the culverts work more efficiently in small floods. Works on the culvert access opposite Church St will start later this year.

#### How can I join the conversation?

There are a number of ways to ask questions or share your feedback with us:

- ⇒ Complete an online feedback form on Council's website www.wollongong.nsw.gov.au
- ⇒ Phone (02) 4227 7111
- ⇒ Email engagement@wollongong.nsw.gov.au

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Item 1 - Attachment 2 - Community engagement report - Wollongong City Flood study

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# Appendix C: Feedback Form



# WOLLONGONG CITY FLOOD STUDY REVIEW Community Feedback Form

As part of our commitment to managing flood and stormwater risks in our region, we've recently updated the Wollongong City Flood Study and would like your input.

All feedback must be received by 5pm Tuesday 18 June 2019.

| Please share your comments about the revised Wollongong City Flood Study. |  |  |  |  |
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|   |  |  |  |  |

Please return completed form to:

More overleaf....

Wollongong City Council Community Engagement Unit Locked Bag 8821 Wollongong NSW 2500 Telephone: 02 4427 7111 Facsimile: 02 4227 7580

Email: engagement@wollongong.nsw.gov.au

www.wollongong.nsw.gov.au

Item 1 - Attachment 2 - Community engagement report - Wollongong City Flood



#### Privacy Notification:

The purpose for seeking your submission on advertised matters is to better assist Council in its decision making processes. The intended recipients of your submission are officers within Council and those granted lawful access to the information. Your

submission may be exhibited on Council's website and included in publicly accessible registers. If you make an anonymous submission, Council will be unable to contact you further.

If your submission relates to a development proposal or other relevant planning application, Council is required to disclose on its website all relevant details of political donations or gifts made by you, including your name and address.

In limited circumstances, you may apply for suppression of your personal information from a publicly accessible register. Further information is available on Council's website at <a href="https://www.wollongong.nsw.gov.au/pages/privacy.aspx">www.wollongong.nsw.gov.au/pages/privacy.aspx</a> or by phoning Council on (02) 4227 7111

# www.wollongong.nsw.gov.au

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# Appendix D: Webpage

# Wollongong City Flood Study Review







We've updated the Wollongong City Flood Study and would like to share it with the community.

The community contributed valuable information to the review, with Council receiving hundreds of submissions about the flooding and drainage problems they'd experienced on their properties. There is now a draft addition to the Flood Study with information on how the review was done and what the results are.

The updated Study explains the ways flooding happens in the Wollongong City catchment (see catchment map overleaf). It uses Council's revised Blockage Policy, which was updated in 2016. This Policy helps us to work out how the blockage of stormwater structures might affect flooding. The Study considers recent urban developments, changes to the Gurungaty waterway and information collected after recent flood events. It also answers questions from the community about the flooding experienced in recent years. Read the Frequently Asked Questions to learn more about this and other updates to the Study.

Come along to one of our drop-in community information sessions for a chat with the floodplain engineers working on the review. These are drop-in sessions, so you can come in at any time

#### Mid-week Session

Thursday 30 May 2019, drop in anytime between 4pm - 6pm BlueScope Gallery, Level 3, Wollongong Art Gallery 46 Burelli St. Wollongong

#### Weekend Session

Saturday 1 June 2019, drop in anytime between 10am – 12pm

JJ Kelly Park (near the playground) Corner of Swan & Keira St, Wollongong

(If the weather is bad, we'll relocate to the Level 9 Function Room in Council's Admin building, 41 Burelli St, Wollongong)

If you'd like to attend and have accessibility or mobility requirements, or need an interpreter, please contact us to let us know how we can support your attendance.

Read the Report (Volume 1 and Volume 2) to learn more about the project, then share your feedback online with the project team.

Feedback closes on Tuesday 18 June 2019

FEEDBACK FORM

# Feedback on the Wollongong City Flood Study Review







Please sign in or register and read Council's Privacy Notification before submitting your responses



# Key Dates Community Information Session, BlueScope Gallery at Wollongong Art Gallery, 4-6pm 30 May 2019 Community Information Stand, JJ Kelly Park near the playground, 10am - midday 01 June 2019

#### Document Library

more.

18 June 2019

Review of Wollongong City Flood Study DRAFT Volume 1 (39.6 MB) (pdf)

Review of Wollongong City Flood Study DRAFT Volume 2 (23.7 MB) (pdf)

# How does Council manage flood risk? Why do flood levels need to be reviewed over How are flood affected properties identified? Where can I get information about flood levels on my property?





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# Appendix E: Flood Study Report



# The Review of Wollongong City Flood Study

Wollongong City Council

**Addendum 1 to Wollongong City Flood Study** 

(To be read in conjunction with the Wollongong City Flood Study, April 2013)

# Volume 1 - Report

001 | 3

08 May 2019

Client Reference

| Revision | Date       | Description  | Ву      | Review    | Approved  |
|----------|------------|--|---------|-----------|-----------|
| 0        | 26/10/2018 | Draft report for comment   | P Dunne | A Hossain | A Hossain |
| 1        | 29/01/2019 | Updated Draft incorporating comments from<br>Wollongong City Council and OEH   | P Dunne | A Hossain | A Hossain |
| 2        | 05/04/2019 | Updated Draft incorporating additional comments<br>from Wollongong City Council and OEH. Updated<br>draft flood impact mapping not included. | P Dunne | A Hossain | A Hossain |
| 3        | 08/05/2019 | Final Draft incorporating comments from Wollongong<br>City Council and OEH.  | P Dunne | A Hossain | A Hossain |

#### Distribution of copies

| Revision | Issue<br>approved | Date issued | Issued to  | Comments   |
|----------|-------------------|-------------|------------|--|
| 0        | A Hossain         | 29/10/2018  | P Mievski  | Draft Review of Wollongong City Flood Study prepared as an Addendum to the 2013 flood study  |
| 1        | A Hossain         | 30/01/2019  | P Mlevski  | Updated Draft incorporating comments from Wollongong<br>City Council and OEH   |
| 2        | A Hossain         | 05/04/2019  | P Milevski | Updated Draft incorporating additional comments from<br>Wollengong City Council and OEH. Updated draft flood<br>impact mapping not included. |
| 3        | A Hossain         | 08/05/2019  | P Milevski | Final Draft incorporating comments from Wollongong City Council and OEH.   |



# **JACOBS**

#### The Review of Wollongong City Flood Study

Wollongong City Council

Addendum 1 to Wollongong City Flood Study

(To be read in conjunction with the Wollongong City Flood Study, April 2013)

#### Volume 2 - Design event flood maps

00113

08 May 2019



Comments from the submissions and at drop in sessions related to -

| Key themes   | Council's response   |  |  |
|--|--|--|--|
| General support of Council's flood risk management work for the catchment  | <ul> <li>Council has a significant commitment in its Infrastructure Delivery Program for floodplain mitigation and stormwater works</li> <li>Recent works completed include a swale in JJ Kelly Park next to Swan Street and the lowering of the Gurungaty Causeway</li> </ul>   |  |  |
| Concerns or misunderstandings about new development perceived to be causing sewer overflow, flooding and increased run-off                                   | <ul> <li>The draft flood study report analysed and documented the potential impact of new developments and demonstrates that they do not result in increased flows to the south Wollongong catchment, impacts of new developments are minimal and localised.</li> <li>Sewer overflows volumes have been compared in the draft flood study report to the overall volume of the flood, and found to be insignificant. In addition sewer overflows mainly results from stormwater flows that would anyway contribute to the flood.</li> </ul> |  |  |
| Concerns or misunderstandings as to why some areas had been mapped as being flood affected, even though some people hadn't witnessed flooding in these areas | • Areas mapped as flood affected include the 1% AEP Flood and PMF floods. Such floods have a very rare occurrence and haven't been experienced in recent history in this catchment. It is not surprising nor uncommon that some owners see their property mapped as flood affected but they haven't witnessed flooding at this location.   |  |  |
| Interest in finding out what the flood risk is for property they own or live in, or if it had changed since the last Study                                   | The maps in the flood study report that were also displayed at drop in sessions are showing differences between the previous study and the draft flood study flood levels.   |  |  |
| Requests for improvements or maintenance for stormwater drainage   | • Those requests were forwarded to the maintenance crews where enough information was provided. It is important to note that maintenance or improvements of the stormwater drainage systems generally results in small benefits during more frequent events. In large flood events the drainage systems are generally 'drowned' and do not contribute to flood mitigation.   |  |  |
| Interest in floodplain risk management and mitigation works in other catchments  | <ul> <li>Council's website include information on floodplain risk management and mitigation works in other catchments</li> <li>Public exhibition of draft flood study reviews in other catchments is progressing providing an opportunity for residents to find out more flood information for their location of interest.</li> </ul>  |  |  |
| Concern about the potential<br>impacts of the updated<br>modelling on flood insurance<br>premiums  | • Fact sheets on insurance were provided to residents. People were advised that the standard definition of 'flood' for insurance purpose may or may not apply to their properties and that the standard definition does not include overland flows and that  |  |  |



|   |   | overland flows are typically covered as a standard inclusion in home insurance policies. Council doesn't have any say in what and how flood data is used for setting flood premiums. We recommend that homeowners contact their insurer about the flood premium for their property.   |
|---|---|---|
| • | Interpreting the Study as having contradictory information to what was stated in the Frequently Asked Questions and at information sessions | The final report was revised to consider and address potential contradictory information between the FAQ and the report.  |
| • | Concern that south Wollongong never used to flood prior to 2012   | There are numerous newspapers articles referring to flooding in south Wollongong prior to 2012 – 2 examples are provided below  |
| • | Concern that changes in the catchment from the mid 50s have changed the flowpaths and result in South Wollongong now flooding               | • South Wollongong has always been the point collecting all the water from the entire catchment. A Town planning document dated 1871 and provided below clearly shows a creek was running at the low point in Swan st, before discharging into Tom Thumb Lagoon. The newspapers articles provided also show that the area was flooding before the 50s |
| • | Proposal for a range of solutions to address flooding in South Wollongong   | The purpose of a flood study is to describe flood<br>behaviour. Options to address flooding are<br>considered as part of the next stage – the floodplain<br>risk management study and plan.   |

Illustrated Sydney News (NSW: 1881 - 1894), Saturday 30 August 1890, page 25

# DOWN THE COAST.

WOLLONGONG.

WE stated in our last issue that the site of the town of Wollongong was part of a Crown Grant, and it may be interesting to know that its southern boundary ran down the centre of Crown-street. Finding the land occupied to this limit the Government stepped in and laid out allotments still further to the south, many of which are periodically flooded by the Tom Thumb Lagoon; in fact all the best of the land had been alienated. To show how little was thought of property in the old days, it is well-known that Mr. Smith gave land away that now possesses considerable value as town lots. Building sites in Crown-street now command as much as twenty to forty pounds per foot, whilst in the suburbs land may be purchased from three to eight pounds per foot; but property has increased in value during the past twelve months, by reason of the great impetus anticipated when the Harbour Trust commence operations.

While on the subject of the 'Port' it will be as well to mention that there is a somewhat subtle distinction between it and the title 'Harbour.' The first includes all the jetties from Bulli to the north, as far as Five Island Point to the south, or an extent of coast extending over some twelve miles. Two mines only, Mt. Keira and Mt. Pleasant, use the 'Harbour' of Wollongong; the rest, at Bulli, South Bulli, Bellambi, etc., have





Illawarra Mercury (Wollongong, NSW: 1856 - 1950), Tuesday 24 March 1914, page 2

# PHENOMENAL

GREAT DAMAGE DONE.

2FT; 1.311a. OF RAIN.

After many months of drought a wolcome change in the acethor took place on Thursday, and on Friday night one of the most disastrous minstorms over experienced in the district was herakhel in hy a windstorm which ranged with hurricane force, causing much damage. In Kemblastreet north the framework of a new weatherboard cottage was levelled to the ground, and in Crown-street westimber from a new building in course of srection was hurled through the windows of the Savings Bank adjacent. In outlying centres damage of a more or less serious nature insoresulted. This storm seemed to have opened the floodgates of nature, as for successive days the rain simply poured in torrents, until at mine o'clock this morning the phenominal fall of 25 inches 35 points had been recorded. recorded. -- The climax was reached about eight

The climax was reached about eight o'clock hist night when thunder pealed and cracked like as if an artillery duel was in progress, and vivid lightning lit up the whole countryside, whilst the rain fell in torrential volumes. It was not long before the gutters overlowed and streaks were converted into ranging rivers. Crownstreat from the Town Hall to the Green was one seething sheet of water in places two feet deep whilst adjagent streets which had to carry off large volumes of water were in a similar plight. In Kembla-street near the Keira-line a torrent about four feet deep swept right across the road, way.

Great unview was left for the read-way.

Great unview was left for the read-dents in the Meadowlands, as the Con-tents in the Meadowlands, as the Con-line Lagoon was backing up in wi-ominous manner, but the situation was saved by the invaring of the mouth of the Lagoon, which had been closed, with the result that the water which had been backed up was quickly deal, ed off, and in the majority of cases in that forcility householders; were not put to any great inconvenience.

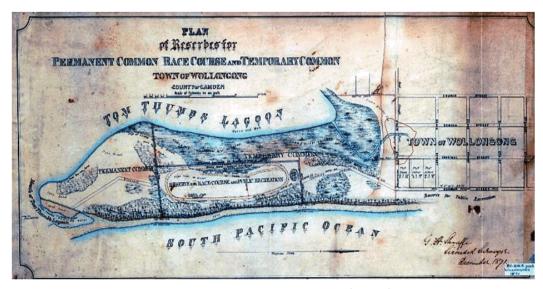
In Swan-street at nine last night the water poured through M. Fox's residence, and Hr. Fox, who if an old residents, states that he never saw any-thing like the rainful experienced. A bridge in Swan street, and nother at the corner of Swan and Church-street were damaged, whils the low fring portions of the cometer were a sheel of water and demand was done

lying portions of the cometery were

lying portions of the cometery were a sheet of water, and damage was done to portions of the fencing.

Mr. H. Green, the oversoer of works for the Wellougong Municipality, had app exciting experience. The flood waters burst into his residence in Victoria-street, and in a short time there were allout five feet of water in the house. Constable MeSirr and Messrs T. Rudd and W. Simpson went to the rescue of Mr. Green and his family and conveyed them to O'Brien's Hotel. Fluid swam into the bouse and researed the child, who Mr. Green was trying to get up the manhole in the ceiting.





Documented dated 1871, showing creek at low point in Swan St, draining towards Tom Thumb Lagoon.



File: CST-100.05.061 Doc: IC19/447

ITEM 2

## WEST DAPTO DEVELOPMENT CONTRIBUTIONS PLAN (2017) MINOR AMENDMENT FOR ADOPTION

On 27 May 2019, Council resolved to exhibit minor amendments to the West Dapto Section 94 Development Contributions Plan (2017), proposed as a consequence of the likely commencement of the Low Rise Medium Density Housing Code and amendments to the *Environmental Planning and Assessment Act* 1979.

The Draft West Dapto Development Contributions Plan (2017) was exhibited between 5 June and 5 July 2019. During the exhibition period one submission was received. It is recommended that the West Dapto Development Contributions Plan (2017) (Attachment 1) be adopted.

These amendments are separate to the broader 2 year review of the West Dapto Development Contributions Plan and preparation of a new draft Plan (2020 Plan). On 24 June 2019 Council endorsed the Draft 2020 Plan for exhibition prior to the draft Plan being submitted to IPART for assessment.

#### RECOMMENDATION

The minor amendment to the West Dapto Development Contributions Plan (2017) be adopted (Attachment 1).

#### REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)

Authorised by: Chris Stewart, Director Planning and Environment - Future City and Neighbourhoods

(Acting)

#### **ATTACHMENTS**

1 West Dapto Development Contributions Plan (2017)

#### **BACKGROUND**

#### **West Dapto Development Contributions Plan**

The West Dapto Section 94 Development Contributions Plan commenced on 23 December 2010 and was updated in 2011 and 2015. This Plan is a key document for the West Dapto Urban Release Area as it provides the mechanism to collect development contributions to fund the local infrastructure required to support new development in the future communities.

Following an IPART review process and advice from the Minister for Planning, on 11 December 2017 Council adopted the 2017 Plan and it came into force on 18 December 2017. The 2017 Plan is included in the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012* issued under Section 7.17 of the *Environmental Planning and Assessment Act* and contributions are capped and subsidised through the Local Infrastructure Growth Scheme.

#### **Low Rise Medium Density Code**

The State Environmental Planning Policy (Exempt and Complying Development) 2008 (Codes SEPP) was introduced in 2009 and details the State policy for exempt and complying development.

The Low Rise Medium Density Housing Code seeks to permit the following type of development to be carried out as complying development.

- Dual occupancies (2 dwellings on a single lot, either side by side or one above the other);
- Manor homes (3 or 4 dwellings in a single building on a lot);
- Townhouses and terraces (3-10 dwellings on a lot).



The Code, which enables development proposals to be assessed by Council officers or a Private Certifiers, commenced on 6 July 2018. However, introduction of the Code was deferred in Wollongong and 49 other Local Government Areas until 1 July 2019, at which point a further deferment was granted.

The West Dapto Development Contributions Plan (2017) was prepared before the draft Code exhibition and does not provide for Private Certifiers assessing and approving more complex forms of development, and therefore include conditions of development consent for the payment of development contributions.

#### **Draft West Dapto Development Contributions Plan (2017)**

A minor amendment to the 2017 Plan, was prepared as a result of the proposed introduction of the Low Rise Medium Density Housing Code and the increased role of Private Certifiers. The following amendments were proposed:

- Update the Plan wording in clauses 2.4, 2.5, 2.13, 2.16, and 2.18 to make it explicit that the Plan applies to Development Applications and Complying Development Certificates (CDCs) in the same manner;
- Update legislative references in accordance the amended *Environmental Planning and Assessment Act 1979*. This mainly involves changing the references from Section 94 to Section 7.11;
- The reference to Section 94 be removed from the name of the Plan, and the Plan be called the West Dapto Development Contributions Plan (2017).

On 27 May 2019 Council considered a report on the proposed amendments. Council resolved that -

- 1 The West Dapto Section 94 Development Contributions Plan (2017) be amended by:
  - a Update the wording to make it explicit that the Plan applies to Development Applications and Complying Development Certificates (CDCs) in the same manner;
  - b Update legislative references, to reflect the amended Environmental Planning and Assessment Act 1979;
  - c Rename the Plan to the West Dapto Development Contributions Plan (2017).
- 2 The amended draft West Dapto Development Contributions Plan (2017) be exhibited for a minimum period of 28 days.
- 3 A letter be sent to the Minister for Planning and Public Spaces requesting a further 12 month deferral of the Low Rise Medium Density Code to enable Council to amend the West Dapto Development Contributions Plan (2017) and consider and exhibit the Wollongong Housing Study Options Paper.

In terms of the third part of the resolution, a letter was sent to the Minister for Planning and Public Spaces requesting a further 12-month deferral. On 27 June 2019 the Minister announced that the commencement of the Code would be deferred in Wollongong and many other Council areas until 31 October 2019. The Minister also announced a review into the operation of the Code, the results of which have not been announced. On 31 July 2019 the General Manager and senior staff met with the Minister and discussed Council's concern with the Code and other matters.

#### **PROPOSAL**

The Draft 2017 Plan was exhibited between 5 June and 5 July 2019.

One submission was received objecting to the inclusion of secondary dwellings in the definition of 'multi-unit housing' (in Table 1.5 and the Part 6 - Definitions), and the financial impact on the provision of affordable housing. The Draft 2017 Plan included a minor wording change to 'multi-unit housing' to clarify the intent, and secondary dwellings were inadvertently included in the definition. This change was not made explicit in the May 2017 Council report.



The definition for multi-unit housing has been updated to read -

"In this Plan, Multi-Unit Housing means residential development involving attached dwellings, multidwelling housing, residential flat buildings, seniors housing and shop top housing".

Whether secondary dwellings are a form of development that requires payment of a development contribution has been deferred for further consideration as part of the broader review of the Draft 2020 Plan. In the meantime, secondary dwellings will continue not to be levied a development contribution under the 2017 Plan or the 2017 Amendment (should it be adopted).

#### CONSULTATION AND COMMUNICATION

The draft Plan was exhibited from 5 June to 5 July 2019. Copies were available on Council's website and at Council's Administration centre and libraries. In accordance with legislative requirements an advertisement was placed in The Advertiser on Wednesday 5 June 2019 and the Illawarra Mercury on Saturday 8 June 20019. The online engagement report shows that there were 98 visitors to Council's 'Have Your Say' webpage and of these 48 downloaded the exhibition material.

There was one submission received by Council during the exhibition period.

#### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We have an innovative and sustainable economy". It specifically delivers on the following:

| Community Strategic Plan   | Delivery Program 2018-2021  | Operational Plan 2019-20   |
|--|---|--|
| Strategy   | 3 Year Action   | Operational Plan Actions   |
| 2.1.5 West Dapto urban growth is effectively managed to balance employment and population growth | 2.1.5.1 Continued to implement the infrastructure Delivery Program to support the West Dapto Urban Release Area | Continue to implement the Infrastructure Delivery Program to support the West Dapto Urban Release Area |

The Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012 (a Ministerial Direction issued under Section 7.17 of the Environmental Planning and Assessment Act) includes the West Dapto Development Contributions Plan (2017) as a "specified contributions plan". This Direction provides that the contributions cap is currently \$45,000 per lot or dwelling, until the cap is removed entirely on 1 July 2020 (see clauses 6A(2) and (3) of the Direction). Clause 6A(5) of the Direction provides that these clauses continue to apply should the plan be amended.

This means that there will be no change to the base contribution rate, contributions cap or Local Infrastructure Growth Scheme (LIGS) funding as a result of this minor amendment.

#### FINANCIAL IMPLICATIONS

The exhibited amendment to the West Dapto Development Contributions Plan (2017) does not result in changes to the contribution rates or work schedules. Proposed changes to the contribution rates and work schedules are being considered separately as part of the major review - the Draft 2020 Plan.

If the current West Dapto Development Contributions Plan (2017) is not amended and Private Certifiers do not require the payment of development contributions, there is the potential shortfall of \$49,784.43 per Low Rise Medium Density dwelling in development contributions, until the commencement of the draft 2020 Plan. The per dwelling contribution shortfall seems minor, however when multiplied it could be significant. For example, if 10 dual occupancies are approved on 10 existing lots, there is a potential shortfall of \$497,844.30.



#### CONCLUSION

It is recommended that Council adopt the *West Dapto Development Contributions Plan (2017)* to address the implications arising from the likely commencement of the Low Rise Medium Density Housing Code and the amendments to the *Environmental Planning and Assessment Act 1979*.



# WEST DAPTO DEVELOPMENT CONTRIBUTIONS PLAN

2017





## WEST DAPTO RELEASE AREA DEVELOPMENT CONTRIBUTIONS PLAN (2017) WOLLONGONG CITY COUNCIL

#### **Document Control**

Document ID: West Dapto Section 7.11 Plan

| Rev | Date        | Revision Details                        | Typist | Author | Verifier | Approver |
|-----|-------------|---|--------|--------|----------|----------|
| No  |             |   |        |        |          |          |
| 1   | Apr 2010    | Draft for exhibition                    | DG     | DG     | DG       | DG       |
| 2   | Oct 2010    | 2 <sup>nd</sup> Draft for exhibition    | DH     | DH     | DG       | DG       |
| 3   | Dec 2010    | In force (2010 version)                 | DH     | DH     | DG       | DG       |
| 4   | Aug 2011    | Draft for exhibition (2011 version)     | DH     | DH     | DG       | DG       |
| 6   | Dec 2011    | In force (2011 version)                 | DH     | DH     | DG       | DG       |
| 7   | May 2015    | Draft for exhibition (2015 version)     | DG     | DG     | DG       | DG       |
| 8   | 26 Oct 2015 | In force (2015 version)                 | JP     | MH     | МН       | DG       |
| 9   | Nov 2015    | Draft for Exhibition                    | EB     | EB     |          |          |
| 10  | Mar 2017    | Post IPART for reporting and DPE        | EB/ES  | EB/ES  | DG       | Council  |
| 11  | Nov 2017    | Post DPE, In force (2017 version)       | EB/ES  | EB/ES  | DF       | DF       |
| 12  | May 2019    | Draft for Exhibition (2017 Amendment 1) | MB     | MB     | DF       | Council  |
| 13  | Sept 2019   | In force (2017 Amendment 1)             | MB     | MB     | DG       | Council  |



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#### Part 1 - Summary Schedules

This Plan is the West Dapto Release Area Development Contributions Plan (2017).

Item 2 - Attachment 1 - West Dapto Development Contributions Plan (2017)

The contributions received from this Plan will provide for active and passive open space pedestrian/cycle links, parks, playgrounds, roads, bridges, stormwater management drainage and administration costs.

The open space, road works and stormwater management to be provided will contribute toward satisfying the needs of the incoming population of the West Dapto Urban Release Area. The net developable area of the plan is 1981 hectares of residential land including 180 hectares of industrial land. The expected population is 57,433 persons and approximately 19,794 dwellings.

The cost of required open space, road works, stormwater management drainage and administration tasks are summarised below.

Table: 1.1 Work Schedule: Cost Per Category (base cost)

| Community & Recreation | Amount \$    |  |
|------------------------|--------------|--|
| Land                   | \$45,452,750 |  |
| Works                  | \$27,815,683 |  |
| Sub Total              | \$73,268,433 |  |

| ransport & Traffic Amount \$ |               |
|------------------------------|---------------|
| Land                         | \$29,634,062  |
| Works                        | \$723,592,648 |
| Sub Total                    | \$753,226,710 |

| Stormwater Management | Amount \$     |  |
|-----------------------|---------------|--|
| Land                  | \$29,813,648  |  |
| Works                 | \$80,442,733  |  |
| Sub Total             | \$110,256,381 |  |

| Administration | Amount \$    |  |
|----------------|--------------|--|
| Sub Total      | \$14,051,273 |  |

#### **Development Timetable**

It is anticipated that the expenditure will occur on a pro-rata basis over the life of the development for the West Dapto release area.

**Table 1.2 Development Timetable** 

| Years     | % of Development |
|-----------|------------------|
| 2010-2019 | 9.18%            |
| 2020-2029 | 19.45%           |
| 2030-2039 | 29.00%           |
| 2040-2049 | 30.52%           |
| 2050-2059 | 9.89%            |
| 2060-2069 | 1.97%            |



#### **Contribution Summary**

The following tables 1.3, 1.4, 1.5 and 1.6 demonstrate the breakdown of contributions into rates. Although there are a number of ways to distribute the costs, the West Dapto Section 7.11 Contributions for residential development will be collected on a per-dwelling or per- lot basis and for all non-residential uses, a per hectare rate will be applied.

The transport, stormwater management and administration costs are apportioned in this Plan to residential, commercial and industrial development based on the percentage of the total developable area within each land use area. The community facilities and open space costs are 100% apportioned to residential development. Although commercial development represents 0.33% of the total developable area and Industrial represents 9.11% of the total developable area, the percentage of costs is lower due to the open space and community facilities costs only being recovered from residential development.

Table 1.3 - Contribution by Category – Per Person (Residential Development)

| Facility Type                    | Contribution per person |
|----------------------------------|-------------------------|
| Community & Recreation - Land    | \$788.21                |
| Community & Recreation - Capital | \$482.36                |
| Transport - Land                 | \$465.41                |
| Transport - Capital              | \$11,364.17             |
| Stormwater Management - Land     | \$468.23                |
| Stormwater Management - Capital  | \$1,263.37              |
| Administration                   | \$220.68                |
| Total                            | \$15,052.42             |

Table 1.4 - Contribution Rate: Residential, Commercial and Industrial Development

| Zoning                      | Contribution per Hectare |
|-----------------------------|--------------------------|
| Residential                 |                          |
| R3 Medium Density           | \$1,240,932              |
| R2 Low Density              | \$611,290                |
| R5 Large Lot Residential    | \$240,839                |
| RU2 Rural Landscape         | \$8,128                  |
| E3 Environmental Management | \$3,131                  |
| E4 Environmental Living     | \$123,384                |
| B2 Local Centre             | \$583,962                |
| B1 Neighbourhood Centre     | \$383,837                |
| B4 Mixed Use                | \$1,535,347              |
| Commercial                  |                          |
| B2 Local Centre             | \$440,948                |
| B1 Neighbourhood Centre     | \$440,948                |
| B4 Mixed Use                | \$440,948                |
| Industrial                  |                          |
| IN3 Heavy Industry          | \$440,948                |
| IN2 Light Industry          | \$440,948                |



Table 1.5 - Contribution by Development Type (Residential Development)

| Development Type                  | Contribution per Dwelling or Lot | Average<br>Occupancy<br>Rate |
|-----------------------------------|----------------------------------|------------------------------|
| Subdivision, Dwelling House, Dual |                                  |                              |
| Occupancies                       | \$48,167.74                      | 3.2                          |
| Multi-Unit Housing 4+ Bedrooms    | \$43,652.02                      | 2.9                          |
| Multi-Unit Housing 3 Bedrooms     | \$37,631.05                      | 2.5                          |
| Multi-Unit Housing 2 Bedrooms     | \$33,115.32                      | 2.2                          |
| Multi-Unit Housing 1 Bedrooms     | \$25,589.11                      | 1.7                          |

<u>Note:</u> In this Plan, Multi-Unit Housing means residential development involving attached dwellings, multi-dwelling housing, residential flat buildings, seniors housing and shop top housing.

Table 1.6 - Contribution Rate: Crown Development Educational Establishments

| Crown Development           | Contribution per Hectare |  |  |
|-----------------------------|--------------------------|--|--|
| Crown Development (Schools) | \$55,647.17*             |  |  |

<sup>\*</sup>The rate is based on the per Hectare contribution rate required for stormwater management consistent with the Department of Planning and Environment Circular No.D6 – Crown Development Applications and Conditions of Consent

#### Part 2 - Administration and Operation of the Plan

#### 2. INTRODUCTION

#### 2.1. What is a Development Contribution?

Development contributions are contributions made for the purpose of public amenities and services required because of development and are paid by those undertaking development.

Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act) enables Councils to seek contributions from developers where development is likely to increase the demand for public facilities. These are levied at the time of development consent.

The EP&A Act establishes that a Council can only require a Section 7.11 contribution if:

- The development will or is likely to require the provision or increase the demand for public amenities and services within the area;
- There is an adopted contributions plan; and
- The contribution is reasonable.

The contribution can either be:

- Land dedication;
- Monetary contribution for the cost of works or facilities to be provided in the future;
- Monetary contribution for the cost of works or facilities already provided in anticipation of development;
- Material public benefit (works in kind); or
- A combination of the above.

The ability to levy and recoup costs for the provision of public amenities and services is critical in the West Dapto Urban Release Area as the land is being transitioned from rural to residential. West Dapto will support a population of approximately 57,433 and the levy system will significantly reduce the financial burden on Council and existing residents.

It is therefore important that the contributions levied are reasonable and are a direct consequence of the development. These contributions are therefore limited to the essential works and facilities considered necessary by Council and IPART in accordance with the IPART benchmarks.

#### 2.2. What is the Name of this Plan?

This Contributions Plan is called West Dapto Development Contributions Plan (2017).

Note: On 1 March 2018 the Environmental Planning and Assessment Act 1979 was updated and renumbered.

The following changes are relevant to this Contributions Plan:

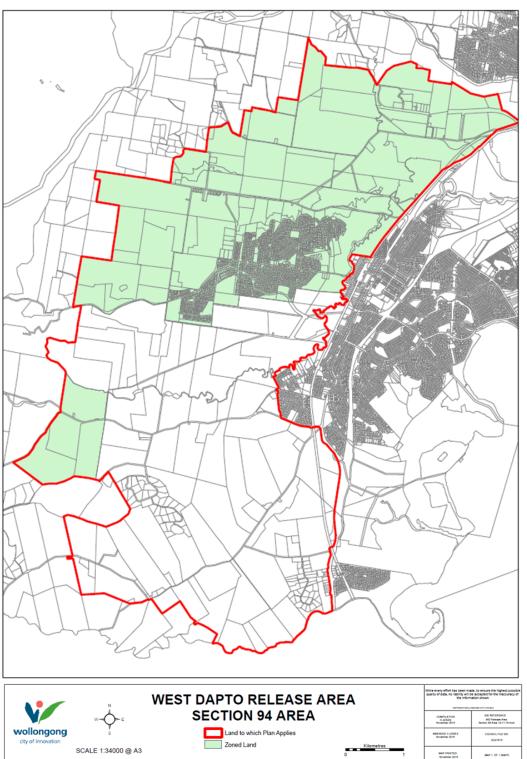
- Section 94 was renumbered to Section 7.11:
- Section 94A was renumbered to Section 7.12;
- Section 94E was renumbered to Section 7.17;

Any reference to the previous or current section should be taken as a reference to the current section.

#### 2.3. Where does this Plan Apply

The plan applies to all land with West Dapto Release Area as identified in Figure 1.

Figure 1. Where this Plan Applies



#### 2.4. What is the Purpose of this Plan?

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The purpose of the Plan is to:

- a. Authorise Council or an accredited certifier to impose conditions under Section 7.11 of the EP&A Act for a contribution to the provision, extension or augmentation of public amenities and services, when granting consent to development on land to which this Plan applies.
- b. Outline the anticipated demand for public facilities and servicing as a result of new development in West Dapto.
- c. Provide a framework for the efficient and equitable determination, collection and management of development contributions.
- d. Ensure that development makes a reasonable contribution towards the provision of services and facilities.
- e. Ensure existing community is not burdened by the provision of amenities and public services required as a result of future development.
- f. Ensure Council's management of development contributions complies with relevant legislation and guidelines.

#### 2.5. Application of This Plan

This Plan applies to all development applications, complying development certificates or other applications determined under the EP&A Act on land to which this Plan applies.

#### 2.6. Development to which this Plan Applies

The following types of development are required to make a contribution:

- Subdivision for residential purposes; construction of a dwelling, a dual occupancy, multiple dwelling housing, multi-unit housing, seniors housing or any other dwellings; and
- Development of Industrial land, including subdivisions, and other industrial or commercial development.

#### 2.7. Commencement of the Plan

This development contributions plan has been prepared pursuant to the provisions of Section 7.11 of the EP&A Act and Part 4 of the EP&A Regulation 2000 and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

#### 2.8. Relationship to Other Plans and Policies

This plan repeals the following development contributions plans applying in that part of the Wollongong local government area as referred to in section 2.3:

- West Dapto Release Area Section 94 Development Contributions Plan (2015) this plan repealed the following plan:
- West Dapto Release Area Section 94 Development Contributions Plan (2011) this plan repealed the following plan:
- West Dapto Release Area Section 94 Development Contributions Plan (2010) this plan repealed the following plan:
- Wollongong Section 94A Contributions Plan (2010 version) this plan repealed the following plan:
- Horsley Section 94 Contributions Plan.

Any other contributions plan approved by Council (and in force under Division 6 or Part 4 of the EP&A Act at the time this Plan commenced) does not apply to development that is subject to a requirement to pay a contribution under this Section 7.11 Plan.

#### 2.9. Relationship to Special Infrastructure Contribution

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This Plan does not affect the determination, collection or administration of any special infrastructure contribution levied under section 7.24 of the EP&A Act in respect to development on land to which this Plan applies.

Applicants should refer to details of Special Infrastructure Contributions issued by the Department of Planning in relation to the West Dapto release area.

#### **DEVELOPER CONTRIBUTIONS**

#### 2.10. Policies and Procedures on the Levying and Payment of Contributions

The following sections describe the policies and procedures involved in levying and payment of developer contributions under this plan including method/timing of payment, planning agreements, deferred/periodic payment, obligations of accredited certifier with respect to construction certificates/complying development, savings and transitional provisions, credits/offsets for works-in kind, calculation of contributions rates and the review and monitoring process of the plan.

#### 2.11. Method of Payment

Council will accept Section 7.11 payments in one or a combination of the following methods:

#### **Monetary Contribution:**

This is the most common method. However it can be offset by providing a material public benefit as identified in the Contributions Plan.

#### Material Public Benefit (Works-in-Kind):

Where an applicant makes a request and Council in its absolute discretion determines that it is appropriate, an applicant may provide a material public benefit (commonly referred to as works-in-kind) in part, or full, satisfaction of a monetary contribution.

Any request must demonstrate that the works in kind are of equivalent or greater benefit to the community compared to what has been identified under this Contributions Plan. The proposed works in kind offset must be included in the conditions of consent or a S96 modification of the consent, to reflect the proposed offset.

The works must be included in the works schedule as set out in Section 4. The cost of the work will be offset against the contribution required for the same facility category only.

The amount of the offset will be as agreed by Council and will not exceed the cost allocation for the works included in the Contributions Plan.

In assessing such a request, Council will generally take into account the following:

- whether the proposed work in kind will be to a suitable standard for Council to eventually accept;
- finalisation of, or consistency with, the detailed design of the facilities;
- the submission of plans and cost estimates to Council of the proposed works to be undertaken by the applicant;
- whether the location, siting and design of the proposed works has regard to the Development Control Plan that applies to the West Dapto Urban Release Area and this Contributions Plan;
- the timing of completion and future recurrent costs including staffing and maintenance and future management (particularly if work to a higher standard is proposed);
- Council may consider works to a higher standard than the Contributions Plan allowance, however no reimbursement of additional costs will be provided;

- the financial implications for cash flow and whether the proposed works pre-empt the future orderly implementation of works as identified in the works schedule; and
- future dedication, handover and management arrangements.

All agreements will include, but not limited to, the following:

- the works to be undertaken;
- the timing of the works;
- the quality of the works:
- the cost of the works;
- · the applicant's rights and responsibilities; and
- Council's rights and responsibilities.

#### **Dedication of Land:**

Council may accept the dedication of land (identified for public purposes under this plan) to offset the required monetary contribution. The value of land will be negotiated between the applicant and Council, and any monetary contributions payable will be reduced by the value of the land formally agreed upon. An appropriate condition will be included in any consent applying to land identified for public purposes to ensure that the land is transferred to Council at no cost.

#### Value of Works:

The value of works will be determined utilising the following method:

- Any Credit will be calculated based on the actual cost of works or the agreed cost estimate, whichever is the lesser. The agreed cost estimate will be determined by a review of the costs submitted by the applicant via Council's Infrastructure Team or a Registered Quantity Surveyor at Councils discretion;
- The agreed cost estimate can be amended by submission of a variation request by the applicant which will be reviewed and certified by a registered Quantity Surveyor;
- The actual cost of works is required to be evidenced and verified by a registered Quantity Surveyor;
- d. The Quantity Surveyor to act on the project will be chosen by Council from a list of 3 recommended by the applicant all of whom are to be members of Panels for The NSW Department of Commerce or Local Government Procurement; and
- e. Quantity Surveyor service costs are to be borne by the applicant.

#### Value of Land:

Developers of land to which this Plan applies will be required to provide either:

- sufficient, usable and (where appropriate) embellished land for the particular facilities identified in this Plan to meet the needs of the population attributable to the proposed development; or, alternatively
- an equivalent monetary contribution to Council for the acquisition and embellishment of land for the particular facilities identified in this Plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this Plan. Where the development does not, or cannot provide the full land area required as a contribution the shortfall will be required as a monetary contribution. The contribution rates included in this Plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the contribution required is by way of dedication free of cost, the land:

is to have an associated draft plan of management prepared in accordance with Part 2,
 Division 2 of the Local Government Act 1993 and Part 4, Division 2 of the Local

Government (General) Regulation 2005 and prepared at full cost to the developer (This applies only where the dedication relates to the provision of community or open space

 The value is determined in accordance with either section 2.13, the Land Acquisition (Just Terms Compensation) Act 1991 or if listed for sale on the open market potentially by way of negotiation in accordance with Councils obligations and polices. This will be offset against monetary contributions required under this Plan.

#### 2.12. Planning Agreements

and recreation facilities); and

In accordance with Section 7.4(1) of the EP&A Act, a planning agreement is a voluntary agreement or arrangement between a planning authority and a developer under which the developer agrees to make contributions towards a public purpose. A planning agreement may wholly or partly exclude the application of Section 7.11 to the development that is subject of the agreement.

This offer may include a monetary contribution, dedication of land, the carrying out of works, or another material public benefit for public purposes. Those purposes need not wholly relate to the impacts of the applicant's development but need to be consistent with the items listed in Section 4.

The provisions of Sections 7.4 to 7.10 of the EP& A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Any person seeking to enter into a planning agreement should refer to Council's policy on Planning Agreements and in the first instance submit a proposal in writing to Council, documenting the planning benefits and how the proposal would address the demands created by development for new public infrastructure, amenities and services. The submission may include a copy of the draft agreement.

Public purposes are defined in the EP&A Act as (without limitation) the provision or recoupment of the cost for providing:

- public amenities or public services;
- affordable housing;
- affordable housing or transport or other infrastructure;
- transport or other infrastructure relating to land;
- funding of recurrent expenditure relating to the provision of public amenities or public services;
- monitoring of the planning impacts of development; and
- conservation or enhancement of the natural environment.

#### 2.13. When must a Contribution be paid?

A contribution must be paid to the Council at the time specified in the condition that imposes the contribution. It would be outlined as a condition to a development consent, complying development certificate, subdivision certificate or construction certificate. If no such time is specified, the contribution must be paid prior to the issue of a subdivision certificate, construction certificate or before any building or subdivision work authorised by a complying development certificate commences.

#### 2.14. Deferred or Periodic Payment

Council will only permit deferred or periodic payment where development is staged and only with approval of the Council Officer(s) whose position(s) holds the required Council delegations.



The stages of development and relevant contribution payment for each stage must be clearly documented in the conditions of consent. In this regard a Section 4.55 modification of consent is required if proposed staging of development is not reflected in the original consent.

For development which is staged, Section 7.11 contributions must be paid at the rate applicable at the time of subdivision or construction certificate, for at least the number of additional lots/dwellings for which subdivision or construction certificate release is sought.

For each stage, the calculation of the number of lots/dwellings for which contributions are payable will count any residue lot as a single lot.

The circumstances for deferred or periodic payments are as follows:

- Compliance with the provisions is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- Where the applicant intends to make a contribution by way of a planning agreement, works
  in kind or land dedication in lieu of a cash contribution, and Council and the applicant have
  a legally binding agreement for the provision of the works or land dedication.
- There are circumstances justifying the deferred or periodic payment of the contribution.

If Council does accept a deferred or periodic payment Council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance. The conditions for deferred or periodic payment and the requirements of the bank guarantee will be set in the conditions of consent.

#### 2.15. Construction certificates and the obligation of accredited certifiers

In accordance with Section 7.21 of the EP&A Act and clause 146 of the EP&A Regulation 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides receipts confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation 2000. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land, or deferred payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

#### 2.16. Complying development and the obligation of accredited certifiers

In accordance with Section 7.21 of the EP&A Act and Part 7, Division 2A of EP&A Regulations 2000, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Contributions Plan for any development to which a contribution under this plan applies (see clause 2.6).

The conditions imposed must be consistent with Council's standard Section 7.11 consent conditions and be strictly in accordance with this Contributions Plan. It is the professional responsibility of the accredited certifiers to accurately calculate the contribution and to apply the Section 7.11 condition correctly. To assist, indexed contribution rates are available from Councils website and further information on how to calculate and condition contributions is available from council staff.

In accordance with clause 27(1A) of the EP&A Regulation, the certifier must ensure that the contribution has been fully paid before any building or subdivision work authorised by the certificate commences and receipt(s) confirming full payment submitted to Council with the complying development certificate.

#### 2.17. Credit and Offsets for Works in Kind

There may be cases where an applicant carries out works in kind, which are included in the Schedule of Works in this Contributions Plan but the cost of which exceeds the contribution required for that facility category. In these situations the applicant will be reimbursed for the cost of the works that:

- exceed the contribution due within that facility category, and
- have been approved by Council as being consistent with the contributions plan.

#### 2.18. Credit for Existing Development

Any applicable credit(s) will be based on the number & type of lawful existing development i.e. Residential Lot or Dwelling and Industrial Land area.

#### 2.19. Savings and Transitional Arrangements

A development application or complying development certificate, which has been submitted prior to the adoption of this plan but not determined, shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

#### 2.20. Pooling of Contributions

This plan authorises monetary Section 7.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of levies are shown in the works schedule.

#### 2.21. Exemptions

The only exemptions allowed are:

- a. Those that are subject to a Direction from the Minister for Planning under Section 7.17 of the EP&A Act 1979;
- b. An application by or on behalf of the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas, recreational facilities or car parks;
- c. An application by, or on behalf of, the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations, educational facilities and public transport infrastructure, if supported by a comprehensive submission; and
- d. Any other development for which Council considers an exemption is warranted, where the decision is made by formal ratification of the Council at a Council meeting, if supported by a comprehensive submission.

For an exemption to be considered where a comprehensive submission is required, any such development will need to submit a comprehensive submission to justify the exemption and providing a case for the exemption by including, but not limited to, the following information:

- Justification for the exemption;
- The mechanism ensuring that such development will remain in the form proposed in the future (ie not to increase future demand on public amenities and services), note:

where a further development application or application for complying development under the EP&A Act is required for any changes to the development no mechanism is required. However, if a change of use is available by way of exempt development then the requirements for a mechanism remains;

- Part exemption is also available for Crown Development Educational Establishments in accordance with Department of Planning and Environment Circular No. D6 - Crown Development Applications and Conditions of Consent. Detail of the part exemption is provided at Table 1.6;
- Other items if applicable:

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- How the Development will incorporate the maintenance of the item of heritage significance;
- How the development will contribute to the public benefit of the community;
- Works in the public domain included in the development; and
- How the residents/users will utilise existing private facilities attached to the development that replicate those types provided by Council.

Exemptions (part or full) as outlined above will only to be granted with the approval of the Council Officer(s) whose position(s) holds the required Council delegations.

#### 2.22. Calculation of Contributions

#### 2.22.1. Contribution Formula

West Dapto covers a large area and is anticipated to be developed over a long period of time. It is extremely difficult for Council to accurately determine the staging and provision of infrastructure over such a large area with potential multiple development fronts. This uncertainty makes it difficult to assign inflation and discounting rates to specific infrastructure items. Therefore, Council will be utilising the traditional 'nominal' dollar value approach for the West Dapto release area Development Contributions Plan.

#### 2.22.2. Land Acquisition Index

Contribution rates for land acquisition will be indexed based on the average of the annual percentage change in the Established House Price Index for Sydney, published by the Australian Bureau of Statistics.

Land specifically identified within the Plan for infrastructure and facility requirements that have already been acquired by Council will be indexed quarterly in accordance with the Consumer Price Index – All groups Sydney (CPI). This index is published by the Australian Bureau of Statistics on a quarterly basis.

#### 2.22.3. Capital Expenditure and Administrative Cost Index

Contribution rates for capital expenditure and administrative costs will be indexed quarterly in accordance with the Producer Price Index (PPI). This index is published by the Australian Bureau of Statistics on a quarterly basis.

Contributions towards transport and stormwater costs will be indexed in accordance with PPI (Road and Bridge Construction). Contributions towards open space costs will be indexed in accordance with PPI (Non Building Construction).

The method of indexing the contribution rates is to multiply the base contribution rate by the most recently published PPI at the time of payment.



#### 2.22.4. Formula

## 2.22.4.1. Contribution rates for all Capital Expenditure, Land already acquired and Administrative Costs

For changes to the ABS PPI (Road and Bridge Construction), the contribution rates within the Plan will be reviewed on a quarterly basis in accordance with the following formula:

where:

\$C<sub>A</sub> is the contribution at the time of adoption of the plan

expressed in dollars

Current Index is the ABS PPI (Road and Bridge Construction) as published

by the Australian Bureau of Statistics available at the time

of review of the contribution rate

Base Index is the ABS PPI (Road and Bridge Construction) as published

by the Australian Bureau of Statistics at the date of

adoption of this plan.

Note: In the event that the current PPI is less than the base PPI, the current PPI shall be taken as not less than the previous PPI.

## 2.22.4.2. Contribution rates for works schedule items involving land yet to be acquired

For changes to land values, the Council will publish at least on an annual basis the revised land index values that are to be used to change the base land values contained in the Plan which will be determined in accordance with the following formula:

where:

\$C<sub>LV</sub> is the land values within the plan at the time of adoption

of the plan expressed in dollars

Current LV Index is the land value index as published by the Council

available at the time of review of the contribution rate

Base LV Index is the land value index as published by the Council at the

date of adoption of this plan.

Note: This clause does not cover the adjustment of a contribution between the time of consent and the time payment is made. This is covered by clause 2.21.4.3.

#### 2.22.4.3. How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the section 7.11 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$$C_P = C_{DC} + [C_{DC} \times \{(C_Q - C_C) / C_C\}]$$

where:



| \$ C <sub>P</sub><br>\$ C <sub>DC</sub> | is the amount of the contribution calculated at the time of payment is the amount of the original contribution as set out in the development |
|---|--|
| . 50                                    | consent  |
| \$ C <sub>Q</sub>                       | is the contribution rate applicable at the time of payment   |
| \$ C <sub>C</sub>                       | is the contribution rate applicable at the time of the original consent  |

The current contributions are published by Council and are available from Council offices. Should the Council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous year.

#### 2.23. Review and Monitoring of Plan

This plan will be subject to regular review by Council in accordance with the provisions of the EP&A Regulation. The purpose of such a review is to ensure that:

- levels of public service and amenity provisions are consistent with population trends and community needs;
- contribution levels reflect changes to construction costs and land values;
- the works program can be amended if the rate of development differs from current expectations.

The contribution rates and works program for this plan have been formulated using information available at the time of writing. A number of variables will be monitored to facilitate the review process. Some of these variables include:

- lot production and dwelling construction;
- construction costs;
- land costs; and
- anticipated population.

The contribution rates will be reviewed by reference to the following specific indices:

- construction costs by reference to the Australian Bureau of Statistics Producer Price Index.
- land acquisition costs by reference to the Australian Bureau of Statistics Established House Price index for Sydney.
- changes in the capital costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by council in obtaining these studies.

Any changes to the Contributions Plan, apart from indexing and minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and Regulation.

#### 2.24. Contributions Register

A Contributions Register will also be maintained for this Contributions Plan in accordance with the EP&A Regulation and may be inspected on request. This Register will include:

- (1) details of each consent for which a Section 7.11 condition has been imposed;
- (2) the nature and extent of the contribution required by the condition for each facility category:
- (3) the name of the Contributions Plan the condition was imposed under; and
- (4) the date any contribution was received and its nature and extent.

At the end of the each financial year, the Council is required to make an annual statement within the yearly budget. This statement must include the following:



- (1) Opening and closing balances of money held in the Section 7.11 Contributions Plan by the Council for the accounting period;
- (2) Total amounts received by way of monetary contribution under this Plan;
- (3) Total amount spent in accordance with this Plan; and
- (4) Outstanding obligations of the Council to provide works for which contributions have been received.

#### 2.25. Inforce Date of Plan

This Plan was adopted by Council on XX/XX/XX and came into force on [NSERT DATE].

This Plan replaces the Plan adopted by Council on 11/12/2017, which came into force on 18/12/2017.

#### Part 3 - Strategy Plans

This section sets out the strategies that Council intends to follow to cater to the needs of future population growth and development in the West Dapto release area. It identifies the resulting demand for public services and public facilities and the costs and timing of provision of the works that the Council intends to provide to cater to that demand.

It is important to note that the West Dapto area will develop over many years and planning for facilities at this stage of the development must recognise that population demands will vary over time, and may possibly vary from the assumptions that are used to determine the contributions that are set out in this plan. The Council will continually monitor population growth and demand, and where necessary, will appropriately adjust the timing and provision of the infrastructure to ensure it is delivered to meet the demands of the population.

#### 3. Residential Development Nexus

Anticipated development: dwelling structure and population

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Table 3.1 - Anticipated Dwelling Structure and associated Population

|                             | Developable<br>Area (ha) | Average<br>Density | Yield  | Average<br>Occupancy<br>Rate | Estimated<br>Population |
|-----------------------------|--------------------------|--------------------|--------|------------------------------|-------------------------|
| Residential                 |                          |                    |        |                              |                         |
| B1 Neighbourhood Centre     | 4                        | 15                 | 60     | 1.7                          | 101                     |
| B2 Local Centre             | 10                       | 19                 | 176    | 2.1                          | 387                     |
| B4 Mixed Use                | 2                        | 60                 | 135    | 1.7                          | 230                     |
| E4 Environmental Living     | 229                      | 3                  | 585    | 3.2                          | 1,873                   |
| R2 Low Density              | 1,132                    | 14                 | 15,330 | 3.0                          | 45,972                  |
| R3 Medium Density           | 102                      | 28                 | 3,365  | 2.5                          | 8,412                   |
| R5 Large Lot Residential    | 24                       | 5                  | 120    | 3.2                          | 384                     |
| E3 Environmental management | 251                      | 0                  | 16     | 3.2                          | 52                      |
| RU2 Rural Landscape         | 40                       | 0                  | 7      | 3.0                          | 22                      |
| Residential Total           | 1,794                    | 15                 | 19,794 | 2.7                          | 57,433                  |
| Industrial                  |                          |                    |        |                              |                         |
| IN2 Light Industry          | 136                      |                    | _      |                              |                         |
| IN3 Heavy Industry          | 44                       |                    | -      |                              |                         |
| Industrial Total            | 180                      |                    | -      |                              |                         |
| Commercial                  |                          |                    |        |                              |                         |
| B1 Neighbourhood Centre     | 4                        |                    |        |                              |                         |
| B2 Local Centre             | 2                        |                    |        |                              |                         |
| B4 Mixed Use                | 0                        |                    |        |                              |                         |
| Commercial Total            | 6                        |                    |        |                              |                         |
| Grand Total                 | 1,981                    | 15                 | 19,794 | 3                            | 57,433                  |

#### Demography:

#### **Existing Characteristics**

The following is a snapshot of relevant statistics for the Wollongong area from the 2006 Census.

- Lower rates of population growth compared to Sydney but comparable to other LGAs in the Illawarra region.
- An increasingly older population, with the proportion of children and young adults decreasing as a percentage of the overall population.
- A higher proportion of family households with children (62%) as compared to other household types.
- An average household size of 2.5 persons per dwelling (occupancy rate).

Item 2 - Attachment 1 - West Dapto Development Contributions Plan (2017)

- Low proportions of indigenous people and people from non-English speaking backgrounds as compared to the rest of NSW.
- Relatively high proportions of residents in low to middle income brackets as compared to the rest of NSW and higher rates of unemployment.
- Similar proportions of people employed in professional occupations, with higher rates working in trades and lower rates in managerial positions.
- Higher rates of home and car ownership but similar rates of renters to the rest of NSW.

The current population of Dapto has characteristics which differ from the wider Wollongong area. The characteristics of the population living in the Precincts may be summarised as follows:

#### **Dapto Precinct**

- Negative population growth.
- An older age profile to that of Wollongong, with a small increase in people between the ages of 65 and 84.
- The instance of home ownership has dropped 7.6% between 2006 and 2001.
- Weekly household income levels have high levels of occurrence at both the lower brackets (\$0-699) and the highest bracket (\$2000+).
- In 2006 the unemployment in Dapto was 2.8% above the National average.

#### Horsley Precinct

- A high population growth rate, with a 24.3% increase in population between 2001 and 2006.
- There has been a 1.5% increase in population aged between 65 and 84
- There has been a minor drop in population between the ages of 0 and 17.
- A 5% drop in home ownership is seen across 2001 to 2006, with a minor increase in those with mortgages.

#### **Future Characteristics**

Features of projected population change and future characteristics of the West Dapto resident populations are summarised below and generally reflective of new release areas. The characteristics are indicative in nature and should be read with some caution.

- The existing predominantly rural populations of West Dapto are likely to be displaced by the population attributable to the expected development in those precincts.
- In the early stages a high proportion of first and second time buyers in their late 20s and 30s, with young children or about to start a family.
- Projected future occupancy rates<sup>1</sup> at five years after dwelling occupation of:
  - 3.2 persons per dwelling for large houses on lots greater than 600m<sup>2</sup>;
  - 2.9 persons per dwelling for standard houses on lots 450-600m<sup>2</sup>;
  - 2.5 persons per dwelling for small houses on lots 350-450m<sup>2</sup>;
  - 2.2 persons per dwelling for townhouse/villas;
  - 1.7 persons per dwelling for apartment dwellings.

<sup>&</sup>lt;sup>1</sup> Elton (2007), p. 9



- A proportion of empty nesters can be expected which will build up over time given the
  proposed diversity in housing stock and once district wide services and public transport
  become well established.
- Over time, the peaks in the age distribution associated with a predominance of young families will reduce and the population will become more diverse.
- Low levels of single person households and group households are estimated.
- Most dwellings are likely to be owner-occupied (around 90%) with well over half being mortgaged
- The numbers of young children aged 0-4 are likely to build up over the first ten years of each
  major stage to an anticipated maximum of 12% of overall population and then decline. The
  number of children aged 5-11 are likely to be higher than the number of 0-4 year olds,
  building up to about 14%, whereas the proportion of 12-17 year olds is likely to be less than
  younger age groups, building up to around 11% after about 15 years.
- Adults aged 25-39 are likely to be the biggest age group, around 30%.
- The proportion of older people is likely to be low for the first ten years or so, but will rise
  over time.
- Over time, it can be expected that the population profile will come to more closely
  approximate that of an established area with a variety of age and household characteristics,
  particularly if there are a range of housing types and affordability available in the release
  area.

#### 3.1. Rationale for New Facilities and Services

A key principle of Section 7.11 is to demonstrate a relationship between the anticipated development and the demand for additional open space, community facilities, drainage and road works. The demonstration of a relationship between new development and such demand is a core requirement of a valid Contributions Plan.

The expected development and resulting population and employment workforce within the West Dapto Release Area will create an increased demand for various public facilities and services.

The estimated increase in population at West Dapto to some 57,433 people will increase Wollongong's overall population from the current 206,794 (Estimated Resident Population as at 30 June 2014 from Community Profile – www.wollongong.nsw.gov.au) to 264,227.

Existing recreation and community facilities in Dapto and Horsley do not have the capacity to serve the future population growth and new facilities are required to service the new population.

The studies listed in Section 4 of this plan have identified that the expected development in the West Dapto Release Area will generate the following impacts on public services and public amenities:

- increased demand for local active and passive recreation facilities, such as playing fields, playgrounds, and bike paths;
- increased demand for facilities that will support safe and convenient travel such as new roads and public transport facilities; and
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.

A range of facilities and services have been identified as being required to address the impacts of the expected development, including:



- · traffic and transport management facilities;
- water cycle management facilities;
- open space and recreation facilities; and
- · community facilities.

The following section of the Contributions Plan identifies the nexus between the proposed urban release and the facilities or services listed above, specifies the appropriate level of apportionment (if any), and provides a brief description of the proposed works and their timing.

#### 3.2. Cost of Facilities

Costs for facilities included in this Plan were derived from the services of a qualified quantity surveyor and/or from Council's experience of facility costs in other areas. Assumptions used to derive estimated costs of facilities included in this Plan are detailed in the following Sections.

At the time this Plan was prepared, the planning of facilities was carried out at a strategic level. That is there were few, if any, facility concept plans upon which estimated costs could be based. As a result, a contingency allowance equivalent to 20 percent of the base cost in stage 1-4 and 15 percent of the base cost in Stage 5 was added to all works included in this Plan (excluding land acquisition).

The contingency allowance is considered reasonable given the early stage of planning of most facilities included in the Plan.

For an item of work that is to be provided through a works-in-kind agreement or a planning agreement, the credit for the item will include any contingency amount provided for in the plan.

#### 3.3. Timing of Infrastructure

The West Dapto Urban Release Area has been divided into five development area stages. Stages 1 and 2 have been zoned for development. These stages are the current focus for infrastructure development in line with preparing the area for increasing residential occupation. Table 3.2 provides an estimated guide to timing of infrastructure in the Plan. Figure 2 shows the development stages of West Dapto Urban Release Area. The locations of infrastructure items included in the Plan are shown on the map in Figure 3.

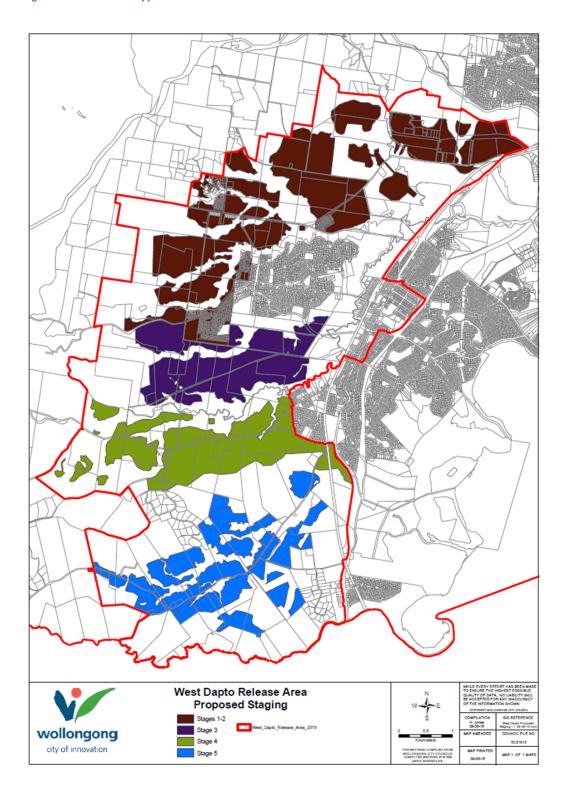
Table – 3.2 – anticipated timing of infrastructure (Indicative only)

| Year    | Stage      | Road Sections   | Land Open Space/Community  |
|---------|------------|---|--|
| 2011-16 | 1-2        |   |  |
| 2016-21 | 1-2        | <ul> <li>Wongawilli Rd</li> <li>Fowlers to Fairwater Drive</li> <li>West Dapto Road(part)</li> <li>Hayes Lane (likely VPA)</li> <li>Shone Avenue</li> </ul> | Ridge Top Park Land – 10ha   |
| 2021-26 | 1-2        | <ul> <li>West Dapto Rd</li> <li>Sheaffes Rd</li> <li>Darkes Rd</li> <li>(NR4-NR9) North/South Link between<br/>Bong Bong Rd and Cleveland Rd</li> </ul>     |  |
| 2026-31 | 1-2 &<br>3 | <ul><li>Cleveland Rd</li><li>Northcliffe Drive Extension</li><li>Reddalls Rd</li></ul>  | Darkes Town Centre Sports Park and Community Centre - 9.8ha plus 0.6 ha in the town centre |
| 2031-36 | 1-2 &      | - Marshall Mount Road   | Cleveland Community Centre   |



|         | 5   | - (NR40-NR43) Jersey Farm Road       | - 1 ha                     |
|---------|-----|--------------------------------------|----------------------------|
|         |     | between Wongawilli and Bong Bong     |                            |
|         |     | Rd                                   |                            |
| 2036-41 | 1-2 | - (NR43-NR47) Jersey Farm Road cont. | Bong Bong Town Centre Park |
|         |     | - (NR19-NR22) North South Link Road  | - 3 ha in the town centre  |
|         |     | between Bong Bong Rd to Darkes Rd    |                            |
| 2041-46 | 4-5 | - Avondale Road                      |                            |
|         |     | - Yallah Road                        |                            |
| 2046-51 | 4-5 | - Stage 4 and 5 Link Road            |                            |
|         |     | - (NR12-NR15) North South Link Road  |                            |
|         |     | between Avondale and Bong Bong       |                            |
|         |     | Road                                 |                            |
| 2051-56 | 5   | - NR45/46/47                         |                            |
|         |     | - Marshall Mount M4 to M5            |                            |
| 2056-61 |     |                                      | YMM Community Centre       |
|         |     |                                      | Land 0.6ha                 |
|         |     |                                      |                            |

Figure 2. Where this Plan Applies



#### 3.4. Community Facilities

#### 3.4.1. Community Facilities Demand

The residential development in the West Dapto Release Area will result in additional demands for community facilities. Council will need to facilitate the provision of a range of community facilities to meet the expected population, including:

- child care centres and facilities;
- meeting rooms;
- library; and
- spaces for organised activities, cultural events and private functions.

These uses are best provided for in a multipurpose community centre which can incorporate a variety of large and smaller spaces suitable for a range of social, leisure and cultural activities. While this Plan documents the community facilities requirements pertaining to expected development of the release area, the Plan only recoup money for the land component of the community centres. This is in line with the items on the Essential Works List prepared by the Department of Planning and Environment.

#### 3.4.2. Summary of Existing Facilities

The following existing community facilities and services are currently provided in the area covered by the Plan:

- Horsley Community Hall (Bong Bong Road, Horsley), was constructed to serve the Horsley community, and cannot be expanded to serve the future population.
- The Wongawilli Community Hall (Wongawilli road, Wongawilli) is a small facility that serves the local population. It is proposed to be expanded as part of the development of stages 1 & 2.
- Marshall Mount Progress Association Hall (Marshall Mount Road, Marshall Mount) is a small privately owned facility.

#### 3.4.3. Proposed Community Facilities

The key strategies to provide for the incoming community needs of the West Dapto Release Area are as follows:

- Medium sized multipurpose community centres are to be located in Stages 1 and 3;
- Each of these multipurpose community centres to have a different focus such as art, recreation, technology or health, with the specific focus to be determined when emerging community characteristics and needs are more clearly recognised;
- A smaller Neighbourhood Centre type facility is proposed for the smaller, more local neighbourhood centres (Stages 2 and 4);
- The multipurpose community centres would act as community resource hubs in the larger centres, while the neighbourhood centres, combined with multipurpose children's centres, would serve the same function in the smaller centres;
- Although a specifically focused cultural facility could also be justified (Elton Consulting, 2007), it is proposed that each of the community and neighbourhood centres include cultural components within them.
- Multipurpose Children's Centres are proposed for the main centres to contain a full range of child care options from long day care, pre-school, occasional care and playgroup in a one stop shop.

#### Table 3.2 - Community Facilities

2.2

6700

| Stage                               | Facility  | Floor Area (m²) | Land Area (ha) |
|-------------------------------------|---|-----------------|----------------|
| Stage 1/2 – Darkes<br>Town Centre   | Multipurpose Community Centre<br>and Children's Centre                      | 1500            | 0.6            |
|                                     |   |                 |                |
| Stage 1/2 – Wongawilli              | Enhancements to Wongawilli<br>Community Hall                                | 200             | NA             |
|                                     |   |                 |                |
| Stage 3 – Cleveland<br>Precinct     | Multipurpose Community Centre<br>including Library and Technology<br>Centre | 2500            | 1              |
|                                     |   |                 |                |
| Stage 5 – Yallah-<br>Marshall Mount | Multipurpose Community Hall with Children's Centre                          | 2500            | 0.6            |

The requirements for community facilities above were determined as part of the Social, Cultural and Recreational Needs Study for the West Dapto New Release Area prepared by Elton Consulting (July 2007). Further revision of community facility needs of the release area was also undertaken by the Growth Centres Commission.

It is important for Council to plan for and deliver these centres despite the capital cost of these centres not being included in the Section 7.11 Plan. The planning for the specific location of facilities is yet to be finalised although each multipurpose facility is to be located within a local or town centre. Council will prepare design concepts for the facilities as they are required. An Indication of general locations for facilities to service the different stages is shown in Figure 3.

#### 3.4.4. Apportionment:

Total

The need to provide a community facility identified in this part of the plan is generated by the residential development of the West Dapto Release Area. It is therefore appropriate that residential development within the Release Area be subject to the full cost of providing the land that these centres will occupy.

#### 3.4.5. Schedule of Works and Cost Estimates:

A schedule of community facilities to be levied under this plan is included in Table 4.1 - Works Schedules. Cost estimates included area for land acquisition associated with the community facility.

#### 3.4.6. Contributions Formula:

The method used to calculate the contributions rates required for the community facilities is set out in Section 2.22.4. The land acquisition costs for community facilities are set out in Table 4.1.

#### 3.5. Open Space Facilities

#### 3.5.1. Demand for Open Space

The residential development in the West Dapto release area will result in additional demands for open space and recreation facilities. Council will need to facilitate the provision of a range of open space and recreation facilities to meet the expected population, including:

- · playgrounds;
- ovals and fields for a variety of sports;
- passive open space areas, including bushland; and
- recreation centres.

This Plan identifies the facilities requirements pertaining to expected development of the release area.

#### 3.5.2. Summary of Existing Facilities

Within the Horsley/West Dapto area, there are currently 176.2 ha of open space which equates to 33 ha per 1,000 people. The following facilities existing within Horsley are not part of this Section 7.11 Plan:

- Reed Park (Bong Bong Road), which contains 4 cricket fields / rugby league fields and 3 tennis courts:
- Dimond Bros Park (Bong Bong Road) which contains a skate park;
- Horsley Park (Homestead Drive) which contains a basketball court
- Purrungully Woodland Reserve bushland reserve for passive open space;
- Integral Energy Recreation Park which contains a running track for Kembla Joggers, passive recreation bushland, picnic facilities and a motor museum;
- The land surrounding the detention basins at Fairwater Drive, Glen-Ayre Avenue and Glenwood Grove provide for passive open space;

A network of cycle paths was developed in Horsley through the Horsley Section 7.11 Plan.

#### 3.5.3. Proposed Open Space Facilities

The Social, Cultural and Recreational Needs Study for the West Dapto New Release Area prepared by Elton Consulting (July 2007) sets the requirements for open space and recreation facilities as a result of the expected development of West Dapto. While Wollongong Planning People Places – A Strategic Framework for Open Space, Recreation Facilities and Community Facilities (Suter & Associates, April 2006) provides an overall assessment of existing open space and recreation facilities currently provided in the wider area, future demand for facilities has implications for planning of open space. Further analysis of open space needs of the release area was also undertaken by the Growth Centres Commission.

Planning People Places makes the following comments with respect to open space provision in the Horsley/West Dapto area:

- The number of sporting fields is greater than the average provision for Wollongong but not significantly greater. Also, demand could be higher than the average due to the family focus in the area. This highlights the need for adequate fields to be provided for the new population.
- There is a good supply of playgrounds in the area although demand could be higher than the estimate due to the family focus in the area;

- There are no netball courts in the area, although there is regional provision of 48 courts in Fred Finch Park, Berkeley.
- There is no swimming pool in the area, although there is a 50m outdoor pool in Dapto located on the eastern side of the Freeway.

In terms of demand for open space, the Social, Cultural and Recreational Needs Study (Elton Consulting, 2007) found the following demand patterns:

- High demand for recreation programs for all age groups;
- A need for recreation opportunities that complement rather than replicate existing opportunities;
- A need for opportunities to increase incidental exercise through design of footpaths and street networks as well as accessible, safe, well-lit walking and cycling tracks (Infrastructure included in Section 3.6 Transport Facilities to ensure integrated planning);
- Adequate public transport to facilities is important especially for youth;
- Quality of facilities and open space is as important as quantity;
- Need for flexibility in design to allow for community maturation, changing needs, priorities and preferences;
- Need for more multipurpose indoor facilities that combine community and recreation opportunities;
- High demand for walking and cycle networks, especially linking into the Lake Illawarra foreshore pathways and the Escarpment, and
- Demand for more recreation opportunities for young people beyond skate parks and BMX facilities. There is also demand for entertainment opportunities (including commercial) programs and events that target young people (including arts and culture) and public spaces that are safe and welcoming to young people (beyond shopping malls). (Elton Consulting, 2007, p.32)

The amount of land proposed for local open space and recreation facilities in West Dapto has been determined taking account of the following issues:

- the extent of existing open space in the area;
- increasing difficulties faced by Council in maintaining parks to a standard that meets community expectations;
- the need to plan for fewer but larger neighbourhood and local parks; and
- the need for accessible open space within 400 to 600 metre walking distance from most residential areas.

The facilities listed will be complemented by the provision of existing natural passive open space areas and along and adjacent to riparian corridors in the release area. Indication of facility locations is shown in <u>Figure 3</u>, although depending on stage, there is some flexibility in these locations and will be subject to further planning and design.

There is a need for a total additional 68.0 ha of open space at West Dapto. This is in addition to the existing 176.2ha (including 106ha of natural areas), bringing the total provision of open space in West Dapto to 244.2ha. Based on an estimated ultimate population this equates to 3.9ha per 1,000 population.

The quantum of additional open space proposed for the West Dapto area population is 61 ha, this allows for 50% of the 2 proposed sports parks being city wide shared facilities. Therefore the total estimated open space for West Dapto is 237.2ha which equates to 3.8ha per 1,000 population, an addition of 1.3ha per 1000 people. Notwithstanding the very high rate of open space provision in Wollongong as a whole, the rate of 3.9ha per 1,000 at West Dapto is considered appropriate given that:

- the generally accepted standard rate of open space provision is 2.83 ha per 1,000
- it is Council's objective to focus on the quality rather than quantity of open space; and
- 45% of total final open space consists of natural areas & the additional open space proposed equates to only 26%.

Table 3.3 - Open Space and Recreation Facilities

| Map  | Facility  | Location   | Description  | Area   |
|--|---|--|--|--------|
| No.  |   |  |  |        |
| Stage 1  | -2 Darkes Town Centre   |  |  |        |
| 1 Sports park plus playground (district level) |   | Adjacent to Darkes Town<br>Centre and adjacent to<br>conservation land | Provides city wide competitive sporting facilities including AFL, rugby and cricket fields (Apportionment = 50%)   | 9.4ha  |
| 2  | Ridge park  | On Ridge opposite Darkes<br>Town Centre                                | Passive open space   | 9.75ha |
| 3  | Local park  | Within residential area  | 1 field  | 2ha    |
| Stage 1  | -2 Sheaffes - Wongawilli  |  |  |        |
| 4  | Neighbourhood park plus<br>playground at<br>neighbourhood level                         | Adjacent to Village centre   | 2ha Active (fields) and 2ha passive  | 4ha    |
| 5  | Local park  | Within residential area  | 1 field  | 2ha    |
| 6  | Local park  | Within residential area  | 1 field  | 2ha    |
| 8  | Local park  | Within residential area 1 field  |  | 2ha    |
| Stage 1  | -2 West Horsley   |  |  |        |
| 9  | Local park  | Within residential area  | 1 field  | 2ha    |
| 10   | Neighbourhood park plus<br>playground at<br>neighbourhood level                         | Adjacent to Village centre   | 2ha Active (fields) and 2ha passive  | 4ha    |
| 12   | Local park  | Within residential area  | 1 field  | 2ha    |
| 13   | Town Centre park plus<br>playground at<br>neighbourhood level                           | Bong Bong Town centre  | 1 field plus passive   | 3ha    |
| Stage 3  | Cleveland   |  |  |        |
| 15   | Community Leisure<br>Recreation Centre<br>(outdoor component only<br>apportionment 50%) | North west of E3<br>adjoining Reed Park                                | Provide district level indoor and outdoor recreation facilities, indoor sports hall, basketball courts, outdoor tennis/netball courts (minimum of 12 tennis court complex) plus a Community meeting space (outdoor component only apportionment 50%) |        |
|  | Neighbourhood park with<br>a playground at<br>neighbourhood level                       | Adjacent to town centre  |  | 4ha    |
|  | Local Park  | Within residential area  | 1 field  | 2ha    |
|  | Local Park  | Within residential area  | 1 field  | 2ha    |
| Stage 4  | Avondale  |  |  |        |
|  | Neighbourhood park with   | Adjacent to town centre  | 2ha Active (fields) and 2ha  | 4ha    |

|         | a playground at<br>neighbourhood level                            |                         | passive                                |        |
|---------|---|-------------------------|--|--------|
|         | Neighbourhood park with<br>a playground at<br>neighbourhood level | Within residential area | 2ha Active (fields) and 2ha passive    | 4ha    |
|         | Local park  | Within residential area | 1 field                                | 2ha    |
|         | Local park  | Within residential area | 1 field                                | 2ha    |
| Stage 5 | Yallah Marshall Mount   |                         |  |        |
| 16      | Neighbourhood park with<br>a playground at<br>neighbourhood level | Adjacent to town centre | 2ha Active (fields) and 2ha<br>passive | 7.71ha |
| 17      | Local park  | Within residential area | 1 field                                | 1.45ha |

#### 3.5.4. Neighbourhood Parks

It is expected that the Neighbourhood Parks will contain a mix of hard and soft landscapes and may offer areas for performance, community events and celebrations, occasional markets and informal ball game areas. Located to maximise access especially for pedestrians and cyclists and take advantage of the Conservation Areas.

The parks would be evenly split between active and passive recreational uses. The active component would be in the form of sports fields to accommodate demand for local sport training and competition including multipurpose fields, amenities including toilets, and parking.

The playgrounds will be integrated into the neighbourhood parks with 1 playground located in the sports park in Stage 1 as well as one located in the town centre park in Stage 2. The play areas should cater for children of 2-10 years.

Seating, water and shade need to be an integral part of the design consideration for the comfort of children and carers. Access to the playground should be universal to allow ease of access for people with disabilities and carers with prams/strollers.

#### 3.5.5. Local Parks

It is expected that the Local Parks will provide locally available open space. These parks, in accordance with Council's requirements, will be a minimum of 2 hectares in size and provide both active and passive recreation. They have been planned based on a 400-600 metre walking distance to enable most residents within West Dapto to walk to a park.

Basic amenities such as toilets (including disabled access toilets) will be required in all parks. The design of local parks should be flexible and provide an area suitable for 1 field.

#### 3.5.6. Apportionment

All Neighbourhood Parks and Local Parks are 100% apportioned to West Dapto with the exception of the following:

- Darkes Road Sports Park apportionment 25%
- Community Leisure and Recreation Centre outdoor component only apportionment 50%

The need for open space facilities is generated by residential development. Therefore, Residential development within the Release Area will be subject to the full cost of providing the open space facilities apportioned to the plan.

#### 3.5.7. Schedule of Works and Costs Estimates

A schedule of recreation facilities to be levied under this plan is included in Table 4.2 -Works Schedules.

#### 3.5.8. Contributions Formula

The method used to calculate the contributions rate required for the open space facilities are set out in Section 2.22.4.

The contributions for open space facilities are set out in Table 4.2.

#### 3.6. Transport Facilities

#### 3.6.1. Transport Facilities Demand

Wollongong City Council has developed a LGA wide traffic model to assist in establishing the required road network to service the future population of West Dapto and adjoining Release Areas. This model, combined with practical planning experience establishes the need for infrastructure works resulting from the development of the West Dapto Release Area, namely:

- Capacity improvements to existing road and intersection infrastructure;
- Intersection treatment upgrades (i.e. priority controls, roundabouts, or traffic signals);
- Road widening, and condition improvements;
- Bridging structures over creek lines, railway corridors and major roads;
- Bus accessible routes through West Dapto and connections to Dapto, and bus stop facilities; and
- Optimising of public transport routes and infrastructure.

The majority of the existing road network in the West Dapto release area is dominated by east west road alignments (following topographic ridgelines) and was largely developed to cater for rural traffic volumes only. The works are considered necessary to facilitate development, whilst ensuring an acceptable level of access, safety and convenience for all road users within the release area.

Based on the traffic modelling, the major road network proposed for the West Dapto Release Area consists of two road types, being major and minor collectors. Both these road types are suitable to cater for bus routes. The proposed road network has taken into consideration the heavily constrained nature of the release area, including flooding, and road and rail corridor infrastructure. The road network therefore needs to provide flood accessible route for the residential areas, bridging structure over creek lines, railway corridors and major roads.

#### 3.6.2. Proposed Transport Facilities

Indication of proposed transport facility locations is shown in Figure 3. Please note, the locations are indicative only and exact alignments will be subject to further planning and design work. The following infrastructure works will be required to facilitate the development of the West Dapto Release Area:

#### 3.6.2.1. Roads

This Plan includes a total of fifty one (51) km of funded collector roads.

| Tra | nsport Facilities     |             |          |             |           |
|-----|-----------------------|-------------|----------|-------------|-----------|
|     |                       |             | Quantity | 24HR volume | Apportion |
| Ite | m Item Identification | Description | (lin m)  | range       | to Plan   |



|   |                 |      | (vehicles per day) |      |
|---|-----------------|------|--------------------|------|
| Existing local roads  |                 |      |                    |      |
| West Dapto Rd   | 2 lanes/4 lanes | 5066 | 335 - 19789        | 100% |
| Sheaffes Rd   | 2 lanes         | 2005 | 1520 - 10595       | 100% |
| Smiths Lane   | 2 lane          | 93   | 5346               | 100% |
| Wongawilli Rd   | 2 lanes/4 lanes | 590  | 6661 - 11756       | 100% |
| Darkes Road   | 2 lanes         | 1476 | 0 - 9124           | 100% |
| Shone Ave   | 2 lanes         | 1256 | 3408 - 5898        | 98%  |
| Bong Bong Rd rail crossing                                  | 2 lanes         | 20   | 8296               | 100% |
| Bong Bong Rd  | 2 lanes         | 1450 | 8296 - 12456       | 100% |
| Avondale Rd   | 2 lanes         | 3436 | 2849 - 13845       | 100% |
| Cleveland Rd  | 2 lanes/4 lanes | 5080 | 2845 - 25380       | 100% |
| Huntley Road  | 4 lanes         | 1144 | 12728 - 28720      | 100% |
| Yallah Road (15% construction contingency)                  | 4 lane          | 1200 | 10947 - 20433      | 79%  |
| Marshall Mount Road (15% construction contingency)          | 2 lanes         | 5600 | 6428 - 19711       | 46%  |
| Paynes Rd   | 2 lanes         | 937  | 2267               | 100% |
| New local roads   |                 |      |                    |      |
| Northcliffe Dr - Reddalls Rd - West Dapto Rd extension      | 4 lanes         | 3482 | 19468 - 21972      | 43%  |
| Fairwater Drive   | 2 lanes         | 758  | 6396 - 11605       | 100% |
| Fowlers Rd (20% construction contingency in new table for   |                 |      |                    |      |
| designed Road)  | 4 lanes         | 795  | 30184 - 37031      | 76%  |
| NR12-NR22   | 2 lanes         | 3942 | 9910 - 23405       | 100% |
| NR40-NR47A  | 4 lanes         | 4947 | 10862 - 19161      | 99%  |
| NR4-NR9   | 2 lanes         | 2290 | 6733 - 12418       | 100% |
| NR49-NR50   | 2 lanes         | 500  | 4944 - 5196        | 100% |
| NR1-NR3 (with 15% construction contingency)                 | 4 lanes         | 2500 | 6318 - 15537       | 77%  |
| Town Centre Bypass Road (with 15% construction contingency) | 2 lanes         | 2300 | 7115               | 24%  |
| Design and Project Management                               |                 | 10%  |                    |      |
| Construction Contingency                                    |                 | 20%  |                    |      |

Note: Council has received the following funds:

- Grant of \$600,000 from Department of Planning towards the design of Fowlers Fairwater link.
- Grant of \$22.5 million from Restart NSW towards the construction of the Fowlers Fairwater link.

## 3.6.2.2. Bridge Crossings

This Plan includes sixty one (61) funded crossings.

| Bridg | ge Crossings      |                  |                       |                   |               |      |
|-------|-------------------|------------------|-----------------------|-------------------|---------------|------|
|       | Road No &/or name | Link Description | Link<br>Length<br>(m) | Link<br>Lane<br>s | Widt<br>h (m) | Туре |



|        | course Bridges                               |  |     |   |    |                             |
|--------|--|--|-----|---|----|-----------------------------|
| B1     | Bong Bong Road                               | Between Horsley & Dapto                | 60  | 2 | 14 | super T over 20m upgrade    |
| B2     | Darkes Rd (Mullet Ck western tributary)      | Road No.1 to Princes Hwy               | 30  | 4 | 21 | super T over 20m upgrade    |
| В3     | Darkes Rd (Mullet Ck eastern tributary)      | Road No.1 to Princes Hwy               | 20  | 4 | 21 | super T over<br>20m upgrade |
| B6A    | West Dapto Rd (between WD6-WD7)              | West Dapto Rd to Northcliffe<br>Dr ext | 25  | 2 | 14 | super T over<br>20m upgrade |
| B6B    | West Dapto Rd (between WD5-WD6)              | West Dapto Rd to Northcliffe<br>Dr ext | 15  | 2 | 14 | plank up to<br>20m upgrade  |
| B7     | West Dapto Rd (tributary n/o Sheaffes Rd)    | east of Catholic Cemetery to rail line | 10  | 4 | 21 | plank up to<br>20m upgrade  |
| B8     | West Dapto Rd (tributary n/o rail line)      | east of Catholic Cemetery to rail line | 10  | 4 | 21 | plank up to<br>20m upgrade  |
| В9А    | West Dapto Rd (3 x<br>Mullet Ck tributaries) | rail line to Jersey Farm Rd            | 150 | 2 | 14 | super T over<br>20m upgrade |
| B9B    | West Dapto Rd (3 x<br>Mullet Ck tributaries) | rail line to Jersey Farm Rd            | 150 | 2 | 14 | super T over<br>20m upgrade |
| B9C    | West Dapto Rd (3 x<br>Mullet Ck tributaries) | rail line to Jersey Farm Rd            | 50  | 2 | 14 | super T over<br>20m upgrade |
| B10A   | West Dapto Rd (2 x<br>Mullet Ck tributaries) | Reddalls Rd to Northcliffe Dr          | 15  | 2 | 14 | plank up to<br>20m upgrade  |
| B10B   | West Dapto Rd (2 x<br>Mullet Ck tributaries) | Reddalls Rd to Northcliffe Dr          | 45  | 2 | 14 | super T over<br>20m upgrade |
| B42    | Wongawilli Rd                                | Shone Ave to Smiths Lane               | 30  | 4 | 21 | plank up to<br>20m upgrade  |
| B43    | Smiths Lane                                  | West Dapto Rd to Wongawilli<br>Rd      |     | 2 | 14 | super T over<br>20m new     |
| B11    | Shone Ave (Mullet Ck northern tributary)     | West Dapto Rd to Bong Bong<br>Rd       | 45  | 2 | 14 | super T over<br>20m upgrade |
| B12    | Shone Ave (Mullet Ck southern tributary)     | West Dapto Rd to Bong Bong<br>Rd       | 75  | 2 | 14 | plank up to<br>20m upgrade  |
| B13A   | Cleveland Rd (2 x Mullet Ck tributaries)     | Princes Hwy to Road No.1               | 50  | 2 | 14 | plank up to<br>20m upgrade  |
| B13B   | Cleveland Rd (2 x Mullet Ck tributaries)     | Princes Hwy to Road No.1               | 6   | 2 | 14 | super T over<br>20m upgrade |
| B14A   | Cleveland Rd (2 x Mullet Ck tributaries)     | Road No.5 to Road No.8                 | 6   | 2 | 14 | plank up to<br>20m upgrade  |
| B14B   | Cleveland Rd (2 x Mullet Ck tributaries)     | Road No.5 to Road No.8                 | 6   | 2 | 14 | plank up to<br>20m upgrade  |
| B15    | Cleveland Rd (Mullet Ck tributary)           | Cleveland Rd to Avondale Rd            | 32  | 2 | 14 | plank up to<br>20m upgrade  |
| B16    | Avondale Rd (Mullet Ck tributary)            | Road No.8 to Road No.9                 | 20  | 2 | 14 | plank up to<br>20m upgrade  |
| B17    | Avondale Rd (Mullet Ck tributary)            | Road No.9 to Road No.5                 | 6   | 2 | 14 | plank up to<br>20m upgrade  |
| B18A   |  | Yallah Rd to Huntley Rd                | 62  | 2 | 14 | plank up to<br>20m upgrade  |
| B18B   | Marshall Mt Rd (2 x Duck<br>Ck tributaries)  | Yallah Rd to Huntley Rd                | 125 | 2 | 14 | super T over<br>20m upgrade |
| B19    | Marshall Mt Rd                               | Yallah Rd to LGA boundary              | 62  | 2 | 14 | plank up to<br>20m upgrade  |
| B20A   | Yallah Rd (3 x Duck Ck tributaries)          | Marshall Mt Rd to F6 freeway           | 50  | 4 | 21 | plank up to<br>20m upgrade  |
| B20B   | Yallah Rd (3 x Duck Ck tributaries)          | Marshall Mt Rd to F6 freeway           | 16  | 4 | 21 | plank up to<br>20m upgrade  |
| B53    | Paynes Rd                                    | Paynes Rd to NR27                      | 6   | 2 | 14 | plank up to<br>20m upgrade  |
| Bridge | es for New Roads                             |  |     |   |    |                             |
| B23A   | Northcliffe Dr ext (2 x tributaries)         | Reddalls Rd to Wylie Rd                | 6   | 4 | 21 | plank up to<br>20m new      |
| B23B   | Northcliffe Dr ext (2 x tributaries)         | Reddalls Rd to Wylie Rd                | 6   | 4 | 21 | plank up to<br>20m new      |



| B24  | Northcliffe Dr ext (nthn                       | West end Reddalls Rd to West                                     | 175 | 4 | 21 | super T over<br>20m new |
|------|--|--|-----|---|----|-------------------------|
| B25  | tributary) Northcliffe Dr ext (sthn tributary) | Dapto Rd West end Reddalls Rd to West Dapto Rd                   | 150 | 4 | 21 | super T over<br>20m new |
| B26A | Road No.5                                      | West Dapto Road to Road<br>No.7                                  | 6   | 2 | 21 | super T over<br>20m new |
| B26B | Road No.5                                      | West Dapto Road to Road<br>No.7                                  | 40  | 2 | 14 | plank up to<br>20m new  |
| B27  | Road No.5 (Mullet Ck tributary)                | Road No.7 to Bong Bong Rd  | 60  | 2 | 14 | super T over<br>20m new |
| B28  | Road No.5 (Mullet Ck tributary)                | Bong Bong Rd to Cleveland<br>Rd                                  | 27  | 2 | 14 | super T over<br>20m new |
| B29A | Road No.5 (3 x Mullet Ck tributaries)          | Cleveland Rd to Avondale Rd                                      | 60  | 2 | 14 | super T over<br>20m new |
| B29B | Road No.5 (3 x Mullet Ck tributaries)          | Cleveland Rd to Avondale Rd                                      | 100 | 2 | 14 | super T over<br>20m new |
| B29C | Road No.5 (3 x Mullet Ck tributaries)          | Cleveland Rd to Avondale Rd                                      | 6   | 2 | 14 | plank up to<br>20m new  |
| B30A | Road No.8 (2x Duck Ck tributaries)             | Avondale Rd to Marshall Mt<br>Rd                                 | 125 | 4 | 21 | super T over<br>20m new |
| B30B | Road No.8 (2x Duck Ck tributaries)             | Avondale Rd to Marshall Mt<br>Rd                                 | 16  | 4 | 21 | Culverts                |
| B30C | Road No. 8 (part of Duck Creek Catchment)      | Avondale Rd to Marshall Mt Rd                                    | 75  | 5 | 21 | super T over<br>20m new |
| B31  | Road No.1 (Mullet Ck tributary)                | Avondale Rd to Cleveland Rd                                      | 160 | 2 | 14 | super T over<br>20m new |
| B32  | Road No.1 (Mullet Ck tributary)                | Cleveland Rd to Bong Bong<br>Rd                                  | 60  | 2 | 14 | super T over<br>20m new |
| B33  | Fairwater Dr (Mullet Ck tributary)             | Sierra Dr to Road No.1   | 48  | 2 | 14 | super T over<br>20m new |
| B34  | Road No.1 (2 x Mullet Ck tributaries)          | Bong Bong Rd to Wongawilli railway line                          | 80  | 2 | 14 | super T over<br>20m new |
| B36  | Road No.1 (Mullet Ck tributary)                | Wongawilli rail line to Darkes<br>Rd                             | 60  | 2 | 14 | super T over<br>20m new |
| B37  | Road No.1                                      | Fairwater Dr to Cleveland Rd                                     | 6   | 2 | 14 | plank up to<br>20m new  |
| B38  | Road NR30                                      | Sheaffes Rd to Smiths Lane                                       | 100 | 2 | 14 | super T over<br>20m new |
| B39A | Road No. 6                                     | Avondale Rd to Cleveland Rd<br>to Road No.5 to Cleveland<br>Road | 46  | 2 | 14 | super T over<br>20m new |
| B39B | Road No. 6                                     | Avondale Rd to Cleveland Rd<br>to Road No.5 to Cleveland<br>Road | 33  | 2 | 14 | super T over<br>20m new |
| B39C | Road No. 6                                     | Avondale Rd to Cleveland Rd to Road No.5 to Cleveland Road       | 75  | 2 | 14 | super T over<br>20m new |
| B39D | Road No. 6                                     | Avondale Rd to Cleveland Rd to Road No.5 to Cleveland Road       | 6   | 2 | 14 | super T over<br>20m new |
| B39E | Road No. 6                                     | Avondale Rd to Cleveland Rd to Road No.5 to Cleveland Road       | 20  | 2 | 14 | super T over<br>20m new |
| B40  | Road No. 7                                     | Iredell Rd to Road No.5  | 100 | 2 | 14 | super T over<br>20m new |
| B45  | Fowlers Rd                                     | NR14C  | 50  |   |    | Inc. rail crossing.     |
| B46  | Local Rd                                       | Marshall Mount Rd to Yallah<br>Rd                                | 12  | 2 | 14 | Culverts                |
| B47  | Local Rd                                       | Marshall Mount Rd to Yallah<br>Rd                                | 45  |   |    |                         |
|      | Rail Bridges                                   |  |     |   |    |                         |
| B41  | Huntley Rd (rail bridge)                       | over rail line   | 30  | 4 | 21 | rail 1                  |
| B21  | Bong Bong Rd                                   | Mullet Ck to Station St  | 16  | 2 | 14 | rail 3                  |
|      | (switchback over rail line)                    |  |     |   |    |                         |



| B35 | Road No.1 (bridge over | At Wongawilli railway line | 16 | 2 | 14 | rail 1 |
|-----|------------------------|----------------------------|----|---|----|--------|
|     | railway line)          |                            |    |   |    |        |

## 3.6.2.3. Intersections

This Plan contains fifty two (52) funded intersections.

| Site number | Road 1                      | Road 2             | Facility         |
|-------------|-----------------------------|--------------------|------------------|
| Int 1       | Princes Hwy                 | Northcliffe Dr     | large signals    |
| Int 2       | Northcliffe Dr<br>extension | Wylie Rd           | large signals    |
| Int 3       | Northcliffe Dr<br>extension | Reddalls Rd        | large signals    |
| Int 4       | Reddalls Rd                 | West Dapto Rd      | small roundabout |
| Int 5       | Wylie Rd                    | West Dapto Rd      | small roundabout |
| Int 6       | Northcliffe Dr<br>extension | Reddalls Rd (west) | large roundabout |
| Int 7       | Northcliffe Dr extension    | West Dapto Rd      | large roundabout |
| Int 8       | Sheaffes Rd                 | West Dapto Rd      | large signals    |
| Int 9       | Darkes Rd                   | West Dapto Rd      | large signals    |
| Int 9A      | NR24                        | West Dapto Rd      | large signals    |
| Int 9B      | NR23                        | West Dapto Rd      | large signals    |
| Int 10      | Darkes Rd                   | Road No.1          | large signals    |
| Int 12      | Shone Ave                   | West Dapto Rd      | small signals    |
| Int 13      | Road No.2                   | West Dapto Rd      | large signals    |
| Int 14      | Horsley Dr                  | Shone Ave          | small roundabout |
| Int 15      | Bong Bong Rd                | Shone Ave          | small signals    |
| Int 16      | Fairwater Dr (west)         | Bong Bong Rd       | small roundabout |
| Int 17      | Road No.7                   | Road No.5          | large roundabout |
| Int 18      | Road No.1                   | Bong Bong Rd       | small signals    |
| Int 20      | Bong Bong Rd                | Station St         | small signals    |
| Int 21      | Fowlers Rd extension        | Marshall St        | large roundabout |
| Int 22      | Fowlers Rd extension        | Princes Hwy        | large signals    |
| Int 26      | Fairwater Dr (east)         | Road No.1          | small roundabout |
| Int 27      | Cleveland Rd                | Road No.1          | small signals    |
| Int 28      | Cleveland Rd                | Road No.6 (east)   | small roundabout |
| Int 29      | Bong Bong Rd<br>(west)      | Road No.5          | large signals    |
| Int 30      | Road No.6                   | Road No.5          | large signals    |
| Int 31      | Cleveland Rd                | Road No.5          | large signals    |
| Int 32      | Avondale Rd                 | Road No.1          | small roundabout |
| Int 33      | Cleveland Rd                | Road No.6 (west)   | small roundabout |
| Int 34      | Cleveland Rd                | Avondale Rd        | small roundabout |
| Int 35      | Avondale Rd                 | Road No.6          | small signals    |
| Int 36      | Avondale Rd                 | Road No.8          | large signals    |
| Int 37      | Avondale Rd                 | Huntley Rd         | large signals    |
| Int 38      | Huntley Rd                  | Marshall Mount Rd  | small signals    |
| Int 39      | Huntley Rd                  | Princes Hwy        | large signals    |
| Int 40      | Marshall Mount Rd           | Yallah Rd          | large signals    |
| Int 41      | Princes Hwy                 | West Dapto Rd      | large signals    |
| Int 42      | Fairwater Dr                | Sierra Dr          | small signals    |



| Int 43  | Bong Bong Rd      | Marshall St / Osborne St | small signals    |
|---------|-------------------|--------------------------|------------------|
| Int 100 | S1 Sheaffes Rd    | NR26                     | small roundabout |
| Int 101 | S2 Sheaffes Rd    | P1                       | small roundabout |
| Int 102 | S3 Sheaffes Rd    | NR29                     | small roundabout |
| Int 104 | SL1 (Smiths Lane) | W2 (Wongawilli Rd)       | small signals    |
| Int 105 | Bong Bong Rd      | NR15                     | small signals    |
| Int 106 | Bong Bong Rd      | Sierra Dr                | mini roundabout  |
| Int 107 | Local Rd          | MM2                      | small signals    |
| Int 108 | Local Rd          | Y2                       | small signals    |
| Int 109 | MM1               | NMM1                     | small signals    |
| Int 111 | Cleveland Rd      | NR14A                    | small signals    |

#### 3.6.2.4. **Bus Shelters**

| Public Transport     | No. |
|----------------------|-----|
| Bus shelters         | 214 |
| Bus transport kiosks | 7   |

## 3.6.3. Apportionment

The need to provide the traffic and transport facilities identified in this part of the Plan is predominately generated by the residential development of West Dapto. The future employment development within the proposed industrial and business zonings will also generate demand for this critical infrastructure.

It is therefore appropriate that the costs be apportioned between the land uses as follows:

Residential - 91.3%

Commercial - 0.3%

Industrial - 8.4%

## 3.6.4. Schedule of Works and Costs Estimates

A schedule of transport facilities to be levied under this plan is included in Table 4.3 -Works Schedules.

### 3.6.5. Contribution Formula

The formula used to calculate the contributions rate for transport facilities costs is set out in Section 2.22.4

The contribution for transport facilities costs are set out in Table 4.3.

### 3.7. Water Cycle Management

### 3.7.1. Water Cycle Facilities Demand

The urbanisation of the West Dapto Release Area will require significant investment in a new, comprehensive water cycle management system to cater for the increase of impervious surfaces which affect the hydrological cycle.



Bewsher Consulting have prepared a Water Cycle Management Strategy for the West Dapto Release Area to:

- Minimise the impact of flooding;
- Reduce the impacts of urbanisation on receiving streams, creeks and Lake Illawarra;
- Remove stormwater pollutants to improve overall storm water quality;
- · Retain and enhance riparian habitats;
- · Reduce potable water demand to conserve potable water supply; and
- Recognise the importance of stormwater as a valuable resource.

The stormwater management strategy proposed for the release area focuses on minimising the impacts of the development on the total water cycle and maximising the environmental, social and economic benefits achievable by utilising responsible and sustainable stormwater management practices.

### 3.7.2. Summary of Demand Existing Facilities

## 3.7.3. Proposed Drainage Facilities

To manage stormwater quantity and quality to acceptable levels, a multi treatment approach is proposed to detain and treat stormwater flows as a result of urbanisation. The devices that have been selected to mitigate the expected pollutant loads and stormwater volumes are conscious of land take requirements; the future maintenance requirements; and ensure water quality that discharges into Lake Illawarra meet the prescribed targets. Works to be provided under this Contributions Plan are set out below and indicated on the map in Figure 3:



Table 3.4: Proposed Stormwater Treatments within West Dapto Release Area

| Treatment Type                        | Description   |
|---------------------------------------|---|
| Enhanced Storage Areas                | There are five proposed enhanced storage areas, which will be on-line and largely confined to land zoned for riparian corridor. The design will involve embankments across the floodplain to the tops of the banks of the existing low flow channel, so that the ecological connectivity of the low flow channel and its habitat would not be comprised. The location of the five enhanced storage areas are:  • Forest Creek (12 hectares)  • Reed Creek (10.5 hectares)  • Mullet Creek (14 hectares)  • Duck Creek (19 hectares) |
| Detention Basins                      | Detention basins will temporarily store floodwater from upper catchment areas during floods, releasing water the water at a controlled rate. This treatment reduces the peak flows and levels downstream of the basin sites. There are fifty four (54) detention basins to be constructed within the release area.  |
|                                       | Developers will be responsible for the construction, maintenance and ownership of any temporary detention basins required as a result of their development prior to provision of the overall stormwater cycle management network, including the 54 basins identified above.   |
| Gross Pollutant Traps (GPTs)          | GPT devices are to be provided at the outlet to stormwater pipes leading to stormwater basins. These systems operate as a primary treatment to remove litter, vegetative matter, free oils and grease and coarse sediment prior to discharge to downstream treatment devices. It is envisage each detention basin will contain one GPT to a total of fifty four (54) GPTs.  |
| Bio-retention Systems and Raingardens | Bio-retention systems and raingardens are proposed within the release area. Raingardens are large scale, non-linear bio-retention systems. These systems will be appropriately sized to achieve the nutrient reduction targets. These systems will also attenuate first flush flows to reduce the risk of stream erosion within the watercourses.   |

## 3.7.4. Apportionment

The need to provide the traffic and stormwater cycle management identified in this part of the Plan is predominately generated by the residential development of West Dapto. The future employment development within the proposed industrial and business zonings will also generate demand for this critical infrastructure.

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It is therefore appropriate that the costs be apportioned between the land uses as follows:

Residential - 91.3%

Commercial - 0.3%

Industrial - 8.4%

#### 3.7.5. Schedule of Works and Cost Estimates

Item 2 - Attachment 1 - West Dapto Development Contributions Plan (2017)

The schedule of stormwater cycle management costs is included in Table 4.4 - Works Schedule.

#### 3.7.6. Contribution Formula

The formula used to calculate the contributions rate for stormwater cycle management costs is set out in Section 2.22.4.

The contributions for stormwater cycle management costs are set out in Table 4.4.

#### 3.8. Plan Administration

### 3.8.1. Administration and Plan Preparation

The preparation, on-going review, and implementation of this Contributions Plan requires significant Council resources. This includes allocation of time from strategic planning, services delivery and community development staff together with professional fees, to prepare and review the Contributions Plan.

Once the Plan is in place, further staff time will be required to manage the contributions system which includes the calculation and recording of contribution payments, monitoring development, population growth, works expenditure and indexation. The costs associated with the preparation and administration of this Plan will therefore be levied for under this Contributions Plan.

Administration and Plan preparation costs have been assumed at a rate of 1.5% of the total cost of the Plan.

#### 3.8.2. Apportionment

The need for administration of the Contributions Plan is predominately generated by the residential development of West Dapto. The future employment development within the proposed industrial and business zonings will also generate demand for this critical infrastructure.

It is therefore appropriate that the costs be apportioned between the land uses as follows:

Residential - 91.3%

Commercial - 0.3%

Industrial - 8.4%

#### 3.8.3. Contribution Formula

The formula used to calculate the contributions rate for administration costs is set out in Section 2.22.4.

The contributions for administration costs are set out in Table 1.1, a rate of 1.5% of the total cost of the plan.



## Part 4 - Work Schedules

## **Table 4.1 Community Facilities (Land Only)**

| Ref | Facility   | Stage | Quantity | Unit           | Land Acquisition<br>Cost | S94 Cost  |
|-----|--|-------|----------|----------------|--------------------------|-----------|
|     | Darkes Town Centre   |       |          | 2              |                          |           |
| a   | Multi Purpose Community Centre and Childrens Centre                  | 1/2   | 1,500    | m²             | 420,000                  | 420,000   |
|     | Wongawilli   |       |          |                |                          |           |
| b   | Enhancements to Wongawilli Community Hall                            | 1/2   | 200      | m <sup>2</sup> | -                        | -         |
|     | Cleveland precinct   |       |          |                |                          |           |
| С   | Multi Purpose Community Centre including Library (Technology centre) | 3     | 2,500    | $m^2$          | 700,000                  | 700,000   |
|     | Yallah - Marshall Mount  |       |          |                |                          |           |
| d   | Multi Purpose Childrens Centre including Community Hall              | 5     | 2,500    | $m^2$          | 420,000                  | 420,000   |
|     |  |       |          |                | 1,540,000                | 1,540,000 |



**Table 4.2 Open Space and Recreation** 

| Map No.     | Facility                             | Location   | Description                        | Stage | Quantity | Total Area<br>(ha) | Acquisition<br>Cost | Construction<br>Cost | Total Cost | Section 94<br>Cost |
|-------------|--------------------------------------|--|------------------------------------|-------|----------|--------------------|---------------------|----------------------|------------|--------------------|
| Stage 1/2   | Darkes Town Centre                   |  |                                    |       |          |                    |                     |                      |            |                    |
| 1           | Sports park                          | Edge of centre and adjacent to conservation land | 2 cricket/AFL or 4 fields          | 1/2   | 1        | 9.40               | 2,303,000           | 4,392,733            | 6,695,733  | 1,673,933          |
| 1           | Playground - District level          | Within Sports park                               | Playground within Sports park      | 1/2   | 1        | -                  | -                   | 448,750              | 448,750    | 448,750            |
| 2           | Ridge Park (Local park)              | On ridge opposite Darkes Town centre             | Passive open space                 | 1/2   | 1        | 9.75               | 6,825,000           | 1,089,821            | 7,914,821  | 7,914,821          |
| 3           | Local park                           | Within residential area                          | 2ha, 1 field                       | 1/2   | 1        | 2.00               | 1,400,000           | 961,607              | 2,361,607  | 2,361,607          |
| Stage 1/2   | Sheaffes - Wongawilli                |  |                                    |       |          |                    |                     |                      |            |                    |
| 4           | Neighbourhood park                   | Adjacent to Village Centre                       | 2ha Active (fields) + 2ha Passive  | 1/2   | 1        | 4.00               | 2,800,000           | 1,282,143            | 4,082,143  | 4,082,143          |
| 4           | Playground - Neighbourhood level     | Within neighbourhood park                        | Playground within park             | 1/2   | 1        | -                  | -                   | 256,429              | 256,429    | 256,429            |
| 5           | Local park                           | Within residential areas                         | 2ha, 1 field                       | 1/2   | 1        | 2.00               | 1,400,000           | 961,607              | 2,361,607  | 2,361,607          |
| 8           | Local park                           | Within residential areas                         | 2ha, 1 field                       | 1/2   | 1        | 2.00               | 1,400,000           | 961,607              | 2,361,607  | 2,361,607          |
| 6           | Local park                           | Within residential areas                         | 2ha, 1 field                       | 1/2   | 1        | 2.00               | 1,400,000           | 961,607              | 2,361,607  | 2,361,607          |
| Stage 1/2   | West Horsley                         |  |                                    |       |          |                    |                     |                      |            |                    |
| 10          | Neighbourhood park                   | Adjacent to Village Centre                       | 2ha Active (fields) + 2ha Passive  | 1/2   | 1        | 4.00               | 2,800,000           | 1,282,143            | 4,082,143  | 4,082,143          |
| 10          | Playground - Neighbourhood level     | Within neighbourhood park                        | Playground within park             | 1/2   | 1        | -                  | -                   | 256,429              | 256,429    | 256,429            |
| 9           | Local park                           | Within residential areas                         | 2ha, 1 field                       | 1/2   | 1        | 2.00               | 1,400,000           | 961,607              | 2,361,607  | 2,361,607          |
| 12          | Local park                           | Within residential areas                         | 2ha, 1 field                       | 1/2   | 1        | 2.00               | 1,400,000           | 961,607              | 2,361,607  | 2,361,607          |
| 13          | Town Centre Park                     | Bong Bong Town Centre                            | 3ha, 1 field + passive             | 1/2   | 1        | 3.00               | 2,100,000           | 3,525,893            | 5,625,893  | 5,625,893          |
| 13          | Playground - Neighbourhood Level     | Within town centre park                          | Playground within park             | 1/2   | 1        | -                  | -                   | 256,429              | 256,429    | 256,429            |
| Stage 3     | Cleveland                            |  |                                    |       |          |                    |                     |                      |            |                    |
| a           | Netball & Tennis Courts              | Community Leisure, Recreation Centre             | 6 Netball Courts + 6 Tennis Courts | 3     | 12       | -                  | -                   | 1,380,000            | 1,380,000  | 690,000            |
| b           | Playground                           | Within neighbourhood park                        | Playground within park             | 3     | 1        | -                  | -                   | 384,643              | 384,643    | 384,643            |
| С           | Neighbourhood park                   | Within or adjacent to Town Centre                | 2ha Active (fields) + 2ha Passive  | 3     | 1        | 4.00               | 2,800,000           | 1,282,143            | 4,082,143  | 4,082,143          |
| d           | Playground                           | Within neighbourhood park                        | Playground within park             | 3     | 1        | -                  | -                   | 384,643              | 384,643    | 384,643            |
| e           | Local parks                          | Within residential areas                         | 2ha, 1 field                       | 3     | 2        | 4.00               | 2,800,000           | 1,923,214            | 4,723,214  | 4,723,214          |
| Stage 4     | Avondale                             |  |                                    |       |          |                    |                     |                      |            |                    |
| f           | Neighbourhood parks                  | Town Centre and within residential areas         | 2ha Active (fields) + 2ha Passive  | 4     | 2        | 8.00               | 5,600,000           | 2,564,286            | 8,164,286  | 8,164,286          |
| g           | Playgrounds                          | Within neighbourhood parks                       | Playground within park             | 4     | 2        | -                  | -                   | 769,286              | 769,286    | 769,286            |
| h           | Local parks                          | Within residential areas                         | 2ha, 1 field                       | 4     | 2        | 4.00               | 2,800,000           | 1,923,214            | 4,723,214  | 4,723,214          |
| Stage 5     | Yallah - Marshall Mount              |  |                                    |       |          |                    |                     |                      |            |                    |
| 16          | Neighbourhood park                   | Close to hamlet centre                           | 2ha Active (fields) + 2ha Passive  | 5     | 1        | 7.71               | 5,397,000           | 1,282,143            | 6,679,143  | 6,679,143          |
| 16          | Playground                           | Within neighbourhood park                        | Playground within park             | 5     | 1        | -                  | -                   | 384,643              | 384,643    | 384,643            |
| 17          | Local park                           | Within residential areas                         | 2ha, 1 field                       | 5     | 1        | 1.45               | 1,015,000           | 961,607              | 1,976,607  | 1,976,607          |
|             |                                      |  |                                    |       |          |                    | 45,640,000          | 31,800,233           | 77,440,233 | 71,728,433         |
| Note: Ref 7 | & 11 removed as per IPART recommendo | ation 11/10/2016                                 |                                    |       |          |                    |                     |                      |            |                    |
| -           | otball as well (15)                  |  |                                    |       |          |                    |                     |                      |            |                    |



| Road Existing Local Roads West Dapto Road West Dapto Road Rail Cro Sheaffes Rd Paynes Rd Smiths Lane Wongawilli Rd Darkes Road Shone Ave Bong Bong Rd rail crossing Bong Bong Rd | Section                   | 1/2<br>1/2<br>1/2<br>1/2<br>1/2<br>1/2<br>1/2<br>1/2<br>1/2 | 2 Lanes / 4 Lanes 2 Lanes | 1,455<br>441       | Lin M<br>Lin M<br>Lin M<br>Lin M | 567,486<br>-<br>1,141,920 | 24,529,178<br>482,044<br>7,375,658      | 4,238,543<br>892,412 | 57,831,103  | Rail Crossing Cost - | 87,166,309<br>1,374,455 |             |
|--|---------------------------|---|---|--------------------|----------------------------------|---------------------------|---|----------------------|-------------|----------------------|-------------------------|-------------|
| West Dapto Road West Dapto Road Rail Cro Sheaffes Rd Paynes Rd Smiths Lane Wongawilli Rd Darkes Road Shone Ave Bong Bong Rd rail crossing  | ssing                     | 1/2<br>1/2<br>1/2<br>1/2<br>1/2<br>1/2                      | 2 Lanes<br>2 Lanes<br>2 Lanes<br>2 Lanes                                  | 87<br>1,455<br>441 | Lin M<br>Lin M                   | -                         | 482,044                                 |                      | 57,831,103  | -                    |                         | 87,166,309  |
| West Dapto Road Rail Cro<br>Sheaffes Rd<br>Paynes Rd<br>Smiths Lane<br>Wongawilli Rd<br>Darkes Road<br>Shone Ave<br>Bong Bong Rd rail crossing                                   | ssing                     | 1/2<br>1/2<br>1/2<br>1/2<br>1/2<br>1/2                      | 2 Lanes<br>2 Lanes<br>2 Lanes<br>2 Lanes                                  | 87<br>1,455<br>441 | Lin M<br>Lin M                   | -                         | 482,044                                 |                      | 57,831,103  | -                    |                         |             |
| Sheaffes Rd Paynes Rd Smiths Lane Wongawilli Rd Darkes Road Shone Ave Bong Bong Rd rail crossing   | issing                    | 1/2<br>1/2<br>1/2<br>1/2<br>1/2                             | 2 Lanes<br>2 Lanes<br>2 Lanes   | 1,455<br>441       | Lin M                            | 1,141,920                 |   | 892,412              | -           | -                    | 1,374,455               | 4 274 :     |
| Paynes Rd<br>Smiths Lane<br>Wongawilli Rd<br>Darkes Road<br>Shone Ave<br>Bong Bong Rd rail crossing  |                           | 1/2<br>1/2<br>1/2<br>1/2                                    | 2 Lanes<br>2 Lanes  | 441                |                                  | 1,141,920                 | 7 375 659                               |                      |             |                      |                         | 1,374,455   |
| Smiths Lane<br>Wongawilli Rd<br>Darkes Road<br>Shone Ave<br>Bong Bong Rd rail crossing   |                           | 1/2<br>1/2<br>1/2   | 2 Lanes   |                    | Lin M                            |                           | 7,373,036                               | 490,178              | -           | -                    | 9,007,756               | 9,007,756   |
| Wongawilli Rd<br>Darkes Road<br>Shone Ave<br>Bong Bong Rd rail crossing  |                           | 1/2<br>1/2  |   | 93                 |                                  | 316,992                   | 2,410,219                               | -                    | 463,548     | -                    | 3,190,759               | 3,190,759   |
| Darkes Road<br>Shone Ave<br>Bong Bong Rd rail crossing   |                           | 1/2   | 2 Lanes   |                    | Lin M                            | 2,046                     | -                                       | 613,489              | 4,380,807   | -                    | 4,996,342               | 4,996,342   |
| Shone Ave<br>Bong Bong Rd rail crossing  |                           |   |   | 590                | Lin M                            | 94,440                    | 2,838,741                               | -                    | 4,901,780   | -                    | 7,834,962               | 7,834,962   |
| Bong Bong Rd rail crossing   |                           | 1/2   | 2 Lanes   | 1,476              | Lin M                            | 343,666                   | 6,980,262                               | 892,412              | 9,159,892   | -                    | 17,376,232              | 17,376,232  |
|  |                           | 1/2   | 2 Lanes   | 1,256              | Lin M                            | 107,072                   | 6,787,398                               | 1,390,370            | 13,665,569  | -                    | 21,950,409              | 21,498,017  |
| Rong Rong Pd   |                           | 1/2   | 2 Lanes   | 20                 | Lin M                            | -                         | -                                       | -                    | 30,392,216  | 3,007,085            | 33,399,301              | 33,399,301  |
| DOTIS DOTIS ING  |                           | 1/2   | 2 Lanes   | 1,450              | Lin M                            | 41,160                    | 4,845,194                               | 2,735,236            | 7,327,914   | -                    | 14,949,504              | 14,949,504  |
| Avondale Rd  |                           | 4   | 2 Lanes / 4 Lanes   | 3,436              | Lin M                            | 948,178                   | 18,322,142                              | 2,725,097            | 2,832,140   | 55,407               | 24,882,965              | 24,882,965  |
| Cleveland Rd   |                           | 3   | 2 Lanes / 4 Lanes   | 5,080              | Lin M                            | 1,722,280                 | 25,888,190                              | 2,446,175            | 10,972,066  | -                    | 41,028,710              | 41,028,710  |
| Huntley Road   |                           | 4   | 4 Lanes   | 1,144              | Lin M                            | 352,352                   | 6,435,031                               | 1,505,900            | 8,513,721   | -                    | 16,807,004              | 16,807,004  |
| Yallah Road  |                           | 5   | 4 Lanes   | 1,200              | Lin M                            | 624,700                   | 11,762,049                              | -                    | 4,703,305   | -                    | 17,090,054              | 13,483,796  |
| Marshall Mount Road  |                           | 5   | 2 Lanes   | 5,600              | Lin M                            | 3,794,599                 | 35,115,923                              | 1,809,377            | 14,359,882  | -                    | 55,079,782              | 25,178,926  |
| New Local Roads  |                           |   |   |                    |                                  |                           |   |                      |             |                      |                         |             |
| NR29, 30 & 31 - Bridge On  | v                         | 1/2   | 2 Lanes   | 100                | Lin M                            | 10,200                    | -                                       | -                    | 6,601,724   | -                    | 6,611,924               | 6,611,924   |
| Northcliffe Dr -Reddals Rd   | - West Dapto Rd extension | 1/2   | 4 Lanes   | 3,482              | Lin M                            | 1,062,000                 | 18,167,120                              | 3,019,346            | 103,955,935 | -                    | 126,204,401             | 53,978,514  |
| Fairwater Drive  | ·                         | 3   | 2 Lanes   | 758                | Lin M                            | -                         | 4,436,123                               | 776,881              | 3,168,828   | -                    | 8,381,832               | 8,381,832   |
| Fowlers Rd Extension   |                           | 3   | 4 Lanes   | 795                | Lin M                            | 128,800                   | 17,235,797                              | 1,234,522            | 55,031,278  | -                    | 73,630,397              | 55,959,102  |
| NR12-NR22  |                           | 3   | 2 Lanes   | 3,942              | Lin M                            | 5,798,292                 | 20,637,461                              | -                    | 26,542,232  | -                    | 52,977,985              | 52,977,985  |
| NR40-NR47A   |                           | 3   | 4 Lanes   | 4,947              | Lin M                            | 7,064,316                 | 25,498,452                              | 3,019,346            | 19,359,556  | -                    | 54,941,670              | 54,628,513  |
| NR4-NR9  |                           | 3   | 2 Lanes   | 2,290              | Lin M                            | 3,013,080                 | 11,690,946                              | -                    | 11,883,103  | -                    | 26,587,130              | 26,587,130  |
| NR49-NR50  |                           | 1/2   | 2 Lanes   | 500                | Lin M                            | 581,400                   | 2,216,293                               | -                    | 6,601,724   | -                    | 9,399,417               | 9,399,417   |
| NR1-NR3  |                           | 5   | 4 Lanes   | 2,500              | Lin M                            | 5,250,000                 | 14,410,017                              | -                    | 14,092,356  | -                    | 33,752,374              | 25,989,328  |
| Town Centre Bypass   |                           | 5   | 2 Lanes   | 2,300              | Lin M                            | 2,658,880                 | 12,630,268                              | 523,751              | 2,763,228   | -                    | 18,576,128              | 4,497,722   |
| Design & Project Manager   | nent                      |   | Stages 1- 5: 10%  |                    |                                  |                           |   |                      |             |                      | 11,217,016              | 6,273,396   |
|  |                           |   | Stages 1- 4: 20%  |                    |                                  |                           |   |                      |             |                      |                         |             |
| Construction Contingency   |                           |   | Stage 5: 15%  |                    |                                  |                           |   |                      |             |                      | 126,005,961             | 104,175,460 |
| Public Transport   |                           |   |   |                    |                                  |                           |   |                      |             |                      |                         |             |
| Bus Shelters   |                           |   |   | 214                | Item                             |                           |   |                      |             |                      | 3,748,210               | 3,748,210   |
| Bus Transport Kiosk  |                           |   |   |                    | Item                             |                           |   |                      |             |                      | 1,237,823               | 1,237,823   |
| Cycleways  |                           |   |   |                    |                                  |                           |   |                      |             |                      |                         |             |
| Stage 1/2 Cycleways  |                           | 1/2   |   | 20.25              | km                               | 253,138                   | 6,863,627                               |                      |             |                      | 7,116,764               | 7,116,764   |
| Stage 3 Cycleways  |                           | 3   |   | 10.00              |                                  | 125,000                   | 3,389,278                               |                      |             |                      | 3,514,278               | 3,514,278   |
| Stage 4 Cycleways  |                           | 4   |   | 10.00              |                                  | 125,000                   | 3,389,278                               |                      |             |                      | 3,514,278               | 3,514,278   |
| Stage 5 Cycleways  |                           | 5   |   | 7.00               |                                  | 87,500                    | 2,372,495                               |                      |             |                      | 2,459,995               | 2,459,995   |
|  |                           | _   |   | 7,00               |                                  | 2.,000                    | _,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |                      |             |                      | _,,                     | _,,         |
| TRANSPORT TOTAL  | 15                        |   |   |                    |                                  | 36,214,497                | 296,709,182                             | 28,313,035           | 419,503,909 | 3,062,493            | 926,012,126             | 753,226,710 |



## **Table 4.4 Water Management**

| Item | Item Identification    | Quantity | Unit | Acquisition<br>Cost | Construction<br>Cost | Total Cost  | S94 Cost    |
|------|------------------------|----------|------|---------------------|----------------------|-------------|-------------|
|      | Detention Basins       | 37.9     | ha   | 20,138,648          | 29,465,460           | 49,604,108  | 49,604,108  |
|      | Enhanced Storage Areas | 64.5     | ha   | 9,675,000           | 22,988,147           | 32,663,147  | 32,663,147  |
|      | Trunk Drainage         | various  | item |                     | 25,000,000           | 25,000,000  | 25,000,000  |
|      | Gross Pollutant Trap   | 54       | item |                     | 2,989,126            | 2,989,126   | 2,989,126   |
|      |                        |          |      |                     |                      |             |             |
|      |                        |          |      | 29,813,648          | 80,442,733           | 110,256,381 | 110,256,381 |

## Part 5 - Supporting Material

The following documents were prepared for the original West Dapto Vision and Master Plan:

- West Dapto Local Environmental Study, WCC, 2007.
- Social, Cultural and Recreation Needs Study Elton Consulting, 2007
- Energy and Communications Study Maunsell Australia Pty Ltd, 2004
- Water Cycle Management Study URS, 2004
- Transport Management and Access Plan KBR Pty Ltd, 2007
- West Dapto T-Map extension Study Connell Wagner 2008
- Infrastructure & Economic Assessment Report GHD, 2006

The following documents were prepared as part of the NSW Growth Centres Commission Review:

- West Dapto Market Assessment and Demographics Peer Review Colleen Coyne Property Research Pty Ltd, 2008
- West Dapto Land Value Assessment Hill PDA, 2008
- West Dapto Release Area Urban Design Analysis Urbis, 2008
- West Dapto Review Flooding & Stormwater Strategy Bewsher Consulting Pty Ltd, 2008
- West Dapto Retail Study Peer Review SGS Economics & Planning, 2008
- West Dapto Masterplan Traffic & Transport Review Urbanhorizon Pty Ltd, 2008
- West Dapto Release Area Access Review Cardno, 2008
- West Dapto Transport Link Review Cardno, 2008
- Peer Review Urbanhorizon Traffic & Transport Report Northrop, 2008
- Flood Access Strategy for West Dapto Molino Stewart Pty Ltd, 2008
- Review of the West Dapto Section 94 Contributions Plan Newplan, 2008

The following documents were completed after the adoption of the NSW Growth Centres Commission recommendation:

- Mullet Creek Flood Study West Dapto Release Area (Bewsher 2009)
- Road Infrastructure (Section 94) Estimates Review (GHD 2010)
- Mullet Creek Flood Extension Investigations (Bewsher 2011)
- Marshall Mount and Yallah Road Upgrade Strategic Concept design (SMEC 2015)
- West Dapto Development Area Mullet Creek Flood Modelling (Bewsher December 2009)
- TRACKS Land Use/Transport models
- West Dapto Urban Release Area Integrated Transport Plan (Aecom, October 2010)
- West Dapto Urban Release Area Stages 1 & 2 Road Network Infrastructure needs Study Transport Modelling & Analysis (WCC, Oct 2010)
- Yallah Marshall Mount Precinct Draft Structure Plan and Infrastructure Costs Report (WCC 2015)

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## Part 6 - Definitions

In this Plan, the following words and phrases have the following meanings:

**Accredited Certifier** means the holder of a certificate of accreditation under the Building

Professionals Act 2005 (also referred to as a private certifier).

**Applicant** means the person, company or organisation submitting a

development application or complying development certificate.

Attributable cost means the estimated cost for each item in the works schedules set

> out in Part 4 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind

proposal.

Certifier means a council or an accredited certifier.

Contribution means the dedication of land, the making of a monetary

contribution or the provision of a material public benefit, as referred

to in Section 7.11 of the EP&A Act.

Council means the Council of the City of Wollongong.

CPI means the All Groups Consumer Price Index (Sydney) as published

by the Australian Bureau of Statistics.

**Embellishment** means the enhancement of any public facility provided by the

Council by the provision of services, facilities or works.

**EP&A Act** means the Environmental Planning and Assessment Act 1979 as

amended.

**EP & A Regulation** means the Environmental Planning and Assessment Regulation 2000

as amended.

**LEP** means a local environmental plan made by the Minister under Part

3 of the EP&A Act.

LGA means local government area

means residential development involving attached dwellings, multi-**Multi-Unit Housing** 

dwelling housing, residential flat buildings, seniors housing and shop

top housing.

Net developable land means all land within West Dapto that can be used for economic purposes plus half the width of any adjoining access roads that

provide vehicular access, but excluding land:

that has been identified by the [NSW Department of Planning] to be required for the provision of infrastructure utilising the special infrastructure contributions under section 7.24 of the EP&A Act:

set aside for publicly owned community facilities and/or community services provided or to be provided under this Plan or another contributions plan prepared under section 7.11 of the EP&A Act;

set aside for roads provided or to be provided under this



Plan or another contributions plan prepared under section 7.11 of the EP&A Act;

- used as regional RTA roads;
- used as existing roads to be included as part of the proposed road network;
- identified in the Wollongong Development Control Plan
   2009 Chapter D16 as being set aside for public open space;
- that is flood affected, below the 1 in 100 year flood level;
- that is located in a high hazard flood zone;
- that is within a core riparian zone or riparian buffer area;
- for public schools and TAFE colleges only where there is a Ministerial direction to that effect;
- for publicly owned health facilities;
- for ambulance stations, fire stations & police stations;
- for bus depots, bus/rail interchanges;
- for rail corridors, rail stations & associated parking facilities;
- facilities provided by Sydney Water, Integral Energy or equivalent water, sewer or energy provider.

For the purposes of this Plan, economic purposes are residential purposes and retail, commercial, business, industrial, education and other employment purposes.

**Planning Agreement** 

means a voluntary planning agreement referred to in Section 7.4 of the EP&A Act.

**Public facility** 

means any public amenity or public service, as referred to in section 7.11 of the EP&A Act, the need for which has increased or been created by development.

Recoupment

means the payment of a monetary contribution to the Council to offset the cost (plus any interest) that the Council has already incurred in providing public facilities in anticipation of development.

Settlement

means the payment of a monetary contribution, the undertaking of a work in kind or the exchange of documents for the dedication of land required as a result of new development.

Special Infrastructure Contribution

means a contribution imposed as a condition of development consent in accordance with Section 7.24 of the EP&A Act.

Works in kind

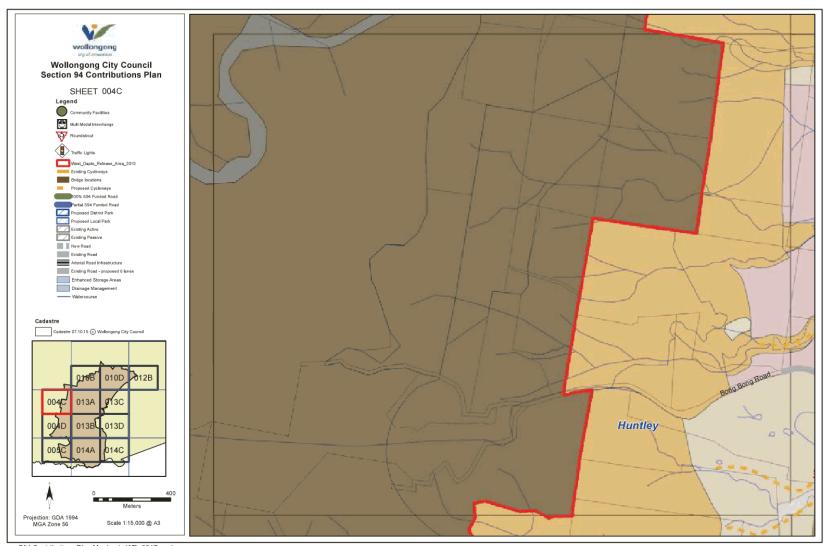
means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Works schedule

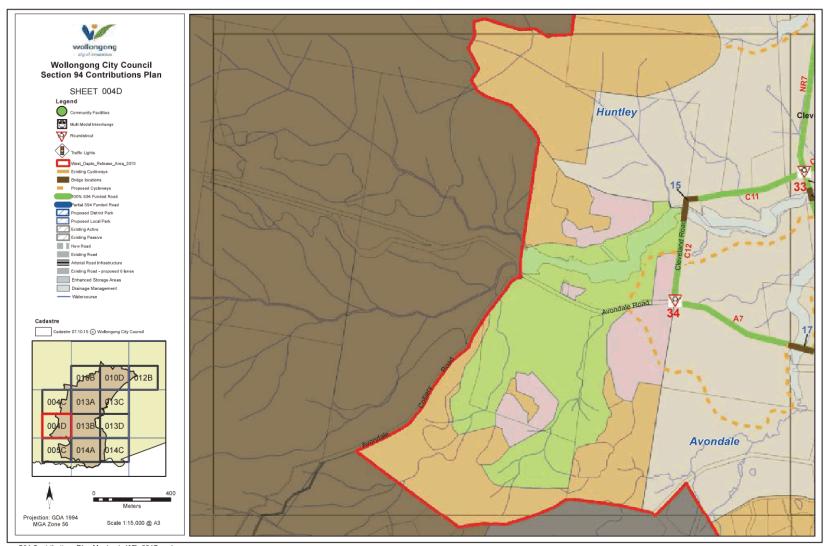
means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources, as set out in this Plan.



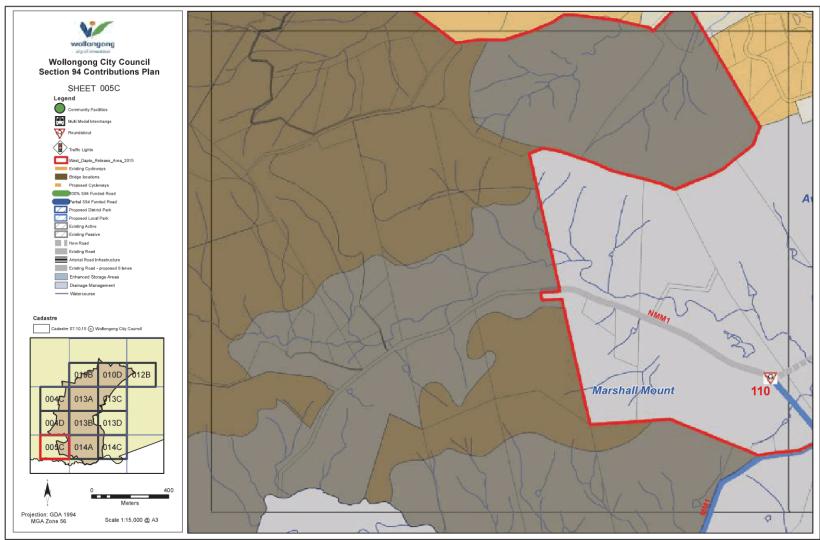
Figure 3. Contributions Plan Infrastructure Items Map



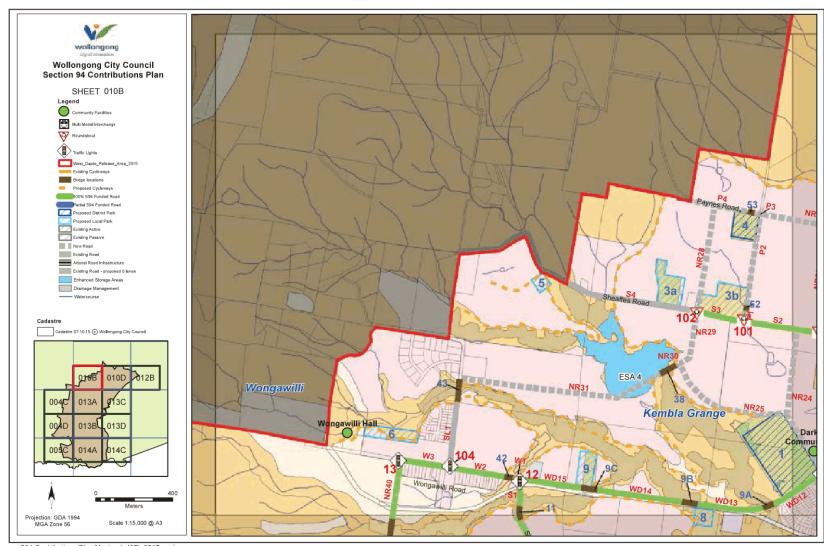
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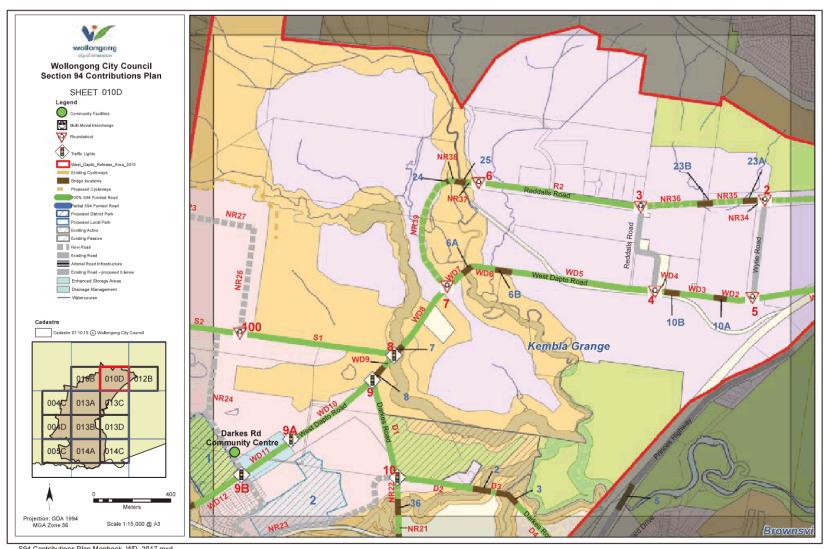


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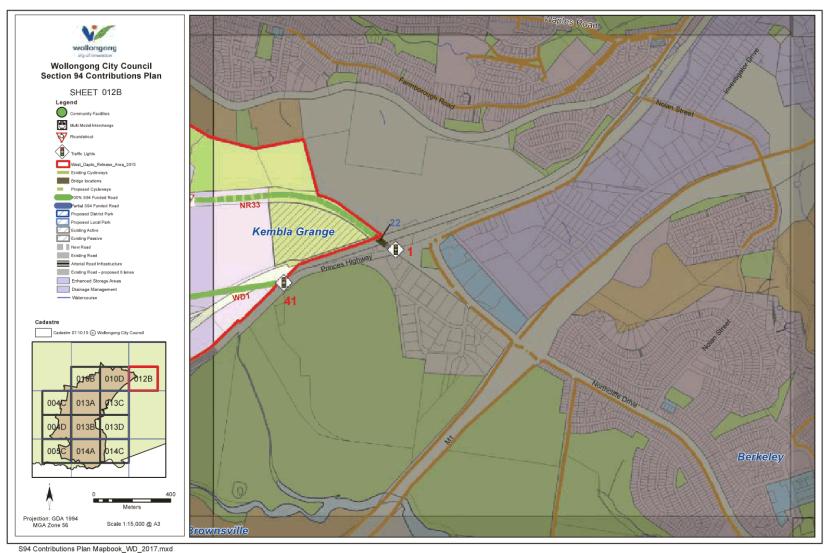
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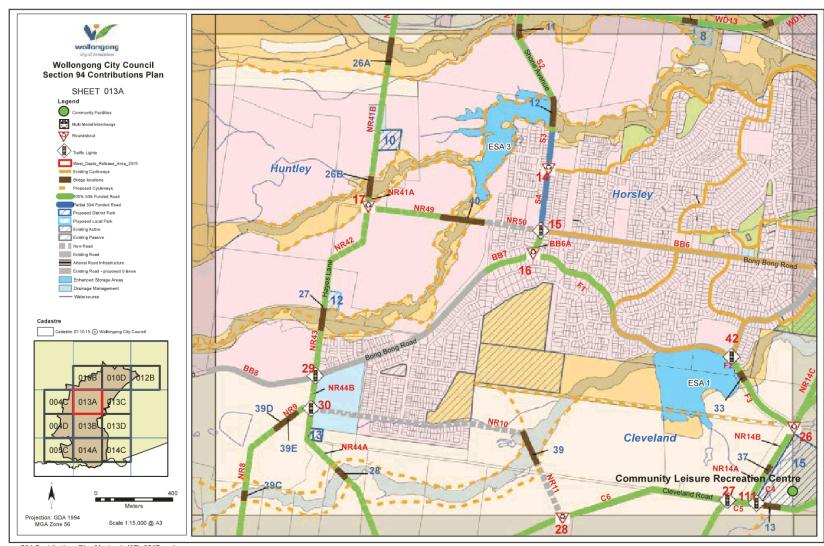




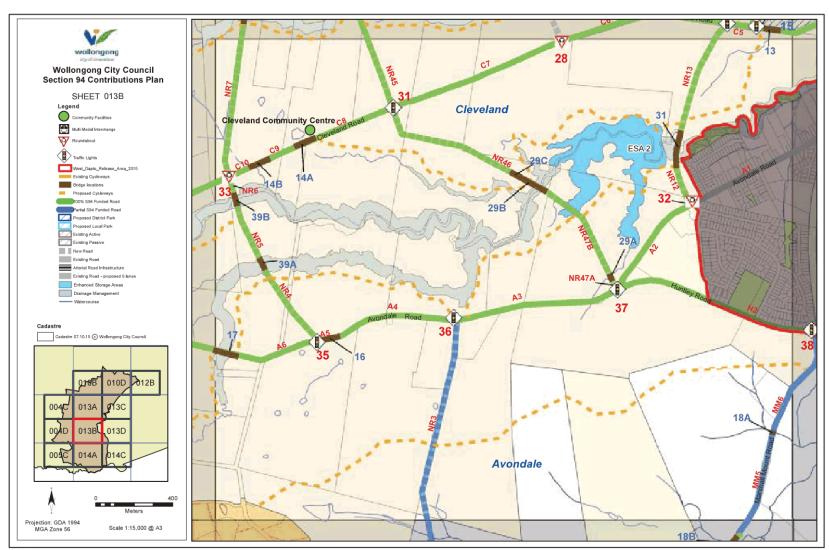
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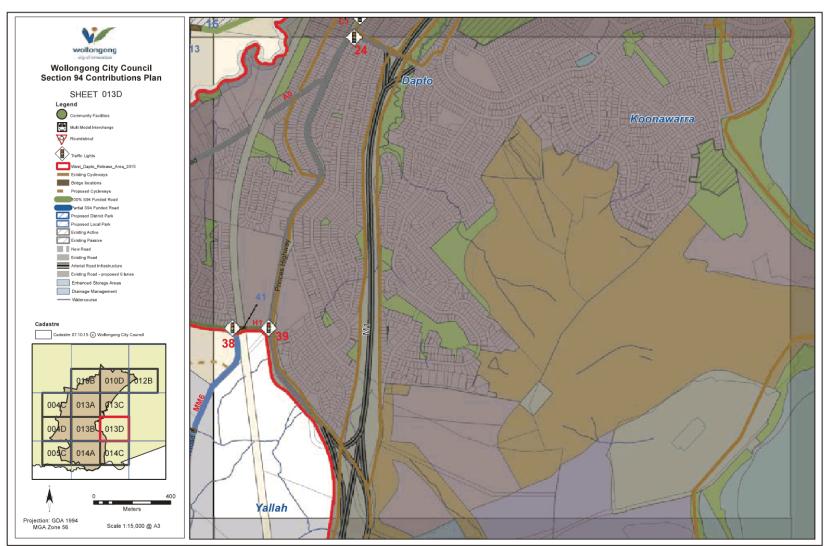


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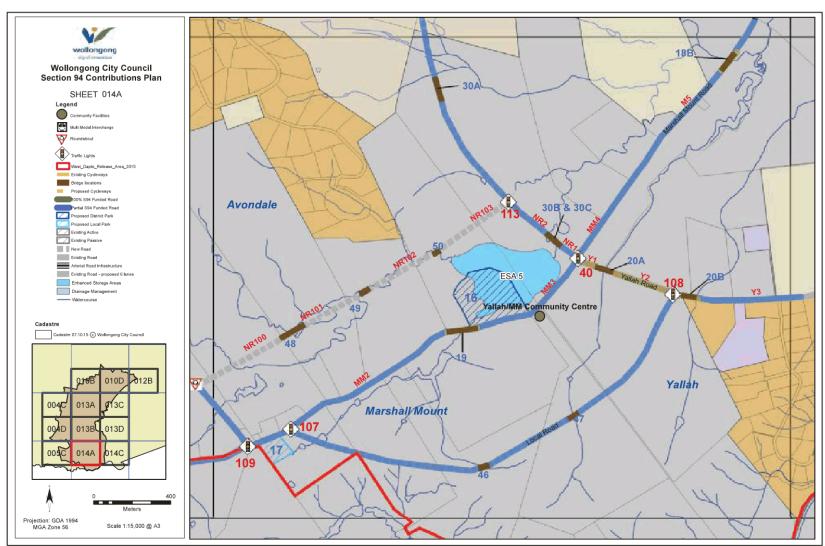


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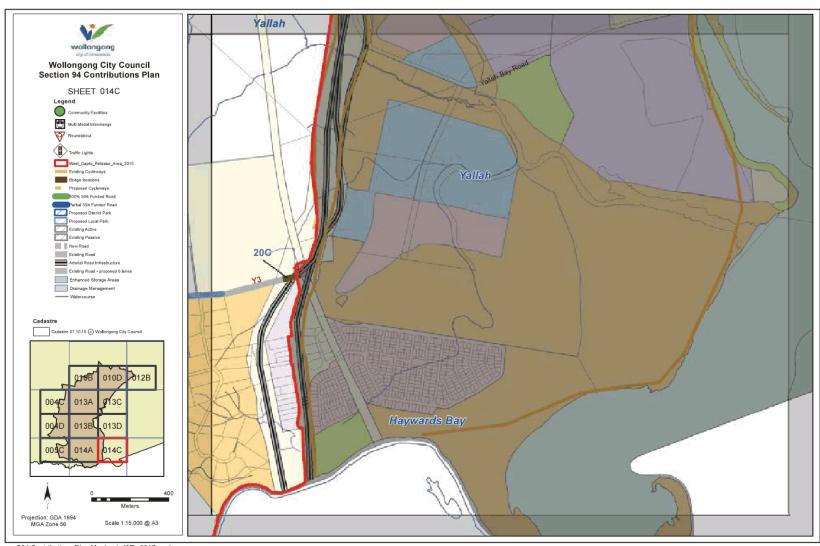
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File: CST-100.05.061 Doc: IC19/517

ITEM 3

## DRAFT WEST DAPTO DEVELOPMENT CONTRIBUTIONS PLAN (2020) POST EXHIBITION

On 24 June 2019 Council endorsed the Draft West Dapto Development Contributions Plan (2020) for exhibition, and it was exhibited between 29 June and 2 August 2019 (late submissions were accepted up until Friday 16 August). A total of 33 submissions were received.

This report provides a summary of key issues raised in the submissions (see Attachment 1) and recommends that the Draft 2020 Plan, as exhibited along with full copies of all submissions be submitted to IPART for review.

## RECOMMENDATION

- 1 The key issues raised in submissions be noted.
- 2 The Draft West Dapto Development Contributions Plan (2020) be submitted to IPART (as exhibited) along with full copies of all submissions received for independent review.
- A report be presented back to Council with the IPART recommendations and NSW Minister for Planning's advice in relation to the finalisation of the 2020 Plan. The report will clearly outline how all public submissions have been considered and responded to during preparation of the final 2020 Plan.

### REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)

Authorised by: Chris Stewart, Director Planning and Environment - Future City and Neighbourhoods

(Acting)

## **ATTACHMENTS**

1 Summary of submissions

### **BACKGROUND**

The current adopted West Dapto Section 94 Development Contributions Plan 2017 (2017 Plan) came into force following review by the Independent Pricing and Regulatory Tribunal of New South Wales (IPART) and advice from the Minister for Planning.

A minor amendment to the 2017 Plan was endorsed by Council on 27 May 2019, exhibited during July, and will be reported back to Council seeking adoption on 2 September 2019.

This report relates to the broader review of the 2017 Plan, as recommended by IPART. The Draft West Dapto Development Contributions Plan 2020 (Draft 2020 Plan) is the first biennial review of the 2017 Plan. On 24 June 2019, the Draft 2020 Plan was endorsed by Council for exhibition and subsequent submission to IPART for review. Council resolved that -

- 1 The advice from the NSW Department of Planning and Environment dated 17 January 2019 be noted.
- 2 The Draft West Dapto Development Contributions Plan 2020 be endorsed for exhibition for a minimum period of 28 days.
- 3 Following exhibition and consideration of any submissions, the Draft 2020 Plan be updated to incorporate any relevant post exhibition amendments and submitted to the Independent Pricing and Regulatory Tribunal (IPART) for review, noting that the outcome of this review will be in the form of recommendations to the NSW Minister for Planning.
- 4 That a report be presented back to Council with the IPART recommendations and NSW Minister for Planning's advice in relation to the adoption of the 2020 Plan.



The Draft 2020 Plan was exhibited from 29 June to 2 August 2019. Late submissions were accepted up until Friday 16 August. A total of 33 submissions were received as a consequence of the exhibition process (see summary at Attachment 1).

The majority of submissions were received from landowners in Stages 4 and 5 in relation to the proposed continued levying of one flat contribution rate across all stages, rather than separate contribution rates for each stage, or separate contribution rates for stages 1-3 & 4-5 referred to in the 2016 IPART Report (i.e. recommendation 29). The 24 June 2019 Council Report, and specifically Attachment 2 of that report, detailed how this recommendation was considered and the reasons for the flat rate position put forward in the Draft 2020 Plan.

Other issues raised in submissions were -

- Proposed (indicative) location of open space (specifically Item OS25);
- Increased cost for Duck Creek Enhanced Storage Area (Item SM06);
- The high level and cost of transport infrastructure being proposed;
- A perceived conflict of interest with regard to Council's land holdings in Stages 1-3;
- Potential impacts of road NR40 on a heritage listed house;
- Impact of the proposal to levy the full per lot/dwelling rate on small dual occupancy development;
- The proposed levying of secondary dwellings;
- Reduced information provided (as opposed to 2017 Plan);
- Contribution rate is high when compared to land values;
- Design and cost of road infrastructure through Industrial land within stages 1&2;
- Consider alternative funding mechanisms to accelerate Marshall Mount Town Centre;
- Alignment of infrastructure with adopted Neighbourhood Plans and WLEP 2009;
- Providing credits for stormwater management where detention basins are provided;
- Combined impact of State removal of a cap on local development contributions, including the phase of the State's Local Infrastructure Growth Scheme (LIGS) as well as general uncertainty regarding State Infrastructure Contributions.

In addition to the above submissions, it should be noted that -

 A submission on the Draft 2017 Plan (minor amendment) raised the issue of how secondary dwellings are levied. This was not resolved as part of the finalisation of the Draft 2017 Plan and will be further considered as part of the Draft 2020 Plan post exhibition and IPART process.

### **PROPOSAL**

The IPART review process will provide an open, transparent and third party review of the Draft 2020 Plan and all issues raised in submissions. The Department of Planning, Industry and Environment 2019 Practice Note highlights that the involvement of the Independent Pricing and Regulatory Tribunal in the implementation of the local infrastructure contributions system continues to bring enhanced transparency and accountability to the system through an independent assessment of local infrastructure contributions plans.

This IPART independent review process is also considered important due to Council's landholder interest in West Dapto.

It is therefore proposed that the submissions be noted by Council and that the Draft 2020 Plan and full copies of submissions are submitted to IPART so the independent review process can commence. This is consistent with the 24 June 2019 Council Resolution and all statutory requirements.



It is important to note that there will be further opportunity for stakeholder input to the IPART process, which will occur prior to Council adoption of the 2020 Plan. The steps to finalise the Draft 2020 Plan (post Council exhibition) are proposed as follows -

- IPART reviews draft 2020 Plan and considers submissions
- IPART to publish draft recommendations for public comment
- IPART finalise and publish recommendations, which are also made to the Minister for Planning
- Minister for Planning provides advice to Council
- Council considers final 2020 Plan consistent with Minister for Planning advice

## CONSULTATION AND COMMUNICATION

## Internal:

Relevant officers and managers within Land Use Planning, Urban Release, Finance and other teams as required have been involved throughout the process of preparing and exhibiting the Draft 2020 Plan.

## External:

Both IPART and the Department of Planning, Industry and Environment (DPIE) have been consulted throughout the process of preparing the Draft 2020 Plan.

The Draft 2020 Plan was exhibited between 29 June and 2 August 2019. 33 submissions were received. Late submissions were accepted until Friday 16 August 2019.

The following briefings were provided during the exhibition period -

- 5 July 2019 a presentation was provided to the Illawarra-Shoalhaven Urban Development Program Committee meeting.
- 10 July 2019 a presentation was provided at the Neighbourhood Forum 8 meeting.
- 24 July 2019 a presentation was provided at the UDIA meeting.
- 12 August 2019 the General Manager and Director Planning & Environment (Acting) met with the Property Council and UDIA.

Urban Release and Land Use Planning staff continue to be available to discuss specific comments / issues with individual submitters and interested parties.

Council officers will continue to work with IPART throughout the review process to ensure that all submissions are adequately considered.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We have an innovative and sustainable economy". It specifically delivers on the following:

| Community Strategic Plan   | Delivery Program 2018-2021  | Operational Plan 2019-20   |  |
|--|---|--|--|
| Strategy   | 3 Year Action   | Operational Plan Actions   |  |
| 2.1.5 West Dapto urban growth is effectively managed to balance employment and population growth | 2.1.5.1 Continued to implement the infrastructure Delivery Program to support the West Dapto Urban Release Area | Continue to implement the Infrastructure<br>Delivery Program to support the West<br>Dapto Urban Release Area |  |

## **RISK ASSESSMENT**

Council is committed to biennial review of the 2017 Plan consistent with IPART's October 2016 recommendation 40, which recommended that the Plan be reviewed at least every two years during the next 10 years.



On 1 July 2020 the State Government LIGS funding will be removed and it is therefore imperative that Council has an adopted IPART reviewed contributions plan to ensure it can continue to levy more than the \$30,000 cap amount.

To ensure the 2020 Plan is adopted before 1 July 2020, the Draft 2020 Plan needs to be submitted to IPART as soon as possible, to allow the independent review process to commence. Council staff understands that this process is likely to take a minimum of six months.

Should the 2020 Plan not be adopted before 1 July 2020, Council will be limited to levy developments at \$30,000 per lot or dwelling. This would create a financial shortfall of approximately \$22,950.94 for each lot or additional dwelling levied until the 2020 Plan is adopted. Essential infrastructure delivery would also be affected.

#### FINANCIAL IMPLICATIONS

Development of the West Dapto Urban Release Area will result in significant demands for both state and local infrastructure. The Draft 2020 Plan provides an important mechanism to levy a development contribution toward the cost of providing local infrastructure.

The current 2017 Plan assisted in addressing the risk associated with a shortfall in funding essential local infrastructure to support West Dapto, which was estimated by IPART at the time of their 2016 report to be \$428 million. Finalising this Draft 2020 Plan will further address the risk by ensuring that the full cost of local infrastructure eligible to be funded under Section 7.11 can be funded through development contributions and/or LIGS funding after 1 July 2020.

## CONCLUSION

The West Dapto Development Contributions Plan is a key document for the Urban Release Area as it provides the mechanism to collect development contributions to fund essential local infrastructure required to support new development in the future communities.

It is recommended that the 33 submissions and issues raised be noted and that in accordance with the 24 June 2019 Council resolution, the Draft West Dapto Development Contribution Plan (2020) and full copies of exhibition submissions be submitted to IPART for independent review. Following the IPART review and advice from the Minister for Planning, the 2020 Plan will be reported back to Council for further consideration and possible adoption. The subsequent report will also clearly outline how all public submissions have been considered and responded to during preparation of the final 2020 Plan.



| No. | Stakeholder          | Summary of key issue(s) raised in submission  |  |
|-----|----------------------|---|--|
| 1.  | Landowner in Stage 4 | - Objects to a flat contribution rate being levied across all stages.   |  |
|     |                      | <ul> <li>Supports and reiterates submission number 18. Not directly informed of the proposed changes or exhibition<br/>period.</li> </ul>           |  |
|     |                      | - Not directly informed of the proposed changes or exhibition period.   |  |
| 2.  | Landowner in Stage 5 | - No prior consultation with the landowner regarding the indicative location of a local park on the landowners land;                                |  |
|     |                      | - Supports and reiterates submission number 18.   |  |
| 3.  | Landowner in Stage 5 | - Supports and reiterates submission number 18.   |  |
| 4.  | Landowner in Stage 4 | - Objects to a flat contribution rate being levied across all stages;   |  |
|     |                      | - Supports and reiterates submission number 18.   |  |
| 5.  | Landowner in Stage 5 | - Objects to the payment of Section 94 (7.11) contributions;  |  |
|     |                      | - Supports and reiterates submission number 18.   |  |
| 6.  | Landowner in Stage 5 | - Objects to a flat contribution rate being levied across all stages;   |  |
|     |                      | - Raises probity concerns in relation to Councils interest in the land;   |  |
|     |                      | <ul> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and<br/>infrastructure requirements;</li> </ul> |  |
|     |                      | - Supports and reiterates submission number 18.   |  |
| 7.  | Landowner in Stage 5 | - Objects to a flat contribution rate being levied across all stages;   |  |
|     |                      | <ul> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and<br/>infrastructure requirements;</li> </ul> |  |
|     |                      | - Supports and reiterates submission number 18.   |  |
| 8.  | Landowner in Stage 5 | - Objects to a flat contribution rate being levied across all stages;   |  |
|     |                      | <ul> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and<br/>infrastructure requirements;</li> </ul> |  |
|     |                      | - Raises probity concerns in relation to Councils interest in the land.   |  |
| 9.  | Landowner in Stage 5 | - Objects to a flat contribution rate being levied across all stages;   |  |
|     |                      | - Supports and reiterates submission number 18.   |  |
| 10. | Landowner in Stage 4 | - Supports and reiterates submission number 18.   |  |
| 11. | Landowner in Stage 5 | - Objects to a flat contribution rate being levied across all stages;   |  |
|     |                      | - Raises concern regarding traffic generation, including movement of traffic between stages, and  |  |



| No. | Stakeholder                                | Summary of key issue(s) raised in submission  |  |  |
|-----|--|---|--|--|
|     |  | infrastructure requirements;  |  |  |
|     |  | - Supports and reiterates submission number 18.   |  |  |
| 12. | Landowner in Stage 5                       | - Objects to a flat contribution rate being levied across all stages;   |  |  |
|     |  | - Supports and reiterates submission number 18.   |  |  |
| 13. | Landowner in Stage 5                       | - Objects to a flat contribution rate being levied across all stages;   |  |  |
|     |  | - Raises probity concerns in relation to Councils interest in the land;   |  |  |
|     |  | <ul> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and<br/>infrastructure requirements;</li> </ul>   |  |  |
|     |  | - Supports and reiterates submission number 18.   |  |  |
| 14. | Landowner in Stage 4                       | <ul> <li>Raises concern about potential impacts that Road NR40 may have as it runs through a property which has<br/>a heritage listed house.</li> </ul>   |  |  |
|     |  | - Objects to a flat contribution rate being levied across all stages;   |  |  |
|     |  | <ul> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and<br/>infrastructure requirements;</li> </ul>   |  |  |
|     |  | - Mentions that open space provided at Yallah TAFE & Silkari Golf Course has not been considered.   |  |  |
| 15. | Landowner in Stage 4/5                     | - Objects to a flat contribution rate being levied across all stages;   |  |  |
| 16. | Landowner in Stage 5                       | - Objects to a flat contribution rate being levied across all stages;   |  |  |
|     |  | <ul> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and<br/>infrastructure requirements;</li> </ul>   |  |  |
|     |  | - Supports and reiterates submission number 18.   |  |  |
| 17. | Representing three landholdings in Stage 5 | <ul> <li>The level of information provided in document appears to be reduced, specifically in relation to costs;</li> <li>The residential contribution rate is high in proportion to land values;</li> </ul>  |  |  |
|     |  | <ul> <li>It may disincentives and be inequitable to levy small (i.e. 1 bedroom) dual occupancy developments the<br/>standard per lot/dwelling rate;</li> </ul>  |  |  |
|     |  | <ul> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and<br/>infrastructure requirements;</li> </ul>   |  |  |
|     |  | <ul> <li>Stormwater management – there is a significantly higher cost for the Duck Creek Enhanced Storage Area<br/>(ESA) (SM06);</li> </ul>   |  |  |
|     |  | <ul> <li>Objects to a flat contribution rate being levied across all stages and provides detailed responses to the five considerations put forward in the 24 June 2019 council report (Attachment 2).</li> <li>Raises probity concerns in relation to Councils interest in the land;</li> </ul> |  |  |
|     |  | Traises probly concerns in relation to councils interest in the land,   |  |  |



| No. | Stakeholder                       | Summary of key issue(s) raised in submission  |  |  |
|-----|-----------------------------------|---|--|--|
| 18. | Landowner in Stage 5              | <ul> <li>The maps, structure and formatting of the 2020 Plan differ from the 2017 Plan making it harder to read;</li> <li>Objects to a flat contribution rate being levied across all stages and that 'despite IPART's clear 'recommendation for WCC to split Stages 1 to 3 from Stages 4 and 5 for the purposes of determining contribution rates,' (p101) Council (incorrectly, in our view) chooses to interpret recommendation 29 as a consideration of two options, both of which Council rejects.' Detailed responses to councils 5 considerations in relation to this matter are also provided;</li> <li>Suggests that costs should be apportioned on a stage by stage basis to increase equitable apportionment;</li> <li>Raises probity and potential conflict of interest concerns in relation to Councils interest in the land (notes that Council has a commercial interest in stages 1 – 3, and that this is not made explicit in the Plan). Notes that a Probity Plan has been prepared;</li> <li>Suggests that an independent party should review apportionment of costs in the Plan.</li> </ul> |  |  |
| 19. | Landowner in Stages 4/5           | <ul> <li>Objects to a flat contribution rate being levied across all stages;</li> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and infrastructure requirements;</li> <li>Raises probity concerns in relation to Councils interest in the land;</li> <li>Supports and reiterates submission number 18.</li> </ul>  |  |  |
| 20. | Landowner in Stages 1&2           | <ul> <li>Requests that all options for road design, costings and priorities are reviewed in relation to the Northern Access Road;</li> <li>Queries the omission of a culvert at the northern end of Paynes Road;</li> <li>Queries the proposed intersection treatment for West Dapto Road and Sheaffes Road;</li> <li>Supports reduced Industrial contributions;</li> <li>Requests detailed review by external industry expert on transport and stormwater costs.</li> </ul>  |  |  |
| 21. | Landowner in Stage 5              | <ul> <li>Objects to a flat contribution rate being levied across all stages;</li> <li>Raises concern regarding traffic generation, including movement of traffic between stages, and infrastructure requirements;</li> <li>Supports and reiterates submission number 18.</li> </ul>   |  |  |
| 22. | On behalf of Landowner in Stage 5 | <ul> <li>Supports the reduction in commercial contribution rate and seeks explanation of how that rate was calculated;</li> <li>Objects to the increase in residential contribution rate due to impact on development cost;</li> <li>Objects to shared nexus strategy and abandonment of IPART recommendation 29;</li> <li>Infrastructure costs require further detailed estimates for accuracy (accelerate IPART recommendation 16);</li> <li>Suggests alternative funding mechanisms are considered to accelerate the development of Marshall Mount Town Centre.</li> </ul>   |  |  |



| No. | Stakeholder   | Summary of key issue(s) raised in submission   |  |  |
|-----|---|--|--|--|
| 23. | Landowner in Stage 5  | <ul> <li>Objects to a flat contribution rate being levied across all stages;</li> <li>Includes the template submission (see submission number 18).</li> </ul>  |  |  |
| 24. | Landowner in Stages 3/4   | <ul> <li>Suggests that map layers and infrastructure items be updated to align with Wollongong LEP 2009 and<br/>adopted Neighborhood Plans (DCP Chapter D16). Specifically, that OS14 include an informal playing field<br/>and a wetland detention basin and the riparian corridor watercourse layer be updated;</li> </ul> |  |  |
|     |   | <ul> <li>The Plan should allow credits for construction of detention basins that are provided in the absence of<br/>regional detention basins;</li> </ul>  |  |  |
|     |   | <ul> <li>Amend clause 2.18 to make it explicit that contributions will not be levied for single dwellings constructed on<br/>single lots;</li> </ul>   |  |  |
|     |   | - Provide more detail in relation to transport costings.   |  |  |
| 25. | Gareth Ward MP - representation on behalf of Landowner in Stage 5 | - A copy of submission number 8 provided with a request for these concerns to be investigated.   |  |  |
| 26. | Landowner in Stage 4  | - Supports and reiterates submission number 18.  |  |  |
| 27. | Landowner in Stage 4  | - Supports and reiterates submission number 18.  |  |  |
| 28. | Property Investment Company                                       | <ul> <li>The levying of secondary dwellings in relation to planning controls and limitations, the contribution rate as a<br/>high proportion to the building cost and provision of affordable housing. Suggests the contribution for<br/>secondary dwellings be waived or reduced.</li> </ul>                                |  |  |
| 29. | Landowner in Stage 4  | - Supports and reiterates submission number 18.  |  |  |
| 30. | Landowner in Stage 4  | - Supports and reiterates submission number 18.  |  |  |
| 31. | Property Sector industry group                                    | <ul> <li>Impact of contributions cap removal will result in significant increases in contributions (from 2017 rates).</li> <li>This and the State Infrastructure Contribution may have a detrimental impact on investment confidence and development feasibility;</li> </ul>   |  |  |
|     |   | <ul> <li>Suggests that the contribution rates be compared to other councils' contributions plans and provides some examples. Notes that the contribution rate is comparable to Sydney growth centers;</li> </ul>   |  |  |
|     |   | <ul> <li>Potential reductions in cost could be achieved through reducing the number of roads and signalised<br/>intersections, more considered road design, potential reduction in contingencies through detailed design;</li> </ul>   |  |  |
|     |   | <ul> <li>Reductions and savings in costs of infrastructure should be made wherever possible, and suggests there may be cost savings of \$200 million, or approximately \$10,000 per dwelling;</li> </ul>   |  |  |
|     |   | - Suggests that a review panel be convened to review the cost estimates before the Plan is submitted to IPART.   |  |  |



# Summary of Submissions Draft West Dapto Development Contributions Plan (2020) Post Exhibition

| No. | Stakeholder                                       | Summary of key issue(s) raised in submission  |
|-----|---|---|
| 32. | Property and construction industry representative | <ul> <li>The recommendation of IPART and the Minister for Planning to apportion contribution rates based on the<br/>infrastructure requirements for each development precinct/stage of release should be adopted;</li> </ul>  |
|     |   | - The detailed costings for each infrastructure category should be provided to IPART;   |
|     |   | - The transport contribution rate should be split into stage 1-3 and stages 4-5;  |
|     |   | - The stormwater management rate should be split into stages 1-3 and stages 4-5;  |
|     |   | - The contingency rates should be reviewed to ensure they are in line with industry best practice;  |
|     |   | <ul> <li>Reconsider the proposed contribution rates for stages 4-5 to reflect the actual cost of infrastructure in that area and to ensure housing is affordable once the LIGS ends.</li> </ul>   |
| 33. | Consulting firm                                   | <ul> <li>Cost of contributions is comparable to Sydney but high compared to land prices in west Dapto;</li> </ul>   |
|     |   | - The removal of the cap and LIGS funding, and the uncertainty around the SIC, impacts transparency;  |
|     |   | <ul> <li>Transport infrastructure is beyond what should be funded through Section 7.11, and suggests that many can be removed, increase is not proportional to the increase in other categories, concerned that proposed timing of transport infrastructure delivery may impact on development timeframes;</li> </ul> |
|     |   | - Clarification is sought on how works in kind will value works delivered and credit received;  |
|     |   | <ul> <li>Suggests that a panel be established to review contingencies and cost estimates prior to the endorsement<br/>of the Plan;</li> </ul>   |
|     |   | - Specific comments are provided on a number of transport items including bridge lengths;   |
|     |   | <ul> <li>Suggests that the Enhanced Storage Areas are not good value for rate payers and should be removed from<br/>the Plan;</li> </ul>  |
|     |   | - Suggests a number of ways in which the infrastructure items, costs and rates can be reduced.  |



File: CP-914.05.001 Doc: IC19/452

# ITEM 4

# QUARTERLY VARIATIONS REPORT FOR DEVELOPMENT APPLICATIONS JUNE 2019

This quarterly report to Council identifies five (5) Development Applications which were determined during the period 1 April 2019 to 30 June 2019 where a variation to a development standard was granted. The NSW Department of Planning and Environment has been notified of the variations as part of Council's ongoing reporting requirements.

# RECOMMENDATION

Council note the development standards variation report for the period 1 April 2019 to 30 June 2019.

# REPORT AUTHORISATIONS

Report of: Mark Riordan, Manager Development Assessment and Certification

Authorised by: Chris Stewart, Director Planning and Environment - Future City and Neighbourhoods

(Acting)

# **ATTACHMENTS**

1 Variations to Development Applications 1 April to 30 June 2019

# **BACKGROUND**

Development Applications involving variations to development standards may be made under clause 4.6 of Wollongong Local Environmental Plan 2009 (WLEP 2009). Requirements are provided within clause 4.6 of WLEP 2009 for the assessment of variations to development standards.

Any variations approved are reported on a quarterly basis to the NSW Department of Planning, Industry and Environment (DPIE), in accordance with procedural guidelines. Council and the DPIE may in turn consider the extent and nature of variations granted when reviewing relevant planning controls or instruments.

Wollongong City Council provides further transparency and oversight of applications seeking departures to development standard via -

- Wollongong Local Planning Panel (WLPP) review
- Declaration of any variation during public exhibition
- Maintaining an ongoing public record of all variations approved

Following recent amendments to Planning Panel operations by NSW DPIE minor variations to development standards (below 10%) receiving less than two objections may be determined by staff under delegated authority.

# **QUARTERLY RESULT**

# 1 April to 30 June 2019

During the 1 April 2019 to 30 June 2019 quarter five (5) Development Applications were approved which included a variation to a development standard (see attachment 1).

• The first application (DA-2018/1517) involved a mixed use development comprising 1 retail tenancy, 13 affordable units, 15 self-contained boarding house studios and associated car parking and landscaping works. The application involved a variation to the following development standards under Wollongong Local Environmental Plan 2009: (a) clause 4.3 Building Height – 15 metres maximum (b) Clause 7.13 Ground floor development residential use restriction on land within business zones (c) Clause 7.14 Minimum site width requirement – 24 metres for residential flat building. The application was considered by the Southern Regional Planning Panel on 31 May 2019 and the proposed variations were supported.



- The second application (DA-2019/88) involved demolition works, alterations and additions to existing dwelling and construction of a new secondary dwelling and garage. The application involved a 7% variation to Clause 4.4 Maximum Floor Space Ratio (FSR) requirement of 0.3:1 with a proposed FSR of 0.325:1. The application was determined under delegated authority by Council staff.
- The third application (DA-2019/213) involved the demolition of existing structures, tree removal and the construction of a multi-dwelling housing development comprising of three (3) attached townhouses. The application involved an 8.33% variation to Clause 7.14 Minimum Site Width requirement of 18 metres for multi-dwellings, proposing a 16.5 metre site width. The application was determined under delegated authority by Council staff.
- The fourth application (DA-2018/1219) involved the demolition of an existing building and the
  construction of a shoptop housing development including a 10 lot strata title subdivision. The
  application involved a 30% variation to Clause 7.14 Minimum Site Width requirement of 24 metres
  for Residential Flat Buildings, proposing a 16.8 metre site width. The application was considered
  by Wollongong Local Planning Panel on 10 April 2019 and the proposed site width variation was
  supported.
- The fifth application (DA-2017/730) involved the demolition of existing buildings and ancillary structures and the construction of a mixed use development above basement parking. The application involved a 32% variation to Clause 8.6 Building Separation requirement of 16 metres, proposing a 5.06 metre building separation on level 1. The application was considered by the Southern Regional Planning Panel on 18 April 2019 and the proposed variation to the building separation was supported.

# PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal "We value and protect our environment". It specifically delivers on core business activities as detailed in the Development Assessment Service Plan 2018-189.



June 2019

Development Applications approved with variations to development standards for the quarterly period between 1 April 2019 and 30 June 2019 (Reporting applications with a decision of 'Approved'/'Deferred Commencement')

| Application | DA-2018/1517  |  |  |  |                    |  |           |
|-------------|---|--|--|--|--------------------|--|-----------|
| Lot         | 1 Sec D DP 4167, Lot 1 D                            | P 908064 <b>Zone</b>   |  | B2 Loc   | al Centre, Centre  | B2   | Local     |
| Address     | 145-149 Princes Highway<br>145-149 Princes Highway  |  | ISW 2518   |  | NSW                |  | 2518      |
| Description | Mixed use development o<br>boarding house studios a |  |  |  |                    | ontaine  | ed        |
| Decision    | Approved  |  | Dec  | ision Date   | 31 May 2019        |  |           |
| Variations  | Planning Instrument                                 | WLEP 2   | 009 <b>Cla</b>   | uses   | c4.3(2) Height of  | buildin  | ıgs c7.14 |
|             |   |  |  |  | (1, 2) Minimum s   | ite wid  | th        |
|             |   |  |  |  |                    |  | on        |
|             | Extent of variation                                 | is consideration is consideration and is consideration are conside | dered to have a considered to have a considered to an 11.2% is considered to be so that an 11.2% is considered to be so that an extent of the so to the site of the total between the considerated behind the considerated behind the considerated to be a considerat | 2 metre site width varies from the 24 metre for residential flat buildings. This varientable on the basis that the developments the design principles contained a Apartment Design Guide. The development of the B2 zone and provides an appropriate of the B2 zone and provides an appropriate gateway to Corrimal Town Centre.  13 Height requirement - 15 metres maximulaters which represents an - 11.2% exceed a Floor development residential use restricts. |                    | ments of EC Court ight and mit. This and falls with the eps in the also, only re height er at the proposal the road intial use signed to esidential on of the end hence, metre site eriation is elopment ropriate elopment ropriate elopment reduced mithin elopment ropriate elopment rop |           |
|             |   |  | al flat building<br>I - 18.2 metre   | 9  | vhich represents a | 24% s  |           |



| Application | DA-2019/88                 |   |  |                           |  |  |  |
|-------------|----------------------------|---|--|---------------------------|--|--|--|
| Lot         | 1 DP 499682                |   | Zone   | E4 Environmental Living   |  |  |  |
| Address     | 157 Lawrence Hargrave I    | Orive, AUSTINMER  | R NSW 2515   |                           |  |  |  |
| Description |                            | Residential - demolition works, alterations and additions to existing dwelling and construction of a new secondary dwelling and garage  |  |                           |  |  |  |
| Decision    | Approved                   |   | Decision Date  | 29 May 2019               |  |  |  |
| Variations  | Planning Instrument        | WLEP 2009   | Clause   | c4.4(2) Floor space ratio |  |  |  |
|             | Justification of variation | is considered clause 4.6(3) principles for extra proposed exceedance to considered accobjectives of the second building dwelling is not and has been adjoining dwell the locality are existing cottage development is | was provided by the applicant and thy addressed the requirements of ad relevant established LEC Court dopment standards.  The development standard and is basis that the proposal meets the additional 14m2 of floor area to the additional 14m2 of floor area to the sessive in terms of its bulk or scale to minimise overshadowing of the teany view loss. Most dwellings in gnificantly bigger that the proposed dwelling. The proposed to the surrounding area. |                           |  |  |  |
|             | Extent of variation        | Maximum 0.30:1  Clause 4.4 Floor space ratio requirement - 0.3 :1  Proposal – 0.325 :1 which represents a 7% exceedance   |  |                           |  |  |  |
|             | Concurring Authority       | Council under a   | assumed concurre   | ence                      |  |  |  |

June 2019



| Application | DA-2019/213                |   |                 |  |  |  |  |  |
|-------------|----------------------------|---|-----------------|--|--|--|--|--|
| Lot         | 23 DP 35718                |   | Zone            | R2 Low Density Residential                                       |  |  |  |  |
| Address     | 29 Carr Street, TOWRADG    | I NSW 2518  | •               |  |  |  |  |  |
| Description |                            | Residential - demolition of existing structures, tree removals and construction of multi dwelling housing - three (3) attached townhouses   |                 |  |  |  |  |  |
| Decision    | Approved                   |   | Decision Date   | 28 June 2019   |  |  |  |  |
| Variations  | Planning Instrument        | WLEP 2009   | Clause          | c7.14 (1, 2) Minimum site width                                  |  |  |  |  |
|             | Justification of variation | A written justification statement was provided by the applicant and is considered to have sufficiently addressed the requirements of clause 4.6(3) of WLEP2009 and relevant established LEC Court principles for exceptions to development standards.  The proposed site width at the building line represents an 8.3% (1.5 metre) departure from the 18 metre site width requirement. However, the site is predominantly in excess of the minimum 18 metre site width requirement due to the tapered lot shape. Further, the overall bulk and scale of the development is considered to be acceptable in terms of streetscape character and built form to surrounding development. |                 |  |  |  |  |  |
|             | Extent of variation        | dwellings.  |                 | requirement - 18 metres for multi<br>presents an 8.33% shortfall |  |  |  |  |
|             | Concurring Authority       | Council under a   | assumed concurr | ence   |  |  |  |  |

| Application                | DA-2018/1219             |  |                   |                                 |  |  |  |
|----------------------------|--------------------------|--|-------------------|---------------------------------|--|--|--|
| Lot                        | 6 Sec C DP 4167          |  | Zone              | B2 Local Centre                 |  |  |  |
| Address                    | 151-153 Princes Highway, | CORRIMAL NSV   | N 2518            |                                 |  |  |  |
| Description                |                          | Demolition of existing building and construction of a shoptop housing development including Subdivision - Strata title - 10 lots   |                   |                                 |  |  |  |
| Decision                   | Approved                 |  | Decision Dat      | e 10 April 2019                 |  |  |  |
| Variations                 | Planning Instrument      | WLEP 2009  | Clause            | c7.14 (1, 2) Minimum site width |  |  |  |
| Justification of variation |                          | A written justification statement was provided by the applicant and is considered to have sufficiently addressed the requirements of clause 4.6(3) of WLEP2009 and relevant established LEC Court principles for exceptions to development standards.  The 16.8 site width represents a 30% variation to the general 24 metre site width requirement. However, this variation is considered supportable given that two narrow sites are located to the southern side of the subject site which provides an opportunity to consolidate and develop these, as has occurred on the neighbouring site to the south. The proposed development has been designed appropriately given the nature and characteristics of the site and is unlikely to result in any significant adverse impact upon the character or amenity of the surrounding area. The proposed development is also consistent with the objectives of the B2 zone. |                   |                                 |  |  |  |
|                            | Extent of variation      | Clause 7.14 Minimum site width requirement - 24 metres for Residential Flat Building Proposal – 16.8 metres which represents a 30% shortfall   |                   |                                 |  |  |  |
|                            | Concurring Authority     | Wollongong Lo  | ocal Planning Par | nel                             |  |  |  |

June 2019



| Application | DA-2017/730   |   |  |  |  |
|-------------|---|---|--|--|--|
| Lot         | 1 DP 152849, Lot C DP 65920, Lot 1<br>DP 510890, Lot B DP 345880, Lot 2 DP<br>12385, Lot 3 DP 12385, Lot 4 DP<br>12385, Lot 2 DP 152849   |   |  | B4 Mixed Use,B4 Mixed Use,<br>B4 Mixed Use, B4 Mixed Use,<br>B4 Mixed Use, B4 Mixed Use,<br>B4 Mixed Use, B4 Mixed Use |  |
| Address     | 131-135 Keira Street, 131-135 Keira Street, 115-117 Keira Street, 2A Thomas Street<br>Thomas Street, 4 Thomas Street, 6 Thomas Street, 137-141 Keira Street, WOLLONGO<br>NSW 2500 |   |  |  |  |
| Description | Demolition of existing build development above basen  |   | structures and the   | e construction of a mixed use  |  |
| Decision    | Deferred Commencement   |   | Decision Date  | 18 April 2019  |  |
| Variations  | Planning Instrument   | WLEP 2009   | Clause   | c8.6 (2,3) Zone B3 Commercial<br>Core/Zone B4 Mixed  |  |
|             | Justification of variation  | is considered to clause 4.6(3) of principles for extended the proposed rear of Keira Stand privacy sor issues. By the apartments are so there is no refined in resp | was provided by the applicant and ly addressed the requirements of d relevant established LEC Court opment standards. Dartments are separated from the y a topographical height difference hinating any privacy or overlooking d building reaches Level 1, these roof of the Keira Street properties The proposed building has been Review Panel advice and is of an to surrounding development. |  |  |
|             | Extent of variation   | Basement: vari<br>Street properti<br>northern elevati   | es; southern ele<br>on and rear of 67<br>n between apartm  | ne apartments and rear of Keira evation and 10 Thomas Street;  |  |
|             | Concurring Authority  | Southern Regio  | nal Planning Pan   | el   |  |



File: IW-075.130.05.002 Doc: IC19/485

ITEM 5

# ILLAWARRA DISTRICT WEEDS AUTHORITY DEED OF AGREEMENT - SEPTEMBER 2019

The purpose of the Illawarra District Weeds Authority (IDWA) is to administer the Biosecurity Act 2015 and control priority weeds within the three local government areas of Wollongong City, Shellharbour City and Kiama Municipality. The IDWA operates under the auspices of the Illawarra Shoalhaven Joint Organisation (ISJO) on behalf of Kiama Council who is the nominated manager. The purpose of this report is to request that Council resolve to continue to exercise their weed control functions under the Biosecurity Act 2015 jointly as the IDWA and enter into an Agreement in perpetuity for the management of the IDWA by the Illawarra Shoalhaven Joint Organisation.

# RECOMMENDATION

- In accordance with Section 377 of the Local Government Act, Council exercise their weed control functions as the Local Control Authority under the Biosecurity Act 2015 jointly as the Illawarra District Weeds Authority, under the auspices of the Illawarra Shoalhaven Joint Organisation.
- 2 Council delegate to the General Manager the authority to finalise and execute the Illawarra District Weeds Authority Agreement 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 agreement and any other documentation, should it be required to give effect to this resolution.

# REPORT AUTHORISATIONS

Report of: Joanne Page, Manager Open Space & Environmental Services

Authorised by: Andrew Carfield, Director Infrastructure + Works

# **ATTACHMENTS**

1 IW - Reporting - Council - Attachment 1 to Council Report IDWA Deed of Agreement

## **BACKGROUND**

The IDWA came into existence in 1992 when the three Illawarra Councils decided to form a special purpose Council to administer and control their weeds. Each Council subsequently resolved to jointly exercise their functions under the previous Noxious Weeds Act as the Illawarra District Noxious Weeds Authority through a Council resolution at the following meetings -

- Kiama Municipal Council 9/03/1993
- Shellharbour City Council 5/09/1994
- Wollongong City Council 28/01/1993.

Since then and on behalf of the nominated manager Kiama Municipal Council, the IDWA has been managed by the Southern Councils Group, then the Illawarra Pilot Joint Organisation and more recently the Illawarra Shoalhaven Joint Organisation.

Following the Illawarra Shoalhaven Joint Organisation (ISJO) being proclaimed a legislated local government entity on 11 May 2018, both ISJO and IDWA staff were transitioned from Kiama Municipal Council employees to the new ISJO entity in November 2018. To reflect these changes, an updated Agreement has been developed, in consultation with the IDWA Committee, which has technical staff and nominated Councillor representation from all three councils. Wollongong City Council is represented on this committee by Councillor Cath Blakey and the Environment and Conservation Services Manager Vanni De Luca.



The attached Agreement outlines the joint venture relationship and outlines the roles and responsibilities of all parties under the Biosecurity Act 2015 and relevant regulations. IDWA Officers currently hold appointment from the General Manager as an authorised officer pursuant to section 372 of the Biosecurity Act 2015.

Priority weeds are outlined in the adopted IDWA Biosecurity Weed Control Policy and Management Plan 2018-2023. Priority weeds are determined through the following mechanisms:

- State Priority Weeds are subject to specific regulatory measures as details in the Biosecurity Act 2015 and supporting regulations
- Regional Priority Weeds were determined by the South East Regional Weeds Committee in consultation with the community and stakeholders
- Local Priority Weeds the Biosecurity Act allows for the flexibility to respond to the protection of local assets and IDWA undertakes local inspection and control programs on these weeds aimed at strategic asset protection.

The IDWA meets quarterly by rotation in each Council area and compiles an Annual report highlighting operational activities and audited financial position over the previous year. Quarterly progress is reported via Council's Quarterly Review process.

It is noted that during 2018-19 the proposed winter aerial spraying program of bitou bush was suspended pending a full review including the use of glyphosate in this procedure. This review is still being conducted.

# **PROPOSAL**

Following participating IDWA council resolutions, the ISJO Board intends to resolve at the 19 September 2019 Board meeting to allow the three Illawarra Councils to delegate their weed control functions pursuant to section 377(3) of the LG Act. The Deed of Agreement is proposed to commence from September 2019 on an ongoing basis.

# CONSULTATION AND COMMUNICATION

- Illawarra District Weeds Authority Committee
- Legal Counsel

# PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We Value and Protect our Environment". It specifically delivers on the following:

| Community Strategic Plan  | Delivery Program 2018-2021   | Operational Plan 2019-20  |  |  |
|---|--|---|--|--|
| Strategy  | 3 Year Action  | Operational Plan Actions  |  |  |
| 1.1.2 Manage and effectively improve the cleanliness, health and biodiversity of creeks, lakes, waterways and oceans. | 1.1.1.2 Projects and programs that achieve enhancement of the natural environment and escarpment are developed and implemented | Support the Illawarra District<br>Weeds Authority to fulfil weed<br>control obligations under the<br>Biosecurity Act 2015, prioritising<br>actions identified under relevant<br>threat abatement plans and<br>high priority natural areas |  |  |



# FINANCIAL IMPLICATIONS

Funds are provided for the operations of the IDWA by the NSW Government and constituent councils. Annual financial contributions are included in the adopted budget for 2019-20 and under the Agreement will be indexed to CPI on an annual basis. The 2019-20 financial contribution by Wollongong City Council to the IDWA is \$83,927.71 (inclusive of GST).

# CONCLUSION

Council is best placed to effectively manage its Biosecurity duties in relation to priority weeds in collaboration with Shellharbour City Council and Kiama Council under the auspice of the Illawarra District Weeds Authority and managed by the Illawarra Shoalhaven Joint Organisation. This regional arrangement has worked effectively for many years and is well placed to manage our mutual biosecurity obligations into the future.



# SEPTEMBER 2019

# ILLAWARRA DISTRICT WEEDS AUTHORITY AGREEMENT

# ILLAWARRA SHOALHAVEN JOINT ORGANISATION

KIAMA MUNICIPAL COUNCIL

SHELLHARBOUR CITY COUNCIL

**WOLLONGONG CITY COUNCIL** 



# 1. PARTIES:

- 1.1 **ILLAWARRA SHOALHAVEN JOINT ORGANISATION of** 24 Terralong Street, Kiama ("ISJO")
- 1.2 **KIAMA MUNICIPAL COUNCIL** of 11 Manning Street, Kiama ("KMC").
- 1.3 **SHELLHARBOUR CITY COUNCIL** of Shellharbour Civic Centre, 76 Cygnet Avenue, Shellharbour City Centre, ("SCC").
- 1.4 WOLLONGONG CITY COUNCIL of 41 Burelli Street, Wollongong ("WCC").

# 2. RECITALS:

- 2.1 Each Council is the Local Control Authority with functions to control weeds within its local government area pursuant to section 370 of the Biosecurity Act.
- 2.2 Section 355(1) of the LG Act enables the Councils to exercise their functions jointly.
- 2.3 Section 374(1) of the Biosecurity Act enables each Council to make arrangements with another person or body to assist in the exercise of any of its functions under the Biosecurity Act.
- 2.4 Section 375(1) of the Biosecurity Act enables each Council to delegate any of its functions to any officer or employee of the Local Control Authority under the Biosecurity Act other than its power of delegation.
- 2.5 The Councils have each made a resolution to exercise their functions as the Local Control Authority for each of their local government areas under the Biosecurity Act jointly as the IDWA pursuant to section 377 of the LG Act.
- 2.6 ISJO has resolved to allow the Councils to delegate their functions as the Local Control Authority to it pursuant to section 377(3) of the LG Act.
- 2.7 The Councils enter into this Agreement for the purposes of implementing those resolutions.

# 3. **DEFINITIONS**:

In this Agreement:

"Agreement" means this Agreement as amended from time to time.

"Biosecurity Act" means the Biosecurity Act 2015 as amended from time to time.

"Commencement date" means 1st July 2019.

"Committee" means the Committee constituted under clause 8 of this Agreement.

"Council" means KMC, SCC, or WCC.

"Councils" means KMC, SCC and WCC jointly.

"Facilities" means those assets, including computers, office equipment, vehicles, communications equipment or other items required for the administration of the IDWA.



- "Financial Year" means each period of 12 months beginning on 1 July and ending on 30 June.
- "IDWA" means the authority constituted as Illawarra District Weeds Authority.
- "LG Act" means the Local Government Act 1993 (NSW) as amended.
- "Local Control Authority" means the council of a local government area in accordance with clause 370 of the Biosecurity Act.
- "Manager" means ISJO or any manager appointed in substitution under clause 9.1 of the Deed.
- "Weeds" means a plant that is a pest in accordance with the definition contained in the Biosecurity Act.

# 4. JOINT VENTURE

- 4.1 The Councils agree to form and engage in a joint venture, as the IDWA, for the purpose of jointly carrying out their functions as the Local Control Authority for each of their local government areas under the Biosecurity Act.
- 4.2 The Councils agree that the purpose of the joint venture is limited to the contents and terms of this Agreement.
- 4.3 The Councils agree that:
  - 4.3.1 their functions under the Biosecurity Act are delegated to and are to be exercised by IDWA;
  - 4.3.2 the rights, duties, obligations and liabilities of the Councils in every case are several and not joint or joint and several;
  - 4.3.3 the relationship between the Councils is one of joint venturers and limited to carrying out their functions under the Biosecurity Act, so that nothing contained in this Agreement constitutes any of them as agent or partner of any other of them, or creates any agency or partnership for any purpose whatsoever; and
  - 4.3.4 except as otherwise specifically provided in this Agreement, a Council has no authority to act for, or to create or assume any responsibility or obligation on behalf of, any other Council.
- 4.4 Each Council must, within 30 days of the date of this Agreement, separately appoint an authorised officer pursuant to section 372 of the Biosecurity Act.

# 5. CONTRIBUTIONS

5.1 The Councils agree to make annual financial contributions to IDWA for the duration of this Agreement, based on the following percentage breakdown of the total council contribution:

WCC - 46%

KMC - 23%

SCC - 31%

Contributions will increase by CPI on an annual basis, commencing 2020/21 subject to clause 5.2

5.2 The Councils acknowledge that the annual contributions at clause 5.1 of this Agreement are subject to review and endorsement by the Committee and may be calculated on a risk basis.



5.3 The Councils acknowledge and agree that they own the assets of the IDWA as tenants in common in accordance with their percentage interest outlined at clause 5.1 of this Agreement above.

# 6. TERM AND TERMINATION:

- 6.1 This Agreement commences on the Commencement Date and terminates:
  - 6.1.1 on the date the Councils and ISJO by resolution mutually agree to terminate the Agreement; or
  - 6.1.2 at the end of the Financial Year following service of a notice of intention to terminate by a Council or ISJO on the other parties.
- 6.2 On termination of this Agreement, all of the assets of the IDWA must be:
  - 6.2.1 distributed to, or held for the benefit of, the Councils in whatever manner as the Councils mutually agree; or
  - 6.2.2 sold with the net proceeds of sale divided among the Councils on a pro rata basis in accordance with their proportionate interest in the asset.

# 7. RELEASE AND INDEMNITY

- 7.1 Each Council irrevocably and unconditionally indemnifies and agrees to keep indemnified each other Council and its representatives from and against any and all liability, loss, harm, damage, cost or expense (including legal fees) that the Council suffers, incurs or sustains as a result of any act or omission of, or any purported assumption of any obligations or responsibility by, the Council or any of its Councillors, officers, employees, agents or representatives, done or omitted to be done, or undertaken, or apparently done or omitted to be done or undertaken, on behalf of the Indemnitee in connection with the joint venture and not authorised under this Agreement.
- 7.2 If at any time a Council incurs a liability for the purposes of the joint venture to an extent greater than its obligations by reason of its interest, then each other Council must indemnify and account to that Council so that all council's share that liability in the proportions of their respective interests.
- 7.3 If any Council becomes liable to any other person for any tort committed in the course of exercising functions under the Biosecurity Act or arising from the ownership of the IDWA assets, except when that liability arises due to negligence or default of that Council, each Council must promptly discharge its proportion of that liability according to its interests and must indemnify and account to each other Council to the extent that it does not do so.
- 7.4 The Manager is not responsible to the Councils for any liability, loss, harm, damage, cost or expense (including legal fees) that the Councils may suffer, incur or sustain and arising out of the activities of the Manager in performing its duties or obligations under this Agreement, except to the extent that such liability, loss, harm, damage, cost or expense arises directly from the Manager's willful misconduct.
- 7.5 The Councils irrevocably and unconditionally indemnify and undertake to keep indemnified and saved harmless the Manager from and against any and all liability, loss, harm, damage, cost or expense (including legal fees) that the Manager suffers, incurs or sustains as a result of any suit, claim or demand brought or made against the Manager and arising out of the activities of the Manager in performing its duties or obligations under this Agreement, except to the extent that such liability, loss, harm, damage, cost or expense arises directly from the Manager's willful misconduct.

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  - 7.6 In this clause 7 references to the "Manager" include references to the servants, employees and sub-contractors of the Manager.
  - 7.7 For the purposes of this clause 7, "wilful misconduct" includes a failure to obtain the Committee's instructions prior to exercising any powers at clause 10.2
  - 7.8 The Manager must effect professional indemnity insurance for an amount not less than the amount specified by the Committee from time to time and the premiums for such insurance are to be part of the IDWA's expenses.

# 8. COMMITTEE

# 8.1 Formation

The parties agree to form a Committee for the management of IDWA.

# 8.2 Committee Membership

- 8.2.1 Each Council must appoint one (1) staff member as its representative on the Committee.
- 8.2.2 Each Council can appoint one (1) alternate staff member as its representative on the Committee from time to time as required.
- 8.2.3. Each Council must appoint a Councillor representative to the Committee.
- 8.2.4. The Manager must give notice to Councils of the appointment of Committee members.
- 8.2.5. An alternate Committee member can act only if the Committee member for whom they are appointed alternate is not present at a meeting of the Committee, in which event, he/she is for the purposes of this Agreement deemed to be that member and can exercise all powers of the member for whom they are appointed alternate to the extent that the member has not exercised them.
- 8.2.6. Each Council can change any of its Committee members and alternate Committee members at any time by notifying the Manager to that effect.

# 8.3 Chairperson

- 8.3.1 The Committee must from time to time appoint one of the Committee members to be Chairperson.
- 8.3.2 On appointment by the Committee, the Chairperson holds office for a term of one (1) year and can be reappointed.
- 8.3.3 In the event of an equality of votes, the Chairperson has a casting as well as a deliberative vote.
- 8.3.4 Any casual vacancy occurring in the position of Chairperson must be filled at the next meeting of the Committee, who holds office until the expiration of the term of the appointment of the Chairperson whom they replaced.
- 8.3.5 If at any meeting the Chairperson is not present at the time appointed for holding the meeting, the Committee members present can choose one of their number to preside at that meeting.



# 8.4 Secretary

- 8.4.1 The Manager must appoint a person, to act as Secretary of the Committee.
- 8.4.2 The Secretary must attend all meetings of the Committee.

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- 8.4.3 The Secretary is not entitled to vote in the Committee unless they are a Committee member.
- 8.4.4 The Manager can at any time remove the Secretary from office and appoint another Secretary in their place.

## 8.5 Quorum

- 8.5.1 The quorum for each meeting of the Committee is two (2) Committee members from different councils and the Chairperson.
- 8.5.2 If a quorum is not present within one (1) hour after the arranged time for a meeting, the meeting must stand adjourned for one (1) week at the same place.
- 8.5.3 If at the time fixed for the commencement of the adjourned Committee meeting a quorum is not present, the meeting is to be abandoned.

# 8.6 Proceedings at Committee Meeting

- 8.6.1 The Committee has full and complete power and authority and the Councils empower and direct the Committee to give all approvals and to make all decisions and determinations required or permitted to be given or made by the Councils under this Agreement with respect to the exercise of their functions under the Biosecurity Act, including the power:
  - 8.6.1.1 to adopt (with or without amendment) or modify annual programs; and
  - 8.6.1.1 to supervise the activities of the Manager.
- 8.6.2 All approvals, decisions and determinations given or made by the Committee are to be binding on each of the Councils.
- 8.6.3 All approvals, decisions and determinations at a meeting of the Committee are to be made by a simple majority vote of the votes cast at themeeting.
- 8.6.4 The Committee must meet whenever called upon seven (7) days' written notice, or such lesser period as the Committee members may agree, to be given by the Secretary of the Committee whenever any member or the Manger request the Secretary to do so.
- 8.6.5 The Committee must meet at least once in each Financial Year to consider a proposed annual program for the following Financial Year.
- 8.6.6 Each notice convening a meeting must enclose the agenda for the meeting and must be sent by email.
- 8.6.7 Not less than three (3) days prior to the meeting, a Committee member can request that an item be included in the agenda and the agenda must be amended accordingly. A copy of the amended agenda must be given or sent to each Committee member not less than one day prior to the meeting in accordance with this sub-clause. Any matter not included in the agenda cannot be dealt with at the meeting unless all Committee members present agree.



- 8.6.8 A written record of decisions made at each meeting of the Committee must be kept by the Secretary of the Committee who must distribute copies of the record to each Council as soon as practicable following the meeting. If a Council has not commented on the written record within 14 days of receipt, it is deemed to have accepted that written record as an accurate recording of the decisions noted in the record.
- 8.6.9 On the written record being accepted by Councils under this sub-clause and being signed by the Chairperson, it becomes prima facie evidence of the decisions and proceedings of the meeting to which it relates.
- 8.6.10 An approval, decision or determination which the Committee is competent to give or make can be submitted to the Committee members for consideration and vote, without holding a meeting, and the vote is treated as a vote made at a meeting of the Committee, if:
  - 8.6.10.1 each Committee member is given written notice of such matter;
  - 8.6.10.2 each Committee member or their alternate has a period of a least five (5) days after receiving notice of the matter (or such other agreed period) to vote on the matter; and
  - 8.6.10.3 within that period, no Committee member requests that the matter by considered at a Committee meeting. Whenever a matter is so submitted, each Committee member can vote by giving written notice of his vote to the Secretary of the Committee and any matter which received unanimous approval of the votes so cast becomes binding on each Council as if the resolution had been passed at a meeting of the Committee. The written record of each decision made under this subclause must be kept by the Secretary and a copy of the record must be distributed to each Council as soon as practicable after the vote is taken.
- 8.7 The Committee can establish such sub-Committees as the Committee deems appropriate.
- 8.8 The functions (which are advisory only) of each sub-Committee must be determined by the Committee.
- 8.9 Meetings of the Committee are to be held at such place as the Committee from time to time decides.
- 8.10 The costs and expenses incurred by the Councils relating to the attendance of their respective members at meetings of the Committee must be borne by them and are not part of the IDWA's expenses.

# 9. APPOINTMENT AND DUTIES OF MANAGER

- 9.1 The Councils hereby appoint ISJO as the Manager to administer IDWA for an on behalf and account of the Councils for the term of this Agreement.
- 9.2 ISJO hereby accepts its appointment as Manager in accordance with clause 9.1 of this Deed.
- 9.3 Subject to the timely provision of funds by the Councils, the Manager must, either itself or through agents or employees it engages, do all things necessary or advisable for the efficient and economic administration of the IDWA.
- 9.4 ISJO agrees that it will carry out its duties and obligations as Manager in accordance with:
  - 9.4.1 this Agreement;
  - 9.4.2 the Councils legal requirements of the LG Act and Biosecurity Act; and



9.4.3 such instructions as it receives from the Committee.

# 10. POWERS OF MANAGER

- 10.1 The Manager is to have possession and control but not ownership of the IDWA's assets and have charge of, and responsibility for, the administration of the IDWA.
- 10.2 Subject to a prior resolution of the Committee, the Manager is to have the following powers, functions and authority from the Councils as are necessary to enable the Manager to carry out its duties and obligations set out in clause 9 including the power of:
  - 10.2.1. employ, engage, appoint and contract with agronomists, engineers, solicitors, barristers and other professional or technical advisers, consultants, contractors and experts to do all things usual or desirable to be done for the purpose of exercising the IDWA's functions;
  - 10.2.2. negotiate and enter into (and renew, extend or vary) Agreements for the supply (by purchase or lease) of materials, equipment and services in connection with those functions;
  - 10.2.3. institute, prosecute, defend and compromise legal proceedings in the name of the Council or Councils in respect of which or to whose area those proceedings relates;
  - 10.2.4. dispose of the IDWA's assets whether by sale or otherwise; and
  - 10.2.5. do any other act or thing which may be required by the Manager by this Agreement or which the Councils may authorise or require.
- 10.3 The Manager has such power and authority to:
  - 10.3.1. repair and maintain the IDWA's assets;
  - 10.3.2. in the case of any emergency or accident, take such action as is necessary for the protection of life and property;
  - without first receiving instructions from the Committee, but must report all steps in relation to these powers and authority at the next available meeting of the Committee.
- 10.4 The grant of powers, functions and authority under sub-clause 10.2 and 10.3 is not revocable or variable without the resolution of the Councils and ISJO.
- 10.5 Except as authorised by a resolution of the Councils, the Manager must not encumber any of the IDWA's assets.

# 11. RESPONSIBILITIES OF MANAGER:

- 11.1 The Manager must deliver a quarterly progress report to the Committee:
  - 11.1.1 outlining the work performed on behalf of the IDWA during the period of three (3) months immediately preceding the report;
  - 11.1.2 summarising all expenses incurred or accrued during that period;
  - 11.1.3 comparing the actual expenses recorded against the estimate made in any relevant annual program; and



- 11.1.4 outlining the plans for the further work to be performed in the current Financial Year.
- 11.2 The Manager must provide to the Committee such statements and other information relating to the IDWA as the Committee may reasonably request from time to time.
- 11.3 The Manager shall work within the financial limitations as approved by the Committee.
- 11.4 The Manager shall not incur reputational risk to the Councils.

# 12. RECORDS AND ACCOUNTS

# 12.1 The Manger must:

- 12.1.1 keep or cause to be kept comprehensive, true and accurate records and accounts of the IDWA and of the Manager's performance of its duties under this Agreement, and of all property belonging to, and of all transactions entered into by, or on behalf of, the Councils in connection with the IDWA (so far is known to the Manager) and of the costs and expenses of those transactions;
- 12.1.2 maintain proper systems of internal control to enable the IDWA's assets to be adequately controlled and accounted for and to provide reasonable control of transactions;
- 12.1.3 ensure that all invoices and financial settlements, financial reports and billings rendered by the Manager to the Councils reflect properly the facts of all activities and transaction handled for the account of the Councils; and
- 12.1.4 keep all such records and accounts in accordance with generally accepted accounting principles in Australia, consistently applied, and in particular for Local Government.
- 12.2 Upon not less than 14 days' prior notice to the Manager, a Council can, by its servants or agents and at its sole cost, inspect and obtain copies of all documents, records and accounts under the control of the Manager relating to the IDWA.
- 12.3 The Manager must furnish to the Councils a statement of account audited by the Manager's auditor, reflecting for that Financial Year at the Annual General Meeting:
  - 12.3.1 all transactions in connection with the IDWA during the Financial Year, as disclosed by the records and accounts kept or caused to be kept by the Manager under clause 11.1;
  - 12.3.2 all expenses incurred or accrued by the IDWA during the Financial Year; and
  - 12.3.3 all the IDWA assets in the custody or control of the Manager as at the end of the Financial Year.

# 13. REMUNERATION AND EXPENSES OF MANAGER

- 13.1 The Manager is not entitled to claim or receive any remuneration, management or other fee or other profit for, or in connection with, the administration of the IDWA and its services, and the payments referred to in sub-clauses 13.2 and 13.3 constitute full and complete compensation for the Manager's services under this Agreement.
- 13.2 The Councils must pay to the Manager for the Manager's services a fee as determined by the Committee.
- 13.3 The Councils must pay or reimburse the Manager for all expenses incurred on behalf of the IDWA.

#### 14. **EFFECT OR AGREEMENT**

#### 14.1 This Agreement:

- 14.1.1 comprises the entire Agreement between the Councils and no earlier representation or Agreement, whether oral or in writing, in relation to any matter dealt with in this Agreement has any effect from the date of this Agreement; and
- 14.1.2 cannot be varied in any way except with the resolution of the Councils and ISJO.
- 14.2 Each Council undertakes to each other to do or cause to be done or refrain from doing all such acts or things necessary to give effect to this Agreement.
- 14.3 This Agreement may be executed in any number of counterparts and those counterparts when executed and taken together constitute this Agreement.
- 14.4 None of the terms or conditions of this Agreement, or any act, matter or thing done under this Agreement or any other Agreement, instrument or document, or judgement or order of any court of judicial proceeding, operates as a merger of any of the rights and remedies under this Agreement, and these rights and remedies at all times continue in force.
- 14.5 If any provision of this Agreement is void or voidable or unenforceable in accordance with its terms, but would not be void, voidable, unenforceable or illegal if it were read down and, it is capable of being read down, that provision is to be read down accordingly.

#### 15. **WAIVER**

- 15.1 The failure, delay or omission by a Council to exercise any power or right conferred on that Council by this Agreement does not operate as a waiver of that power or right; nor does any single exercise of any such power or right preclude any other or future exercise of the power, or the exercise of any other power or right under this Agreement.
- 15.2 A waiver of any provision of this Agreement, or consent to any departure by a Council from any provision of this Agreement, must be in writing and executed by all Councils and is effective only to the extent for which it is given.

#### 16. **NOTICES**

- 16.1 Any notice, request, consent or other communication ("Communication") to be given to a Council under this Agreement must be in writing addressed to the address of that Council appearing in this Agreement or to such other address for that Council as is notified in writing by that Council to the other Councils.
- 16.2 Each Communication must be delivered by hand, or sent by email provided that a Communication sent by email is immediately confirmed in writing by return email.
- 16.3 A Communication is deemed to be received:
  - 16.3.1 if hand delivered, on the next following business day;
  - 16.3.2 if posted, on the second business day after posting; and
  - 16.3.3 if sent by email, on the next following business day unless the receiving Council has requested re-transmission before the end of that business day.



## 17. GOVERNING LAW AND INTERPRETATION

- 17.1 This Agreement is to be governed by and construed in accordance with the law for the time being in force in New South Wales and the Councils, by agreeing to enter into this Agreement, are deemed to have submitted to the non-exclusive jurisdiction of the courts of that State.
- 17.2 In this Agreement, except to the extent that the context otherwise requires:
  - 17.2.1 any term defined in the statement of the names and descriptions of the participants has the meaning there defined;
  - 17.2.2 reference to any legislation or any provision of any legislation includes any modification or re-enactment of the legislation and statutory instruments and regulations issued under the legislation;
  - 17.2.3 words denoting the singular include the plural and vice versa;
  - 17.2.4 words denoting individuals or persons include bodies corporate and trusts and vice versa;
  - 17.2.5 headings are for convenience only and do not effect interpretation;
  - 17.2.6 reference to a clause or sub-clause is a reference to a clause or sub-clause in this Agreement;
  - 17.2.7 reference to any document or Agreement includes reference to that document or Agreement as amended, novated, supplemented, varied or replaced from time to time;
  - 17.2.8 words denoting any gender include all genders:
  - 17.2.9 where any work or phrase is given a definite meaning in this Agreement any part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
  - 17.2.10 where, by virtue of the provisions of the Agreement, the day on or by which any thing is to be done is a Saturday, a Sunday or a public holiday in the place in which that thing is to be done, then that thing must be done on the next succeeding day which is not a Saturday, a Sunday or a public holiday.

# 18. DISPUTE RESOLUTION:

- 18.1 If a dispute arises out of or relates to this Agreement, including any dispute as to breach or termination of this Agreement or as to any claim in tort, in equity or under any statute ("Dispute"), a Council or ISJO cannot commence any court or arbitration proceedings relating to the Dispute unless that Council or ISJO has complied with the following subclauses, except where that Council seek urgent interlocutory relief.
- 18.2 A Council or ISJO claiming that a Dispute has arisen must give notice to the other parties specifying the nature of the Dispute.
- 18.3 On receipt of that notice by those other parties, the parties together must endeavour in good faith to resolve the Dispute expeditiously using informal dispute resolution techniques such as mediation, expert evaluation or determination or similar techniques agreed by them.
- 18.4 If the parties do not agree within seven (7) days of receipt of the notice or such further period



as agreed in writing by them, as to:

- 18.4.1 the dispute resolution technique and procedures to be adopted;
- 18.4.2 the timetable for all steps in those procedures; and
- 18.4.3 the selection and compensation of the independent person required for that technique;

the parties must mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales and must request the President of the Law Society of New South Wales or the President's nominee to select the mediator and determine the mediator's remuneration.



|    | <br> | <br>~ |
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|    |      |       |

| Signed for and on behalf of WOLLONGONG CITY CO        | DUNCIL (ABN 63 139 525 939) in |
|---|--------------------------------|
| accordance with authorities delegated under the Local | Government Act 1993 and not    |
| withdrawn pursuant to a resolution of Council on      | 2019:                          |

| Signature of authorised person          | Signature of Witness |
|---|----------------------|
| Name of authorised person: Office Held: | Name of Witness:     |
|   |                      |



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|----|--|--|--|
|    |  |  |  |

| Signed for and on behalf of SHELLHARBOUR CITY (       | COUNCIL (ABN 78 392 627 134) in |
|---|---------------------------------|
| accordance with authorities delegated under the Local | I Government Act 1993 and not   |
| withdrawn pursuant to a resolution of Council on      | 2019:                           |
|   |                                 |

| Signature of authorised person          | Signature of Witness |
|---|----------------------|
| Name of authorised person: Office Held: | Name of Witness:     |
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| Signed for and on behalf of <b>KIAMA MUNICIPAL COUNCIL (ABN 22 379 679 108)</b> in accordance with authorities delegated under the <i>Local Government Act 1993</i> and not withdrawn pursuant to a resolution of Council on 2019: |                      |  |
|--|----------------------|--|
|  |                      |  |
|  |                      |  |
|  |                      |  |
| Signature of authorised person   | Signature of Witness |  |
| Name of authorised person:   | Name of Witness:     |  |
| Office Held:   |                      |  |



| EXECUI | II()N |
|--------|-------|

| SIGNED  | O for on behalf of ILLAWARRA SHOALHAVEN JOINT ORGANISATION (ABN     | 69 |
|---------|---|----|
| 340 886 | 6 426) in accordance with authorities delegated, and not withdrawn: |    |

| Signature of authorised person          | Signature of Witness |
|---|----------------------|
| Name of authorised person: Office Held: | Name of Witness:     |



File: PR-195.005 Doc: IC19/390

# ITEM 6 PROPOSED NAMING OF THREE UNNAMED RESERVES IN KEMBLA GRANGE

Kembla Grange Estate Pty Ltd has formally requested Council to name three public reserves currently being constructed within the emerging Kembla Grange residential area. The proposed names are -

- Stane Dyke Park
- McPhail Reserve
- Mogomorra Park.

Council publically exhibited this naming proposal from 11 June to 8 July 2019. This report outlines the outcome of this community engagement and now seeks Council endorsement to apply to the Geographical Names Board to formally assign Lot 996 DP 1239565 as 'Stane Dyke Park', Lot 99 DP 1230416 and Lot 999 DP1239565 as 'McPhail Reserve', and Lot 2000 DP 1239566 as 'Mogomorra Park' under the Geographical Names Act 1996.

## RECOMMENDATION

Council endorse the application to the Geographical Names Board of NSW to formally assign the following under the Geographical Names Act 1996 -

- a Lot 996 DP 1239565 as 'Stane Dyke Park'
- b Lot 99 DP 1230416 and Lot 999 DP1239565 as 'McPhail Reserve'
- c Lot 2000 DP 1239566 as 'Mogomorra Park'.

# REPORT AUTHORISATIONS

Report of: Lucielle Power, Manager Property + Recreation (Acting)

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

# **ATTACHMENTS**

- 1 Map of Proposed 'Stane Dyke Park'
- 2 Map of Proposed 'McPhail Reserve'
- 3 Map of Proposed 'Mogomorra Park'
- 4 Naming of Parks in Kembla Grange Engagement Report July 2019

# **BACKGROUND**

Council conditionally approved DA-2017/486 on 21 December 2017 for the Torrens Title subdivision of 277 residential lots, two open space lots, one drainage lot, and one lot to be consolidated with Lot 99 approved via DA-2016/410 and associated works.

Condition 10 of the approval deals directly with naming of parks and sportsgrounds:

# 10 Park and Sportsground Naming

Park and sportsground naming is to comply with Council's policy 'Community Recognition Program' and 'Naming of Parks, Community Facilities and Parks Management Policy' for the naming of any park, sportsground or natural area within the subdivision. If the developer fails to lodge an appropriate name, Council will reserve the right to nominate a suitable name.

In January 2019, Kembla Grange Estate Pty Ltd (the developer) formally requested Council consider the naming of three public reserves within the emerging Kembla Grange Estate, located off Sheaffes and Paynes Roads, Kembla Grange.



# The proposed names were -

- Stane Dyke Oval Park 3A (refer Attachment 1)
- McPhail Reserve Lot 99 DP 1230416 and Lot 999 DP1239565 (refer Attachment 2)
- Mogomorra Park Lot 2000 DP 1239566 (refer Attachment 3).

Council's policy is to consider the naming of parks, sportsgrounds, natural areas and general community use lands (including features within those) based on the following -

- Names of Aboriginal origin and indigenous significance to the local area
- Historical or cultural significance to the local area
- Geographical relevance of the immediate area
- Names associated with the heritage of an area are also encouraged, especially the names of early explorers, settlers, naturalists, events.

The naming proposals represent the European and Aboriginal heritage of the subject area and based on a number of heritage studies and Interpretation Plan (Heritage21, 2017) which supports DA-2017/486. Following discussions with Council officers, the developer has agreed to change Stane Dyke Oval to Stane Dyke Park, the more accurate nomenclature for the shape of the Community land.

# **Stane Dyke Park**

The proposed Stane Dyke Park fronts Stane Dyke Homestead, a heritage item identified in WLEP 2009 and having local heritage significance. "Stane Dyke", Scottish tongue for stone wall, was built c. 1890 and relocated in 1930 to its current location. According to the State Heritage Register database, the homestead has significance for historical and aesthetic reasons, is a representative example of Victorian period rural houses in the local area, and is relatively rare as sandstone houses of this type were uncommon (OEH, 2019).

The park presents as a visual continuation of the curtilage of the homestead to Sheaffes Road, and allows unobstructed views to the homestead from Sheaffes Road and beyond.

The park is zoned RE1 Public Recreation and will in future contain a single rectangular sporting field providing active recreational opportunities. This park is yet to be formally subdivided.

# McPhail Reserve

The McPhail family were the last owners of the subject land and have resided in the Stane Dyke Homestead since its construction in the 1880's. The McPhail's who were successful dairy farmers at the time, are noted for donating land in Kembla Grange for the construction of the West Dapto Public School, now a pre-school and also a local heritage item in WLEP 2009. The stone for the old school was obtained from the same guarry used for Stane Dyke (Heritage 21, 2017).

The proposed name recognises the family name and its long association with the area including the old West Dapto Public School which is sited slightly west of park.

The reserve is zoned E3 Environmental Management and contains a detention basin, picnic facilities and a natural area providing passive recreational opportunities.

# Mogomorra Park

Mogomorra is a local Aboriginal name for the Kembla Grange area. This naming proposal is supported by a letter of support from the Illawarra Local Aboriginal Land Council [ILALC] whilst the proposed name and spelling is referenced in a report published by Organ, MK. (1993) Illawarra and South Coast Aborigines 1770-1900, University of Wollongong.

The park is zoned RE1 Public Recreation and contains a playground, path network and large detention basin providing passive recreational opportunities.



A review of the Geographical Names Board [GNB] Place Name Search function revealed no similar or same names locally or elsewhere state-wide.

# **PROPOSAL**

Noting the extensive community consultation regarding the proposal and the advice received from ILALC, Council endorsement is sought to apply to the GNB to formally assign Park 3A as 'Stane Dyke Park', Lot 99 DP 1230416 and Lot 999 DP1239565 as 'McPhail Reserve' and Lot 2000 DP 1239566 as 'Mogomorra Park' under the Geographical Names Act 1996.

Should the GNB support the proposal, interpretative signage or additional signage text will be utilised to assist residents in understanding name meanings. This approach is consistent with the NSW Geographical Names Board Policy and Guidelines.

# CONSULTATION AND COMMUNICATION

Following EMC endorsement on 14 May 2019, a community engagement process was undertaken from 11 June to 8 July 2019 to canvass the community's views on the proposal (refer Attachment 4).

Three submissions were received. Two submissions opposed the proposed names suggesting that names should be proposed by the community, not developers and that the parks should be named after Aboriginal elders or 'first founding members of Wollongong...who donated their lands to the council or government for school use'.

One submission supported the proposed name Mogomorra suggesting the name recognised local Aboriginal history and connections.

These comments have been considered but no changes are proposed. The table below outlines this consideration.

| Comment  | Response to submission  | Impact                                      |
|--|---|---|
| Names should be proposed by the community, not developers.   | Council conditionally approved DA-2017/486 including condition 10 which outlined the process for park naming.   | Comment noted – no further action required. |
|  | All proposed names are considered in accordance with Council's Naming of Community Facilities and Parks (Including Sports Grounds and Natural Areas) Policy.  |   |
| Parks should be named after<br>Aboriginal elders or 'first<br>founding members of<br>Wollongongwho donated their<br>lands to the council or<br>government for school use'. | McPhail Reserve is named after the McPhail family who donated part of their land for the construction of the old West Dapto Public School. The old school land and building forms part of the development and lies adjacent to reserve. | Comment noted – no further action required. |
| Mogomorra name recognises local Aboriginal history and connections.  | Feedback noted supporting no change to proposal.  | Comment noted – no further action required. |

All three submissions have been formally acknowledged as per Community Engagement's protocols for online engagement. In addition, a "We asked, You Said, We Did" style document will be uploaded on the project Have Your Say page or distributed to people who provided feedback to help close the engagement loop.



The engagement elements are summarised below -

| Methods                     | Details of Methods   | Distribution                  |
|-----------------------------|--|-------------------------------|
| Councillor Information Note | Information about the exhibition was sent to Councillors prior to the proposal being distributed to the community.   | Lord Mayor and<br>Councillors |
| FAQ                         | A Frequently Asked Questions document was created addressing location, background information, and the process to name the Park.   | All community                 |
| Мар                         | A Location Map was created, which was used during the exhibition to clearly show the proposed location of the Park and its proximity houses and existing roads.  | All community                 |
| Feedback Form               | A Feedback Form was created for those wishing to submit comments on the proposal.  | All community                 |
| Website                     | The Have Your Say webpage was created that included opportunities for online feedback.   | All community                 |
| The Advertiser              | A notice was placed in the Council column of "The Advertiser".   | All community                 |
| Resident mail out           | Letters were sent to more than 472 households within a radius of approximately 1,500 metres of the site – included with the letter was: a FAQ document, a Map, a Feedback Form, and a link to Council's "Have Your Say" website. | Local residents               |

# PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We are a Connected and Engaged Community". It specifically delivers on the following:

|      | Community Strategic Plan   | Delivery Program 2018-2021   | Operational Plan 2019-20  |
|------|--|--|---|
|      | Strategy   | 3 Year Action  | Operational Plan Actions  |
| 3.3  | Partner with Aboriginal and Torres<br>Strait Islanders and culturally and<br>linguistically diverse communities and<br>schools | 3.3.2.1 Deliver and support a range of projects and programs which build harmony, understanding and cultural awareness | Collaborate in joint projects with local Aboriginal organisations and the community.  |
| 4.1. | Provide residents with equitable access to information and opportunities to inform decision making                             | 4.1.1.1 Ensure an effective community engagement framework that connects the community to Council decision making      | Deliver a diverse range of community engagement opportunities to inform and guide development and delivery of Council business. |

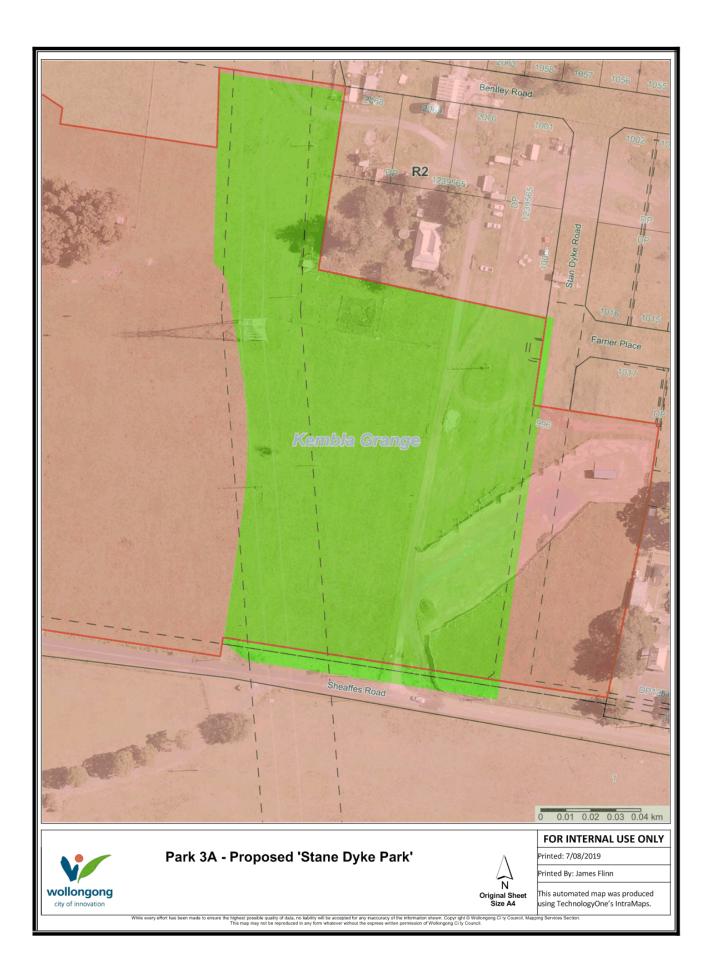


# CONCLUSION

In accordance with Council's Naming of Community Facilities and Parks (including Sports Grounds and Natural Areas) Policy, Stane Dyke Park, McPhail Reserve and Mogomorra Park are proposed for unnamed Community land in Kembla Grange.

Noting the extensive community consultation regarding the proposal and the advice received from the ILALC endorsement is now sought to apply to the GNB to formally assign Park 3A as 'Stane Dyke Park', Lot 99 DP 1230416 and Lot 999 DP1239565 as 'McPhail Reserve', and Lot 2000 DP 1239566 as 'Mogomorra Park' under the Geographical Names Act 1996.











Proposed Park Naming - McPhail Reserve Lot 999 DP 1239565 and Lot 99 DP1230416

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Printed By: James Flinn

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- July 2019





NAMING OF PARKS IN KEMBLA GRANGE

# ENGAGEMENT REPORT

**JULY 2019** 





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### **Executive Summary**

With the Kembla Grange residential area emerging, Kembla Grange Estate Pty Ltd formally requested that Council name the three public reserves currently being constructed. The proposed names for the three public reserves are Stane Dyke Park, McPhail Reserve and Mogomorra Park. The significance behind Stane Dyke Park comes from the Stane Dyke Homestead which has been identified as a heritage item. The McPhail family were the last owners of the land and residents that lived in the Stane Dyke homestead. The proposed named recognises the family name and its association with the area. Mogomorra Park was proposed for the other park, which means Kembla Grange in local Aboriginal language.

The naming proposal was on public exhibition from Tuesday 11 June to Monday 8 July 2019. A location map (Appendix 1) accompanied the Frequently Asked Questions sheet (Appendix 2), feedback form (Appendix 3) and notification letter (Appendix 4) that was sent to all stakeholders. Stakeholders included Kembla Grange residents, Illawarra Local Aboriginal Land Council, Neighbourhood Forum 8, Illawarra Historical Society and the general community. Information was made available at Dapto Library and Council's Customer Service Centre. Public notices were published in the Advertiser on 19 June. The community were invited to provide feedback via Council's website, Customer Service Centre, Dapto Library.

Three submissions were received. Two submissions opposed the proposed names suggesting that names should be proposed by the community, not developers and that the parks should be named after Aboriginal elders or 'first founding members of Wollongong...who donated their lands to the council or government for school use'.

One submissions supported the proposed name Mogomorra suggesting the name recognised local Aboriginal history and connections.



### Background

- July 2019

Kembla Grange Estate Pty Ltd have planned and started building on the emerging Kembla Grange estates located along the Princes Highway at the foothills of the Illawarra Escarpment. Council received a request from Kembla Grange Estate Pty Ltd to name the parks within the estate.

Item 6 - Attachment 4 - Naming of Parks in Kembla Grange Engagement Report

The proposed Stane Dyke Park fronts Stane Dyke Homestead, a heritage item identified in Wollongong Local Environment Plan 2009 and having local significance. The park presents as a visual continuation of the curtilage of the homestead to Sheaffes Road and allows unobstructed views to the homestead from Sheaffes Road and beyond. The park will in future contain a single rectangular sporting field.

The McPhail family were the last owners of the subject land and resided in the Stane Dyke Homestead. Their relationship with the subject site spanned multiple generations. The proposed name recognises the family and its association with the area. The reserve contains a detention basin, picnic facilities and a natural area.

The suggested name for Park 4 (Appendix 1) was Wadi Wadi Park. The Wadi Wadi proposal reflects the name of one of the traditional custodian groups in the Illawarra region. Based on discussions with Council's committees, concerns were raised regarding this naming proposal. It was suggested the size and prominence of the park did not align with the significance of the name of a local Aboriginal group. The developer subsequently submitted another name for Park 4, Mogomorra, being a local Aboriginal word meaning Kembla Grange, according to the Illawarra and South Coast Aborigines1770–1850, A book written by Michael Organ in 1990. This naming proposal is supported by a letter of support from ILALC. The proposed Mogomorra Park consists of a large detention basin, small playground, pathways and some trees.

### Stakeholders

Stakeholders identified prior to the commencement of the engagement period included:

| Internal Stakeholders   | External Stakeholders   |
|---|---|
| <ul> <li>Community Engagement Team</li> <li>Executive management team</li> <li>Project Manager</li> <li>Media Team</li> <li>Customer Service Team</li> <li>Dapto Library</li> </ul> | Community  Residents/ Land owners  Potential local residents  Neighbourhood Forum 8  Illawarra Local Aboriginal Land Council (ILLACL)  Illawarra Historical Society  Aboriginal Reference  Business |
|   | ☐ Kembla Grange Estate Pty Ltd  Government  ☐ NSW Office of Environment and Heritage (OEH)  Geographical Names Board (GNB)  |

### Methodology



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|---|---|
| Item 6 - Attachment 4 - Naming of Parks in Kembla Grange Engagement Repor | t |
| - July 2019   |   |
|   |   |

| Methods                     | Details of Methods   |  |
|-----------------------------|--|--|
| Communication Methods       |  |  |
| Media                       | A media release was distributed to notify media outlets of the exhibition  |  |
| The Advertiser              | Information was included in the Advertiser pages on 19 June.   |  |
| Info pack                   | Feedback form and FAQ was made available at Dapto Library  |  |
| Frequent Asked<br>Questions | The FAQ provided details about the project   |  |
| Email                       | An email was sent to stakeholders informing them about the engagement and inviting their participation.                  |  |
| Letter                      | Letters were sent to residents and property owners informing them about the engagement and inviting their participation. |  |
| Engagement Methods          |  |  |
| Survey / feedback form      | Feedback form was provided to capture people feedback  |  |
| Engagement HQ website       | Information about the project and a form to provide feedback was made available on Council's Engagement HQ platform.     |  |

### Results

### Online Engagement Results

A total of three submissions were received online. Table 3 presents the usage statistics for the project page on Council's website.

Table 3 Summary of online participation

| Measure and Explanation   | Usage |
|---|-------|
| Aware – Total number of users who viewed the project page   | 63    |
| Informed – Total number of users who opened a hyperlink or read a document                        | 18    |
| Engaged – Total number of users who have actively contributed to the project via the project page | 3     |

#### Submission results

Community members were asked to comment on and provide feedback on the proposed names Mogomorra Park, McPhail Reserve and Stane Dyke Park.

Feedback came from three submissions. Two submissions opposed the proposed names suggesting that names should be proposed by the community, not developers and that the parks should be named after Aboriginal elders or 'first founding members of Wollongong...who donated their lands to the council or government for school use'.



One submissions supported the proposed name Mogomorra suggesting the name recognised local Aboriginal history and connections.



### Appendix 1: Map

- July 2019



# Appendix 2: FAQ

184

## **Proposed Park Naming in Kembla Grange**

We've received an application from Kembla Grange Estate Pty Ltd to name three public reserves at the emerging residential area on the corner of Sheaffes and Paynes Rd, Kembla Grange. The proposed park names are Stane Dyke Park, Mogomorra Park and McPhail Reserve. Council would like to find out whether the community supports these names.

Please let us know your thoughts by 8 July 2019.

### Who submitted the naming application?

Kembla Grange Estate Ptv Ltd has formally requested Council to name three public reserves currently being constructed within the emerging Kembla Grange residential area. The proposed names are:

- Stane Dyke Park
- McPhail Reserve
- Mogomorra Park

#### What is the origin of these names?

The significance behind the name Stane Dyke Park comes from the Stane Dyke Homestead which is a heritage site located nearby. Stane, in old English means stone, which was the material the homestead was created from

The McPhail family were the last land owners and residents of Stane Dyke Homestead. The proposed named recognises the family name and its association with the area.

The name Mogomorra was suggested by Illawarra Local Aboriginal Land Council. This name is a local Aboriginal word for Kembla Grange which was referenced in a book by Michael K. Organ called "Illawarra and South Coast Aborigines, 1770 -1900". The proposed naming of this reserve - as Mogomorra would recognise and acknowledge cultural, natural and heritage connections with the site.

### Has there been any support for the naming proposal?

As part of their naming application Kembla Grange Estate provided letters of support from:

Illawarra Local Aboriginal Land Council for the Mogomorra proposal

McPhail Family for the McPhail Reserve proposal

#### Why do people want to name parks?

Council receives a number of requests to name parks as a way of recognising the achievements and efforts of individuals and groups that have contributed a lot to the cultural and social aspects of the City of Wollongong. Our Community Recognition Policy and Naming of Community Facilities and Parks Management Policy sets out criteria for naming Council-owned or controlled community facilities, parks, sportsgrounds, natural areas and community land.

#### What names will Council consider?

Council follows the guidelines of the NSW Geographical Names Board (GNB) for assigning names. We consider names based on the following:

- Names of Aboriginal origin and indigenous significance to the local area
- Botanical reference native to the area
- Historical or cultural significance to the local area
- · Geographical relevance of the immediate area
- A person's name
- · A group charitable, social/cultural community

If a person's name is proposed, it must be made posthumously (more than 3 years after their death) and meet the following requirements:

- The person gave more than 20 years' service to the Wollongong region
- Must relate to the place of residence or area of service



Item 6 - Attachment 4 - Naming of Parks in Kembla Grange Engagement Report - July 2019

- They were of good repute and not likely to be the subject of controversy
- They made a significant contribution to the Wollongong region which has been formally recognised

# How is the decision made by Council on whether the proposed name is endorsed?

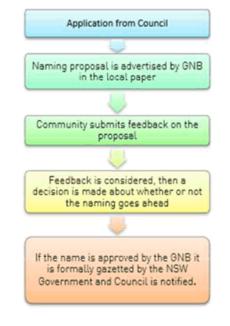


# What is the Geographical Names Board process?

Council sends a submission to the Geographical Names Board (GNB) with an application to use the proposed name. Applications are added to GNB Board meeting agendas, which are prepared two weeks in advance of meetings.

If the Board approves the public exhibition of the naming proposal, it is advertised by the GNB for public comment for one month. If no objections are received during the exhibition period, Council is notified and the name is officially assigned in the NSW Government Gazette. It may take approximately 6 – 8 weeks for the Geographical Names Board to formally gazette the name

See the GNB process summarised as follows:



#### How can I Join the conversation?

The easiest way to provide your feedback on the proposed naming of Stane Dyke Park, McPhail Reserve and Mogomorra Park is to complete a feedback form available on Council's website, Customer Service Centre or Dapto Library.

Visit www.wollongong.nsw.gov.au Email engagement@wollongong.nsw.gov.au Fax 02 4227 7580 Mail Locked Bag 882, Wollongong NSW 2500 For more information, please phone 4227 7111



# Appendix 3: Feedback Form

| Oo you support the proposal to name Stane Dyke Park?  | □ Yes | □ No          | □ Unsure                              |
|---|-------|---------------|---------------------------------------|
| Oo you support the proposal to name McPhail Reserve?  | □ Yes | n No          | □ Unsure                              |
| Do you support the proposal to name Mogomorra Park?   | □ Yes | □ No          | □ Unsure                              |
|   |       |               |                                       |
|   |       |               |                                       |
|   |       |               |                                       |
|   |       |               |                                       |
|   |       |               |                                       |
|   |       |               |                                       |
| Please return completed form to: Wollongong City Council Community Engagement Unit          |       | More overlead | l <sub>aa</sub> ,                     |
| Wollongong City Council Community Engagement Unit<br>Locked Bag 8821                        |       | More overlead | i                                     |
| Wollongong City Council Community Engagement Unit<br>Locked Bag 8821<br>Wollongong NSW 2500 |       | More overlead | Total N                               |
| Wollongong City Council Community Engagement Unit<br>Locked Bag 8821                        |       | More overlead | · · · · · · · · · · · · · · · · · · · |



| form.  | please attach any additional sheets to this feedback |
|--|--|
|  |  |
| form.  If you would like a reply to your submission and t                                  |  |
| form.  If you would like a reply to your submission and t section below:                   |  |
| form.  If you would like a reply to your submission and t section below:  Name:            |  |
| form.  If you would like a reply to your submission and to section below:  Name:  Address: | o be kept informed of progress, please fill in the   |



### Appendix 4: Letter to Residents

Dear Resident/Owner

#### PROPOSED PARK NAMING IN KEMBLA GRANGE

We've received an application from Kembla Grange Estate Pty Ltd to name three public reserves at the emerging residential area on the corner of <u>Sheaffes</u> and <u>Paynes</u> Rd, Kembla Grange. The proposed park names are Stane Dyke Park, Mogomorra Park and McPhail Reserve.

In accordance with the requirements of Council's Naming of Community Facilities and Parks Policy, we are now seeking feedback on the proposed park names.

Enclosed is a Frequently Asked Questions (FAQ) that provides information about the background of the naming proposal and the process for how parks are named. Also enclosed is a feedback form should you wish to provide comment. If you prefer to provide feedback online, please visit Council's website <a href="www.wollongong.nsw.gov.au">www.wollongong.nsw.gov.au</a>. Feedback closes on 8 July 2019.

Following the engagement process, Council will consider the community feedback and if the proposal is supported, a naming application will be submitted to the Geographical Names Board who will make the final decision on whether the names become official.

If you require more information about this project, please contact me.



File: PR-175.30.029 Doc: IC19/441

### ITEM 7 PROPOSED ROAD NAMING OF LANE 47 IN AUSTINMER

In June 2018 Council received a request from an adjoining owner to have Lane 47, located between Gilchrist Street/The Grove and Wigram Road, Austinmer, named in order to assist with deliveries.

This report is submitted to obtain Council approval to name the lane, "Hilldale Walk".

#### RECOMMENDATION

Council take action under Section 162 of the Roads Act 1993 to name the unnamed Lane 47 located between Gilchrist Street/The Grove and Wigram Road in Austinmer as "Hilldale Walk".

#### REPORT AUTHORISATIONS

Report of: Lucielle Power, Manager Property + Recreation (Acting)

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

#### **ATTACHMENTS**

- 1 Business Paper map Lane 47 Austinmer Proposed to be Named
- 2 Aerial map Lane 47 Austinmer Proposed to be Named

### **BACKGROUND**

The lane has been traditionally known by the community as "Hills and Dales". The Geographical Names Board (GNB) advised that this name could not be used as it needed an acceptable road type such as lane or pathway. It further advised that the addition of a suitable road type would not be acceptable as it would exceed the three word limit for road naming.

The GNB advised that the following names would be acceptable -

- 1 Hills Dales Pathway
- 2 Hills Dales Lane.

Council accordingly advertised these two road names in the Wollongong Advertiser newspaper on 25 July 2018 seeking submissions from the general public. Following advertisement, eight submissions were received and none of the submissions supported the proposed road names.

The table below summarises the comments received and the responses provided.

| COMMENTS RECEIVED  | RESPONSE  |
|--|---|
| Suggestion of Hilldale Lane or Hilldale Path   | Acknowledgement sent advising "Hilldale Walk" considered the most suitable as the road is "a through-fare with restricted access used mainly by pedestrians". |
| Suggestion of John Henry Walk  | It cannot be used as under the GNB NSW Addressing Manual the names of living people cannot be used.   |
| Suggestion of Hill Dales Lane,<br>Hillsdales Lane, Hills Dales Way and<br>Hillsdales Way                   | Acknowledgement sent advising their submission would be considered.   |
| Suggestion of Hills and Dales Lane and signposted Hills and Dales. Also a suggestion of Hills & Dales Lane | Acknowledgement sent advising that "&s" are not acceptable within road names.   |
| Suggestion of Hills and Dales<br>Laneway   | Acknowledgement sent advising that the name is too long. GNB does not approve road names longer than three words.   |



| COMMENTS RECEIVED  | RESPONSE   |
|--|--|
| Suggestion of Grove Lane, The Grove Lane or Grove Lane North | Acknowledgement sent advising that the use of the word Grove would not be acceptable to the GNB as it would be considered a duplication of the name "The Grove" which is a public road located close to the subject road. Also advice received from the GNB and provided to the member of the public that Grove is a road type and two road types cannot be used in a road name ie Grove and Lane. Also North cannot be used as it is considered qualifying terminology which cannot be used in a road name. |
| Suggestion of The Grove Lane or Grove Lane                   | Acknowledgement sent advising that the use of the word Grove would not be acceptable to the GNB as it would be considered a duplication of the name "The Grove" which is located close to the unnamed road.  |
| Suggestion of Hills and Dales "as it has always been"        | Acknowledgment sent advising that the name Hills and Dales cannot be used on its own as it does not have a road type and if a road type was added for eg Walk, then the name would be too long.  |

As there was no public support for either of the road names advertised, Council decided to undertake further research into suitable names and to include an Aboriginal name and a female name as options.

The matter was readvertised in the Wollongong Advertiser on 26 September 2018 with four road naming suggestions which were -

- 1 Hilldale Walk in recognition of the name that the community has used to refer to the road. The name originated from a game that mothers used to play with their children on the way to school.
- 2 Yanda Walk the Aboriginal Dharawal word for "walk".
- 3 Alexina Walk Mrs Alexina McKenzie was the principal of North Bulli School (the area Austinmer was part of) from 1877-1885.
- 4 Highgrove Walk a suggestion from a local resident.

Following the second exhibition, 10 submissions were received from the public, summarised below:

Of the 10 submissions received, four were in favour of "Hilldale Walk" and four were in favour of "Highgrove Walk". An objection was received in respect of the proposed name "Yanda Walk" due to its meaning and an objection was received in respect of "Alexina Walk" due to its significance. The name "Hilldale Walk" was submitted to the GNB for approval in recognition of the name that the community used. The GNB has approved the name "Hilldale Walk".

### **PROPOSAL**

It is proposed that Lane 47 in Austinmer be named as "Hilldale Walk" in accordance with Section 162 of the *Roads Act 1993.* 

### CONSULTATION AND COMMUNICATION

- The community via two advertisements in the Wollongong Advertiser newspaper and two letters forwarded to the surrounding owners of the road proposed to be named.
- Geographical Names Board.
- Council's Local Studies.



### PLANNING AND POLICY IMPACT

This report is in accordance with Council's Road Naming policy.

This report contributes to the delivery of Our Wollongong 2028 goal "We value and protect our environment".

It specifically delivers on core business activities as detailed in the Property Services Service Plan 2019–20 "Manage Council's property portfolio including purchase, sale, leasing, easements and other encumbrances on Council lands".

### FINANCIAL IMPLICATIONS

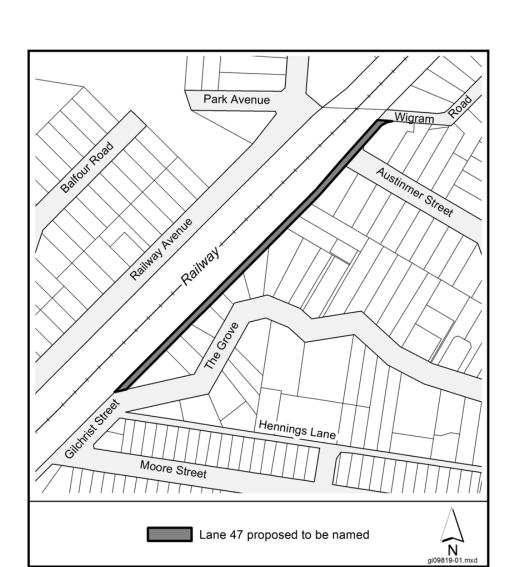
The only cost which will be incurred in this matter will be the cost of the erection of two street name signs, the funding of which is achievable within the current financial year budget.

#### CONCLUSION

Council endorsement is required to name the unnamed Lane 47 in Austinmer. As the name "Hilldale Walk" has received support from the general public and has been approved by the GNB and the NSW Land and Property Online Road Naming System, this name is recommended for Council approval.

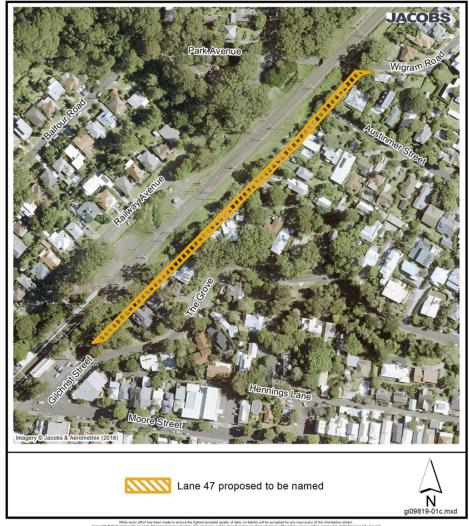
Named

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Item 7 - Attachment 1 - Business Paper map Lane 47 Austinmer Proposed to be







File: PR-005.01.246 Doc: IC19/438

### ITEM 8

### DRAINAGE EASEMENT OVER COMMUNITY LAND AT KEIRAVILLE

This report is submitted to obtain Council approval to grant an easement for drainage over Council Community Land, Murrays Reserve, Keiraville, identified as Lot 206 DP 217886. The easement is in favour of 74 Robsons Road, Keiraville, which adjoins the land.

### **RECOMMENDATION**

- 1 Council resolves to grant a drainage easement under S. 46 (a1) of the Local Government Act 1993 over Council Community Land, Lot 226 DP 217886, known as Murray Reserve, Keiraville.
- 2 The drainage easement is to benefit the adjoining land, 74 Robsons Road, Keiraville, identified as Lot 6 DP 503156.
- 3 Council resolves to accept compensation for the grant of the easement in accordance with the valuation report prepared by the registered valuer, the amount to be calculated as being 20% of the square metre rate of the property determined to be \$576.29 per square metre (GST free).
- 4 The applicant be responsible for all costs associated with the matter.
- 5 The Lord Mayor and General Manager be authorised to finalise the matter.
- 6 Council grant authority for the use of the Common Seal of Council on all documents relevant to this matter, should it be required to give effect to this resolution.

#### REPORT AUTHORISATIONS

Report of: Lucielle Power, Manager Property + Recreation (Acting)

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

#### **ATTACHMENTS**

- 1 Business Paper Map of Proposed Drainage Easement over Council Community Land known as Murray Reserve, Keiraville
- 2 Aerial Map of Proposed Drainage Easement over Council Community Land known as Murray Reserve, Keiraville

### **BACKGROUND**

In 2016, the applicant lodged a development application for demolition and construction of multi-dwelling housing (DA-2016/1632). Condition 27 of DA-2016/1632, permits the owners of 74 Robsons Road, Keiraville, to install drainage infrastructure on the adjoining Council Community Land known as Murray Reserve, and identified as Lot 226 DP 217886 as was required for the development. In 2016 adjoining owners were permitted to install drainage infrastructure on Council Community Land in exchange for a fee. At the time, in accordance with Council's Fees and Charges in 2016, the fee depended on the length of the easement and took into account the ongoing maintenance by Council. The owners paid a fee of \$6,420.

In 2019 the owners of 74 Robsons Road approached Council to provide seven days notice of the installation of the drainage infrastructure as required under 27 (b) (ii) of DA-2016/1632.

Since 2018, and as per Section 46 (a1) of the Local Government Act 1993, Council has not charged a fee for the installation of drainage infrastructure on Community Land. Instead Council has requested that applicants obtain a drainage easement over the land. The benefit of an easement is that Council can identify where the infrastructure is located and is not responsible for its maintenance. As the applicant has already paid the \$6,420 fee, it is intended that the application fee payable for the easement on Community Land and the compensation amount payable will be offset against the amount already paid with any surplus amount to be refunded to the applicant. Council will no longer have the ongoing burden and cost of maintenance of the drainage infrastructure as this will be the responsibility of the applicant.



The Development Assessment Certification Division contacted Council's Property Division to enquire whether the owners would be allowed to install the drainage infrastructure without obtaining an easement, given that the owners had paid the fee in 2016 before the requirement for an easement was in place.

The Property Section obtained advice from Council's Legal Section which stated that "whilst there may be a technical argument that could suggest Council is precluded from enforcing the proposed easement requirement, given the potential future exposure liability from Council's perspective, we recommend advising the developer that obtaining an easement is in its best interest".

The owners of 74 Robsons Road, were advised that even though they had paid a fee back in 2016 to allow for the installation of the drainage infrastructure over the Council land, a drainage easement was now required, and that the fee previously paid could be put toward the cost of the easement. The owners have agreed to this.

A valuation report was obtained from the registered valuer Walsh and Monaghan which valued the easement at 20% of the value of the land, the value of the land being \$576.29 per square metre (GST free). As the easement is proposed to measure approximately 12 square metres, the compensation payable is estimated to be \$1,400 (GST free). The final amount of compensation payable is subject to the surveyed area determined in the registered easement plan. The applicant has agreed to this.

#### **PROPOSAL**

It is proposed to grant a drainage easement over the Council Community Land known as Murray Reserve, Keiraville, identified as Lot 206 DP 217886. The easement will benefit the adjoining land known as 74 Robsons Road, Keiraville.

#### CONSULTATION AND COMMUNICATION

- The owners of 74 Robsons Road, Keiraville.
- Development Assessment Certification Division.
- Council's Legal Services.
- Walsh and Monaghan Property Valuers.

#### PLANNING AND POLICY IMPACT

This acquisition is in accordance with Council's policy "Land and Easement Acquisition and Disposal".

This report contributes to the Wollongong 2028 Objective "We have a healthy community in a liveable city".

It specifically delivers on core business activities as detailed in the Property Services Service Plan 2019-20 "Manage Council's property portfolio, including purchase, sale, leasing, easements and other encumbrances on Council lands".

### FINANCIAL IMPLICATIONS

The owners of 74 Robsons Road will be responsible for all costs associated with the creation of the drainage easement and will be responsible for future associated maintenance costs.

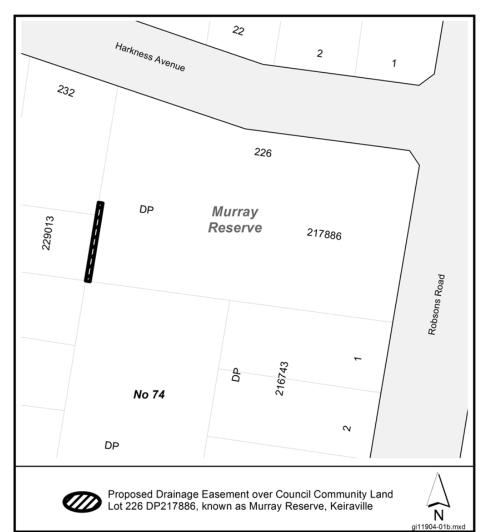
Council has received the relevant fees and charges that were payable in accordance with the 2016 Fees and Charges in the amount of \$6,420. Council will retain the current fees and charges for the application for an easement in addition to the compensation determined for the granting of the easement with any variation to be either refunded or paid in addition to the amount already paid by the applicant. Council will no longer have the ongoing burden and cost of maintenance of the drainage infrastructure as this will be the responsibility of the applicant.



### CONCLUSION

Condition 27(b)(ii) of DA-2016/1632 permits the owners of 74 Robsons Road, Keiraville, to install drainage infrastructure on Council's adjoining Community Land. By permitting a drainage easement over the land, Council will receive compensation for the easement, be able to identify its exact location and will not be responsible for its future maintenance.





Item 8 - Attachment 1 - Business Paper Map of Proposed Drainage Easement

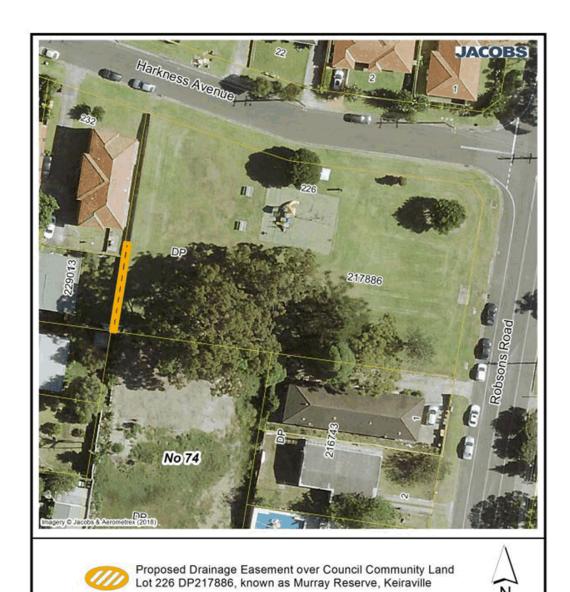
over Council Community Land known as Murray Reserve, Keiraville

While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.

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Item 8 - Attachment 2 - Aerial Map of Proposed Drainage Easement over

Council Community Land known as Murray Reserve, Keiraville



File: PR-918.011 Doc: IC19/449

### ITEM 9 POLICY REVIEW: ENCROACHMENT COUNCIL POLICY

This report provides details of a review of the Encroachment Council Policy in accordance with Council's policy review schedule. This report seeks to endorse the recent review and amendment of the Encroachment Council Policy.

#### RECOMMENDATION

The revised Encroachment Council Policy be adopted.

### REPORT AUTHORISATIONS

Report of: Lucielle Power, Manager Property + Recreation (Acting)

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### **ATTACHMENTS**

1 Draft revised Encroachment Policy

### **BACKGROUND**

Encroachments can be regarded as illegal extensions of private property boundaries and/or structures onto public land or road reserve. Some encroachments occur in a slow, progressive fashion and usually from well-intentioned activities of residents. Activities such as the placement of structures, gradual removal of native vegetation and extension of fencing can create the deceptive appearance of private property on Council land. Other encroachments can occur rapidly such as illegal land modification events or the construction of structures that overhang public land or road reserve (whether by accident or intentionally).

Unauthorised encroachments on Council land have the ability to -

- Compromise the integrity of natural and cultural values
- Alienate land from public use/access
- Impede fire management
- Detract from aesthetic appearances, divert and encumber Council resources and assets
- Jeopardise public safety
- Cause social inequity
- Create otherwise unavoidable legal liability exposure or uncertainty for Council.

This Encroachment Policy was adopted by Council on 24 November 2009 and a reviewed policy adopted on 8 September 2014.

The amended policy aims to seek improvement within the framework available and whilst the broad operation and intent of the policy remains the same, the amendments elaborate on the pre-existing objectives and operation of the policy. The amendments will aim to promote a more efficient and proactive approach when dealing with encroachments; however the original intent of the policy and position portrayed by the policy remains the same.

The review includes more detailed objectives for the policy and promotes further clarity on when and how action may be taken in respect of encroachments on public road, community land, operational land or Crown land. The review also includes additional amendments to reflect changes in legislation and provides a link with other existing Council policies.



#### **PROPOSAL**

Administrative and operational changes to the policy proposed are outlined below:

- The policy to include more detailed objectives.
- Amendments regarding what action is to be considered when assessing encroachments.
- Legislative updates as required.
- Providing a further link to existing Council policies.

### CONSULTATION AND COMMUNICATION

The policy was referred to the following internal stakeholders:

- Governance and Customer Service
- Regulation and Enforcement
- Property and Recreation.

#### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "1. We value and protect our natural environment – 1.1.4 Projects and programs that achieve enhancement of the natural environment and escarpment are developed and implemented".

It specifically delivers on core business activities as detailed in the Property Services Service Plan 2019–20 "Provide high level quality of service on all Council property matters".

### FINANCIAL IMPLICATIONS

There are not expected to be financial implications as a result of adoption of the policy.

### CONCLUSION

The Encroachment Council Policy as reviewed provides a framework for Council to deliver compliance actions in an ethical, transparent and consistent manner whilst managing and minimising risks to Council. It provides for clear roles and responsibilities within Council and their role in managing and acting in respect of encroachments.





ADOPTED BY COUNCIL: [TO BE COMPLETED BY CORP SUPPORT]

### **BACKGROUND**

Encroachments can be regarded as illegal extensions of private property boundaries and/or structures onto public land. Although at an individual level encroachments may appear minor in impact, cumulatively encroachments are responsible for detaining and degrading hectares of the Council/community reserve system.

Some encroachments occur in a slow, progressive fashion and usually from the well-intentioned activities of residents. Seemingly harmless activities such as lawn mowing, fire-break maintenance and informal gardening can stimulate notions of ownership, pride and a process of successive appropriation passed with land title from one proprietor to another. Further activities such as placement of structures, gradual removal of native vegetation and extension of fencing create the deceptive appearance of private property on Council land. Other encroachments occur rapidly as illegal land modification events.

Unauthorised encroachments on Council land have the ability to:

- Compromise the integrity of natural and cultural values
- Alienate land from public use/access
- Impede fire management
- Detract from aesthetic appearances
- · Divert and encumber Council resources and assets
- Jeopardise public safety
- Cause social inequity
- Create otherwise avoidable legal liability exposure or uncertainty for Council

The Property and Recreation Division within Council will take action in respect of encroachments in accordance with this Policy once they become aware of a potential encroachment, either by notification from a member of the public or by notification from another division in Council. The Property and Recreation Division may provide instructions to the Regulation and Enforcement Division to commence enforcement action as appropriate, which will then enforce removal if required.

### **OBJECTIVE**

The main objectives of this policy are to -

- 1 Provide Council with a strategic, consistent and comprehensive approach to managing and removing encroachments from Council managed land.
- 2 Assist with ensuring that all encroachments on land owned or managed by Council are managed under a consistent set of guidelines which safeguards Council's obligations and liability.
- 3 Raise community appreciation and respect for Council managed land.
- 4 To assist Council in determining the impact of an encroachment and either formalise the existence of, or order the removal of, the encroachment or unauthorised occupation.
- 5 Ensuring that encroachments will be dealt with in a practical and equitable manner, considering the appropriate legislation and ensuring Council satisfies its obligations under the *Local Government Act 1993*, the *Crown Land Management Act 2016* and the *Roads Act 1993*.
- 6 Ensure that where encroachments are permitted to remain by Council, they are safe for the community as well as Council employees, volunteers and contractors.
- 7 To provide clear and precise information to members of the public who are either responsible for encroachments within Council property or are impacted by an encroachment.



**COUNCIL POLICY** 

### **POLICY STATEMENT**

This policy aims to provide a consistent framework for managing or removing unauthorised encroachments on Council managed land.

### POLICY REVIEW AND VARIATION

- 1 Council is to have opportunity to review and adopt, at least once during its Term, each Council policy.
- 2 A resolution of Council is required to adopt any variations to this policy, with the exception of minor administrative changes, such as updates to legislative references, which may be endorsed by the Executive Management Committee (EMC). Endorsement of administrative changes made to this policy by EMC does not alter the requirement for it to be reviewed and adopted by each Term of Council.

### **APPLICATION**

This policy will apply to the following circumstances:

- 1 Any encroachment affecting public road as defined under the Roads Act 1993 that are not classified or under the control of NSW Roads Maritime Services;
- 2 Any encroachment affecting lands classified as Community or Operational land pursuant to the Local Government Act 1993; and
- 3 Any encroachment affecting Crown Land for which Council has the care, control and management under the Crown Land Management Act 2016.



**COUNCIL POLICY** 

#### STATEMENT OF PROCEDURES

#### **DEFINITIONS**

#### **Community Land**

Land that is classified as Community land under Division 1 of Part 2 of Chapter 6 of the Local Government Act 1993.

#### **Encroachment**

- a A privately owned building, steps, retaining wall, pool, fencing or physical barrier, sign, drain, road, path or any other structure constructed in whole or in part on Community land, Operational land or Council road reserve.
- b Vehicle access to private property in whole or in part over Community or Operational land.
- c Trees and shrubs, garden beds or landscaping, in whole or in part over Community or Operational land which could create a public perception that the Community or Operational land is privately owned.
- d Privately owned building materials and other items such as soil, mulch, compost, vehicles, plant and equipment temporarily or permanently stored in whole or in part on Community land, Operational land or Council road reserve.
- e Stormwater pipe discharging in whole or in part over Community or Operational land.

#### **Enforced Compliance**

#### Local Government Act

An official order issued by Council under section 124 of the *Local Government Act 1993*, requiring the protection or repair of public places by specifically using either:

- Order No 27 to remove an object or matter from a public place or prevent any object or matter being deposited
  there in the circumstance where the object or matter: (a) is causing or is likely to cause an obstruction or
  encroachment of or on the public place and the obstruction or encroachment is not authorised by or under any
  Act, or (b) is causing or is likely to cause danger, annoyance or inconvenience to the public.
- Order No 28 to take whatever steps are necessary to prevent damage to a public place and to repair damage to a public place where there is actual or likely damage.

#### Roads Act 1993 and Roads Regulation 2008

- Section 239 of the Act provides for the issuing of written directions by Council requiring specific works be undertaken to address breaches of Sections 92 and 142 of the Act.
- In certain circumstances (clause 11) of the Regulation provides for the direct issuing of a penalty notice.

#### **Operational Land**

Land classified as Operational land within the meaning of the Local Government Act 1993.

#### Procedural Fairness/Natural Justice

Legal terms (often used interchangeably) to imply that a decision maker should not only act in good faith and without bias but also should grant a hearing to any person whose interests will be affected by the exercise of that decision before the decision is made.

### Road Reserve

Land dedicated as public road in accordance with the Roads Act 1993 for which Council is the Roads Authority.

### **Voluntary Compliance**

Cooperation with and fulfilment of a Council request to remove structures and/or desist inappropriate behaviours in the absence of enforced compliance.

### LAND TO WHICH THE POLICY APPLIES

This Policy applies only to land classified as 'community land' and 'operational land' under the *Local Government Act 1993* and 'road reserve' for which Council is the Roads Authority under the *Roads Act 1993*. This encompasses



**COUNCIL POLICY** 

land managed under a reserve trust or where Council has care, control and management of land under the Crown Land Management Act 2016.

This Policy does not apply to encroachments including, but not limited to awnings, sidewalk cafes and signage which are specifically dealt with under Council's Local Environment Plan and Development Control Plans.

#### LEGISLATIVE FRAMEWORK

The Local Government Act 1993 (LG Act) and the Roads Act 1993 and Roads Regulation 2008 are the primary pieces of legislation relevant to encroachments on Council managed lands. In relation to Council managed land, the aim of the LG Act is to:

- Assist councils in the categorisation of community land and the management of that land;
- Promote the best management of environmentally sensitive land;
- Curb the inappropriate alienation of community land for essentially private purposes; and
- Reinforce the public's right to participate in public land management.

The aim of the Roads Act and Regulation are to:

- Regulate the carrying out of various activities on public roads;
- Set out the rights of members of the public to pass along public roads; and
- Set out the rights of persons who own land adjoining a public road to have access to the public road.

Council also manages land on behalf of State authorities in accordance with the *Crown Land Management Act 2016*. In instances where encroachments occur on land under the care, control and management of Council or on land managed under a reserve trust, the provisions of the LG Act apply.

### RELEVANT POLICIES, GUIDELINES AND PLANS OF MANAGEMENT

- Wollongong City Council Plans of Management
- Wollongong Development Control Plan
- Wollongong City Council Tree Management Order
- Wollongong City Council Enforcement Policy
- Penalty Notice Review Policy
- Wollongong Local Environment Plan
- Wollongong City Council Outdoor Dining Policy

### PROCESS AND MANAGEMENT

The assessment and removal of any encroachment under this policy will involve the Property and Recreation division as the manager of the land, Regulation and Enforcement Division, as the enforcement provider, and Development Assessment and Certification as the approval authority.

The Property and Recreation Division has the role of providing advice to the Regulation and Enforcement Division in relation to the desired outcome, for example, to formalise the encroachment, to take no action, to remove the obstruction or to repair the public land. The Property and Recreation Division will determine the desired outcome based on public risk and the overall impact of the encroachment.

The Development Assessment and Certification Division's role is to provide Regulation and Enforcement with advice regarding unauthorised driveway and or layback structures with respect to if the encroachment would likely have been given approval should an application had been submitted. Such advice will have bearing on any enforcement action.

This process will ensure the most effective use of resources for Council in relation to pursuing enforcement and that minor matters are considered in a reasonable and consistent fashion prior to any enforced compliance.

### APPROACH TO INVESTIGATION

Council's approach will undertake the following main steps (where relevant):

- Receipt of complaint or advice concerning encroachment
- Identification and verification of the encroachments



**COUNCIL POLICY** 

- · Resident engagement concerning background to encroachment
- Referral to the appropriate Divisions for comment
- Determine most appropriate course of action based on an assessment of the impact of the encroachment
- Implement appropriate process pursuant to most appropriate course of action, and if enforcement is most appropriate, provide advice and direction to Regulation and Enforcement Division
- Advice received from Property and Recreation Division pursued by Regulation and Enforcement Division
- Seek Voluntary Compliance
- Issue Local Government Act/Roads Act/Roads Regulation Notice
- Consider any representations to Council's Notice
- Issue Local Government Act Order and/or take further enforcement action with regards to the Roads Act/Regulation Notice
- Take legal action/issue fine for failure to comply with Order/Notice

It is important to note that procedural fairness is offered as part of this process through Council's initial engagement with the offender, the offer of voluntary compliance and the consideration of any representation made to Council's Notice prior to the issue of any order.

The WCC Enforcement Policy is also integral and applies to this policy. The review of any Penalty Notice issued as a result of this policy will be consistent with council's Penalty Notice Review Policy.

#### COMMUNICATION AND PREVENTION

Communicating the negative impacts associated with encroachments provides an important mechanism to raise appreciation and respect for Community land, provide offenders with contextual knowledge prior to Council engagement and to prevent the establishment of new encroachments. To ensure effective communication and prevention occurs, Council will, in the course of enquiries regarding specific properties, notify of known encroachments and inform respective owners or purchasers of Council's Encroachment Policy.

#### **DATA MANAGEMENT**

A database will be established to record information including extent and nature of encroachments being resolved through this policy.

#### POLICY REVIEW PROCESS

- The Policy will be reviewed every three years.
- The Policy will be amended as and when required in response to legislative changes.

#### STANDARD OPERATING PROCEDURE

A standard operating procedure has been created, however it will not form part of this document.



# COUNCIL POLICY

| SUMMARY SHEET              |  |  |
|----------------------------|--|--|
| Responsible Division       | Property and Recreation                              |  |
| Date adopted by Council    | [To be inserted by Corporate Governance]             |  |
| Date of previous adoptions | 8 September 2014, 24 November 2009, 8 September 2014 |  |
| Date of next review        | [List date - Not more than 4 years from adoption]    |  |
| Responsible Manager        | Manager Property and Recreation                      |  |
| Authorised by              | Manager Property and Recreation                      |  |





File: GCS-50.01.01.003 Doc: IC19/456

### ITEM 10 POLICY REVIEW: FINANCIAL ASSISTANCE COUNCIL POLICY

Council's Financial Assistance Policy provides clarity regarding how Council can grant financial support to individuals and/or groups/organisations in a consistent, equitable and transparent manner that meets the requirements of the Local Government Act, 1993.

This report proposes changes to Council's Financial Assistance Policy to remove detail around specific programs from the Council policy, as per auditor recommendations. This follows the public exhibition of the document for 28 days following the Council meeting of 27 May 2019.

#### RECOMMENDATION

Council adopts the revised Financial Assistance Council Policy.

### REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Cultural and Economic Development Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

#### **ATTACHMENTS**

1 Revised Financial Assistance Council Policy

#### **BACKGROUND**

Council's previous Financial Assistance Policy (adopted 30 November 2015) outlined the different programs by which Council provides financial assistance to organisations and individuals and included detailed procedures for the management of each program. Following the KPMG Audit, 'Sponsorship and Grants Policy and Controls', a recommendation was made that "WCC review and update the Financial Assistance Policy to remove reference to specific programs, and instead ensure the policy remains relevant as Council programs continue to evolve".

As a result of this recommendation, the policy has now been revised and as part of this review, a new Financial Procedures Management Policy has been endorsed by Executive Management Committee which contains an outline of the standard procedures for each separate program.

The policy also outlines the procedures for financial assistance to both not for profit and for those that act for private gain. It sets out the criteria for eligibility for funding that includes -

- Alignment to the goals and strategies of the Community Strategic Plan
- The programs proposed budget for the year that does not exceed 5% of Council's proposed income from ordinary rates levied for the year
- The program applies uniformly to all persons within the LGA or a significant group of persons within the area.

### **PROPOSAL**

The revised Financial Assistance Policy is adopted by Council.

### CONSULTATION AND COMMUNICATION

The following teams were consulted -

- . Governance
- . City Strategy
- . Economic Development
- Leisure Centres



- . Community Development
- Cultural Services
- Events
- Chief Financial Officer.

Following Council's resolution of 27 May 2019, the policy was placed on public exhibition for a period of 28 days. Only one piece of community feedback was received. The feedback stated 'no funding must be provided to anybody or person who is seeking financial assistance (grant/funding or other) for gain".

Under the Local Government Act 1993, financial assistance may be provided to a recipient who acts for private gain either by a resolution of Council, or by implementation of a financial assistance policy.

While the majority of activities that Council supports under this policy are operated by not for profit groups, there are event operators who do operate for private gain. To cease to support these activities would reduce the diversity of events on offer to our community and be counter to our goal that 'Wollongong is a creative and vibrant city'.

It is not recommended that any change be made to the draft policy placed on public exhibition.

#### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "Wollongong is a creative and vibrant city". It specifically delivers on core business activities as detailed in the Communications Engagement Events and Signage Service Plan 2019-20.

### CONCLUSION

In order to continue to support a range of events and activities in the city, it is recommended that Council adopts the revised Financial Assistance Council Policy.





ADOPTED BY COUNCIL: [TO BE COMPLETED BY CORP SUPPORT]

### **BACKGROUND**

This policy has been developed in order to provide clarity regarding how Council can grant financial support to individuals and/or groups/organisations.

The Local Government Act 1993 (The Act) allows that a council may provide financial assistance to individuals or organisations for the purpose of exercising its functions. A decision to contribute financial assistance cannot be delegated to the General Manager or other persons, however Council may vote to delegate the implementation of Financial Assistance Programs, to the General Manager.

Council must be provided details of recipient and amount for all financial assistance granted. Where financial assistance has been provided under a specific program whose implementation has been delegated to the General Manager, Council should be advised of financial assistance under each program (including details of recipient and amount).

#### **OBJECTIVE**

The main objective of this policy is to -

1 Provide financial assistance in a consistent, equitable and transparent manner that meets the requirements of the Local Government Act, 1993.

### **POLICY STATEMENT**

This policy outlines a process by which Council can distribute community resources in a considered and transparent manner.

Under this policy, recipients may include not-for-profit individuals and organisations as well as those who act for private gain.

### POLICY REVIEW AND VARIATION

- 1 Council is to have the opportunity to review and adopt, at least once during its Term, each Council policy.
- A resolution of Council is required to adopt any variations to this policy, with the exception of minor administrative changes, such as updates to legislative references, which may be endorsed by the Executive Management Committee (EMC). Endorsement of administrative changes made to this policy by EMC does not alter the requirement for it to be reviewed and adopted by each Term of Council.



#### FINANCIAL ASSISTANCE POLICY

**COUNCIL POLICY** 

### **PROCEDURES**

1. Provision of financial assistance to not-for-profit recipients.

Financial Assistance may be provided to not-for-profit recipients through a resolution of Council, or by implementation of a Financial Assistance Program included in this policy. Methods of submitting a proposal to provide financial assistance for Council approval include:

- Report to Council;
- Inclusion in the adopted Delivery Program and Annual Plan or by way of a specific project with details of recipient and amount;
- Via the Quarterly Review (of the Annual Plan) or the Six-monthly Progress Report (of the Delivery Program) by way of a specific project added throughout the year with details of recipient and amount.

In the interests of openness and transparency in Council decision making, all submissions must include details of recipient and amount proposed.

2. Provision of financial assistance to recipients who act for private gain.

Financial assistance may be provided to recipients who act for private gain through a resolution of Council, or by implementation of a Financial Assistance Program included in this policy.

There are special public notice requirements when proposing to provide financial assistance to a recipient who acts for private gain. A recipient who acts for private gain must not receive benefits until at least 28 days' public notice of Council's intention to consider the matter has been given. Public notice is required prior to Council's consideration of the matter. However, public notice is not required under two circumstances:

2.1 The financial assistance is part of a specific program, the details of which have been included in Council's Annual Plan for the year in which the financial assistance is proposed to be given; and where the program's proposed budget for that year does not exceed 5% of Council's proposed income from ordinary rates levied for that year; and where the program applies uniformly to all persons within the Wollongong LGA or to a significant group of persons within the area;

OR

2.2 The financial assistance is part of a program of graffiti removal work.

Regardless of whether public notice is required, where Council approval is being sought the usual Council meeting notification requirements will apply.

2.3 Financial Assistance – General Procedure

All financial assistance that is not part of a Financial Assistance Program detailed in this policy must be approved by Council.

### FINANCIAL ASSISTANCE PROGRAMS

To be eligible for inclusion in this policy a Financial Assistance Program must meet all of the following criteria:

- The program must contribute to and align with the goals and strategies outlined in the Community Strategic Plan for the year in which the financial assistance is proposed to be given;
- The program's proposed budget for the year does not exceed 5% of Council's proposed income from ordinary rates levied for that year;
- The program applies uniformly to all persons within the Wollongong LGA or to a significant group
  of persons within the area.



### FINANCIAL ASSISTANCE POLICY

**COUNCIL POLICY** 

Each of Council's financial assistance programs has its own procedures and requirements.

- Council must publicise the opportunity for financial assistance and seek written applications. This
  is undertaken using a variety of mechanisms including: social media, print media, and information
  sessions.
- Those applications must be assessed against set criteria.
- The applications that meet the criteria and are recommended will be referred to the General Manager for approval under his delegated authority.
- Successful applicants will be advised to Council by way of a Council report to ensure transparency.



### FINANCIAL ASSISTANCE POLICY

# **COUNCIL POLICY**

| SUMMARY SHEET   |   |                        |
|---|---|------------------------|
| Responsible Division  | COMMUNITY SERVICES  |                        |
| Date/s adopted  | Executive Management Committee [updated by policy owner]            | Council [DD Mmmm YYYY] |
| Date/s of previous adoptions  | [DD/MM/YYYY]  |                        |
| Date of next review   | [Mmmm YYYY - Must be within next Terr                               | m of Council]          |
| Legislative or other requirement for review DELETE THIS WHOLE ROW IF NOT APPLICABLE | [List review timeframe and Act, policy or other review requirement] |                        |
| Responsible Manager   | COMMUNICATIONS AND ENGAGEMENT MANAGER                               |                        |
| Authorised by   | DIRECTOR COMMUNITY SERVICES   |                        |



File: GCS-80.06.02.01.022 Doc: IC19/461

### ITEM 11 POLICY REVIEW: FRAUD AND CORRUPTION PREVENTION POLICY

Council's rolling Policy Review Program requires policies to be reviewed every three years. A review of the Fraud and Corruption Prevention Policy was undertaken and Council resolved to place the draft revised Fraud and Corruption Prevention Policy on exhibition on 27 May 2019. A minor amendment has been made to the Policy based on a submission received and the revised Policy is now presented to Council for adoption.

#### RECOMMENDATION

The revised Fraud and Corruption Prevention Policy be adopted.

### REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Governance and Customer Service

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

### **ATTACHMENTS**

1 Revised Council Policy - Fraud & Corruption Prevention

#### **BACKGROUND**

The Fraud and Corruption Prevention Policy is now due for review as part of Council's rolling Policy Review Program and is presented for Council's consideration.

#### **PROPOSAL**

The Office of the Professional Conduct Coordinator reviewed the Fraud and Corruption Prevention Policy in April 2019, in line with the rolling review program. The Policy was reported to the Executive Management Committee on 15 April 2019, and then to Council on 27 May 2019, at which time it was resolved to place the Policy on public exhibition for a period of 28 days minimum.

### CONSULTATION AND COMMUNICATION

Following the exhibition period, a comment was received from a member of the public stating that the policy did not contain a definition of fraud. In response, and to provide clarity, a minor amendment has been made to the Policy to reflect this feedback, describing fraud as a type of corrupt conduct, pursuant to the definition contained in the NSW Independent Commission against Corruption (ICAC) Act.

### PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2028 goal 4 "We are a connected and engaged community". It specifically delivers on the following objective:

| Community Strategic Plan   | Delivery Program 2018-2021  | Operational Plan 2019-20  |
|--|---|---|
| Strategy   | 3 Year Action   | Operational Plan Actions  |
| 4.3 Our council is accountable, financially sustainable and has the trust of the community | 4.3.1.1 Ensure appropriate strategies and systems are in place that support good corporate governance | <ul> <li>4.3.1.1.8 Conduct rolling reviews of Council's policy register</li> <li>4.3.1.1.11 Ensure the implementation of mitigation strategies for fraud/corruption risks identified with immediate focus on the very high/high rated risks.</li> </ul> |



It specifically delivers on core business activities as detailed in the Governance and Administration Service Plan 2019-20.

### **CONCLUSION**

The revised Policy is submitted to Council for endorsement.





COUNCIL POLICY

ADOPTED BY COUNCIL: [DATE]

### **BACKGROUND**

This policy has been developed in order to control the risk of fraud and corruption. This is a governance issue which must be given due attention by Council management. Fraud and corruption undermines the ability of Council to achieve its objectives, and is costly in five ways:

- 1 Financial loss;
- Waste of resources, including management time;
- 3 Loss of corporate reputation;
- 4 Loss of community confidence; and
- 5 Impact on employee morale and subsequent effects on productivity.

The minimisation of fraud and corruption is therefore essential to ensure that Council achieves its overall business goals and objectives in a cost effective and ethical manner, whilst meeting community expectations to protect public money and property.

### **OBJECTIVE**

The main objective of this policy is to set out Wollongong City Council's policy in relation to the prevention, detection and investigation of fraud and corruption in the Council work environment. This policy complies with NSW Government legislation and guidelines for Public Interest Disclosures (PIDs) and applies to:

- Councillors:
- All Council staff;
- Individuals who are engaged as contractors working for Council; and
- Other people who perform public official functions on behalf of the Council, such as volunteers.

Failure to comply with the provisions set out in the policy will constitute a breach of Council's Code of Conduct and may be considered misconduct and result in disciplinary action including termination of employment or legal actions

### POLICY STATEMENT

Council is committed to protecting its revenue, expenditure and assets from any attempt either by the public, contractors, or its own employees to gain financial or other benefits by deceit. The policy principles underpinning the Council's approach to fraud and corruption control are as follows:

- 1 Council will not tolerate corrupt or fraudulent conduct by employees or by any Councillor, stakeholder, client, consultant or volunteer.
- 2 Council is committed to:
  - Minimising the opportunities for corrupt or fraudulent conduct by employees, Councillors, members of the public, contractors and clients.
  - Maintaining an effective system of internal controls for the prevention and detection of fraudulent or corrupt conduct.



**COUNCIL POLICY** 

- Ensuring staff are aware of their obligations to report suspected fraud or corrupt conduct through regular training.
- Conducting periodic fraud risk assessments to identify emerging opportunities for fraud.
- Detecting, investigating and disciplining/prosecuting corrupt or fraudulent conduct.
- When corrupt conduct is detected, Council is committed to taking strong and decisive action to deal with such conduct, including making such findings known across the organisation as a deterrent.
- Reporting corrupt or fraudulent conduct to the Independent Commission against Corruption (ICAC) and the NSW Police where appropriate.
- 3 Managers are accountable for fraud and corruption control in their areas of responsibility.
- 4 Managers will adopt a risk management approach to fraud and corruption control, including proactive assessment of corruption or fraud risk, active implementation of mitigating controls and regular reporting to senior management.

### POLICY REVIEW AND VARIATION

- 1 Council is to have opportunity to review and adopt, at least once during its Term, each Council policy.
- 2 A resolution of Council is required to adopt any variations to this policy, with the exception of minor administrative changes, such as updates to legislative references, which may be endorsed by the Executive Management Committee (EMC). Endorsement of administrative changes made to this policy by EMC does not alter the requirement for it to be reviewed and adopted by each Term of Council.



**COUNCIL POLICY** 

### STATEMENT OF PROCEDURES

### **Definition of Corruption**

Corrupt conduct by a public official commonly involves the dishonest or preferential use of power or position, a breach of public trust or the misuse of information or material acquired in the course of official functions. Fraud, according to the NSW Independent Commission against Corruption, is one of several manifestations of corrupt conduct, and is not specifically defined. In this sense, it is a subset of corruption conduct.

### Responsibilities

- The General Manager has ultimate responsibility for managing fraud and corruption risks in the Council.
- The executive and senior management is responsible for ensuring that the Council's Fraud and Corruption Control Plan is fully and effectively implemented.
- Line management is responsible for:
  - understanding and implementing the Code of Conduct and relevant Council policies
  - undertaking risk assessment of corruption or fraud risk, active implementation of mitigating controls and regular reporting to senior management.
- Staff are responsible for reporting corrupt and fraudulent conduct through the Council's internal reporting framework or directly to ICAC.
- The General Manager is obliged, under section 11 of the Independent Commission Against Corruption Act 1988 (ICAC Act) to report any matter that he or she reasonably suspects involves or may involve corrupt or fraudulent conduct to the ICAC.
- Staff are responsible for behaving according to the Code of Conduct and relevant Council policies.

### Fraud and Corruption Control Plan

To assist managers to meet their fraud and corruption control responsibilities, specific strategies will be set out in the Council's Fraud and Corruption Control Plan, which will be developed and implemented by the Council's Professional Conduct Coordinator (PCC).

### Reporting

Staff have an obligation to report suspected fraud or corrupt conduct. Guidelines for reporting fraud and corruption are set out in Council's Internal Reporting Policy. All actual or suspected instances of fraud or corruption should be reported to Council's Professional Conduct Coordinator (PCC) as soon as possible, through the Council's internal reporting mechanisms.

### Investigation

All cases of alleged fraud and/or corruption will be investigated and where appropriate, reported to ICAC and may be referred to the NSW Police for prosecution. Guidelines for the investigation of alleged fraud and corruption are set out in Council's Fraud and Corruption Investigation Policy.

The objectives of any investigation will be to:

- identify fraud and corruption vulnerabilities in Council business processes and instigate remedial action;
- determine, and if appropriate, instigate any applicable insurance coverage aspects;
- identify offenders and refer them for prosecution; and
- where practical, instigate recovery action through insurances or through the criminal courts on behalf of Council.

Alternatively, the Public Interest Disclosures Act 1994 lists a number of investigating authorities in NSW that staff can report wrongdoing to and the categories of wrongdoing each authority can deal with. In relation to Council, these authorities are:



**COUNCIL POLICY** 

- The Independent Commission Against Corruption (ICAC) for corrupt conduct;
- The NSW Ombudsman for maladministration;
- The Information Commissioner for disclosures about a government information contravention;
   and
- The Office of Local Government for disclosures on any of the above categories.

### COMMITMENT STATEMENT

The General Manager and Lord Mayor undertake to adhere to this policy, and actively demonstrate fraud prevention and control as outlined in the policy.

| Signed: | <b>3</b> 4      | B          |  |
|---------|-----------------|------------|--|
| Data    | General Manager | Lord Mayor |  |
| Date:   |                 |            |  |



**COUNCIL POLICY** 

| SUMMARY SHEET   |  |         |  |
|---|--|---------|--|
| Responsible Division Office of the General Manager                    |  |         |  |
| Date/s adopted  | Executive Management Committee 15 April 2019 | Council |  |
| Date/s of previous adoptions 19/11/2015; 11/06/2013; 24/11/2009; 24/1 |  | 1995    |  |
| Date of next review   | September 2021                               |         |  |
| Responsible Manager Professional Conduct Coordinator                  |  |         |  |
| Authorised by   | norised by General Manager                   |         |  |





File: FI-230.01.290 Doc: IC19/236

# ITEM 12 TENDER T17/14 ELECTRICAL DISTRIBUTION BOARD INSPECTION AND TESTING

Council requested tenders from suitably qualified Electrical Service Contractors to provide regular electrical distribution board inspection and testing services for our buildings and facilities at over 600 locations. Council received eleven submissions however during the assessment period there were protracted pre-award contract clarifications that could not determine an outcome within the 90-day period for holding of prices.

This report recommends that Council decline to accept any of the tenders submitted for T17/14 Electrical Distribution Board Inspection & Testing Services to Council in accordance with clause 178(1)(b) of the *Local Government (General) Regulation 2005* and invite fresh tenders for this contract.

### RECOMMENDATION

In accordance with clause 178(1)(b) of the *Local Government (General) Regulation 2005*, Council decline to accept any of the tenders received for T17/14 Electrical Distribution Board Inspection & Testing Services to Council and resolve to invite fresh tenders by open tendering in accordance with clause 178(3)(b).

### REPORT AUTHORISATIONS

Report of: Mark Roebuck, Manager City Works

Authorised by: Andrew Carfield, Director Infrastructure + Works

### **ATTACHMENTS**

There are no attachments for this report.

### **BACKGROUND**

Council went to market for Tender T17/14 Electrical Distribution Board Inspection & Testing Services to Council with the closing date of 4 December 2018. Protracted pre-award contract negotiations extended the tender period beyond the 90-day holding period for prices. Despite actions by Council to resolve these concerns there was no final resolution.

### **PROPOSAL**

It is proposed that Council decline to accept any of the tenders submitted for T17/14 Electrical Distribution Board Inspection & Testing Services to Council in accordance with clause 178(1) (b) of the *Local Government (General) Regulation 2005* and that Council moves to invite fresh submissions via a new tender for these works.

### CONSULTATION AND COMMUNICATION

Consultation has been undertaken with the Governance Unit, Supply Chain Logistics Unit and General Counsel in determining the appropriate course of action in relation to this matter.

### FINANCIAL IMPLICATIONS

Should this project proceed in the future, it is proposed that the total project be funded from the following source/s as identified in the Annual Plan –

2019 Operational Maintenance Budget

### CONCLUSION

Council should decline to accept any of the tenders received for T17/14 Electrical Distribution Board Inspection & Testing Services to Council and resolve to invite fresh tenders by open tender.



File: FI-230.01.426 Doc: IC19/437

### ITEM 13 TENDER T18/20 BUILDING TRADE SERVICES PANEL

Council's existing building and trade services panel was established to address high volume. low value works that are required to maintain our buildings and facilities. The previous panel has expired which has enabled the opportunity to refresh the list of contractors to deliver these essential services to Council. A panel contract arrangement for building and trade services will facilitate an efficient process for Council in managing value, performance and regulatory compliance for our buildings and facilities.

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

The report and ranking of tenderers has been amended on 2 September 2019. Two tenderers have been removed from the proposed Building Trade Services Panel due to failure to adhere to procurement process requirements regarding Councillor lobbying.

### RECOMMENDATION

- In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of the companies listed in the tables provided for the building services panel, over the two-year term of the contract (with options of extension for 3 further periods of one year).
- Council delegate to the General Manager the authority to finalise and execute the contracts and any 2 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.
- Note that the assessment rankings/summary of tenderers was updated on 2 September 2019 due to 4 two tenderers lobbying Councillors.

### REPORT AUTHORISATIONS

Report of: Mark Roebuck, Manager City Works

Andrew Carfield, Director Infrastructure + Works Authorised by:

### **ATTACHMENTS**

There are no attachments for this report.

### **BACKGROUND**

This tender replaces the previous trade services panel (T12/32) which has expired. A recent review of procurement process has recommended Council's continuing benefit from establishment of a new panel contract arrangement for building services. The panel will assist Council deliver low value, high volume unscheduled and scheduled maintenance for over 852 building assets.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00am on 20 June 2019.

Seventy-six 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 City Works, Finance and Governance + Customer Service 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:



### Assessable Criteria

- 1 Cost to Council 30%
- 2 Demonstrated experience and satisfactory performance in undertaking building works for large organisations 30%
- 3 Organisational structure including staff qualifications and experience 20%
- 4 Demonstrated ability and experience in managing work place and environmental risk 15%
- 5 Demonstrated strengthening of local economic capacity 5%

The mandatory assessment criteria have been met by the recommended tenderer.

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.

The tables at the end of the report summarise the results of the tender assessment and the ranking of tenders.

### **PROPOSAL**

Council should authorise the engagement of the listed service providers to carry out the building services in accordance with the specification developed for the tender.

The recommended tenderers have satisfied the Tender Assessment Panel that they are capable of undertaking the services to Council's standards and in accordance with the specification.

Referees nominated by the recommended tenderers 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 Our Wollongong 2028 goal "We have a healthy community in a liveable city". It specifically delivers on the following:

| Community Strategic Plan   | Delivery Program 2018-2021   | Operational Plan 2019-20  |
|--|--|---|
| Strategy   | 3 Year Action  | Operational Plan Actions  |
| 5.5.1 Public facilities in key locations and transport routes are maintained and clean, accessible and inviting to our community and visitors. | 4.3.2.3 Improve the efficiency of supply management in order to achieve operational efficiencies | Continue to progress the Supply<br>Action Plan to achieve long term<br>savings and business improvement |

### **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 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 Annual Plan-

Buildings Capital Works Program and City Works Scheduled and Unscheduled Maintenance Programs

### **CONCLUSION**

The recommended tenderers have submitted acceptable tenders for this panel and Council should endorse the recommendations of this report.

# **Summary of Results of Tender Assessment and Ranking of Tenders**

TABLE 1 - SUMMARY OF TENDER ASSESSMENT - BUILDING

| Panel Contractors   |
|---|
| A & P Parkes Constructions Pty Ltd  |
| Batmac Constructions Pty Ltd  |
| CBC Facilities Maintenance Pty Ltd  |
| Fulton Hogan Industries Pty Ltd   |
| MA Lukin  |
| Momentum Built Pty Ltd  |
| Peloton Constructions Pty Ltd   |
| Programmed Facility Management Pty Ltd (T/A Programmed Building Projects) |
| Projection Build Pty Ltd  |
| Quadracon Building Pty Ltd  |
|   |
| Reserve Panel Contractors   |
| Advanced Constructions Pty Ltd  |
| Assett Group Services Pty Ltd   |
| D Vardareff Carpentry   |
| E&J Cassanego Builders  |
| Encat Pty Ltd   |
| Innovative Developments Australia Pty Ltd                                 |
| Innovatus Projects Pty Ltd  |
| Lynch Building & Construction Pty Ltd                                     |
| Madic Constructions Pty Ltd   |
| Makki Constructions Pty Ltd   |
| Malsave Pty Ltd   |
| Rent A Chippy Pty Ltd (T/A Scott Neilson Building Contractors)            |
| Ritebuild Pty Ltd   |
| Smith Zak Constructions Pty Ltd   |
|   |



### TABLE 2 - SUMMARY OF TENDER ASSESSMENT - ELECTRICAL

|      |        | 100 FIN |   |  |    |
|------|--------|---------|---|--|----|
| - 10 | <br>Co |         | _ |  | ν. |
|      |        |         |   |  |    |

Downer EDI Engineering Power Pty Ltd

Easther Electrical Pty Ltd

Mick Lavery Electrical Pty Ltd (T/A Platinum Electricians Wollongong)

Programmed Facility Management Pty Ltd (T/A Programmed Building Projects)

Stowe Australia Pty Ltd

### **Reserve Panel Contractors**

AE Smith Service Pty Ltd

ANE Electrical Solutions Pty Ltd

ARA Electrical Engineering Services Pty Limited (T/A Bass Electrical Engineering)

Bright Group Partners Pty Ltd

CBC Facilities Maintenance Pty Ltd

D Frame Electrical Pty Ltd

DAE Contracting Pty Ltd (T/A DAE Electrical)

**Encat Pty Ltd** 

Grosvenor Engineering Group Pty Ltd

Makki Constructions Pty Ltd

Momentum Built Pty Ltd

New Era Electrical Services Pty Ltd

North Nowra Investments (T/A Simmark)

Peloton Constructions Pty Ltd

Smith Zak Constructions Pty Ltd

Star Electrical Co. Pty Ltd

Steve Hayes Electrical Pty Ltd

Tes Enterprises NSW Pty Ltd (T/A Infinity Energy Solutions)



# TABLE 3 – SUMMARY OF TENDER ASSESSMENT – PLUMBING

| Panel Contractors   |
|---|
| City Coast Plumbing Services Pty Ltd                                      |
| Fairy Meadow Plumbing Pty Ltd   |
| Mountford Plumbing Services Pty Ltd                                       |
| Programmed Facility Management Pty Ltd (T/A Programmed Building Projects) |
| SPK Plumbing & Civil Pty Ltd  |

| Reserve Panel Contractors                         |  |  |
|---|--|--|
| CBC Facilities Maintenance Pty Ltd                |  |  |
| Corey Barker Plumbing                             |  |  |
| Encat Pty Ltd                                     |  |  |
| Fulton Hogan Industries Pty Ltd                   |  |  |
| GKB Holding Pty Ltd (T/A GKB Commercial Plumbing) |  |  |
| Innovatus Projects Pty Ltd                        |  |  |
| Makki Constructions Pty Ltd                       |  |  |
| Momentum Built Pty Ltd                            |  |  |
| Peloton Constructions Pty Ltd                     |  |  |
| Smith Zak Constructions Pty Ltd                   |  |  |



# TABLE 4 - SUMMARY OF TENDER ASSESSMENT - AIR CONDITIONING

| Panel Contractors   |  |  |  |
|---|--|--|--|
| Grosvenor Engineering Group Pty Ltd                                       |  |  |  |
| Noppen Air Pty Ltd  |  |  |  |
| North Nowra Investments (T/A Simmark)                                     |  |  |  |
| Peloton Constructions Pty Ltd   |  |  |  |
| Total Ventilation Hygiene Pty ltd   |  |  |  |
|   |  |  |  |
| Reserve Panel Contractors   |  |  |  |
| AE Smith Service Pty Ltd  |  |  |  |
| Airmaster Australia Pty Ltd   |  |  |  |
| Axis Air Pty Ltd  |  |  |  |
| CBC Facilities Maintenance Pty Ltd  |  |  |  |
| Cool Blue Air Conditioning Pty Ltd  |  |  |  |
| Encat Pty Ltd   |  |  |  |
| Galdfan Pty Ltd (T/A ADL Services)  |  |  |  |
| Makki Constructions Pty Ltd   |  |  |  |
| Momentum Built Pty Ltd  |  |  |  |
| Programmed Facility Management Pty Ltd (T/A Programmed Building Projects) |  |  |  |
| Seabreaze Air Conditioning Pty Ltd  |  |  |  |
| Smith Zak Constructions Pty Ltd   |  |  |  |
| Star Electrical Co. Pty Ltd   |  |  |  |
| Tes Enterprises NSW Pty Ltd (T/A Infinity Energy Solutions)               |  |  |  |

# TABLE 5 – SUMMARY OF TENDER ASSESSMENT – ROOFING

| Panel Contractors   |
|---|
| Momentum Built Pty Ltd  |
| Mountford Plumbing Services Pty Ltd                                       |
| Peloton Constructions Pty Ltd   |
| Programmed Facility Management Pty Ltd (T/A Programmed Building Projects) |

| Reserve Panel Contractors                         |
|---|
| CBC Facilities Maintenance Pty Ltd                |
| Corey Barker Plumbing                             |
| GKB Holding Pty Ltd (T/A GKB Commercial Plumbing) |
| Makki Constructions Pty Ltd                       |
| Smith Zak Constructions Pty Ltd                   |
| Spackman Kentwell Roofing Pty Ltd                 |
| Stormsafe Roofing & Guttering Pty Ltd             |



# TABLE 7 - SUMMARY OF TENDER ASSESSMENT - GRAFFITI REMOVAL

| Panel Contractors   |
|---|
| Graffiti Clean Pty Ltd  |
| Kleenit Pty Ltd   |
| Momentum Built Pty Ltd  |
| Peloton Constructions Pty Ltd   |
| Programmed Facility Management Pty Ltd (T/A Programmed Building Projects)         |
|   |
| Reserve Panel Contractors   |
| ARA Electrical Engineering Services Pty Limited (T/A Bass Electrical Engineering) |
| CBC Facilities Maintenance Pty Ltd  |
| DKR Painting Services   |
| Fulton Hogan Industries Pty Ltd   |
| Makki Constructions Pty Ltd   |
| Smith Zak Constructions Pty Ltd   |

# TABLE 8 – SUMMARY OF TENDER ASSESSMENT – GUTTER CLEANING

| Panel Contractors   |
|---|
| Kleenit Pty Ltd   |
| Mountford Plumbing Services Pty Ltd                                       |
| Peloton Constructions Pty Ltd   |
| Programmed Facility Management Pty Ltd (T/A Programmed Building Projects) |

| Reserve Panel Contractors                 |  |
|---|--|
| CBC Facilities Maintenance Pty Ltd        |  |
| Corey Barker Plumbing                     |  |
| Innovative Developments Australia Pty Ltd |  |
| Momentum Built Pty Ltd                    |  |
| Ritebuild Pty Ltd                         |  |
| Smith Zak Constructions Pty Ltd           |  |
| Spackman Kentwell Roofing Pty Ltd         |  |



### TABLE 9 - SUMMARY OF TENDER ASSESSMENT - CONCRETING

| Panel Contractors   |
|---|
| Advanced Constructions Pty Ltd  |
| CBC Facilities Maintenance Pty Ltd  |
| Dynamic Civil Pty Ltd   |
| Momentum Built Pty Ltd  |
| Programmed Facility Management Pty Ltd (T/A Programmed Building Projects) |
|   |
| Reserve Panel Contractors   |
| City Coast Plumbing Services Pty Ltd                                      |
| Encat Pty Ltd   |
| Fern Form Constructions Pty Ltd   |
| Fulton Hogan Industries Pty Ltd   |
| Makki Constructions Pty Ltd   |
| Peloton Constructions Pty Ltd   |
| Ritebuild Pty Ltd   |
| Smith Zak Constructions Pty Ltd   |
| Sullivans Constructions   |

### TABLE 10 - SUMMARY OF TENDER ASSESSMENT - AUTO DOORS



### TABLE 11 - SUMMARY OF TENDER ASSESSMENT - ROLLER DOORS





File: FI-230.01.532 Doc: IC19/455

# ITEM 14

### TENDER T19/20 WOLLONGONG SENIOR CITIZENS CENTRE BUILDING UPGRADES

This report recommends acceptance of a tender for Wollongong Senior Citizens Centre Building Upgrade works in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The proposed works to Wollongong Senior Citizens Centre, Gwynneville allow for the refurbishment and reconfiguration of the internal kitchen space, toilets and office space. Works also include the installation of two new concrete ramps (front and rear of the building) to provide Disability Discrimination Act (DDA) compliant access. Other associated works include asbestos removal, structural works to allow for the reconfiguration, replacement of doors and windows, installation of new wall linings, installation of an accessible toilet, ceiling replacement, complete electrical and lighting upgrade and the installation of a new hearing loop system for National Construction Code (NCC) compliance.

### RECOMMENDATION

- In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Matrix Group Co Pty Ltd for the Wollongong Senior Citizens Centre Building Upgrades in the sum of \$623,300.00, 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.

### REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Andrew Carfield, Director Infrastructure + Works

### **ATTACHMENTS**

1 Location Plan

### **BACKGROUND**

Wollongong Senior Citizens Centre is located on Gipps Road, Gwynneville. The building has an approximate building footprint of 15m x 18m and was constructed during the 1970s. The building is immediately adjacent to a small shopping complex with a car park to the east and medium density housing to the west. The Wollongong Senior Citizens Centre is on a shared site with the Wollongong Theatre building located at the rear of the property.

A Building Conditions Inspection Report was undertaken with the aim of assessing the overall condition of the building to identify areas of deterioration. The report revealed the building had suffered significant deterioration to the kitchen and toilets areas, and identified the presence of asbestos containing building materials. The Wollongong Senior Citizens Centre is a highly used asset and user groups have highlighted several ergonomic issues that impact the comfort, efficiency and functionality of users. A scope of works was prepared to rectify these issues including -

- · Refurbishment and reconfiguration of internal layout
- Structural refurbishment works to internal walls and roof
- Removal and disposal of hazardous materials within the building
- Window and door replacements
- Complete ceiling replacement



- Installation of a new kitchen, including bathrooms and (DDA) compliant amenities
- Complete electrical and lighting upgrade
- Removal and reinstatement of two new compliant concrete ramps and stairs to the front and rear
  of the building.

The proposed works ensure that Council facilities are compliant with legislative requirements and that they offer community spaces with a high level of amenity, quality and compliance.

The tender specifications outlined the requirements for the works to be undertaken between October 2019 and January 2020. The purpose of this construction period is to minimise the impacts on the licensee and hirers.

Wollongong Senior Citizens Centre (front building) shares the site with the Wollongong Theatre (rear building). Access to the Theatre is via a shared driveway that runs parallel to the eastern boundary line. The tender specifications required the proposed contractor to ensure access was available to theatre users to minimise disruption, but also to provide safe access during construction works.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 1 August 2019.

Twelve (12) 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 Governance and Customer Service, Finance, Project Delivery and Library and Community Services 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:

### **Mandatory Criteria**

- 1 Satisfactory references from referees for previous projects of similar size and scope
- 2 Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works.

### **Assessable Criteria**

- 1 Cost to Council 45%
- 2 Appreciation of scope of works and construction methodology 15%
- 3 Experience and satisfactory performance in projects of similar size, scope and risk profile 10%
- 4 Staff qualifications and experience 5%
- 5 Proposed sub-contractors 5%
- 6 Project Schedule 5%
- 7 Demonstrated strengthening of local economic capacity 5%
- 8 Workplace Health and Safety Management System 5%
- 9 Environmental Management Policies and Procedures 5%

The mandatory assessment criteria have been met by the recommended tenderer.

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

| Name of Tenderer  | Ranking |  |  |  |
|---|---------|--|--|--|
| Matrix Group Co Pty Ltd                                   | 1       |  |  |  |
| Batmac Constructions Pty Ltd                              | 2       |  |  |  |
| Project Coordination (Australia) Pty Ltd                  | 3       |  |  |  |
| Davone Constructions Pty Ltd                              | 4       |  |  |  |
| Sullivans Constructions                                   | 5       |  |  |  |
| Innocon   | 6       |  |  |  |
| Smith Zak Constructions                                   | 7       |  |  |  |
| Murphy's Remedial Builders                                | 8       |  |  |  |
| Dezign  | 9       |  |  |  |
| T&C Services trading as Programmed Industrial Maintenance | 10      |  |  |  |
| Lloyd Group   | 11      |  |  |  |
| Cyclo Group NON CONFOR                                    |         |  |  |  |

### **PROPOSAL**

Council should authorise the engagement of Matrix Group Co 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.

An acceptable financial capability assessment has been received in relation to the recommended tenderer.

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 Our Wollongong 2028 goal 4 "We are a connected and engaged community". It specifically delivers on core business activities as detailed in the Asset Management Plans Service Plan 2019-20.

### **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 Annual Plan –

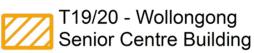
Capital Budget 2019/20

# CONCLUSION

The recommended tenderer has submitted an acceptable tender for this project and Council should endorse the recommendations of this report.









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2 September 2019





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File: FI-914.05.001 Doc: IC19/495

# ITEM 15

# WRITE OFF COUNCIL RATES - LOT 1 DARCY ROAD, PORT KEMBLA NSW 2505

This report provides background on a proposed write off of rates on Assessment No 76083.0 located at Lot 1 Darcy Road, Port Kembla NSW 2505, comprising Lot 1 DP 706046, Lot 2 DP 706046. The land was subject to a lease on Crown Land.

### RECOMMENDATION

Council write off rates of \$105,282.36 on Assessment No 76083.0 that was subject to a lease over Crown land as the lessee has been deregistered with Australian Security & Investments Commission (ASIC) and Council is unable to recover the rates arrears.

### REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Renee Campbell, Director Corporate Services - Connected + Engaged City Authorised by:

### **ATTACHMENTS**

There are no attachments for this report.

### **BACKGROUND**

This rate account issue involves a previous use of part of a parcel of land, Assessment N° 76083.0, identified within the red boundary on the below map. The entity that was subject to the lease and liable for payment of rates was deregistered by ASIC in August 2018. As the Corporation is deregistered, Council has been unable to recover the rate arrears.

The parcel of land is owned by NSW State Government and would normally be exempt from rates. As the parcel was under a lease, the property became rateable with the Corporation being responsible to pay the rates. The lease has been cancelled, the Corporation is now deregistered and the debt does not transfer back to the State as owner (a charge on the land) as it would with privately owned land. The lease commenced in 1996 with Council issuing rate notices, instalment notices and reminders.

Council commenced verbal communication with the tenant on 23 June 2015 for unpaid rates and, at the time, was advised that the NSW State Government was commencing to take back the site. On 19 October 2015, Council received a letter from CCS Legal stating the Corporation was considering a joint venture and this would require a sub-lease of the property and requested a stay of legal proceedings until December 2015 whilst the sub-lease was being finalised.

In January 2016, a review of the account showed payment had not been made so it was included in the next round of recovery action. Council's Debt Recovery and Hardship Assistance Policy indicates that when a debt is owed and is over the legal action threshold, a final notice will be issued and if payment is not forthcoming, a Statement of Claim will be lodged through the courts and served on the Corporation.

As per the Policy, Council issued a final notice in March 2016 however the notice was returned. A Statement of Claim could not be served until the address was confirmed by Council staff. On 30 September 2016, Council issued an amended final notice and a Statement of Claim was issued and served by Kells the Lawyers on behalf of Council on 7 December 2016. As a result of the Statement of Claim being served, we were subsequently contacted by Nichols and Brien in March 2017 to advise the Corporation was in Liquidation. A proof of debt form was submitted to attempt to retrieve some monies towards outstanding rates but as no dividend was declared to creditors this was not successful.

In January 2017, the lease agreement was surrendered by the Corporation but as the lease was not removed from the title the valuation was not cancelled by the Valuer General.

On 1 June 2018, Council received notification from ASIC with intent to deregister the Corporation involved, resulting in the Corporation being officially deregistered in August 2018.



### Map of Lot 1 Darcy Road, Port Kembla NSW 2505 Lot 1 DP 706046, Lot 2 DP 706046



### **PROPOSAL**

As the Corporation is now deregistered, there are no avenues of recovery for Council and it is proposed the amount of \$105,282.36 be written off by Council resolution.

### 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 core business activities as detailed in the Financial Services Plan 2019-2020.

### CONCLUSION

It is recommended that Council resolves to write off the rates arrears on Assessment  $N^{\circ}$  76083.0 totalling \$105,282.36 due to the Corporation being formally deregistered with ASIC and Council being unable to recover the rates arrears.



File: INI-030.55.015 Doc: IC19/501

# ITEM 16

### DRAFT QUARTERLY REVIEW STATEMENT JUNE 2019

The draft Quarterly Review outlines progress made to achieve Council's Our Wollongong 2028 Strategic Management Plans, in particular the Delivery Program 2018-21 and Operational Plan 2018-19. It addresses the financial and operational performance of council at the end of the fourth quarter.

### RECOMMENDATION

- 1 The draft Quarterly Review Statement June 2019 be adopted.
- 2 Council approve the transfer to Strategic Projects internally restricted cash of \$4M representing an improvement in the Funds Result for the year ending 30 June 2019.
- 3 Council approve the transfer to Strategic Projects internally restricted cash of \$630K representing proceeds from a road closure in Ellen Street.

### REPORT AUTHORISATIONS

Report of: Leila Hogan, Executive Strategy Manager (Acting)

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

### **ATTACHMENTS**

1 Draft Quarterly Review Statement - June 2019

### BACKGROUND

Council's draft Quarterly Review Statement June 2019 outlines the operational and financial performance of Council's Our Wollongong 2028 strategic management plans, in particular the Delivery Program 2018-2021 and Operational Plan 2018-2019.

This report also provides an overview of achievements against priority areas and demonstrates the organisation's performance as at the end of June 2019 through the inclusion of performance indicators.

The draft Quarterly Review Statement June 2019 details how council is tracking against its budgets in conjunction with a concise visual summary of council's financial position at the end of the fourth quarter.

During the year there were a number of significant highlights including -

- Successful program of accessible community and major events, including New Years' Eve, Australia Day and Nowruz.
- Wollongong announced as host of the 2022 UCI World Racing Cycling Championships.
- Significant progress achieved on the Fowlers Road extension to Fairwater Drive project, stage 2 works.
- Two National Awards for Local Government: community safety project *I Belong in the Gong* and *Eyes on the Future* school based traineeship program.
- Council welcomed 23 new cadets, apprentices and trainees to the workforce.
- Successful delivery of Viva la Gong and Comic Gong festivals.

### CONSULTATION AND COMMUNICATION

Consultation took place with Council's Executive Management Committee and Senior Leadership Team.

# PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal 4 "We are a connected and engaged community".

It specifically delivers on core business activities as detailed in the Corporate Strategy Service Plan 2019-20.

### FINANCIAL IMPLICATIONS

The results presented in this Quarterly Review are as yet unaudited. The overall result for the year ending 30 June 2019 is positive compared to budget and is in line with the longer term direction established through the Securing Our Future program.

The Total Funds Result (annual movement in Available Funds) indicates an improvement of \$4.7 million. The Operating Result (deficit) [pre capital] has been impacted by a number of large abnormal transactions primarily related to accounting treatment and valuation of employee liabilities and represents a deterioration against budget of \$9.1 million. Large variations in this result are associated with the application of revised discount factors reflecting current interest expectations that have contributed to an increase in valuation of employee leave liabilities, the reassessment of prior year workers' compensation claims to reflect broader community valuation trends, the reclassification of capital expenditure as operational and asset disposal costs relating to the replacement of infrastructure assets. These variations don't impact on the Available Funds result and generally do not change the underlying capacity of the organisation over a period of time.

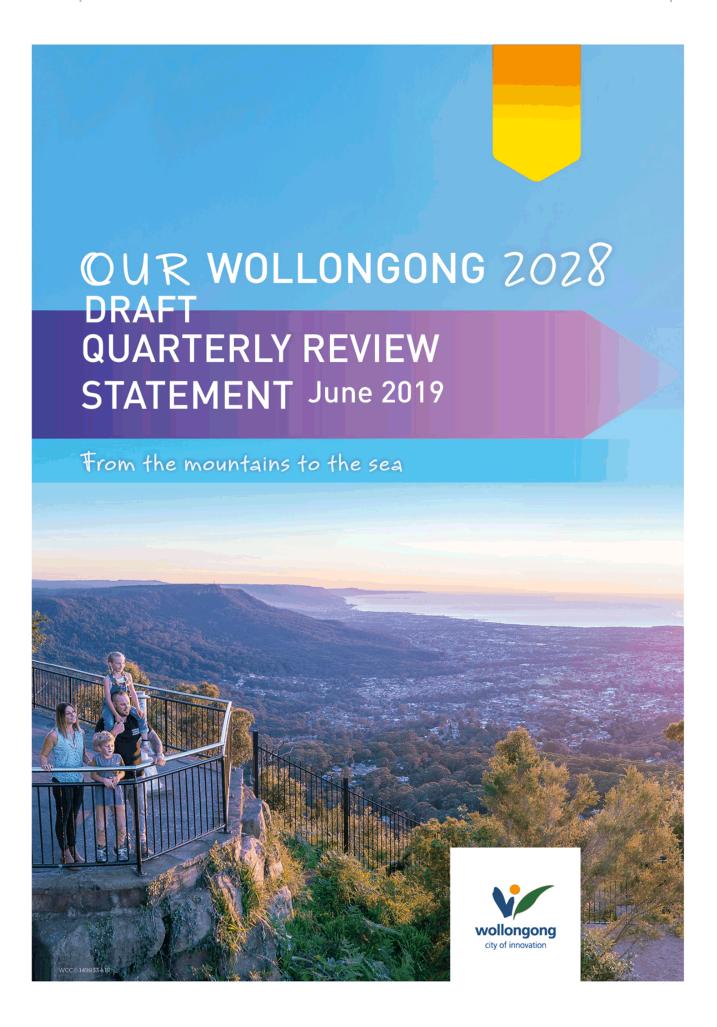
The report recommends consideration of a transfer of \$4 million to Strategic Projects internally restricted cash that represents the improvement in the result beyond planned target after allowing for timing impacts of projects in progress that require reintroduction in future years and proportionally higher payment of Financial Assistance Grant in 2018-19 that will likely be offset by a reduction in amount to be received in 2019-20. The report also recommends a transfer to Strategic Projects internally restricted cash of \$630K from proceeds of a land sale in Ellen Street. This is consistent with the approach that has been used in past financial years where windfalls or improvements in financial results beyond those planned are held centrally to be allocated through Council's planning process.

Full financial performance details and implications on Council's financial position are contained within the attached Quarterly Review Statement.

### CONCLUSION

This draft Quarterly Review Statement June 2019 has been prepared following input and assistance from all Divisions. It is submitted for consideration by Council.









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This Quarterly Review Statement (April to June 2019) reports on progress towards achieving the five Councillor Strategic Priorities from the Delivery Program 2018-21 and Annual Deliverables from the Operational Plan 2018-19.

Highlights and significant progress with key projects from the Operational Plan 2018-19 are reported by the six Community Goals from the Our Wollongong 2028 Community Strategic Plan.

Highlights from this quarter and the 2018-19 year include:

- Successful program of accessible community and major events;
- Wollongong announced as host of the 2022 UCI World Racing Cycling Championships;
- 3 Significant progress achieved on the Fowlers Road extension to Fairwater Drive project;
- 4 Pride month celebrations in June 2019;
- 5 Two National Awards for Local Government: community safety project / Belong in the Gong and Eyes on the Future school based traineeship program;
- 6 23 new cadets, apprentices and trainees commencing in January.

Organisational performance is also reported by the inclusion of the performance indicators which monitor the status and progress of our Council programs, activities, projects, finances, people and processes. These measures and their comparatives are presented on an annual basis for this review statement.

This report also includes an overview of how Council is tracking against its budget. It is a concise visual summary of Council's financial situation for the quarter including operational budget, capital budget and expenditure. The Budget Review Statement is also included in this report.

I would like to thank all staff and the community for their contributions to the achievements identified in this Quarterly Review and Budget Review Statement. This Review will inform the Annual Report due in November 2019. On a personal note, I am excited to be leading Council in to the future following my appointment as the new General Manager in May.

Greg Doyle General Manager



Our Councillors have made a commitment to support our organisation and community in making Wollongong a better place to live, work, visit and play. To focus Council's attention to achieve this, Councillors have agreed to five Strategic Priorities. These are outlined in the Delivery Program 2018-21. Progress made in the June 2019 quarter is outlined below:

# Activating Our Suburbs

We are committed to enhancing and activating spaces and places across our Local Government Area through sound planning and focused programs.

Our Delivery Program includes an ambitious plan of action to establish our city, towns and villages to be connected and liveable spaces offering a variety of attractions and opportunities for people to work, live, play, learn, visit and invest. Our Program supports a variety of infrastructure spending to enhance recreation, sporting and cultural opportunities.

**Project Sponsor:** Director Community Services

Project Manager: Manager Community Cultural and Economic Development

# Strategic Priority Progress

 $\checkmark$ 

On Track

# Program Achievements

During the year, a range of initiatives have been undertaken to activate the suburbs.

During the September quarter, the Dapto Square Activation project was completed. This included art murals by young people, a play space for young children and tables, seats and shade for everyone to enjoy. The Creative Container also arrived in Dapto Square, with a range of projects delivered including Yarn Bombing, a tree decoration place making project which consisted of 12 creative textile workshops held with a range of local community members. In the April school holidays, the Container hosted a sensory play space and the Paint the Gong REaD tent. Bright Sparks (child development) 5th birthday was celebrated at Dapto Mall on 2 May. Playing in the Precinct has taken place in the square on Tuesdays, bringing live music to the area. During the June quarter, a community cultural development project was undertaken with Dapto High School students and young people from Kanahooka High School.

The Connecting Neighbours Grant Program was piloted with projects delivered in a range of suburbs across the Local Government Area from July - December 2018. Projects for the second round of the pilot will be delivered in the second half of 2019. To date projects have been funded in Wollongong, West Wollongong, Bulli, Russell Vale, Thirroul, Bellambi, Port Kembla, Warrawong, Tarrawanna, Unanderra, Figtree, Windang, Stanwell Tops, Stanwell Park, Helensburgh, Cringila and Fairy Meadow.

Council officers have been working with the Australian Social Investment Trust (ASIT), Family and Community Services NSW, Bellambi Neighbourhood Centre and residents of Bellambi to implement funded projects and



community led action plans. Council participated in and contributed to the Bellambi Community Action Planning day on 26 October 2018. The planning day acknowledged achievements made by the community and partner organisations over the past three years which have increased the feeling of community connectedness in Bellambi and identified priority actions to be undertaken over the next two years.

The Bellambi Safety Group continues to meet monthly, to clean up areas along the cycle path, creek and further afield into other streets within the social housing boundary. Over the last 12 months, the group have recruited other local residents and attended planning meetings at the Bellambi Neighbourhood Centre. Currently, the group is undertaking a 'rubbish audit' to determine the effectiveness of the group's activities and to document places within Bellambi estate which would benefit from another concerted education campaign regarding rubbish removal.

In July, Council delivered and supported a range of NAIDOC week celebrations and activities, including the NAIDOC awards dinner which celebrated and recognised the achievements of local Aboriginal elders, community members and organisations. Council officers also attended regular monthly meetings of the Wollongong Northern District Aboriginal Community (WNDAC) Network to develop a Bellambi community NAIDOC Week event for 2019. The WNDAC group continues to investigate the development of a two-day a week, Aboriginal specific pre-school within the Bellambi area. Staff also share information on activities, upcoming programs in the area for children and young people with a focus on cultural activities.

Support was provided to Mission Australia to conduct the Saltwater Festival in April 2019, held at Howard Fowles Park, Warrawong with over 300 people attending on the day. Council also supported the South Sea celebration in Bellambi on 19 May 2019. The Wollongong Northern Districts Aboriginal Community (WNDAC) brought together Maori and Puka Puka communities along with the broader Bellambi community in a sharing of cultural traditions across communities and between generations.

Council officers have been working with Family and Community Services NSW, Mission Australia, Barnardos South Coast and the residents of Warrawong, Bundaleer and Illawong Gardens to implement a community developed action plan for each location. As part of this Plan, a community garden was launched in November at Illawong Gardens. The community garden encourages residents to both grow their own food and make connections in their neighbourhood through gardening together.

Coordination of a twice a year 'Clean-Up Bundaleer Day', where residents can place their household rubbish on the street to be collected (similar to any other resident across the local government area) has been undertaken. This has involved many stakeholders including Council, Remondis, Barnardos Australia, Mission Australia, Housing and Family and Community Services NSW. The first clean-up day occurred in January 2019, with over 20 tonnes of rubbish collected and sorted where possible. The second clean-up day is being planned for August 2019. It is anticipated these events will become an ongoing twice-a-year program based on a collaborative approach with the local community towards rubbish removal.

The Neighbourhood Youth Project funded by Council continues to be delivered in Berkeley, Dapto, Helensburgh and Port Kembla and Council Youth Services team provide services, programs and engagement for young people in Wollongong, Bellambi, Corrimal, Cringila, Bundaleer Estate, Warrawong, Koonawarra and Kanahooka. Council officers are providing staff resources and support for the NAIDOC Week family fun days to be held at Warrawong, Bellambi and Koonawarra in early July 2019, organised by Barnardos, WNDAC and Careways respectively.

In response to the City for People (Public Spaces, Public Life) brief, a suite of three pilot projects has been implemented to promote visual connectivity, vibrancy and street comfort in and between key City Centre sites. These diverse projects are installed in high profile city locations including: Globe Lane (architectural seating, synthetic turf), Western Crown Street (four vibrant and lit wayfinding sculptures including seating options) and Lower Crown Street (series of large trees illuminated by colourful projected spotlights). Each project has been designed specifically to meet key objectives at each site.



Councils \$400 million four-year Infrastructure Delivery program includes a suite of programs and projects which directly respond to our strategies and priorities to activate and enhance our community centres, public domain and open spaces. During the year, the shop-front façade improvement program was delivered in Port Kembla and Corrimal. These projects have improved the general amenity of the main retail street areas in the suburbs, with the aim, in time, of lifting foot traffic. There have also been streetscape and public domain improvements in Warrawong, Corrimal, Dapto, Thirroul and Helensburgh Town Centres.



# Urban Greening

Urban Greening forms a significant focus during this Council term. Our Program includes the implementation of key priorities within Council's Urban Greening Strategy, in conjunction with projects and services that impact sustainability and the quality of our environment.

Director Infrastructure and Works Manager Open Space and Environmental Services

# Strategic Priority Progress



On Track

# Program Achievements

The Urban Greening program has achieved significant success this financial year, with several key highlights. Securing an appropriate and ongoing supply of high quality trees from the market is essential to meet our targets, and Council is close to finalising a procurement agreement to ensure we're able to sustainably plant great trees where needed. Importantly, part of this program will include our expert staff collecting seed from local native species to grow at professional nurseries so advanced local native trees can form part of our future landscape.

Council is rapidly gathering essential knowledge on our existing public trees, facilitated by the TreePlotter inventory system. This manages asset data for individual trees and allows Council to proactively plan and schedule new planting, manage workflows and risks and schedule maintenance. Over 11,000 records have been collected to date, and a further 6,000 trees are expected to be catalogued during 2019/20.

During the year, Council installed 1,300 advanced trees in priority sites across the Local Government Area, replacing those removed at a ratio of 2:1. Over 250 advanced trees were planted in parks and Streetscapes in Corrimal during 2018/19. Parks and playgrounds have been targeted to provide natural shade, while renewal planting has been undertaken to offset future losses of important avenues and individually significant trees. Implementation of tree planting aligned with Council's capital works program continues in projects such as car parks and footpath renewals. Arborists are working across Council teams to improve outcomes for tree protection during construction of roads, private development and footpaths. Pilot plantings have been undertaken in residential streets to trial direct engagement with the community and work is underway to develop new notification protocols for programmed works.

In March, Council entered a discretionary tree removal program with a local energy provider. The program relates to the complete removal of selected Council owned trees (with Council's consent) growing within the power network. Approximately 2,500 Council owned trees growing within the network have been identified for potential removal. As part of this agreement, the provider will fund the purchase, installation and maintenance of an advanced tree specimen for every tree removed as part of the program. Following tree removal notification to residents, any residents who request to retain the tree fronting their property will have the ability to 'opt out' of the program.



### West Dapto

We will continue to work in collaboration with key agencies to provide the infrastructure needed to support growth and employment lands within the West Dapto Urban Release Area. This will include coordinated planning for access improvements including new roads and bridges which are needed to support the additional 17,000 future housing lots and 8,500 jobs required over the next 30 years.

Project Sponsor: Director Planning and Environment

Project Manager: Urban Release Manager

# Strategic Priority Progress

✓

On Track

# Program Achievements

Council adopted the West Dapto Vision document on 10 December 2018. The Vision will guide future planning decisions for the release area. Staff are progressing implementation of the Vision through a review of the West Dapto Development Contributions Plan and West Dapto Urban Release and Subdivision Chapters of Wollongong Development Control Plan, 2009.

The pace of land development within West Dapto remains strong and Council continues to assess and determine draft Planning Proposal requests, Neighbourhood Plans and Development Applications facilitating urban development.

To date, Neighbourhood Plans have been adopted within stages 1-2 and part of stage 3 for over 4,350 lots. Neighbourhood Plans to support a further 3,623 lots are currently under assessment.

On 24 June 2019, Council adopted a draft revised plan titled the draft West Dapto Development Contributions Plan 2020 for public exhibition from 29 June to 2 August 2019. The biennial review required by the State will be reviewed by the Independent Pricing and Regulatory Tribunal and adopted by Council by the end of June 2020.

The Department of Planning and Environment (DPE) transacted the 1st payment of the Local Infrastructure Growth Scheme to Council during the year. Council continues to make representations to the NSW Government requesting progress on an Illawarra / Shoalhaven Special Infrastructure Contribution determination, to support Council's ongoing commitment to infrastructure funding at West Dapto.

# Program Risks

Council staff are progressing the biennial review of the West Dapto Section 7.11 (former Section 94 Plan) to ensure the Contributions Plan continues to reflect local infrastructure requirements within the Urban Release Area.



# Active Transport and Connectivity

We are planning for and progressively working towards an integrated and active transport network with improved connectivity across the local government area. A series of actions will be undertaken across this term of Council to facilitate the upgrade of our public transport and bicycle networks and pedestrian access. This renewed focus is complemented by a significant investment into our footpaths and cycle ways.

Project Sponsor: Director Infrastructure and Works

**Project Manager:** Manager Infrastructure Strategy and Planning

# Strategic Priority Progress

**√** 

On Track

# Program Achievements

Actions identified within the Wollongong Bike Plan and Wollongong Pedestrian Plan are incorporated into the Infrastructure Delivery Program and operational programs for progressive implementation. A highlight is the significant budget increase for 2018/19 for new footpaths and to implement actions in the Pedestrian Plan. Recruitment is complete for new senior traffic engineers to support planning and community engagement on prioritising footpath and connectivity projects around schools, as well as planning for the next stages of the Grand Pacific Walk. The Bike Plan review commenced during the 2018/19 year with initial scoping discussions held with Councillors and members of the Walking, Cycling and Mobility Reference Group. This group will be actively engaged throughout the plan's review and revision.

The concept design of the Smith and Kembla Street on-road cycleway which provides dedicated access for cyclists into the city centre is nearing completion. Discussions are underway with Roads and Maritime Services and Transport for NSW to discuss funding priorities for these projects and other active transport programs.

Council continues to seek grant funding through a range of NSW and Commonwealth initiatives to support active transport and connectivity improvements, including streetscape upgrades in commercial centres such as Warrawong, Corrimal and Helensburgh. Council received funding to undertake an initial feasibility assessment to use the Otford Railway Tunnel as a shared pathway or rail trail. A pre-feasibility study was provided to Transport for NSW in December 2018 to consider and provide further advice back to Council.

Stage 1 of the Grand Pacific Walk was officially completed in December 2018. The 3.5 kilometre link from Stanwell Park to Stoney Creek Bridge, Coalcliff includes a viewing platform with expansive views along the coast and out over the Pacific Ocean.

During the March quarter, a number of initiatives were undertaken to actively engage people with disability. The Public Toilet Strategy 2019-2029 and the Beach and Foreshore Access Strategy 2019-2028 public exhibitions and the engagement for the Warrawong Community Centre and Library were promoted to people with a disability and support agencies. Feedback was also sought from organisations around the existing adult lift and change table at Stuart Park.

The Walking, Cycling and Mobility Reference Group which includes representation from people with disability held its first meeting in February 2019 and now meets every two months.



### Business and Investment

We will continue to grow the Wollongong economy through attracting business, investment, major events, and tourism to the region. We will continue to promote our local advantages, including our proximity to Sydney, supportive business environment, innovative ecosystem, vibrant CBD, and superb liveability to attract businesses and encourage local jobs growth. We will work with key stakeholders, including state and federal governments to further promote our city and attract greater investment in infrastructure and other key assets.

Director Community Services

Manager Community Cultural and Economic Development

# Strategic Priority Progress



On Track

# Program Achievements

The work of Council and Advantage Wollongong during 2018/19 has continued to support Council's business and investment strategic priority.

The success of this work is evident in key employment measures. The unemployment rate in Wollongong LGA [4.6%] dropped below that of NSW (4.8%) for the first time in the September quarter 2018. This contrasts with the historical situation of local employment being up to 2% points above the State average.

As at June 2019, there are nine cranes on Wollongong's skyline including a number of new commercial developments which will result in delivering considerable new A-grade office space in the city centre. This is particularly significant given the low vacancy rate in A-grade office of just 1.4%, according to the Property Council of Australia's annual office market report.

Looking ahead, the ground work laid in 2018/19 leaves Wollongong well placed to continue to grow jobs in 2019/20. In particular, the draft Economic Development Strategy 2019-2029 (once adopted) and the review of Advantage Wollongong's target sectors, unique selling points and brand positioning will provide a solid platform to build further jobs growth in the years ahead.

Destination Wollongong secured 24 major events for the region during 2018/19 across the six priority sectors identify in the Major Events Strategy. These events included:

Australian IRB Championships; Splendour in the Grass sideshows; the Antique Motorcycle Club of America Motorcycle Weekend; Australian Police Rugby Union Championships; sell-out Yours and Owls Festival; Beach Netball Festival; NSW Touch Country Championships; the Ocean 6 Ironman Series (signature event funding); Corona SunSets Festival at North Wollongong Beach; Illawarra Folk Festival; Illawarra Titans Battle of the Countries; Australia Day Aquathon; Shimano Super Criterium; Tribal Clash and Ainsley's [celebrity chef, Ainsley Harriot] Market Menu; Spiegeltent Wollongong; Wollongong Triathlon Festival; Touch NSW Junior State Cup Final; Down Under Crossfit Championships (signature event funding); Hockey Men's Masters Championships and the Dancesport Australia National Championships. These events injected an estimated \$38.83 million into the local economy during the year.

During the year, Council's event concierge service approved 33 event and 77 filming applications. Council also responded to a range of event related enquiries over the year. The support required varied from a quick response for small events, to facilitating stakeholder meetings for proposed larger events and assistance in venue finding. General navigation through Council was also provided to ensure compliance requirements associated with applications were met.



# Operational Plan 2018-19 PROGRESS

The following section provides an overview of Council's progress with delivering Our Wollongong 2028. It provides a summary of progress for 2018-19 annual deliverables [Council's programs, projects and activities] and highlights significant progress with annual projects as outlined in the Our Wollongong 2028 Community Goals. This exception based reporting provides an overview of achievements for the June 2019 quarter. The organisation's performance is also reported by the key performance indicators, budget summary information and Budget Review Statement.

The Annual Plan 2018-19 contains 311 annual deliverables across the six Community Goals. Table 1 following outlines how Council is tracking in the June quarter to achieve the annual deliverables for each Community Goal.

### 1: Annual Deliverable Progress by Community Goal

| Goal  | On track        | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|-----------------|---------------------------------|---------|----------|-----------------------|
| We value and protect our natural environment      | 81.43%          | 0%                              | 4.29%   | 11.43%   | 2.86%                 |
| We have an innovative and sustainable economy     | 91.67%          | 0%                              | 4.17%   | 2.08%    | 2.08%                 |
| Wollongong is a creative,     vibrant city        | 97.22%          | 0%                              | 0%      | 0%       | 2.78%                 |
| We are a connected and engaged community          | 92.98%          | 1.75%                           | 3.51%   | 1.75%    | 0%                    |
| 5. We have a healthy community in a liveable city | 85.98%          | 0.93%                           | 3.74%   | 0.00%    | 9.35%                 |
| We have affordable and accessible transport       | 84%             | 4%                              | 4%      | 0%       | 8%                    |
| Total Annual Deliverable<br>Progress              | 88. <i>05</i> % | 0.87%                           | 3.50%   | 2.92%    | 4.66%                 |

\*Note: Each Goal does not have an equal number of annual deliverables; therefore, the Annual Deliverable progress totals do not necessarily add up to 100.



Overall 3.50% of Annual Deliverables were reported to be delayed, while 3.79% were deferred.

Table 2 below outlines all annual deliverables that were reported as delayed of deferred at the end of June 2019.

Table 2

| Community Goal      | Annual<br>Deliverable | Delayed | Deferred | Comment                             |
|---------------------|-----------------------|---------|----------|-------------------------------------|
| 1. We value and     | Support the           |         |          | One management meeting of the       |
| protect our natural | Illawarra District    |         |          | Illawarra District Weeds Authority  |
| environment         | Weeds Authority       |         |          | occurred during the 4th quarter,    |
|                     | to fulfil weed        |         |          | hosted by Wollongong City Council.  |
|                     | control               |         |          | There were 4 meetings held over the |
|                     | obligations under     |         |          | 2018-19 year.                       |
|                     | the Biosecurity       |         |          |                                     |
|                     | Act 2015,             |         | Υ        | Annual aerial spraying was          |
|                     | prioritising          |         |          | suspended due to community          |
|                     | actions identified    |         |          | concerns. A review of the options   |
|                     | under relevant        |         |          | across the natural areas is being   |
|                     | threat abatement      |         |          | undertaken.                         |
|                     | plans and high        |         |          |                                     |
|                     | priority natural      |         |          |                                     |
|                     | areas                 |         |          |                                     |



| Community Goal                               | Annual<br>Deliverable   | Delayed | Deferred | Comment  |
|--|---|---------|----------|--|
| We value and protect our natural environment | Review and implement key priorities from the Integrated Stormwater Management Plan  |         |          | During the year, construction of 28 drainage and flood projects were completed or nearly completed, 4 projects were under construction at the end of the year and 42 projects had their designs complete to allow future construction. Many key stormwater and floodplain mitigation   |
|  |   | Y       |          | projects had investigations and designs further progressed including:  - Memorial Drive and Gordon Hutton Park debris control structures and West St flood mitigation. Concept designs of Ursula Road Flood mitigation Scheme, Bellambi Gully flood mitigation scheme, Mc Mahon St detention basin. A number of projects are scheduled to be delivered during the Delivery |
|  | Complete the<br>Industrial Lands<br>Review  |         | Υ        | Program.  During the annual strategic planning process (specifically, February 2019), Council decided to defer the Industrial Lands Review to 2019-20  |
|  | Engage with the community and carry out the Woonona Village Planning Study          |         | Y        | During the annual strategic planning process (specifically, February 2019), Council decided to defer this project until 2022/23.   |
|  | Engage with the community and carry out the Mt Kembla Village Centre Planning Study |         | Υ        | During the annual strategic planning process (specifically, February 2019, Council decided to defer this project until 2022/23.  |



| Community Goal | Annual<br>Deliverable   | Delayed | Deferred | Comment  |
|----------------|---|---------|----------|--|
|                | Engage with the community and carry out Fairy Meadow Town Centre Planning Study |         | Υ        | During the annual strategic planning process (specifically, February 2019), Council decided to defer this project until 2022.      |
|                | Engage with the community and carry out Bulli Town Centre Planning Study        |         | Y        | During the annual strategic planning process (specifically, February 2019), Council decided to defer the project until 2021-22.    |
|                | Engage with the community and carry out the Windang Town Centre Planning Study  |         | Y        | During the annual strategic planning process (specifically, February 2019), Council decided to defer this project until 2020/2021. |
|                | Commence city wide LEP review   |         | Y        | During the annual strategic planning process (specifically, February 2019), Council decided to defer this project until 2020/2021. |



| Community Goal      | Annual<br>Deliverable | Delayed | Deferred | Comment                                  |
|---------------------|-----------------------|---------|----------|--|
| 1. We value and     | Develop a             |         |          | Council engaged RPS Heritage to          |
| protect our natural | Heritage Asset        |         |          | prepare a Draft Heritage Asset           |
| environment         | Management            |         |          | Management Strategy and                  |
|                     | Study                 |         |          | Implementation Plan in 2018. The         |
|                     |                       |         |          | project team and consultants held a      |
|                     |                       |         |          | series of staff workshops and            |
|                     |                       |         |          | meetings and undertook site              |
|                     |                       |         |          | inspections of a broad range of          |
|                     |                       |         |          | Council's Heritage Assets. Following     |
|                     |                       |         |          | the completions of this work, a draft    |
|                     |                       |         |          | Heritage Asset Management Strategy       |
|                     |                       |         |          | was prepared and provided to             |
|                     |                       | .,      |          | Council for review.                      |
|                     |                       | Υ       |          | Council's Heritage Staff are currently   |
|                     |                       |         |          | working with Council's Infrastructure    |
|                     |                       |         |          | and Works staff to ensure that the       |
|                     |                       |         |          | draft plan provides an informed and      |
|                     |                       |         |          | practical strategic framework that       |
|                     |                       |         |          | integrates heritage asset                |
|                     |                       |         |          | management into Council's broader        |
|                     |                       |         |          | Asset Management Framework. This         |
|                     |                       |         |          | requires significant internal input and  |
|                     |                       |         |          | consideration. Following this process,   |
|                     |                       |         |          | the draft Heritage Asset Management      |
|                     |                       |         |          | Strategy will be finalised and           |
|                     |                       |         |          | progressed.                              |
|                     | Complete a            |         |          | This work is required as a component of  |
|                     | Climate Change        |         |          | the Global Covenant of Mayors initiative |
|                     | Vulnerability         |         |          | which consists of a hazard assessment,   |
|                     | assessment            | Y       |          | vulnerability assessment and action      |
|                     |                       | ,       |          | plan. Discussions have been held with    |
|                     |                       |         |          | the neighbouring Councils to undertake   |
|                     |                       |         |          | the vulnerability assessment on a        |
|                     |                       |         |          | regional basis.                          |



| Community Goal | Annual<br>Deliverable | Delayed | Deferred | Comment                                |
|----------------|-----------------------|---------|----------|--|
| 2. We have an  | Develop a             |         |          | Council has received the final draft   |
| innovative and | cultural tourism      |         |          | Cultural Tourism Strategy from the     |
| sustainable    | strategy which        |         |          | consultant and it is under review. A   |
| economy        | draws on and          |         |          | range of initiatives have been         |
|                | celebrates            |         |          | considered and incorporated in to the  |
|                | aspects of the        |         |          | draft Economic Development             |
|                | city's natural and    | Y       |          | Strategy and the adopted Creative      |
|                | built heritage,       |         |          | Wollongong Strategy. The draft         |
|                | social history and    |         |          | Cultural Tourism Strategy will be      |
|                | cultural attributes   |         |          | finalised during 2019/20.              |
|                | through an            |         |          |  |
|                | interdivisional       |         |          |  |
|                | working party         |         |          |  |
|                | Implement             |         |          | The Cultural Tourism Strategy is still |
|                | actions of the        |         |          | in draft. We are continuing to review  |
|                | Cultural Tourism      |         |          | the proposed actions and time frames   |
|                | Strategy              | Y       |          | in the draft document to determine     |
|                |                       |         |          | proposed priorities, responsibilities  |
|                |                       |         |          | and a way to progress with relevant    |
|                |                       |         |          | stakeholders.                          |
|                | Undertake a           |         |          | During the annual planning process     |
|                | review of the         |         |          | (specifically, February 2019), Council |
|                | planning controls     |         | Y        | decided to defer this project to 2019- |
|                | for Tourism           |         |          | 20.                                    |
|                | Accommodation         |         |          |  |



| Community Goal | Annual<br>Deliverable | Delayed | Deferred | Comment                                |
|----------------|-----------------------|---------|----------|--|
| 4. We are a    | Conduct a             |         |          | A review of Council employee           |
| connected and  | biennial Staff        |         |          | engagement activities within the last  |
| engaged        | Engagement            |         |          | five years has been undertaken         |
| community      | Survey                |         |          | identifying feedback themes and        |
|                |                       |         |          | recommendations and aligning those     |
|                |                       |         |          | to actions/ projects to address them.  |
|                |                       |         |          | This information has informed a        |
|                |                       |         | Υ        | decision to defer any further          |
|                |                       |         |          | surveying activity until such time as  |
|                |                       |         |          | feedback themes and corresponding      |
|                |                       |         |          | actions have been communicated         |
|                |                       |         |          | across the organisation. Council will  |
|                |                       |         |          | then consider the instrument and       |
|                |                       |         |          | platforms to be utilised for future    |
|                |                       |         |          | engagement survey activities.          |
|                | Investigate           |         |          | Council has engaged a consultant to    |
|                | options to            |         |          | undertake this review. Meetings with   |
|                | increase the          |         |          | charitable organisations are currently |
|                | environmental         | Υ       |          | being arranged to review their waste   |
|                | sustainability of     |         |          | management practices.                  |
|                | charitable waste      |         |          |  |
|                | disposal practices    |         |          |  |
|                | Investigate           |         |          | Council staff have reviewed a number   |
|                | options for a         |         |          | of different continuous improvement    |
|                | continuous            |         |          | methodologies. This action will be     |
|                | improvement           |         |          | incorporated in to a broader business  |
|                | methodology           |         |          | improvement focus for the              |
|                |                       | Y       |          | organisation that is a simple, self-   |
|                |                       |         |          | sustaining approach. An externally     |
|                |                       |         |          | supported continuous improvement       |
|                |                       |         |          | methodology may be considered to       |
|                |                       |         |          | support the business improvement       |
|                |                       |         |          | approach.                              |



| Community Goal     | Annual<br>Deliverable | Delayed | Deferred | Comment                               |
|--------------------|-----------------------|---------|----------|---------------------------------------|
| 5. We have a       | Reinstate             |         |          | A licence has been negotiated over    |
| healthy community  | Waterfall             |         |          | Crown Land that surrounds Waterfall   |
| in a liveable city | (Garrawarra)          |         |          | Cemetery allowing the progression of  |
|                    | Cemetery              |         |          | a development application. An update  |
|                    |                       |         |          | of the Statement of Environmental     |
|                    |                       | Υ       |          | Effects is currently being completed  |
|                    |                       | ī       |          | as well as final approvals for access |
|                    |                       |         |          | (over Water NSW land) which will      |
|                    |                       |         |          | progress the submission of the        |
|                    |                       |         |          | development application and allow     |
|                    |                       |         |          | the reinstatement of the site as a    |
|                    |                       |         |          | bush cemetery.                        |
|                    | Implement             |         |          | Council officers have completed key   |
|                    | Landscape             |         |          | projects where Office of Environment  |
|                    | Masterplan            |         |          | and Heritage approvals have been      |
|                    | recommendations       |         |          | obtained. These include the perusal   |
|                    | for Hill 60           |         |          | of park infrastructure, car parking   |
|                    | Reserve at Port       | Υ       |          | interpretative artwork on MM Beach    |
|                    | Kembla                | '       |          | on Gloucester Boulevard. Council      |
|                    |                       |         |          | Officers are working with Niche       |
|                    |                       |         |          | consultancy to develop a new          |
|                    |                       |         |          | Conservation Management Plan for      |
|                    |                       |         |          | Hill 60, with a goal to see the plan  |
|                    |                       |         |          | completed in 2019/20.                 |



| Community Goal     | Annual<br>Deliverable | Delayed | Deferred | Comment  |
|--------------------|-----------------------|---------|----------|--|
|                    | Finalise land title   |         |          | Further to requirements under the  |
|                    | requirements for      |         |          | Crown Land Management Act 2016,  |
|                    | the transfer of       |         |          | the Generic Plan of Management is  |
|                    | private land          |         |          | still under review. The Plan of  |
|                    | occupied by           |         |          | Management will inform permitted   |
|                    | Russell Vale Golf     |         |          | uses for the site.   |
|                    | Course                | Y       |          | Investigations are ongoing with regards to the flooding constraints associated with the upstream basin and potential landform, with final landform being reviewed by ISP (floodplain), Development |
|                    |                       |         |          | Engineering and Environment.   |
| 5. We have a       | Develop and           |         |          | This action has been deferred owing  |
| healthy community  | implement             |         |          | to delay in regard the Dogs on   |
| in a liveable city | promotional that      |         |          | Beaches and Park Policy review. The  |
|                    | raise community       |         |          | Policy will be reported to Council   |
|                    | awareness             |         |          | during the September quarter of  |
|                    | regarding the         | Y       |          | 2019/20.   |
|                    | revised               |         |          |  |
|                    | Companion             |         |          |  |
|                    | Animal Control        |         |          |  |
|                    | Areas (Dogs on        |         |          |  |
|                    | Beaches &             |         |          |  |
|                    | Reserves) Policy      |         |          |  |
|                    | Develop an            |         |          | An updated landscape plan for Stuart   |
|                    | updated               |         |          | and Galvin Park is on hold, with   |
|                    | Landscape             |         |          | design to be informed by key issues  |
|                    | Master plan for       |         | Y        | impacted the precinct. These include   |
|                    | Stuart & Galvin       |         |          | further work on the Foreshore  |
|                    | Parks North           |         |          | Parking Strategy and drainage  |
|                    | Wollongong            |         |          | matters.   |



| Community Goal | Annual<br>Deliverable | Delayed | Deferred | Comment                                   |
|----------------|-----------------------|---------|----------|---|
| 6. We have     | Investigate           |         |          | Council staff have made initial contact   |
| affordable and | opportunities to      |         |          | with bus operators and the                |
| accessible     | install bike          |         |          | Department of Transport to seek their     |
| transport      | carriers on buses     |         |          | views and ideas on the feasibility of     |
|                |                       | T       |          | installing bike carriers/racks onto their |
|                |                       |         |          | buses. Discussions will continue into     |
|                |                       |         |          | 2019/20 with options communicated         |
|                |                       |         |          | back to Councillors when developed.       |



## GOAL 1: WE VALUE AND PROTECT OUR NATURAL ENVIRONMENT

#### Implement and review annual water and energy saving actions

During the year, Council has integrated sustainability outcomes into all building project scopes as a matter of business as usual. These outcomes are being informed by Council's draft Sustainable Buildings Strategy.

A particular highlight of the year has been Council's Administration Building achieving the highest sustainability rating from the Green Building Council of Australia, 6 Star Green Star, representing world leadership. Only 21 buildings in Australia and 10 in NSW have received the rating, and no other building this age (32 years) has achieved a 6 Star Green Star in Australia. It is also the only local government building to achieve this certification.

Electricity consumption across Council's high consumption sites for the 2018/19 financial year has fallen by 505,000 kWh. This reduction equates to an emissions abatement of approximately 465 tonnes of CO2-e. The savings are generally distributed across the high use sites with the exception of the Administration Building which reduced consumption by a further 55,000 kWh relative to 2017/18.

Since the introduction of smart lighting and water efficient systems, the Administration's Building's annual consumption of electricity has reduced by more than 200,000 kilowatt-hours (184 tonnes of emissions) and water savings of approximately \$30,000 per year. Had Council not reduced electricity consumption below 2007-08 levels, Council would be paying an estimated \$250,000 more each year for electricity. Both these electricity and water savings are significant as they have helped Council to maintain overall financial sustainability and capacity for reinvest into projects and services that benefit the community.



[IMAGE: Council's Administration Building (centre)]



#### GOAL 1: WE VALUE AND PROTECT OUR ENVIRONMENT

## Coordinate Council's environmental programs and events including: Bushcare, FiReady, Dunecare and Greenplan to facilitate community participation to improve natural areas

During the year, Natural Areas volunteer programs have continued to be supported and resourced by Council. During 2018-19, there were 54 Bushcare groups comprising over 500 volunteers who contributed 10,004 hours of labour; six Dunecare groups with 24 active volunteers, contributing 596 hours of labour; and The FiReady program supported 10 groups with active volunteers who contributed 277 hours of labour at their respective sites.

The Botanic Garden Greenplan sales for 2018-19 serviced 2,254 customers purchasing 20,595 plants. During the year community members, school students and Council staff planted over 3,000 trees throughout seven local schools

#### Develop and deliver diverse Local Studies Library projects that contribute to the preservation and continued relevance of local history and community stories

The *Illawarra Remembers* database continues to expand as more records are moderated by Council staff. 140 profiles were added to the database during the June quarter. Accessible from anywhere across the globe, people can view profiles, create new profiles or add new information to a current profile, for example, a comment, image, story, link, or other media. A total of 437 profiles have been added to the collection this year, providing an overall total of 2,157 profiles in the database as at the end of June 2019.

102 images were added to the Illawarra Mercury Photographic Collection during the June quarter. A total of 712 Illawarra Mercury images have been added to the Collection this year.

131 maps were digitised, catalogued and added to the Local Studies collection during the June quarter. A total of 386 digitised maps have been added to the collection throughout 2018/19.

15 new online stories were added to the Illawarra Stories website during the June quarter, bringing the total of new online oral history stories to 44 for 2018/19. Five stories have been fully transcribed by digital volunteers via the Amplify platform, which was launched in October 2018 by the State Library of NSW.

In addition, 141 new titles (monographs, manuscripts, images and indexed articles) were added to the collection during the June quarter. In total the Local Studies collection has grown by 2,270 items during 2018/19.

## Monitor and respond to the demands on our foreshore areas, including lifeguarding services, garbage and waste collection and littering

During the year, foreshore areas experienced high visitation throughout the peak summer period associated with exceptionally high temperatures. Council lifeguard patrolling hours were extended on a number of days to deal with crowds and ocean conditions. The Corona Sunsets music event in December was a highlight, with 8,000 people attending the plastic free event and a global live streaming audience across Europe and America. The popularity of the Stuart Park precinct as a preferred location for music events continues with waste management systems now a priority in event delivery. Key beach statistics for the year include: attendance – 1,234,643; preventative actions – 34, 493 and rescues – 406.



#### GOAL 1: WE VALUE AND PROTECT OUR ENVIRONMENT

#### Review and implement key priorities from the Integrated Stormwater Management Plan

During the year, construction of 28 drainage and flood projects were completed or nearly completed, four projects were under construction at the end of the year and 42 projects had their designs complete to allow future construction. Many key stormwater and floodplain mitigation projects had investigations and designs further progressed including: Memorial Drive and Gordon Hutton Park debris control structures and West Street flood mitigation. Concept designs were completed for Ursula Road flood mitigation scheme, Bellambi Gully flood mitigation scheme, Mc Mahon Street detention basin. Additionally, Council secured flood management grant funding of \$2.4 million during 2018/19 and four applications have been submitted for the 2019/20 funding program.

#### Continue to deliver the Heritage Assistance Grant Program

The Wollongong Heritage Grant Fund for 2018/2019 was allocated to nine eligible projects. Eight of these were successfully completed with the ninth not proceeding. The eight funded projects had a total project value of \$149,500 with \$36,500 in funding allocated by Council (including \$6,500 from the NSW State Heritage Fund).

Council has increased the funding of the Wollongong Heritage Grant Fund for the 2019/20 to \$60,000 and 22 applications have been received. Assessment of these applications is currently being finalised by a sub-committee of the Wollongong Heritage Reference Group.

#### Performance Measures – 2018/19

- Participation rate in environmental programs | 72,142 (2017/18 76,937)
- Average number of volunteers for Environmental Programs Greenhouse Park | 25 (2017/18 34)
- Plants Propagated | 62,948 (2017/18 55,001)
- Plants Distributed | 53,641 (2017/18 55,025)
- Tonnes of Rubbish collected from clean-up activities | 36 (2017/18 58)
- Average number of volunteers worked at Bushcare and FIReady sites | 497 (2017/18 422)



## Deliver a new and refreshed integrated marketing and activation program that reflects the 'city experience'

The 'Centre of it All' marketing and promotion campaign was developed and implemented in partnership with the GPT Group/Wollongong Central and Council. A number of joint marketing channels were developed and deployed throughout the year to promote the City Centre including: television advertisements, radio advertisements and editorial, signage and collateral. Individually managed channels include: website, social media, digital media and electronic direct mail.

The annual activation program included a variety of Council and third party events, including: school holiday programs; One Day Sale Campaigns; cruise ship welcomes; Easter program including the Bilby sculpture/workshops/Easter egg hunt; Lunar New Year; Playing in the City; Nowruz; Free Style Kings Motocross event; Christmas in the City and Nights on Crown.

Nights on Crown, 'Luminous Land' took place during the June quarter. This event focused on recognising and celebrating Wollongong's local cultural and social identity, and promoting community ownership of Crown Street Mall. A key feature was Marri Dyin (Great Woman in Eora language), symbolising the coming together of people on the land of the world's oldest continual living culture. Marri Dyin was welcomed to Wollongong with a Welcome to Country, Smoking Ceremony, traditional Aboriginal dance performances, and music performances by Kemblawarra Public School. Each night Marri Dyin wove her captivating story through Crown Street Mall and invited children to sit with her and share their hopes and dreams for the future. Over three nights, this free family event offered an immersive landscape of live music, creative performances, art, interactive workshops, botanic landscapes, children's story trees, dance and food, and the sharing of Renew Wollongong creative projects. The event aimed to strengthen relationships with local Aboriginal community leaders and provided the opportunity for the wider community to learn and participate in Aboriginal cultural protocols.



[IMAGE: Marri Dyin, the six-metre tall illuminated puppet]

Implement the Economic Development Strategy 2013-23



Key activities related to the Economic Development Strategy implemented during 2018/19 include the following:

- Council directly assisting 68 investors in Wollongong during the year, ranging from support for small businesses to a number of large-scale enquiries;
- The Easy to do Business program officially launched in June 2019. Council Officers and Service NSW staff worked extensively to ensure members of the community looking to start a new business will receive the correct advice and a positive outcome from the program. Participants in the program receive personal assistance with a range of matters, from getting a development application right the first time, to applying for outdoor dining and liquor licensing if required;
- Council securing a new economic data provider, Economy.id, to ensure the community has access to
  up to date information about the local economy;
- Supporting local businesses in Port Kembla and Corrimal through overseeing façade upgrade programs for the two town centres. This resulted in upgrades to 16 properties in Port Kembla and 11 in Corrimal;
- Council advocating for improved transport links to Sydney by supporting further research by SMART Infrastructure Facility into the benefits of building a South West Illawarra Rail Line, linking Wollongong with South Western Sydney;
- Australian Industrial Energy's gas terminal project approved for Port Kembla, which will be Australia's first LNG terminal, one of the 'game-changers' identified in the draft Economic Development Strategy 2019-29.



[IMAGE: The Easy to do Business program enables small businesses to navigate licensing and approval systems of all three levels of government]



#### Seek funding for key iconic tourism infrastructure

In 2018/19 Council applied for funding for the following projects with a tourism benefit:

- Port Kembla Beach Viewing Platform [\$400,000] Port Kembla Community Investment Fund. This was successful and is planned for 2019/20 and 2020-21.
- North Wollongong Beach Sea Wall cost benefit analysis, \$50,000, NSW Coastal and Estuary Grant Program.
   This was successful.
- Escarpment mountain bike park, Stage 1a, \$2.1M, NSW Resources for Regions Program. Outcome pending.

### Contribute to the delivery of 'Paint the Town REaD' early literacy

#### program

During 2018/19 Paint the Gong REaD continued to grow based on strong local partnerships and is one of the 83 teams forming the National 'Paint the Town REaD'. Throughout the year, a number of activities were undertaken, including: reading tents at 11 community events; annual reading day held in August 2018 and Paint the Gong REaD book boxes delivered to key locations across the Local Government Area.

A particular highlight for 2018/19 was the National Book Relay, beginning in Perth, WA making its way across the country and finishing in Wollongong in May. The event coincided with simultaneous story time and involved 13 community partners who provided a range of activities in Stuart Park for 450 children and their families. The book Alpacas with Maracas [by Matt Cosgrove] was parachuted in and read by Lord Mayor Gordon Bradbery, AM. This year's book stopped at dozens of cities and villages, spreading the important message of the vital need to read, talk, sing rhyme and draw with children from birth. The book was then handed over to her Excellency Lady Lynne Cosgrove, wife of Australian Governor-General Sir Peter Cosgrove, as the patron for Paint the Town REaD National.



[IMAGE: Wollongong Lord Mayor Gordon Bradbery AM joins the book reading for the National Book Relay at Stuart Park]



#### Review the Economic Development Strategy 2013-23

During 2018/19, the Economic Development Strategy 2013-23 was reviewed and a new Economic Development Strategy developed. This process involved extensive consultation with local stakeholders, the business community and internally within Council as well as commissioning independent economic analysis. The outcome is a draft Economic Development Strategy 2019-29 which has three goals:

- 1. Jobs target generate 10,500 new jobs in the next decade to reduce the jobs deficit. This will be more than double the 4,998 net new jobs created in the decade to 2018.
- 2. Lifting median incomes focus on generating new jobs in industries that are higher-paying, have a greater share of full-time jobs and are expected to grow in the future.
- 3. Targeted sectors alignment with talent pool align the target industries with Wollongong's existing talent pool, in particular commuters and graduates of the University of Wollongong, to create more local job opportunities for residents.

The draft Strategy was exhibited during the quarter and will return to Council for adoption in 2019/20 after incorporating feedback from the community consultation period.

## Partner with University of Wollongong on the Internet of Things pilot program

On 19th November 2018, the Commonwealth Government announced Council's grant application to the Smart Cities and Suburbs program was successful. The application was for the Smart Illawarra-Shoalhaven Water Management Project; a collaboration between Wollongong City Council, Shellharbour City Council, Kiama Municipal Council, Shoalhaven City Council, developer Lend Lease and the University of Wollongong. The objective of the project is to apply smart technologies and develop data analytics to help improve water quality, flood mitigation and community safety during flood events. The total value of the project is \$1.1 million, with 40% of the value of the project funded through the grant. Work commenced in February 2019 with a Smart Cities Coordinator appointed in March to oversee delivery of the project. The project is progressing to schedule and is anticipated to be finalised by June 2020. Council has also worked with UOW SMART Infrastructure to develop a proposal for smart pedestrian counting and parking surveys.

## Work with local high schools, TAFE and University of Wollongong to promote Council's Learning Pathway Programs and attract students into the program

During 2018/19, Council continued to promote its Learning Pathways Program with local high schools, welcoming seven new school based trainees, and a number of internships through the University of Wollongong. Council also welcomed 23 new employees as part of the Cadets, Apprentices and Traineeship program in January, supporting delivery of the regional youth employment action plan.

In June, Council's school based traineeship program won a National Award for Local Government. The program aims to support potential high performing students, who need an alternative to traditional study programs to succeed in their final years of schooling and transition to employment. Participants undertake a school based-traineeship while completing their Higher School Certificate, working in Wollongong City Libraries and undertaking a Certificate II or III qualification. The program also addresses Council's challenge of workforce renewal by encouraging young people to have a career in local libraries. National Awards for Local Government celebrate local government projects that demonstrate leading practice, deliver better outcomes for communities and have potential to be rolled out across the country to make a difference.





[IMAGE: Council's newest cadets, apprentices and trainees – January 2019]

#### Manage the Destination Wollongong Funding Agreement 2016-21

Council continues to manage the Destination Wollongong Funding Agreement 2016-21, providing funding for destination marketing, events and business & investment, pending completion of the annual review process.

Major achievements supported by this funding in 2018/19 were:

- Wollongong announced as host for the 2022 UCI World Road Cycling Championships;
- Attracted major events including: Corona SunSets festival; Yours & Owls; Ocean 6; Tribal Clash; and Fed Cup;
- Hosted 15,500 residential business conference bed nights including THETA [The Higher Education Technology Agenda];
- Welcomed a cruise ship in February 2019.

#### Performance Measures

- Number of visitations to the tourism information centres | 53,399 (2017/18 53,305)
- Tourist Park occupancy rate of cabins | 59% (2017/18 58%)
- Occupancy rates of paid on street parking | 76% (2017/18 77%)
- Tourist parks occupancy rate of unpowered sites | 36% (2017/18 44%)
- Tourist parks occupancy rate of powered sites | 50% (2017/18 45%)



#### Deliver the annual Comic Gong Festival

Comic Gong 2019 was a success, with over 11,500 attendees participating during the day. Comic Gong, now in its seventh year, is organised by Council and has grown into a full day event that attracts comic, anime, and pop culture enthusiasts from all parts of NSW, Canberra and beyond. Economic modelling of the event indicates an economic benefit of approximately \$476,364.

During the year, a project team was formed for Comic Gong 2019 and activities such as negotiating bookings for the Town Hall, Art Gallery and the Arts Precinct were completed as scheduled and budget set. Social media was used to attract artists and vendors to book space in the Town Hall, and the responses exceeded the spaces available. The team formed a standby list in case some artists/vendors remove their Expression of Interest.

Planning for Comic Gong 2020 has commenced.



[IMAGE: Star War's Kylo Ren and Lord Mayor Cr Gordon Bradbery AM prepare for battle while Super Mario's friend, Pauline, helps keep the peace]

#### Manage and deliver programs at the Wollongong Art Gallery

During 2018/19, the Art Gallery celebrated its 40th anniversary with a number of programs. These were designed to showcase the collection and commemorate its history and role in the community, as well as its ongoing support of art and cultural endeavours in the region.

In 2018/19, the Gallery presented 16 new exhibitions and over 300 education and public programs. These programs encouraged visitation, totalling 87,590 for the year.

The Gallery collection also grew in number and value during 2018/19, with 21 new acquisitions (eight purchased at \$98,180 and 21 gifted worth \$192,050). In total, the collection value grew by \$666,545 and is now worth approximately \$15.77M.





[IMAGE: Wollongong Art Gallery]

#### Deliver the Living Books Program

A highlight for the year was the 10-year celebration of Living Books held on 25 October 2018. The night provided an opportunity to celebrate and reflect on Council's flagship program for community harmony.

During the year, Living Books events were held at Corrimal High School, Berkeley Youth Project, Illawarra Sports High and Bulli High School with 206 young people participating. An extension of the Living Books Program, Indigenous Conversations were held at Wollongong High School with 16 Year-11 students sharing conversations with two Aboriginal community members. An International Women's Day event was held on 7 March at the Illawarra Women's Health Centre with 60 readers participating. Filming began in April for a new promotional video for Living Books with six "books" being interviewed and filmed. Planning for the next phase of filming at a local high school is underway. In June, an event was held with TAFE Illawarra mental health studies class where three books and 14 students participated.

All Living Books information for the Council website has been updated with current profiles of books added.



[IMAGE: Past and present Living Books Program members celebrate 10 years of Council's flagship community harmony initiative]



#### Deliver the Public Art Strategy

Council delivers a range of Public Art outcomes throughout the local government area (LGA) each year. Highlights from the 2018/19 year include:

- Public Art Advisory Committee Administration and presentation of a report of proposed ideas for the Public Art Program, including current projects and budget, programming and maintenance schedules.
- Vernon Collection Management System Updating public art collection data by adding new artworks, maintenance assessment reports and photos.
- Asset Management Plan A draft Asset Management Plan has been prepared to enable strategic planning
  of future funding for Public Art over the next 10 years.
- Curio Gallery- 40 local professional and emerging artists presented during the year.
- Town Hall Laneway Art Panel Renewal Project 2019 Wollongong Arts Precinct eight local professional and emerging artists presented dynamic and colourful works in this outdoor gallery space.
- Ephemeral Art Project 2018 Artist Abhiruchi Chikkara completed five digital artworks across the LGA, exploring the fusion of art and technology. These projects included: Thirroul street projections; wearable tech fashion show on the mall stage; light installations in the Globe Lane tunnel; entwine an interactive artwork at VIVA; light up the skate park in Berkeley.
- Sound Art Installation 2018 Town Hall Laneway -The Sound Art Installation 2018 transforms the laneway
  into a soundscape of sounds, voices and stories that reference Wollongong's social history and
  environment.
- Art Light Projection Project Town Hall Laneway This project creates and transforms the city's outdoor
  public spaces into exciting and evocative creative spaces during the day and night.
- Recycled Art Panel Projects Ribbonwood Community Centre: Heinenger Hall and Corrimal Op Shop wall.
- Port Kembla Art Panel Project Macedonian Welfare Centre;
- Ward based art work Council in conjunction with local artists, has instigated two public artworks on the shores of Lake Illawarra in Holborn Park, Berkeley, and in Haddon Lane, Woonona. The works, a large artwork of the local Mistletoe Bird and an installation that references the "clinker boats" on the lake, are part of the Public Art program which aims to create interesting and evocative spaces in public areas.



[IMAGE: One of the artworks on the shores of Lake Illawarra in Holborn Park, Berkeley, references old style 'clinker' boats.]



## Host six major events reflecting priority sectors and contribute to the acquisition of signature events in the city

Council via Destination Wollongong secured 24 major events this year across priority sectors, injecting an estimated \$38.83M to the local economy. These events included: Australian Inflatable Rescue Boat Championships; Splendour in the Grass sideshows; the Antique Motorcycle Club of America Motorcycle Weekend; Australian Police Rugby Union Championships; sell-out Yours and Owls Festival; Beach Netball Festival; NSW Touch Country Championships; the Ocean 6 Ironman Series (signature event funding); Corona SunSets Festival on North Wollongong Beach; Illawarra Folk Festival; Illawarra Titans Battle of the Countries; Australia Day Aquathon; Shimano Super Criterium; Tribal Clash and Ainsley's [celebrity chef, Ainsley Harriot] Market Menu; Spiegeltent Wollongong; Wollongong Triathlon Festival; Touch NSW Junior State Cup Final; Down Under Crossfit Championships (signature event funding); Hockey Men's Masters Championships and the Dancesport Australia National Championships.

Council's annual community events were also successfully delivered during the year. Key highlights were New Year's Eve and Australia Day celebrations and six summer Moonlight Movies.



[IMAGE: Australia Day 2019 fireworks display at Belmore Basin]

#### Deliver the annual Viva La Gong Festival

Viva la Gong was held on Saturday 10 November with between 20,000-25,000 people attending and enjoying a fantastic day of live music, performance and community participatory activities. The event continues to attract local sponsors and community partners to support the festival.

Council ran an intergenerational weaving project with the Aboriginal community and local primary children. Nine workshops were held with over 100 participants. Woven owls were made for festival site decoration and as a link to a large interactive weaving loom - the Archiloom. The Archiloom provided an interactive public art opportunity on the Festival day. A series of short films celebrating Wollongong's film and music scene through the eyes of writers, film makers, music video producers and experimental narrators was presented. The festival included:

- 29 food stalls;
- 9 workshops;



- 16 community groups;
- 22 Professional performers;
- 11 market stalls;
- 30 Volunteers.

During the June quarter, expression of interests for Viva la Gong 2019 have been advertised and production and program planning has commenced.



[IMAGE: Children participating in the Nan Tien Temple cultural workshop at Viva la Gong, November 2018]

#### Develop new Cultural Plan 2019-2024

Engagement in Art and Culture is recognised as an increasingly important part of providing creative, safe and liveable cities. Council understands and supports the need for a Cultural Plan which underpins cultural activity, engagement and enterprise in the region. A rigorous community engagement process was undertaken over a 12-month period to gain insight and obtain community feedback in developing a new Cultural Plan: Creative Wollongong. This process was completed during 2018/19 with a plan developed and adopted by Council on 25 February 2019.

#### Performance Measures

- Attendance at Australia Day event | 25,000 (2017/18 35,000)
- Attendance at Sunset Cinema season | 16,000 (2017/18 14,413)
- Library visitations | 1,048,701 (2017/18 1,010,579)
- Library total number of loans | 1,298,671 (2017/18 1,367,542)
- Library programs: number of programs | 2,360 (2017/18 2,070)
- Library programs: number of participants | 68,996 (2017/18 61,998)



## Deliver a diverse range of community engagement opportunities to inform and guide development and delivery of Council business

During the year, a revised community engagement policy was adopted. The policy is written in plain English and uses graphics to encourage greater understanding about engaging with Council.

Opportunities were created to engage in conversations with the community across the local government area. Hearing from diverse stakeholder groups has been constructive to Council business.

Extensive engagement was undertaken to develop the vision and principles for Helensburgh Town Centre Plan and Warrawong District Community Centre and Library. Council worked closely with the community to inform key strategic documents such as Mount Keira Summit Park Plan of Management, West Dapto Vison and Structure Plan, Beaton Park Masterplan, Bulli Showground Master Plan, Beach and Foreshore Access Strategy, Public Toilet Strategy and Economic Development Strategy.

Community feedback was sought on a range of key policies, plans and projects including: Keiraville/Gwynneville access and movement strategy; summer shade study; recreational spaces for dogs' policy; red tape reduction, city centre creative wayfinding and environmental sustainability.

Council has demonstrated commitment to working with the community on the topic of flooding. Stakeholders have been engaged about flood studies, mitigation works, concept designs and changes to the Australian Rainfall and Runoff guidelines. A range of communication tools and engagement methods have been introduced to ensure the community are informed and have the opportunity to provide input.

Council also continued to check in with the community on designs for infrastructure such as shared paths, carparks, traffic facilities, rock pools and streetscapes.

A Register of Interest was launched, providing the opportunity to be notified about engagement opportunities related to environment, disability inclusion, heritage, business, flood, culture and arts and red tape reduction.



[IMAGE: Community members participating in a Helensburgh Town Centre engagement session]



#### Deliver civic activities which recognise and celebrate the city's people

During 2018/19 Council delivered various events to recognise and celebrate the city's people.

In September, Council hosted a reception for the Governor General of Australia with representatives from a range of community groups and organisations.

Council also provided NAIDOC Week grants to assist community groups to provide a range of NAIDOC Week celebrations across the city.

A Lord Mayor's recognition Reception was held in October 2018.

During the March quarter, a number of civic activities were held including recognition of volunteers and community support provided during Seniors Week, annual Australia Day Awards Ceremony, Wollongong Citizen of the Year and Senior Citizen of the Year.

In May, Council delivered the Illawarra Academy of Sport scholarship function held at the City Beach Function Centre.

Council continues to maintain relations with international cities throughout 2018/19, hosting Mayor of Kawasaki City, Mr. Norihiko Fukuda in July 2018 and Deputy Mayor of Longyan, Mr. Wang Jiansheng in May 2019. Mr. Fukuda's visit marked the 30th anniversary of the sister city relationship between Wollongong and Kawasaki. Activities included a tea ceremony, official dinner and visits to Wollongong University, Botanic Garden, the Port of Port Kembla, NEC, and IRT Links Seaside Lifestyle Community. The tours were coordinated as opportunities for cultural exchange and to foster economic links. The relationship was established in 1988 to build stronger ties between Wollongong and Kawasaki. Over the years, there have been regular visits by Japanese delegations to Wollongong. Council also hosted the annual Kawasaki junior culture prize in August 2018.



[IMAGE: Mr Norihiko Fukuda, Mayor of Kawasaki City, with Lord Mayor Gordon Bradbery AM, during the signing of the Memorandum of Understanding.]



## Work with Friends of Wollongong City Libraries to improve resources within libraries that are generated with funding from fundraising activities

During the year, Friends of Wollongong City Libraries continued to raise funds supporting a range of library projects through regular author talks, book sales and other fundraising activities. Highlights from 2018/19 include the funding of Comic Gong 2019 (\$10,000) and the Book to Baton II concert event (\$7,500). In recognition of libraries being more than books, Book to Baton II features the Sydney Concert Orchestra (under the direction of Dr Steve Watson) to celebrate great films based on popular books and their soundtracks. The event catered to diverse community interests, bringing together fans of music, films and books and demonstrates how open and inclusive City Libraries' are. The Friends also funded a staff member to attend the Book Council of NSW conference in Canberra.

## Lobby government for financial assistance to address infrastructure renewals and provide funding for key regional projects

Throughout 2018/19, Council continued to apply for and expend Commonwealth and state funding on the Fowlers Road extension project. This is the largest civil project ever undertaken by Council. Additionally, Council was successful in securing funding under the NSW Housing Acceleration Fund for Economic Business case studies of the upgrade of West Dapto Road and Wongawilli Road. This compliments the existing Restart NSW \$2.4m funding currently being expended on the Wongawilli Road upgrade project.

During the quarter, Council was successful in securing a \$1.6 million grant for the Helensburgh Town Centre. The funds, from the NSW Government's Restart NSW – Resources for Regions program, will support projects that deliver economic growth in mining affected regions. The successful application includes a suite of current and future projects for the town centre, including:

- upgrade of Rex Jackson Oval car park
- resurfacing of the Charles Harper Park car park
- replacement of the Charles Harper Park playground
- streetscape upgrades on Parkes and Walker Streets
- improvements to pedestrian crossing facilities on Parkes Street near the Walker Street intersection
- construction of the Lilyvale/Walker Streets roundabout

In addition to grant, Council will contribute \$1.36 million for these projects, and Helensburgh Metropolitan Coal will contribute a further \$180,000. This brings total spend of more than \$3 million on projects that will improve road safety and revitalise town centre infrastructure and amenity.

#### Redesign and launch Wollongong City Council website

During 2018/19, Council undertook significant work on building a new website for the community. The website redevelopment project is nearing completion, with the site launching in the first quarter of 2019/20.

The redesigned site has been developed with a newly acquired cloud based customer experience platform. The new modern design has been informed by extensive community engagement focusing on customer needs, ensuring accessibility and providing a superior mobile experience. During the year, there were 2,501,332 page views on Council's website, with the most visited pages being the homepage, library, jobs, View a Development Application, and Contact Council.



#### Pilot and evaluate a 'Connecting Neighbours' Grants Program

The Connecting Neighbours Grant program provides grants to community members and groups who have a good idea to make a positive impact in their local area. The program was piloted in mid-2018.

Five Category 1 (up to \$250) and 11 Category 2 (up to \$1,000) projects representing geographical spread, diversity of groups and a broad range of projects ideas were funded as part of the pilot. Approximately \$10,000 was allocated through the grant process with 770 people participating in 16 project activities. Nine of these projects will continue to be delivered beyond the funding. As a result, the city now has additional free book boxes, a walking school bus, a new transition to school playgroup, new and revamped gardens, a singing group, children with improved cooking skills, adults with improved gardening skills and neighbours who know each other and friendships formed. An afternoon tea was held on 6 February 2019 and provided an opportunity for celebration, feedback and further connection. 21 community members representing ten projects attended the afternoon tea. Outcomes from these funded projects include establishing friendships, people getting to know one another, knowledge, skills and talents sharing.

A second round of funding, with projects to be delivered between July 2019 and December 2019 was open for applications from February 4 until 29 March 2019. 40 applications were received, which included 16 Category 1 and 24 Category 2 with funding requests totalling \$26,278.

Total funding of \$9,630 was allocated to 11 Category 1 projects and nine Category 2 projects. Initiatives were funded across a broad range of suburbs including: Wollongong, West Wollongong, Unanderra, Fairy Meadow, Austinmer, Dapto, Berkeley, Lake Heights, Horsley, Farmborough Heights, Haywards Bay, Bundaleer and Warrawong.



[IMAGE: Local residents enjoying a street tea party as part of the Social and Active Ageing through Casual Dining Project. This project was funded through the Connecting Neighbours Grant Program



#### Performance Measures

- Sick Leave | 7.46 Days (2017/18 8.13 days)
- Number of Twitter followers for Council | 5,929 (2017/18 5,508)
- Carers Leave | 0.64 Days (2017/18 0.64 days)
- Lost Time Injury Frequency Rate | 13.62 (2017/18 14.64)
- Number of media releases issued | 182 (2017/18 189)
- Number of Council Facebook page 'likes' | 100,945 (2017/18 90,944)
- Workers compensation costs as a percentage of payroll | 1.53 % (2017/18 1.75%)
- Telephone calls are answered within 30 seconds | 86 % (2017/18 83%)
- Enquiries made in person are welcomed and attended to within 5 minutes | 94 % (2017/18 94%)



#### Construct synthetic football pitch at Ian McLennan Park, Kembla Grange

During the year, works on the \$2.765M synthetic football field were completed and handed over in March 2019. Council worked closely with Football South Coast and the NSW government to create a year-round venue and is the first Fédération Internationale de Football Association (FIFA) accredited synthetic pitch in the city. The project includes:

- Synthetic turf field to main field to comply with all FIFA and Football NSW requirements;
- LED lighting to synthetic turf field, the natural turf field, and the junior natural turf field; and
- · Sportsfield fencing around the synthetic field.

The project was funded by Council (\$1.4M), Football South Coast (\$0.8M) and NSW government grants (\$0.565M).



[IMAGE: New synthetic football field at Ian McLennan Park, Kembla Grange.]

## Implement, monitor and report on the Disability Inclusion Action Plan 2016-2021.

The Plan is in the third year of delivery with significant achievement in many of the strategies and actions. During the year the following initiatives have been undertaken:

- Adoption of the Public Toilet Strategy and Beach and Foreshore Access Strategy;
- Establishment of a quick links program to inform small infrastructure projects that create an accessible path of travel for people with disability;
- Supporting the work of Briometrix, a mapping project where wheelchair users map the accessibility of an
  area. This has potential to provide valuable information for wheelchair users and to inform future Council
  projects;
- Kanahooka High School Enviro Art Pod Project during Term 2, 2019;



- Same, Same but Different event on 18 June as part of Pride Month;
- Meeting with Vision Australia regarding braille signage in playgrounds and sensory gardens;
- Inclusion of a quiet space as part of Australia Day and Comic Gong events;
- Social stories, a tool to help people to understand social situations has been developed for the Botanic Garden, Art Gallery, Luke's Place and the Youth Centre;
- Updating of the Access Guide to a hard copy flyer that outlines a number of key Council services and initiatives to support people with disability;
- Tours of Wollongong Youth Centre and Library for groups of young people with disability;
- Involvement in the Paint the Town REaD National Reading Relay with the inclusion of a sensory play session as part of the celebration event at Stuart Park on 22 May;
- Autism awareness training provided by to a number of Council teams with 103 staff completing the training;
- Screening of the 'Wide Angle Film Festival' for Council staff during lunch time. This festival includes films where people with disability share their lived experiences;
- Development of an accessible events checklist to assist with the planning and delivery of events;
- Early discussions held to develop a mobile app that helps users navigate indoor spaces. The potential of trialling beacons in the Administration Building and Wollongong Library is being explored.

## Offer a program of activities in libraries to celebrate and engage with our diverse community

During 2018/19, Council libraries delivered 2,360 programs to the community, attracting an estimated 68, 996 participants, 11,597 of which were attributed to Comic Gong. These programs have included a range of inclusive events such as tactile story time for children on the autism spectrum, catering to members of the deaf community and several events aimed at engaging and supporting our LGBTQI+ community and their families. A particular highlight of the year was the delivery of three successful events celebrating Pride Month in June. The three events were planned to enhance literacy, creativity and inclusion within our local community and included a family-focused Storytime activity, a paid event at Wollongong Art Gallery and a panel discussion in Wollongong Library.

Rainbow Storytime saw the return of local drag queen 'Roxee Horror' sharing stories, rhymes, games and songs with all ages. The second (paid) event welcomed Maeve Marsden's show Queerstories to Wollongong. The show has been travelling around Australia for more than two years, with a line up consisting of comedian Annaliese Constable, writer Patrick Lenton, lifelong activist Mystery Carnage, poet Gabrielle Journey Jones and local drag queen James Christie-Murray sharing their stories of pride, prejudice, love, life and humour. The third event, Same Same but Different was co-presented by Council and The Disability Trust. The panel discussion featured the lived experiences of people with a disability, parents and carers, and community service providers, sharing their stories about dating, identity, family dynamics, mental health and prejudice.





[IMAGE: Maeve Marsden, writer and producer of Queerstories]

## Contribute to a range of community safety initiatives in conjunction with community partners

During the year, Council has worked with community partners to deliver a range of safety initiatives in the areas of domestic violence, anti-social behaviour and Community Drug Action Teams (CDAT's).

Council contributes to the Illawarra Committee Against Domestic Violence (ICADV). The committee organises the White Ribbon Day walk, which was hosted by Shellharbour City Council in November 2018. Wollongong is set to host the 2019 walk, with preparation currently underway. In March, Council hosted a meeting facilitated by the Illawarra Women's Health Centre to discuss the economic impact of Domestic Violence in the Illawarra and to garner support for a Domestic Violence Trauma Recovery Centre. Over 60 people attended and there was clear demonstrated support for a proposed Domestic Violence Trauma Recovery Centre (DVTRC). Council participates as a member of the DVTRC working group.

The I Belong in the Gong campaign to reduce anti-social behaviour and alcohol fuelled violence in Wollongong's CBD was successful in winning the National Local Government Award in 'Community Safety and Prevention' category. The innovative campaign enters its next phase of development by undertaking a pedestrian pathway lighting audit within the CBD, to be completed early in the 2019/20 year. The audit will be conducted by a Crime Prevention through Environmental Design specialist, and will engage key stakeholders to determine factors that are impacting (positively or negatively) on community safety in the CBD area.

During the June quarter, Council participated at a joint meeting of the three Community Drug Action Teams (CDAT's), which cover the local government areas of Kiama, Shellharbour and Wollongong. The three CDAT's discussed the benefits of joining together as one group to enable a more collaborative and coordinated approach to raising awareness of and reducing alcohol and drug related issues in our community. A decision to merge as one Community Drug Action Team or not will be made early in the new financial year.

## Support newly arrived and refugee communities through sector development and coordination, community awareness and education

Throughout the year, Council hosted and provided secretarial support for the Illawarra Refugee Issues Forum (IRIF). For the first time in over six years, IRIF formed sub-committees to collaborate on systemic issues. The Employment and Housing Working Parties have now been established, key focus areas prioritised and are developing strategies.



The Working Groups have reported back to the full Forum on their progress, and are now a standing agenda item. The Employment Working Group set up a highly successful Q&A panel with JobActive providers at the June meeting.

Council continued to participate in the local Culturally and Linguistically Diverse (CALD) Water Safety Committee which brings together key stakeholders in water and surf safety programs for CALD communities. Council initiated and supported the establishment of a multicultural committee that is planning a CALD Local Government Water Safety Forum, to be hosted in Wollongong in September. Council also met with the executive of the Sri Venkateswara Temple to discuss a surf safety partnership project for 2019. Council has been an active participant of the CALD Local Drug Action Group which focuses on young people, adults and older people. Council support focused on the engagement with young people and the planning and film/ editing process of the CALD friendly Drug and Alcohol Services YouTube clip.

Council officers liaised with Figtree High School regarding community sector support for newly arrived Burmese students and continued partnership discussions with three key community organisations regarding filling service gaps for refugee communities.

Diversity Awareness training was provided to nine University of Wollongong (UOW) Discovery Space volunteers. Resource and support was provided to UOW to build capacity to deliver "in house" training in the future.

A tour of Council for students of the Adult Migrant English Program was facilitated and support provided to the *Ready Arrive for Work* day for Year 10 English as a second language students.

Refugee Guest speakers provided cultural awareness sessions to 150 Figtree High Year 10 HSIE students, as part of Refugee Week. In collaboration with the Department of Education, a classroom resource was developed for teachers to accompany the short video clips produced by Council last year to highlight the settlement journeys of two young people of refugee background. A primary and high school version was created and distributed across the state to public schools. As part of the 2019 Refugee Week celebrations, Council supported TEAM4R (Team for Refugees) to host a Refugee Week celebration on Wednesday 19 June at the Town Hall. Eleven other community partners supported the event, which showcased the diversity of our community and included Eritrean, Congolese, Burmese, Kurdish, Vietnamese, Afghani, Iranian and Arabic song, dance, poetry and film. Approximately 400 people attended the event.



[IMAGE: Team4R members, hosts of the 2019 Refugee Week celebration]



## Deliver a range of youth services with a focus on youth participation and community development, targeted programs, music, culture, and sector development and coordination

Council continued to provide a diverse community development based program for young people across the city throughout the year. Some of these programs include Youth Connect 2518, Code the Gong, Rainbow League & Q-community in partnership with Headspace, Acting Up, Teenz Connect at Warrawong Library and Express Yourself Art Workshops in partnership with Australian Community Support Organisation and NSW Health.

The /Love Wollongong because program partnered with Bulli High School, Kanahooka High School and Illawarra Sports High School (Aboriginal Support Unit) to produce photography panels to celebrate what young people love about Wollongong. A celebration of works was curated during Youth Week, and the panels displayed within a GPT shop with over 1,800 community members visiting throughout the week. A selection of panels is now on hoardings within the GPT shopping centre to enhance a shop fit and continue to showcase young people's photography skills.

Team Ignite continued to support music events for young people within Wollongong Youth Centre's On Stage program along with Youth Week events.

Council also facilitates the Wollongong Youth Network (WYN), and have recently conducted a review of the network. This involves reviewing best format for meetings, preference around how to communicate/disseminate information along with themes and issues within the sector.

Youth Services staff presented to TAFE NSW classes on community development practices as well to the NSW SES Youth Forum - Building a Strategy Together in May on best practice models of engaging young people.



[IMAGE: Youth Week 2019 event Youthfest at Holborn Park, Berkeley]



## Undertake programmed renewal works at Council's rock pools in accordance with the capital works program

Upgrade works to the rock pool at Wombarra commenced earlier in the year, including an extension to the sea wall and access ramp to the beach. Works involved the installation of precast concrete wall elements, grout infilling and shotcreting (spray concrete) around the external walls of the rock pool. The construction of the ramp and extended sea wall will protect the existing embankment from damaging sea conditions and provide safe access to the rock pool. Some delays were experienced during the course of construction, mainly due to the inflow of seaweed into the pool. The construction works were completed in December 2018 in time for the busy summer swimming season. Construction works have recently commenced on the upgrade works to the Bellambi rock pool. Works to be undertaken here are similar to the Wombarra rock pool including, the removal and reconstruction of the seawall adjacent to the pool.

#### Performance Measures

- Community Transport trips | 126,008 (2017/18 140,504)
- Direct-Run District Level Community Facilities visitation | 286,880 (2017/18 254,692)
- Utilisation of Direct-Run District Level Community Facilities | 37,862 Hours (2017/18 40,695 hours)
- Social Support hours of service | 39,609 Hours (2017/18 59,562 hours)
- Total Visits commercial heated pools: Corrimal | 116,666 (2017/18 130,130)
- Total Visits commercial heated pools: Dapto | 76,045 (2017/18 72,545)
- Utilisation/visitation at pools | 1,282,194 (2017/18 1,190,063)
- Utilisation/visitation at beaches | 1,234,643 (2017/18 1,322,540)



### GOAL 6: WE HAVE AFFORDABLE AND ACCESSIBLE TRANSPORT

### Undertake an audit of accessible car parking and bus stops to be included on access map and in capital works program

Contracts commenced during 2018/19 for the audit of all bus stops and car parks for accessibility. Audit data for the bus stops was finalised and is being reviewed by the Walking, Cycling and Mobility Reference Group, including preparation of a prioritised schedule of works to upgrade some bus stops. The audit for car parks commenced in late 2018/19, with results due in 2019/20.

### Complete the construction of the Fowlers Road extension to Fairwater Drive

The Fowlers Road extension to Fairwater Drive is the civil infrastructure project undertaken by Council and will provide flood reliable access to the West Dapto Urban Release Area. Following completion of Stage 1 works, including the construction of the Fairwater Drive /Daisy Bank Drive intersection to the first floodway bridge, Stage 2 construction works commenced in August 2018.

The Stage 2 works comprise the construction of the 198-metre-long bridge over the railway and Mullet Creek floodplain, construction of embankments and roadway from the floodway bridge to the Princes Hwy, realignment of Marshall Street under the new bridge, excavation of flood channels and improvements at the Fairwater Drive/Daisy Bank Drive intersection. Construction has progressed to schedule with many elements associated with the above activities completed, including the realignment of Marshall Street.

During these construction activities, Council has been negotiating the acquisition of relevant properties along the Princes Highway to facilitate improvement works to the Princes Highway/Fowlers Road intersection. Acquisition of these properties is nearing completion and has facilitated commencement of Stage 3 of the works. Stage 3 includes relocation of services, intersection widening, adjustment to traffic signals and associated line marking. Works are scheduled to be completed in early 2020.



[IMAGE: Construction of Stage 2 works progressing over the railway line]



#### GOAL 6: WE HAVE AFFORDABLE AND ACCESSIBLE TRANSPORT

#### Promote access to community transport

The service requires very minimal promotion, as the demand for service continues to grow. During 2018/19 the community transport project provided 53,225 direct trips and 64,180 taxi vouchers across the Wollongong and Shellharbour Local Government Areas. The service receives an average of 120 new referrals each month and on a number of occasions has received 140 referrals in a month. Staff continue to promote the service, in particular the travel training program at sector meetings within the region, such as the Community Care Forum and a variety of community events (e.g. Senior Expo). All marketing and promotional materials have been updated in accordance with funding source requirements.

#### Deliver the road resurfacing and reconstruction program

The scheduled 2018/19 program was fully delivered by early 2019. This early completion enabled approximately \$3M of works to be accelerated from future years and all project scopes have been submitted for 2019/20 projects. A highlight of the year was the completion of the Marshall Street deviation project and realignment works. The project was complex and offered some unexpected challenges with the original designs requiring modification. Changes were required to the new underground draining line to thread a pipeline between a complex array of existing electrical, water, gas and telecommunications services, located at varying below ground depths. These challenges were successfully overcome and the road reopened on 23 February. This significant, essential infrastructure project will provide flood-reliable access to the growing West Dapto community and improve traffic congestion throughout the area.



[IMAGE: Works on the Marshall Street deviation project, West Dapto]

#### Develop a city wide foreshore parking strategy

A draft report was finalised during 2018/19 identifying initial results of usage rates at all foreshore parking areas between Stanwell Park and Port Kembla. The draft information was discussed with Councillors, including potential short and medium term options to improve parking availability, visibility and access. Additional data collection will be carried out during August 2019 to inform proposed actions. The proposed actions for foreshore parking improvements along the Blue Mile will be included as a chapter in the Wollongong City Centre Access and Movement Strategy.

#### Performance Measures

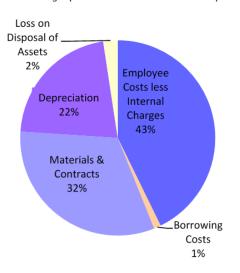
Delivery of Council's Capital Program | 98% (2017/18 – 101%)



# How we performed against our budgets

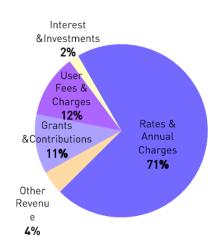
#### Budget 2018-19

The graph below shows Council's expenses from ordinary activities by expense type for the year:



| Expense Type (\$'M)         | Current Budget | Pre Audit Actuals<br>30 June 2019 |
|-----------------------------|----------------|-----------------------------------|
| Employee                    |                |                                   |
| Costs less Internal Charges | 115.1          | 122.4                             |
| Borrowing Costs             | 3.3            | 3.3                               |
| Materials & Contracts       | 94.7           | 92.0                              |
| Depreciation                | 63.1           | 61.8                              |
| Loss on Disposal of Assets  |                | 6.8                               |
| Total                       | 276.2          | 286.4                             |

The graph below shows Council's revenue from ordinary activities by revenue type for the year:



| Income Type (\$M)                  | Current Budget | Pre Audit Actuals<br>30 June 2019 |
|------------------------------------|----------------|-----------------------------------|
| Rates & Annual Charges             | 197.3          | 197.5                             |
| Other Revenue                      | 11.4           | 12.3                              |
| Profit on disposal of Assets       |                |                                   |
| Grants & Contributions             | 30.7           | 30.9                              |
| User Fees & Charges                | 33.6           | 32.8                              |
| Interest &Investments              | 4.9            | 5.1                               |
| Share of Interest in Joint Venture | 0.0            | 0.3                               |
| Total                              | 277.9          | 278.9                             |



The results presented in this Quarterly Review are as yet unaudited. The overall result for the year ending 30 June 2019 is positive compared to budget and is in line with the longer term direction established through the Securing Our Future program.

The preliminary pre audit result for 30 June 2019 shows that Council has achieved positive variations compared to budget for both the Funds Available from Operations and the Total Funds results of \$0.9M and \$4.7M respectively. The Operating Result (deficit) [pre capital] has been impacted by a number of large abnormal transactions primarily related to accounting treatment and valuation of employee liabilities. Large variations in this result are associated with the application of revised discount factors reflecting current interest expectations that have contributed to an increase in valuation of employee leave liabilities, the reassessment of prior year workers' compensation claims to reflect broader community valuation trends, the reclassification of capital expenditure as operational and asset disposal costs relating to the replacement of infrastructure assets. These variations don't impact on the Funds results and generally do not change the underlying capacity of the organisation over a period of time.

### OPERATING RESULT [pre capital]

The Operating Deficit [pre capital] of \$7.5 million represents deterioration against budget of \$9.1 million that is made up of both cash and non cash variations. The major variations are summarised broadly below with further details provided through this report. Favourable variations are identified as (F) and Unfavourable as (U):

### Non Cash Variations (no Fund impact)

- Loss on disposal of assets \$6.8M (U)
- Revaluation of employee leave entitlements \$5.2 (U)
- Revaluation of Workers' compensation provisions \$2.0M (U)
- Reclassification of prior year WIP as operational \$1.7M (U)
- Revaluation of other provisions \$0.1M (U)
- Depreciation expense \$1.4M (F)
- Non cash employee expenses \$0.8 (F)
- Joint Venture Insurance Pool revaluation \$0.3M (F)

### Funded Variations (no Fund impact)

These are variations that are funded from restricted cash or transfer of projects from the capital budget to operational budget to comply with accounting treatments. These variations include:

- Projects funded from restricted cash in progress at end of year (net) \$2.3M (F)
- Land sale proceeds (transferred to restricted cash) \$0.6M (F)
- Interest on investments (transferred to restricted cash) \$0.2M (F)
- Reclassification of current year expenditure from capital to operational \$0.7M (U)



#### Cash Improvements

- Net operational improvements \$1.6M (F)
- Financial Assistance Grant \$0.3M (F)
- Employee leave payments \$0.1M (U)

#### OPERATING RESULT

The Operating Result shows a deterioration of \$9.9 million compared to budget that includes the above variations as well as impact of the timing of contributed assets, grants and developer contributions. These do not impact on the Fund Result.

#### CAPITAL PROGRAM

Council commenced the year with a Capital Program budget of \$98.0 million that was increased through the year to \$118.4 million. The total value of Capital Works delivered was \$116.4 million with the lower expenditure partly due to the re-classification of capital expenditure as operational maintenance. A higher proportion of works completed that were supported by grant or funding from restricted cash has contributed to a further improvement of \$1.9 million.

### **FUNDS RESULT**

The Total Funds Result (annual movement in Available Funds) indicates an improvement of \$4.7 million that includes the Funds Available from Operations of \$0.9 million and the net improvement of the capital program. Consistent with the practise in recent years of improvements beyond planned targets, the improved Funds Result provides an opportunity to transfer funds to Strategic Projects internally restricted cash to be allocated through Council's planning process. The full Fund Result improvement of \$4.7 million is not proposed to be transferred as there are a number of revenue funded projects that were in progress at the end of this financial year that will require reintroduction into the 2019-2020 year.

The following table and comments provide a summary view of the result. Full financial performance details and implications on Council's financial position are contained within the attached Budget Review Statement.

TABLE 1

| FORECAST POSITION               | Original<br>Budget | Adopted<br>Budget | YTD<br>Actual | Variation |
|---------------------------------|--------------------|-------------------|---------------|-----------|
|                                 | \$M                | \$M               | \$M           | \$M       |
| KEY MOVEMENTS                   | 1-Jul              | 30-Jun            | 30-Jun        | 30-Jun    |
| Operating Revenue               | 267.1              | 277.9             | 278.9         | 1.0       |
| Operating Costs                 | (273.9)            | (276.2)           | (286.4)       | (10.1)    |
| Operating Result [Pre Capital]  | (6.8)              | 1.6               | (7.5)         | (9.1)     |
| Capital Grants & Contributions  | 53.8               | 60.4              | 59.7          | (0.7)     |
| Operating Result                | 46.9               | 62.0              | 52.1          | (9.9)     |
| Funds Available from Operations | 56.2               | 64.3              | 65.2          | 0.9       |
| Capital Works                   | 98.0               | 118.4             | 116.4         | 2.0       |
| Contributed Assets              | 10.2               | 20.9              | 7.4           | 13.5      |
| Transfer to Restricted Cash     | 1.5                | 1.4               | 1.4           | (0.0)     |
| Borrowings Repaid               | 7.7                | 7.7               | 7.7           | (0.0)     |
| Funded from:                    |                    |                   |               |           |
| - Operational Funds             | 56.2               | 64.3              | 65.2          | 0.9       |
| - Other Funding                 | 53.4               | 85.3              | 73.7          | (11.6)    |
| Total Funds Surplus/(Deficit)   | (7.7)              | 1.2               | 5.9           | 4.7       |



The following is a summary of variations at Financial Statement level with a more comprehensive list provided in Table 7 in this report.

### 1 Income & Expense

The primary variations and issues are discussed below with favourable changes identified as (F) and unfavourable as (U). A more comprehensive list is provided in Table 7.

- Rates & Annual Charges \$0.2M (F). This variance is mainly due to residential rates.
- User Charges and Fees \$0.8M (U). This variation is due to lower commercial tipping fees (\$0.3 million), development assessment/building income (\$0.2 million), cemeteries (\$0.1 million) and other more minor variations.
- Interest and Investment Revenues \$0.2M (F). Positive variation is attributed to higher cash
  holdings related to restricted assets and has largely been offset by corresponding increased
  transfers to restricted cash.
- Other Revenue \$0.9M (F). This favourable variance is due to land sales relating to a closed road
  (\$0.6 million), increased development compliance income (\$0.1 million), and other more minor
  variations partially offset by lower parking infringement income (\$0.1 million). As the result
  includes a proposed transfer of the proceeds from the land sale to internally restricted cash for
  Strategic Projects, this income does not impact on the Funds Result.
- Grants and Contributions Operating \$0.2M (F). This variation is largely due to the timing of payments for the Financial Assistance Grant (\$0.3 million) offset by timing of other operational grant payments (\$.2 million). The larger payment of the Financial Assistance Grant in 2018-2019 will potentially mean a corresponding reduction in income in 2019-2020.
- Grants and Contributions Capital \$0.7M (U). This variation is due to delayed timing of contributed assets for West Dapto (\$13.5 million) that is partially offset by additional grant income associated with accelerated capital works (\$7.1 million) and increased developer contributions (\$5.7 million).
- Share of Interest in Joint Venture \$0.3M (F). This variation is due to the revaluation of Council's interest in the Civic West and Civic Risk insurance pools. It is a non-cash item and does not impact the fund result.
- Employee Costs \$5.3M (U). This favourable variance is mainly due to non cash variations that are associated with the valuation of employee leave [\$5.2 million] and workers' compensation liabilities [\$2.0 million] that have been partially offset by net vacancy and other savings including training [\$1.6 million] and reduction in workers' compensation related expenditure [\$0.4 million]. The increase in the employee leave entitlements is predominantly the result of the application of revised discount factors at 30 June 2019 that Council has no control over. Accounting standards require that the liability for employee long service payments be measured as the present value of estimated future cash outflows. These cashflows are discounted based on the prevailing long term government bond rates. The higher the expected bond rate, the lower the net present value of the future liability. The average discount factors at June 2019 are 1.2% compared to 2.6% at June 2018. The increase in valuation of the worker's compensation liability is attributed mainly to the reassessment of the potential final cost of existing cases by an external actuary based on settlement value trends in the broader community.
- Materials, Contracts and Other Expenses \$2.3M (F). The favourable variance is mainly attributable to continuing projects at 30 June that may require reintroduction into future years (net value \$2.3 million), waste facility operations including EPA (\$0.5 million), projects/services delivered with internal resources (\$0.6 million) and various other variations (\$1.3 million) that are not individually as significant. These improvements are partially offset by the reclassification of works in progress from capital to operating for prior year works in progress (\$1.7 million) and current year (\$0.7 million).



- Depreciation \$1.4M (F). This variation is attributed largely to timing of capitalisations.
- Internal Charges \$1.7M (U). This unfavourable variance represents lower level of internal labour applied to capital (\$2.2 million) that is offset by increased internal plant applied for capital delivery (\$0.6 million). The overall variance is partially offset by vacancies in Project Delivery (\$0.5 million) and other areas and use of internal labour to deliver operational projects/services (\$0.6 million).
- Loss on Disposal of Assets \$6.8M (U). This variation is due to the replacement of infrastructure
  assets with remaining residual values at time of replacement that is partially offset by net gain
  on disposal of plant and vehicles.

### 2 Capital Budget

Council commenced the year with a Capital Program budget of \$98.0 million that was increased through the year to \$118.4 million. The total value of Capital Works delivered was \$116.4 million with the lower expenditure partly due to the re-classification of \$0.7 million of capital expenditure as operational maintenance. Prior to the reclassification, Council had achieved 98.9% of the revised capital program. Details of the variations are provided in the Capital Project Report and commentary (Table 8).

#### 3 Cash & Investments

Council's actual cash and investments show an increase of \$17.4 million compared to the March Quarter projections that have been impacted by increased developer contributions and grant receipts, the timing of supplier payments and debtor receipts and favourable Funds Result compared to budget.

The Available Funds forecast shown below excludes movement in externally and internally restricted cash such as timing of special purpose grants and contributions and progress of funded projects and revised forecast is largely due to the improvement in the Funds Result.



Table 2

| Second Park Payable   Second Payables   Second | CASH, INVESTMENTS & AVAILABLE FUNDS |       |        |       |                         |  |  |  |
|--|-------------------------------------|-------|--------|-------|-------------------------|--|--|--|
| Total Cash and Investments   |                                     |       | Budget | QR    | Actual Ytd<br>June 2019 |  |  |  |
| Attributed to:  External Restrictions  Developer Contributions Specific Purpose Unexpended Grants Special Rates Levy City Centre Unexpended Loans Domestic Waste Management Private Subsidies Housing Affordability Program Stormwater Management Charge Total External Restrictions  Property Investment Fund Strategic Projects Sports Priority Program City Parking Strategy Masc Disposal Facility Telecommunications Revenue West Dapto Additional Rates Natural Areas Lake Illawarra Management Fund Develope Secuelables Available Cash  Net Payable & Receivables Receivables  Page 10. 19.0  43.1 31.5 31.5 31.6 31.6 31.8 31.8 31.8 31.8 31.8 31.8 31.8 31.8   |                                     | \$M   | \$M    | \$M   | \$M                     |  |  |  |
| External Restrictions  | Cash and Investments                | 157.8 | 148.5  | 137.4 | 154.8                   |  |  |  |
| Developer Contributions   19.0   | buted to:                           |       |        |       |                         |  |  |  |
| Specific Purpose Unexpended Grants         2.7         3.6         (4.8)           Special Rates Levy City Centre         0.1         0.1         0.1           Unexpended Loans         21.7         11.3         7.0           Domestic Waste Management         12.8         12.9         13.8           Private Subsidies         5.0         4.5         5.9           Housing Affordability Program         10.5         10.8         10.8           Stormwater Management Charge         1.3         1.5         1.4           Total External Restrictions         73.1         87.7         65.7           Internal Restrictions         8.3         8.2         8.3           Strategic Projects         53.3         42.5         42.0           Sports Priority Program         0.4         0.7         0.5           City Parking Strategy         1.1         1.0         1.7           MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional R  | ernal Restrictions                  |       |        |       |                         |  |  |  |
| Special Rates Levy City Centre         0.1         0.1         0.1           Unexpended Loans         21.7         11.3         7.0           Domestic Waste Management         12.8         12.9         13.8           Private Subsidies         5.0         4.5         5.9           Housing Affordability Program         10.5         10.8         10.8           Stormwater Management Charge         1.3         1.5         1.4           Total External Restrictions         73.1         87.7         65.7           Internal Restrictions         8.3         8.2         8.3           Property Investment Fund         8.3         8.2         8.3           Strategic Projects         53.3         42.5         42.0           Sports Priority Program         0.4         0.7         0.5           City Parking Strategy         1.1         1.0         1.7           MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates  | Developer Contributions             | 19.0  | 43.1   | 31.5  | 36.8                    |  |  |  |
| Unexpended Loans   | Specific Purpose Unexpended Grants  | 2.7   | 3.6    | (4.8) | 3.4                     |  |  |  |
| Domestic Waste Management  | Special Rates Levy City Centre      | 0.1   | 0.1    | 0.1   | 0.2                     |  |  |  |
| Private Subsidies         5.0         4.5         5.9           Housing Affordability Program         10.5         10.8         10.8           Stormwater Management Charge         1.3         1.5         1.4           Total External Restrictions         73.1         87.7         65.7           Internal Restrictions         8.3         8.2         8.3           Property Investment Fund         8.3         8.2         8.3           Strategic Projects         53.3         42.5         42.0           Sports Priority Program         0.4         0.7         0.5           City Parking Strategy         1.1         1.0         1.7           MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions  | Unexpended Loans                    | 21.7  | 11.3   | 7.0   | 5.3                     |  |  |  |
| Housing Affordability Program Stormwater Management Charge   | Domestic Waste Management           | 12.8  | 12.9   | 13.8  | 13.8                    |  |  |  |
| Stormwater Management Charge         1.3         1.5         1.4           Total External Restrictions         73.1         87.7         65.7           Internal Restrictions         8.3         8.2         8.3           Property Investment Fund         8.3         8.2         8.3           Strategic Projects         53.3         42.5         42.0           Sports Priority Program         0.4         0.7         0.5           City Parking Strategy         1.1         1.0         1.7           MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7   | Private Subsidies                   | 5.0   | 4.5    | 5.9   | 5.8                     |  |  |  |
| Total External Restrictions   73.1   87.7   65.7   |                                     | 10.5  | 10.8   | 10.8  | 10.8                    |  |  |  |
| Internal Restrictions  | Stormwater Management Charge        | 1.3   | 1.5    | 1.4   | 1.7                     |  |  |  |
| Property Investment Fund         8.3         8.2         8.3           Strategic Projects         53.3         42.5         42.0           Sports Priority Program         0.4         0.7         0.5           City Parking Strategy         1.1         1.0         1.7           MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7.0         11.6         12.5           Payables         (30.8)         (24.7)         (24.9)           Receivables         27.2         25.0         26.4  | External Restrictions               | 73.1  | 87.7   | 65.7  | 77.7                    |  |  |  |
| Property Investment Fund         8.3         8.2         8.3           Strategic Projects         53.3         42.5         42.0           Sports Priority Program         0.4         0.7         0.5           City Parking Strategy         1.1         1.0         1.7           MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7.0         11.6         12.5           Payables         (30.8)         (24.7)         (24.9)           Receivables         27.2         25.0         26.4  |                                     |       |        |       |                         |  |  |  |
| Strategic Projects         53.3         42.5         42.0           Sports Priority Program         0.4         0.7         0.5           City Parking Strategy         1.1         1.0         1.7           MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7.0         11.6         12.5           Payables         (30.8)         (24.7)         (24.9)           Receivables         27.2         25.0         26.4   |                                     |       |        |       |                         |  |  |  |
| Sports Priority Program         0.4         0.7         0.5           City Parking Strategy         1.1         1.0         1.7           MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7.0         11.6         12.5           Payables         (30.8)         (24.7)         (24.9)           Receivables         27.2         25.0         26.4   | ' '                                 |       |        |       | 8.4                     |  |  |  |
| City Parking Strategy       1.1       1.0       1.7         MacCabe Park Development       1.1       1.3       1.3         Darcy Wentworth Park       0.2       0.2       0.2         Waste Disposal Facility       2.2       (1.7)       0.0         Telecommunications Revenue       0.2       0.0       0.0         West Dapto Additional Rates       0.8       4.6       4.6         Natural Areas       0.3       0.2       0.2         Lake Illawarra Management Fund       0.2       0.2       0.2         Total Internal Restrictions       68.1       57.3       59.0         Available Cash       16.5       3.5       12.7         Net Payable & Receivables       7.0       11.6       12.5         Payables       (30.8)       (24.7)       (24.9)         Receivables       27.2       25.0       26.4   |                                     |       |        |       | 44.0                    |  |  |  |
| MacCabe Park Development         1.1         1.3         1.3           Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7.0         11.6         12.5           Payables         (30.8)         (24.7)         (24.9)           Receivables         27.2         25.0         26.4   |                                     |       |        |       | 0.6                     |  |  |  |
| Darcy Wentworth Park         0.2         0.2         0.2           Waste Disposal Facility         2.2         (1.7)         0.0           Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7.0         11.6         12.5           Payables         (30.8)         (24.7)         (24.9)           Receivables         27.2         25.0         26.4  | , ,                                 |       |        |       | 1.6                     |  |  |  |
| Waste Disposal Facility       2.2       (1.7)       0.0         Telecommunications Revenue       0.2       0.0       0.0         West Dapto Additional Rates       0.8       4.6       4.6         Natural Areas       0.3       0.2       0.2         Lake Illawarra Management Fund       0.2       0.2       0.2         Total Internal Restrictions       68.1       57.3       59.0         Available Cash       16.5       3.5       12.7         Net Payable & Receivables       7.0       11.6       12.5         Payables       (30.8)       (24.7)       (24.9)         Receivables       27.2       25.0       26.4   | ·                                   |       |        |       | 1.3                     |  |  |  |
| Telecommunications Revenue         0.2         0.0         0.0           West Dapto Additional Rates         0.8         4.6         4.6           Natural Areas         0.3         0.2         0.2           Lake Illawarra Management Fund         0.2         0.2         0.2           Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7.0         11.6         12.5           Payables         (30.8)         (24.7)         (24.9)           Receivables         27.2         25.0         26.4   | •                                   |       |        |       | 0.2                     |  |  |  |
| West Dapto Additional Rates       0.8       4.6       4.6         Natural Areas       0.3       0.2       0.2         Lake Illawarra Management Fund       0.2       0.2       0.2         Total Internal Restrictions       68.1       57.3       59.0         Available Cash       16.5       3.5       12.7         Net Payable & Receivables       7.0       11.6       12.5         Payables       (30.8)       (24.7)       (24.9)         Receivables       27.2       25.0       26.4  |                                     |       | ` '    |       | (0.6)                   |  |  |  |
| Natural Areas       0.3       0.2       0.2         Lake Illawarra Management Fund       0.2       0.2       0.2         Total Internal Restrictions       68.1       57.3       59.0         Available Cash       16.5       3.5       12.7         Net Payable & Receivables       7.0       11.6       12.5         Payables       (30.8)       (24.7)       (24.9)         Receivables       27.2       25.0       26.4  |                                     |       |        |       | 0.0                     |  |  |  |
| Lake Illawarra Management Fund       0.2       0.2       0.2         Total Internal Restrictions       68.1       57.3       59.0         Available Cash       16.5       3.5       12.7         Net Payable & Receivables       7.0       11.6       12.5         Payables       (30.8)       (24.7)       (24.9)         Receivables       27.2       25.0       26.4  | ·                                   |       |        |       | 5.1                     |  |  |  |
| Total Internal Restrictions         68.1         57.3         59.0           Available Cash         16.5         3.5         12.7           Net Payable & Receivables         7.0         11.6         12.5           Payables         (30.8)         (24.7)         (24.9)           Receivables         27.2         25.0         26.4   |                                     |       |        |       | 0.3                     |  |  |  |
| Available Cash       16.5       3.5       12.7         Net Payable & Receivables       7.0       11.6       12.5         Payables       (30.8)       (24.7)       (24.9)         Receivables       27.2       25.0       26.4  | -                                   |       |        |       | 0.3                     |  |  |  |
| Net Payable & Receivables       7.0       11.6       12.5         Payables       (30.8)       (24.7)       (24.9)         Receivables       27.2       25.0       26.4   | Internal Restrictions               | 68.1  | 57.3   | 59.0  | 61.2                    |  |  |  |
| Payables (30.8) (24.7) (24.9) Receivables 27.2 25.0 26.4   | lable Cash                          | 16.5  | 3.5    | 12.7  | 16.0                    |  |  |  |
| Payables (30.8) (24.7) (24.9) Receivables 27.2 25.0 26.4   |                                     |       |        |       |                         |  |  |  |
| Receivables 27.2 25.0 26.4   | _                                   |       |        |       | 13.5                    |  |  |  |
|  |                                     | , ,   | ` ,    | ` ,   | (35.0)                  |  |  |  |
|  |                                     |       |        |       | 36.6                    |  |  |  |
|  | ·-                                  | 10.6  | 11.3   | 11.0  | 11.9                    |  |  |  |
| Available Funds <u>23.5</u> <u>15.1</u> <u>25.2</u>  | lable Funds                         | 23.5  | 15.1   | 25.2  | 29.4                    |  |  |  |

### 4 Long Term Financial Projections

The Long Term Forecast charts shown below include the pre audit result for 2018-2019. Forecasts for future years are those contained in the Adopted Operational Plan and Delivery Program 2019-2022. The forecast for years 2019-2020 and beyond have not been adjusted, at this stage, to reflect any timing issues that may impact on the future year's operating result forecasts such as the introduction of budget for the finalisation of projects that were in progress at the end of the year. It is proposed that any adjustments necessary will be considered as part of the September Quarterly Review for 2019-2020.



### LONG TERM OPERATING SURPLUS/(DEFICIT) [PRE CAPITAL]

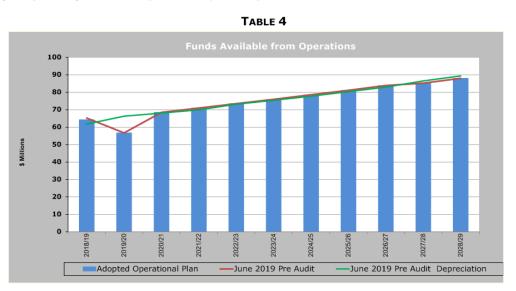
The Operating Result [pre capital] provides an indication of the long term viability of Council. In broad terms, a deficit from operations indicates that Council is not earning sufficient revenue to fund its ongoing operations (services) and continue to renew existing assets. The 2018-2019 result has been impacted heavily by a range of negative non cash adjustments that have included revaluation of employee related liabilities, reclassification of capital expenditure as operational and asset disposal costs relating to the replacement of infrastructure assets. These adjustments do not impact the Funds results or future years. The forecast deficit for 2019-2020 is due to the early payment of the first two instalments of the 2019-2020 Financial Assistance Grant in 2018-2019. The following table does not include the potential future impact of operational projects that were in progress at 30 June that will be introduced into future periods. It is proposed that any adjustments necessary will be considered as part of the September Quarterly Review for 2019-2020.

TABLE 3

### FUNDS AVAILABLE FROM OPERATIONS

The Funds Available from Operations is a primary objective of Council over time to provide for effective renewal of assets and growth in assets.

The following graph also shows forecast deprecation expenses compared to Funds available from Operations. This is an important indicator as it demonstrates the capacity to generate sufficient funds from operations to meet asset renewal requirements. The graphs generally show Council achieving its target of providing funds from operations equal to depreciation.





#### **AVAILABLE FUNDS**

Available Funds are the uncommitted funds of an organisation that assist in meeting the short term cash requirements, provide contingency for unexpected costs or loss of revenue and provide flexibility to take advantage of opportunities that may arise from time to time. Council's Financial Strategy has a target to achieve and maintain an Available Funds position between 3.5% and 5.5% of operational revenue [pre capital]. Based on the Adopted Operational Plan and Delivery Program 2019-2022, the target range for Available Funds is between \$9.6 million and \$13.1 million (lower range) and \$15.07 million and \$20.6 million (upper range) over the life of the Long Term Financial Plan. The result for the year ended 30 June 2019 indicates an improvement of \$4.7 million in Available Funds that provides an opportunity for a transfer to the Strategic Projects Restricted Asset. This is consistent with the approach that has been used in past financial years where windfalls or improvements in financial results beyond those planned are held centrally to be allocated through Council's planning process. Table 5 below shows a forecast result including a transfer of \$4 million (adjusted improvement to allow for timing impacts of projects that require reintroduction in future years and proportionally higher payment of Financial Assistance Grant in 2018-2019 that will likely be offset by a reduction in the amount to be received in 2019-2020).

# Forecast Available Funds Balance 30 25 20 15 10 5 20 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 Adopted Operational Plan Adopted Operational Plan Target Low Adopted Operational Plan Target High June 2019 Pre Audit with proposed SPRA transfer

TABLE 5

#### STRATEGIC PROJECTS INTERNALLY RESTRICTED CASH

The Adopted Operational Plan and Delivery Program 2019-2022 indicates a forecast unallocated balance at 1 July 2019 of \$3.6 million that will increase to \$4.2 million with the transfer of proceeds from the road reserve sale made during June 2019. Additional transfer of the surplus result beyond planned budget for 2018-2019 will bring this to \$8.2 million.

### 5 Supporting Documents

Substantial progress has been made in the delivery of the wide range of studies and supporting documents that were included in the 2018-2019 Budget. A number of projects were in progress at 30 June that will require reintroduction of remaining budget to allow completion in future periods. It was recognised at the March Quarterly Review that there would be a significant challenge organisationally for these projects to be delivered in full in the current reporting period. The table below shows current year expenditure along with projects that are included in future year forecasts. The addition of projects in progress to the 2019-2020 forecasts will create an ambitious target that will need to be monitored on an ongoing basis and, where required, budget changes may be considered through the 2019-2020 Quarterly Review process.



### TABLE 6

| Sudget   Comporate Strategy   0  |  |          |          |            |                 |     |                     |
|--|--|----------|----------|------------|-----------------|-----|---------------------|
| Adopted   Budget   Actual   Variance   Original   Edget   Forecast   Foreca   | Supporting Documents - Plann   |          | ies & In | vestigatio |                 |     |                     |
| Zeitralised Studies & Plains   | Service & Project  | Adopted□ |          | Variance   | <b>Original</b> |     | 2021/22<br>Forecast |
| Review Economic Development Strategy   | Corporate Strategy Centralised Studies & Plans   | 0        | 0        | 0          | 0               | 0   | <b>22</b> 8         |
| Nest Dapic Review Demographic and Economic Plar  | Economic Development Review Economic Development Strategy                                |          |          |            | 0               | 0   | (                   |
| West Daplo Review Pemographic and Economic Plan  | and Use Planning   |          |          |            |                 |     | 56                  |
| Mest Dapko Review Flood Consultant   150   37  | •  |          |          |            | 262             | 271 | 28                  |
| Vest Daplo Review WaterCycle Masterplan 75 75 76 Vest Daplo Review Specialist Consultants 80 77 73 Vest Daplo Review Specialist Consultants 80 77 73 Vest Daplo Review Specialist Consultants 80 77 73 Vest Daplo Review Specialist Consultants 80 77 77 Vest Daplo Review Specialist Consultants 80 77 77 Vest Daplo Review Specialist Consultants 80 77 77 Vest Daplo Review Specialist Consultants 80 80 80 80 80 80 80 80 80 80 80 80 80   |  |          |          |            |                 |     |                     |
| Vest Daplo Review Specialist Consultants   | Vest Dapto Review Structure Plan   |          | 15       |            |                 |     |                     |
| Vest Daplo Review Acksor   45  |  |          | -        |            |                 |     |                     |
| Vest Dapido DCP Review 2019   20   |  |          | 1        |            |                 |     |                     |
| South   Study   Stud   | · · · · · · · · · · · · · · · · · · ·  |          | 1        |            |                 |     |                     |
| Sandon Point Abordiginal Heritage Impact Permit  | · · · · · · · · · · · · · · · · · · ·  |          |          | (2)        |                 |     |                     |
| Vote Nembla 2505 Study   |  | 90       |          |            |                 |     |                     |
| Tourism Accommodation Review Planning Controls   0   25   25   25   25   25   25   25  |  | 62       |          |            |                 |     |                     |
| Modustrial Land Planning Controls Review   10  |  | 02       |          |            | 25              | 25  |                     |
| Windang Town Centre Planning Study   |  | 10       |          | 10 *       |                 | 50  |                     |
| Intellenburgh Town Centre Planning Study   30  |  | 45       | 25       |            |                 |     |                     |
| Carriary Name  |  | 30       | 1/       |            | 10              | 10  |                     |
| Stuff Town Centre Planning Study   |  | 30       | 14       |            | 10              | 0   | 6                   |
| Diff Wilde LEP Review   0  | ,  |          |          | 0          | 10              |     |                     |
| Aff. Keira Masterplan & Plan of Mgmt.       1       (1)         Development of Crown Land Plans of Management andscape development plan for West Dapto - for riparian cor       0       120       124       12         Andscape development plan for West Dapto - for riparian cor       0       0       0       0       0       0       120       <   |  | 180      | 160      |            | 100             |     |                     |
| Development of Crown Land Plans of Management  | •  |          | 1        |            |                 | 100 | 10                  |
| Communications, Engagement, Events and Sign:   |  |          | '        |            | 120             | 124 | 12                  |
| Stormwater Services   690   502   188   1,179   707   58   |  | rian cor |          | 0          | 0               | 120 |                     |
| Stormwater Services   690   502   188   1,179   707   58   | Communications Engagement Events and Sign:   | 0        | 0        | 0          | 70              | 0   |                     |
| Review of Townadgi Creek FRMS   25   5   20  | Generic Event DA various sites   |          |          |            | 70              |     |                     |
| Review of Towradgi Creek FRMS  |  |          | 502      |            |                 |     |                     |
| Review of Hewitts Creek FRMS   |  |          | 5        |            |                 | 350 | 3                   |
| Discrete    |  |          |          |            |                 |     |                     |
| Review of Flood Studies & Floodplain Risk Mgmt Plar  |  | 18       | 15       |            |                 |     |                     |
| Duck Creek Flood Study   |  |          |          |            |                 |     |                     |
| Review of Collins Creek Flood Study Review of Allans Creek Flood Study Review of Allans Creek Flood Study Review of Wollongong City Flood Study Review of Wollongong City Flood Study Review of Fairy Cabbage Tree Creek Flood Study Story Review of Fairy Cabbage Tree Creek Flood Study Story Review of Fairy Cabbage Tree Creek Flood Study Story Review of Fairy Cabbage Tree Creek Flood Study Story Review of Fairy Cabbage Tree Creek Flood Study Story Review of Fairy Cabbage Tree Creek Flood Study Story Review of Fairy Cabbage Tree Creek Flood Study Story Review of Collins Creek Flood Study Story Review of Collins Creek Flood Study Story Review of Allans Creek Flood Study Story  |  |          |          |            | 101             |     |                     |
| Review of Allans Creek Flood Study 79 68 111 6 Review of Wollongong City Flood Study 42 35 6 Review of Fairy Cabbage Tree Creek Flood Study 50 40 10 70 Review of Fairy Cabbage Tree Creek Flood Study 55 47 8 10 Review of Fairy Cabbage Tree Creek Flood Study 55 47 8 10 Review of Fairy Cabbage Tree Creek Flood Study 55 47 8 10 Review of Fairy Cabbage Tree Creek Flood Study 85 40 10 70 Review of Fairy Cabbage Tree Creek Flood Study 85 47 8 10 Review of Fairy Cabbage Tree Creek Flood Study 85 47 8 10 Review of Fairy Cabbage Tree Creek Flood Study 85 47 8 10 Review of Allans Creek Flood Study 85 47 8 10 Review of Allans Creek Flood Study 85 47 8 10 Review of Allans Creek Flood Study 95 40 10 70 Review of Allans Creek Flood Study 95 40 10 70 Review of Allans Creek Flood Study 95 40 10 70 Review of Allans Creek Flood Study 95 40 10 70 Review of Allans Creek Flood Study 95 40 10 70 Review of Allans Creek Flood Study 95 10 70 Review of Allans Creek Flood Study 95 10 70 Review of Allans Creek Flood Study 95 10 70 Review of Allans Creek Flood Study 95 10 70 Review of Allans Creek Flood Study 95 10 70 Review of Allans Creek Flood Study 95 10 70 Review of Allans Parking Information Signage 95 12 38 10 Review of Allans Creek Flood Study 95 10 70 Review of Allans 11 70 Review of All | -  |          |          |            |                 |     |                     |
| Review of Fairy Cabbage Tree Creek Flood Study 50 40 10 70  Kully Bay Flood Study 55 47 8 10  Minnegang Creek Flood Study 75 57 18  Flood Risk Management Studies Best Practice 487 357 25  Environmental Services 13 0 13 0 0  Biocertification for West Dapto 13 13 13 13 13 13 14 15 15  Corrinal Traffic Study and Access Movement 27 11 16 Accessible Car Parking and Bus Stops audit 100 83 17 50  Access and Movement Strategy Review 176 138 38 15  City Centre Parking Surveys - EMS Report 67 67 68  Electrophysical Strategy 81 38 43 18  City Centre Parking Strategy 50 8 42 150 100  Mollongong LGA Feasibility Studies 15 14 1 15 15 15  Gwynneville/Keiraville Access & Movement Study 37 (37)  Real Time Parking Information Signage 50 12 38 16  Flood Roll Study 35 10 100  Mollongory Creek Shared Path Feasibility Investigations 20 50   |  |          |          |            | 6               |     |                     |
| Stally Bay Flood Study   | Review of Wollongong City Flood Study  |          |          |            |                 |     |                     |
| Minnegang Creek Flood Study Review   75   57   18  |  |          |          |            |                 |     |                     |
| Transport Services   |  |          |          |            | 10              |     |                     |
| Sincertification for West Dapto  |  | , ,      | 0,       | 10         | 487             | 357 | 23                  |
| Transport Services   499   340   160   444   335   13  |  |          | 0        |            | 0               | 0   |                     |
| Corrimal Traffic Study and Access Movement   27  |  |          |          |            |                 |     |                     |
| Accessible Car Parking and Bus Stops audit 100 83 17 50 Access and Movement Strategy Review 176 138 38 67 City Centre Parking Surveys - EMS Report 67 67 Foreshore Parking Strategy 81 38 43 67 City Centre Parking Strategy 50 50 City Centre Parking Strategy 50 50 City Centre Parking Strategy 40 40 City Centre Parking Information Strategy 40 80 City Centre Parking Information Signage 50 12 38 6 City Centre Parking Information Signage 50 12 38 6 City Centre Parking Information Signage 40 80 Cowradgi Creek Shared Path Feasibility Investigations 20 50   | Fransport Services   |          |          |            | 444             | 335 | 13                  |
| Access and Movement Strategy Review 176 138 38 **  City Centre Parking Surveys - EMS Report 67 67 67 67 68 69 69 69 69 69 69 69 69 69 69 69 69 69  |  |          |          |            | FO              |     |                     |
| City Centre Parking Surveys - EMS Report   67   67   67   67   67   67   67   6  | ů .  |          |          |            | 30              |     |                     |
| Foreshore Parking Strategy 81 38 43 ** Integrated Transport Strategy 50 50 50 50 50 50 50 50 50 50 50 50 50  |  |          |          |            | 67              |     | •                   |
| 2015   Centre Parking Strategy   | Foreshore Parking Strategy   | 81       | 38       | 43 *       |                 |     |                     |
| Sellambi Foreshore Precinct Plan   50   8   42 * 150   100   |  |          |          |            | 40              |     |                     |
| Vollongong LGA Feasibility Studies     15     14     1     15     15       Swynneville/Keiraville Access & Movement Study     37     (37)     (37)       Real Time Parking Information Signage     50     12     38 *       ake Illawarra Shared Path Masterplan     40     80       Fowradgi Creek Shared Path Feasibility Investigations     20     50   |  | 50       | 0        | 42 *       |                 |     |                     |
| Gwynneville/Keiraville Access & Movement Study       37       (37)         Real Time Parking Information Signage       50       12       38 *         .ake Illawarra Shared Path Masterplan       40       80         Fowradgi Creek Shared Path Feasibility Investigations       20       50  |  |          |          |            |                 |     |                     |
| Real Time Parking Information Signage         50         12         38 *           .ake Illawarra Shared Path Masterplan         40         80           Fowradgi Creek Shared Path Feasibility Investigations         20         50   | ,  | .0       |          |            | 10              | .0  |                     |
| Towradgi Creek Shared Path Feasibility Investigations 20 50  | Real Time Parking Information Signage  | 50       | 12       |            |                 |     |                     |
|  | ·  |          |          |            |                 |     |                     |
|  | Fowradgi Creek Shared Path Feasibility Investigations Suburb/Place Name Signage Strategy |          |          |            | 20<br>62        | 50  |                     |



### TABLE 6 (CONT)

| Supporting Documents - Plani   | 2018/19             | 2018/19 |          | 2019/20□            | 2020/21  | 2021/22  |
|--|---------------------|---------|----------|---------------------|----------|----------|
| Service & Project  | Adopted □<br>Budget | Actual  | Variance | Original□<br>Budget | Forecast | Forecast |
| Community Facilities   | 0                   | 0       | 0        | 73                  | 0        |          |
| Social Infrastructure Supporting Document  |                     |         |          | 30                  |          |          |
| ntegrated Facilities Planning  |                     |         |          | 9 34                |          |          |
| Facilities Planning Development  |                     |         |          | 34                  |          |          |
| Community Programs   | 63                  | 62      | 0        | 0                   | 0        |          |
| Dapto Pilot Project  | 63                  | 62      | 0        |                     |          |          |
| Cultural Services  | 6                   | 6       | 0        | 120                 | 0        |          |
| Cultural Tourism Strategy  | 6                   | 6       | 0        |                     |          |          |
| Art Gallery 2nd Entrance Design  |                     |         |          | 120                 |          |          |
| Aquatic Services   | 41                  | 42      | (1)      | 0                   | 0        |          |
| West Dapto Aquatic Facility Investigations   | 13                  | 17      | (3)      |                     |          |          |
| Corrimal Pool Masterplan   | 28                  | 25      | 2        |                     |          |          |
| Botanic Garden and Annexes   | 35                  | 14      | 21       | 0                   | 0        |          |
| Botanic Garden Masterplan/Asset Mgmt. Plan   | 13                  | 12      | 1        |                     |          |          |
| Mt Keira Summit Park   | 22                  | 2       | 20       |                     |          |          |
| Leisure Services   | 3                   | 3       | 0        | 97                  | 0        |          |
| Beaton Park Precinct Masterplan  | 3                   | 3       |          | 97                  |          |          |
| Parks and Sportsfields   | 139                 | 131     | 8        | 316                 | 0        |          |
| Cringila Hills Site Assessment   | 37                  | 22      | 16 *     |                     |          |          |
| Hill 60 CMP and Aboriginal HIL   | 98                  | 93      | 5        | 50                  |          |          |
| Blue Mile Masterplan - update  | 4                   | 4<br>13 | (42)     | 46                  |          |          |
| Fairy Creek Corridor Recreation Masterplan<br>Fred Finch Park - Landscape Masterplan |                     | 13      | (13)     | 35                  |          |          |
| Cringila Park Playground Design and Consultation                                     |                     |         |          | 185                 |          |          |
| Governance and Administration  | 0                   | 2       | (2)      | 0                   | 0        |          |
| West Dapto DCP Review 2019   | ·                   | 2       | (2)      | v                   | ·        |          |
| Property Services  | 44                  | 33      | 11       | 44                  | 0        |          |
| Property Services<br>Bulli Showground Masterplan                                     | <b>44</b><br>44     | 33      | 11 *     | 22                  | U        |          |
| Bulli Showground Master Plan Stage 2   | 44                  | 33      | 0        | 22                  |          |          |
| TOTAL EXPENDITURE  | 3,166               | 2,195   | 971      | 2.871               | 1,772    | 1,51     |

Expenditure shown above is for full project cost. A number of projects are supported from external grant funds or internal restrictions.

\* Projects in progress that require full/partial reintroduction of remaining budgets into future periods



#### TABLE 7

|  | WOLLONG   | ONG CIT<br>2018 to 30 Jul     |                                | CIL                            |  |
|--|---|-------------------------------|--------------------------------|--------------------------------|--|
|  |   | 2019/2020<br>Original Budget  | 2019/2020<br>Current Budget    | Actual YTD                     | 2019/2020<br>Variance<br>\$'000          |
| Revenue:   | In  | come Statem                   | nent                           |                                |  |
| Page and Annual Charges   197,686   197,273   197,490  | <u> </u>  |                               |                                |                                |  |
| User Charges and Fees  |   |                               |                                |                                |  |
| Cheer Revenues   |   |                               |                                |                                | 217                                      |
| 10,082   |   |                               |                                |                                | (836)                                    |
| Grants & Contributions provided for Operating Purposes   19,837   30,731   30,890   Grants & Contributions provided for Capital Purposes   53,752   60,368   99,656   (7,200)   294   (7,200)   (7   |   |                               |                                |                                | 947                                      |
| Share of Interest in Joint Venture   |   |                               |                                |                                | 159                                      |
| Total Income from Continuing Operations   320,878   338,253   338,538  |   |                               |                                | 59,656                         | (713)                                    |
| Expenses From Continuing Operations  | Share of Interest in Joint Venture  | 0                             | 0                              | 294                            | 294                                      |
| Employee Costs   129,419   132,180   137,434   (5, Borrowing Costs   3,310   3,330   3,337   3,337   3,330     | Total Income from Continuing Operations   | 320,876                       | 338,253                        | 338,538                        | 285                                      |
| Employee Costs   129,419   132,180   137,434   (5, Borrowing Costs   3,310   3,330   3,337   2   2   2   2   2   2   2   2   2   | Expenses From Continuing Operations   |                               |                                |                                |  |
| Borrowing Costs   3,310   3,330   3,337  |   | 100 115                       | 400 100                        | 407.10.1                       | .e.a                                     |
| Materials, Contracts & Other Expenses   94,926   96,282   94,028   2   2   2   2   2   2   2   2   2   |   |                               |                                |                                | (5,254)                                  |
| Depreciation, Amortisation + Impairment   64,508   63,132   61,781   1   1   1   1   1   1   1   1   1   |   |                               |                                |                                | (7)                                      |
| Internal Charges (labour)   (16,581)   (17,052)   (14,988)   (2, Internal Charges (not labour)   (1,653)   (1,626)   (2,025)   |   |                               |                                |                                | 1,351                                    |
| Internal Charges (not labour)  |   |                               |                                |                                | (2,064)                                  |
| Total Expenses From Continuing Operations   273,929   276,246   286,414   (10, 10)   | * ' '   |                               |                                |                                | 399                                      |
| Net Operating Results From Continuing Operations   46,947   62,007   52,124   (9,107   10,1   |   | 0                             | 0                              |                                | 6,847                                    |
| Net Operating Result for the Year   46,947   62,007   52,124   (9,175)   | Total Expenses From Continuing Operations   | 273,929                       | 276,246                        | 286,414                        | (10,168)                                 |
| Net Operating Result for the Year   46,947   62,007   52,124   (9,175)   | Operating Results From Continuing Operations  | 46 947                        | 62 007                         | 52 124                         | (9,883)                                  |
| Net Operating Result for the Year before Grants & Contributions provided for Capital Purposes   (6,805)   1,638   (7,532)   (9, NET SURPLUS (DEFICIT) [Pre capital] %   14.6%   18.3%   15.4%   (3468   18.3%   15.4%   (3468   18.3%   15.4%   18.3%   15.4%   (3468   18.3%   15.4%   (3468   18.3%   15.4%   18.3%   15.4%   (3468   18.3%   15.4%   (3468   18.3%   15.4%   18.3%   15.4%   (3468   18.3%   15.4%   (3468   18.3%   18.3%   15.4%   (3468   18.3%   18.3%   15.4%   (3468   18.3%   18.3%   18.4%   (3468   18.3%   18.3%   18.4%   (3468   18.3%   18.4%   18.3%   (3468   18.3%   18.4%   18.4%   (3468   18.3%   18.4%   18.4%   18.4%   (3468   18.3%   18.4   | Operating Results From Continuing Operations  | 40,547                        | 02,007                         | 32,124                         | (9,003)                                  |
| Net Surp   Section   Sec   | Net Operating Result for the Year   | 46,947                        | 62,007                         | 52,124                         | (9,883)                                  |
| Net Operating Result for the Year   46,947   62,007   52,124   (9, 46)   48   46   47   46   47   47   47   47   48   48   48   48   |   | (2.22)                        |                                | ( <b>-</b> )                   |  |
| Punding Statement  |   |                               |                                |                                | (9,171)                                  |
| Net Operating Result for the Year  | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,   |                               |                                |                                | (= : = = : ) (                           |
| Net Operating Result for the Year         46,947         62,007         52,124         (9, 40)           Add back:         - Non-cash Operating Transactions         82,076         81,171         94,585         13           - Restricted cash used for operations         12,960         18,756         16,072         (2, 4)           - Income transferred to Restricted Cash         (72,658)         (84,193)         (84,013)         (84,013)           - Payment of Accrued Leave Entitlements         (13,146)         (13,485)         (13,565)         (13,565)           Net Share Joint Venture using Equity Method         56,178         64,256         65,203         65,203           Borrowings repaid         (7,692)         (7,692)         (7,716)         7,746         7,747           Operational Funds Available for Capital Budget         48,486         56,564         57,487         57,487           CAPITAL BUDGET         48,486         56,564         57,487         1           Contributed Assets         (10,169)         (20,851)         (7,396)         13           Transfers to Restricted Cash         (1,497)         (1,395)         (1,442)         1           Funded From :-         - Operational Funds         48,486         56,564         57,487         - </td <td>E.</td> <td>unding States</td> <td>nont</td> <td></td> <td></td>   | E.  | unding States                 | nont                           |                                |  |
| Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements  Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid  CAPITAL BUDGET  Assets Acquired  Contributed Assets  (10,169)  Contributed Assets  (10,169)  Contributed From Secticted Cash  (10,169)  Coperational Funds  A8,486  Coperational Funds  A8,486  Coperational Funds  Contributed Assets  (10,169)  Coperational Funds  A8,486  Coperational Funds  - |   |                               |                                |                                |  |
| - Non-cash Operating Transactions 82,076 81,171 94,585 13 - Restricted cash used for operations 12,960 18,756 16,072 (2, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,  | · · · ·   | 46,947                        | 62,007                         | 52,124                         | (9,883)                                  |
| - Restricted cash used for operations 12,960 18,756 16,072 (2 - Income transferred to Restricted Cash (72,658) (84,193) (84,013) - Payment of Accrued Leave Entitlements (13,146) (13,485) (13,565)    Net Share Joint Venture using Equity Method Funds Available from Operations 56,178 64,256 65,203    Borrowings repaid (7,692) (7,692) (7,716)    Operational Funds Available for Capital Budget 48,486 56,564 57,487    CAPITAL BUDGET Assets (10,169) (20,851) (7,396) 13  Transfers to Restricted Cash (1,497) (1,395) (1,442)    Funded From: - Operational Funds 48,486 56,564 57,487 - Sale of Assets 1,795 1,920 - Internally Restricted Cash 11,310 11,644 12,842 1 Borrowings 0 0 0 0 0 - Capital Grants 12,210 26,533 25,769 (1,595) ( |   |                               |                                |                                |  |
| - Income transferred to Restricted Cash - Payment of Accrued Leave Entitlements (13,146) (13,485) (13,565)  Net Share Joint Venture using Equity Method Funds Available from Operations  Borrowings repaid (7,692) (7,692) (7,716)  Operational Funds Available for Capital Budget  CAPITAL BUDGET  Assets Acquired (97,962) (118,386) (116,424) 1 Contributed Assets (10,169) (20,851) (7,396) 13  Transfers to Restricted Cash (1,497) (1,395) (1,442) Funded From: - Operational Funds - Sale of Assets 1,795 1,920 - Internally Restricted Cash 11,310 11,644 12,842 1 - Borrowings 0 0 0 0 - Capital Grants 12,210 26,533 25,769 (1,4775) - Other Externally Restricted Cash 9,230 16,628 16,775  |   |                               |                                |                                | 13,414                                   |
| - Payment of Accrued Leave Entitlements (13,146) (13,485) (13,565)  Net Share Joint Venture using Equity Method  Funds Available from Operations 56,178 64,256 65,203  Borrowings repaid (7,692) (7,692) (7,716)  Operational Funds Available for Capital Budget 48,486 56,564 57,487  CAPITAL BUDGET  Assets Acquired (97,962) (118,386) (116,424) 1  Contributed Assets (10,169) (20,851) (7,396) 13  Transfers to Restricted Cash (1,497) (1,395) (1,442)  Funded From:  - Operational Funds 48,486 56,564 57,487  - Sale of Assets 1,795 1,795 1,920  - Internally Restricted Cash 11,310 11,644 12,842 1  - Borrowings 0 0 0 0  - Capital Grants 12,210 26,533 25,769 (1,201)  - Other Externally Restricted Cash 9,230 16,628 16,775   |   |                               |                                |                                | (2,684)                                  |
| Net Share Joint Venture using Equity Method   Funds Available from Operations   56,178   64,256   65,203   |   |                               |                                |                                | (80)                                     |
| Capital Punds Available for Capital Budget   | -   |                               |                                |                                | ,  |
| CAPITAL BUDGET         48,486         56,564         57,487           Assets Acquired         (97,962)         (118,386)         (116,424)         1           Contributed Assets         (10,169)         (20,851)         (7,396)         13           Transfers to Restricted Cash         (1,497)         (1,395)         (1,442)           Funded From -         -         -           - Operational Funds         48,486         56,564         57,487           - Sale of Assets         1,795         1,795         1,920           - Internally Restricted Cash         11,310         11,644         12,842         1           - Borrowings         0         0         0         0           - Capital Grants         12,210         26,533         25,769         (0           - Developer Contributions (Section 94)         8,195         7,011         5,995         (1           - Other Externally Restricted Cash         9,230         16,628         16,775   | Funds Available from Operations   | 56,178                        | 64,256                         | 65,203                         | 947                                      |
| CAPITAL BUDGET       Assets Acquired     (97,962)     (118,386)     (116,424)     1       Contributed Assets     (10,169)     (20,851)     (7,396)     13       Transfers to Restricted Cash     (1,497)     (1,395)     (1,442)       Funded From: Operational Funds     48,486     56,564     57,487       - Sale of Assets     1,795     1,795     1,920       - Internally Restricted Cash     11,310     11,644     12,842     1       - Borrowings     0     0     0     0       - Capital Grants     12,210     26,533     25,769     (0       - Developer Contributions (Section 94)     8,195     7,011     5,995     (1       - Other Externally Restricted Cash     9,230     16,628     16,775   | Borrowings repaid   | (7,692)                       | (7,692)                        | (7,716)                        | (24)                                     |
| Assets Acquired (97,962) (118,386) (116,424) 1 Contributed Assets (10,169) (20,851) (7,396) 13  Transfers to Restricted Cash (1,497) (1,395) (1,442)  Funded From: - Operational Funds 48,486 56,564 57,487 - Sale of Assets 1,795 1,795 1,920  - Internally Restricted Cash 11,310 11,644 12,842 1 - Borrowings 0 0 0 0 0 - Capital Grants 12,210 26,533 25,769 (1,200) - Developer Contributions (Section 94) 8,195 7,011 5,995 (1,200) - Other Externally Restricted Cash 9,230 16,628 16,775   | Operational Funds Available for Capital Budget  | 48,486                        | 56,564                         | 57,487                         | 923                                      |
| Contributed Assets         (10,169)         (20,851)         (7,396)         13           Transfers to Restricted Cash         (1,497)         (1,395)         (1,442)           Funded From:         -  | CAPITAL BUDGET  |                               |                                |                                |  |
| Transfers to Restricted Cash         (1,497)         (1,395)         (1,442)           Funded From :         - Operational Funds         48,486         56,564         57,487           - Sale of Assets         1,795         1,795         1,920           - Internally Restricted Cash         11,310         11,644         12,842         1           - Borrowings         0         0         0         0           - Capital Grants         12,210         26,533         25,769         (0           - Developer Contributions (Section 94)         8,195         7,011         5,995         (1           - Other Externally Restricted Cash         9,230         16,628         16,775  | Assets Acquired   | (97,962)                      | (118,386)                      | (116,424)                      | 1,962                                    |
| Funded From:  Operational Funds  A8,486  56,564  57,487  - Sale of Assets  1,795  1,795  1,920  - Internally Restricted Cash  Borrowings  O  O  O  Capital Grants  Developer Contributions (Section 94)  Other Externally Restricted Cash  9,230  16,628  57,487  1,747  1,920  1,920  0  0  0  0  0  0  (1,044)  12,842  1  1,044  12,842  1  1,044  12,842  1  1,044  12,842  1  1,044  1, | Contributed Assets  | (10,169)                      | (20,851)                       | (7,396)                        | 13,455                                   |
| - Operational Funds         48,486         56,564         57,487           - Sale of Assets         1,795         1,795         1,920           - Internally Restricted Cash         11,310         11,644         12,842         1           - Borrowings         0         0         0         0           - Capital Grants         12,210         26,533         25,769         (1           - Developer Contributions (Section 94)         8,195         7,011         5,995         (1           - Other Externally Restricted Cash         9,230         16,628         16,775   | Transfers to Restricted Cash  | (1,497)                       | (1,395)                        | (1,442)                        | (48)                                     |
| - Sale of Assets         1,795         1,795         1,920           - Internally Restricted Cash         11,310         11,644         12,842         1           - Borrowings         0         0         0         0           - Capital Grants         12,210         26,533         25,769         (0           - Developer Contributions (Section 94)         8,195         7,011         5,995         (1           - Other Externally Restricted Cash         9,230         16,628         16,775  |   | 10.10-                        | 50.504                         |                                | ,  |
| - Internally Restricted Cash         11,310         11,644         12,842         1           - Borrowings         0         0         0         0           - Capital Grants         12,210         26,533         25,769         (0           - Developer Contributions (Section 94)         8,195         7,011         5,995         (1           - Other Externally Restricted Cash         9,230         16,628         16,775   |   |                               |                                |                                | 923                                      |
| - Borrowings         0         0         0           - Capital Grants         12,210         26,533         25,769         (           - Developer Contributions (Section 94)         8,195         7,011         5,995         (1           - Other Externally Restricted Cash         9,230         16,628         16,775  | - Sale Of ASSetS  | 1,795                         | 1,795                          |                                | 125                                      |
| - Capital Grants         12,210         26,533         25,769         ()           - Developer Contributions (Section 94)         8,195         7,011         5,995         (1,           - Other Externally Restricted Cash         9,230         16,628         16,775   | Internally Brookists ( Ocean  |                               |                                |                                | 1,198                                    |
| - Developer Contributions (Section 94)         8,195         7,011         5,995         (1, 0,10)           - Other Externally Restricted Cash         9,230         16,628         16,775  |   |                               |                                |                                |  |
| - Other Externally Restricted Cash         9,230         16,628         16,775   | - Borrowings  | 0                             | 0                              | 0                              | 0  |
|  | - Borrowings<br>- Capital Grants  | 0<br>12,210                   | 0<br>26,533                    | 0<br>25,769                    | (764)                                    |
|  | - Borrowings - Capital Grants - Developer Contributions (Section 94)  | 0<br>12,210<br>8,195          | 0<br>26,533<br>7,011           | 0<br>25,769<br>5,995           | (764)<br>(1,017)                         |
| TOTAL FUNDS SURPLUS / (DEFICIT) (7,713) 1,222 5,946 4  | Borrowings     Capital Grants     Developer Contributions (Section 94)     Other Externally Restricted Cash | 0<br>12,210<br>8,195<br>9,230 | 0<br>26,533<br>7,011<br>16,628 | 0<br>25,769<br>5,995<br>16,775 | 0<br>(764)<br>(1,017)<br>147<br>(11,258) |



| Table 8  |                                 |   |         |   |
|--|---------------------------------|---|---------|---|
| MAJOR VARIATIONS YTD compared to Budget \$'000s                      | Offsetting<br>Items for<br>Fund | Surplus                                 | Deficit | Net by<br>type                          |
| REVENUES FROM ORDINARY ACTIVITIES                                    |                                 |   |         |   |
| Rates & Annual Charges   |                                 |   |         |   |
| Residential Rates  |                                 | 182                                     |         |   |
| Domestic Waste Charges   | 35                              |   |         | 217                                     |
| User Charges & Fees  |                                 |   |         |   |
| Commercial Tipping Income  | (27)                            |   | (244)   |   |
| Cemeteries   | (109)                           |   | (39)    |   |
| Assessment & Building Approval Income City Centre Parking            |                                 |   | (185)   |   |
| Golf Course  |                                 |   | (80)    |   |
| Vehicle Leaseback Fees   | (72)                            |   | (00)    |   |
| Domestic Waste Additional Charges                                    | (33)                            |   |         | *************************************** |
| Other  |                                 | 36                                      |         | (836)                                   |
| Interest and Investment Income                                       |                                 |   |         | •                                       |
| Outstanding Rates  |                                 | 53                                      |         |   |
| Investment Income  | 194                             |   | (30)    | 217                                     |
| Other Revenue  |                                 | *************************************** |         |   |
| Land Sale - closed road  | 630                             |   |         |   |
| Parking Infringements  |                                 |   | (143)   |   |
| Development Compliance   |                                 | 148                                     |         |   |
| Community Facility Income  |                                 | 96                                      |         |   |
| Leave balances for staff joining from other Councils                 |                                 | 63                                      |         |   |
| Leisure Centres  |                                 | 59                                      |         |   |
| Development Assessment   |                                 | 35                                      |         |   |
| Domestic Waste Additional Charges                                    | (28)                            |   |         |   |
| Other  | 1                               | 86                                      |         | 947                                     |
| EXPENSES FROM ORDINARY ACTIVITIES                                    |                                 |   |         |   |
| Employee Costs   |                                 |   |         | *************************************** |
| Revaluation of employee leave entitlements liability                 | (5,178)                         |   |         |   |
| Revaluation of Workers Compensation liability                        | (1,965)                         |   |         |   |
| Other training   |                                 | 476                                     |         |   |
| Structural review  |                                 | 300                                     |         |   |
| Cadets & trainees early completion                                   |                                 | 201                                     |         |   |
| Workers Compensation Expense   |                                 | 346                                     |         |   |
| Project Delivery   | 531                             |   |         |   |
| Domestic Waste   | 41                              |   |         |   |
| On-costs including workers compensation and Super Recovery           | 809                             |   |         |   |
| Other  |                                 |   | (815)   | (5,254                                  |
| Materials, Contracts & Other Expenses                                |                                 |   |         | *************************************** |
| Waste Facility Operations  |                                 |   |         |   |
| EPA Levy Cover material  |                                 | 523                                     |         |   |
| EPA Levy landfill  | 27                              | 221                                     |         |   |
| Other Waste facility operations costs                                |                                 | *************************************** | (314)   | *************************************** |
| Project Timing   |                                 |   |         |   |
| Projects in progress at 30 June to be completed in future periods    | 1,751                           | 184                                     |         |   |
| Supporting documents projects in progress to be completed in 2019/20 | 809                             | 148                                     |         |   |
| Other funded projects in progress                                    | 967                             |   |         |   |
| Provision for continuing projects to be completed in future periods  | (1,227)                         | (434)                                   |         |   |
| Reclassification of capital to operational                           |                                 |   |         |   |
| Reclassification of prior year Works in Progress                     | (1,946)                         |   |         |   |
| Reclassification of current year capital to operating                | (680)                           |   |         |   |
| Projects/activities completed with internal labour                   | 634                             |   |         |   |
| Pools Maintenance  |                                 | 303                                     |         |   |
| City Centre/Crown St Mall Maintenance                                |                                 | 114                                     |         |   |
| Urban Greening   |                                 | 283                                     |         |   |
| Administration Building Operations                                   |                                 | 158                                     |         |   |
| Project Delivery   |                                 | 217                                     |         |   |
| Pools & Beaches Operations   |                                 | 129                                     |         |   |
| Pl & PI Insurance settlements below excess                           |                                 |   | (176)   |   |
| Cemeteries   | 109                             |   |         |   |
| Domestic Waste   | (29)                            |   |         |   |
| Other variations   | 348                             | 135                                     |         | 2,254                                   |



### Table 8 (cont)

| MAJOR VARIATIONS YTD compared to Budget \$'000s        | Offsetting<br>Items for<br>Fund        | Surplus                                 | Deficit                                 | Net by<br>type                          |
|--|--|---|---|---|
| Borrowing Costs  |  |   | (7)                                     | (7                                      |
| Depreciation   | 1,351                                  |   |   | 1,351                                   |
| Internal Charges                                       |  |   |   |   |
| Project Delivery Recovery to Capital                   | (531)                                  |   |   |   |
| Internal/Day Labour Recovery to Capital                | (634)                                  |   | (630)                                   |   |
| IT Procurement/Support                                 |  |   | (236)                                   |   |
| Marketing and Printing Charges                         |  |   | (269)                                   |   |
| Vehicle Recovery                                       | 72                                     |   |   | *************************************** |
| Plant Hire Charges Capital Recovery                    |  | 563                                     |   |   |
| Other  |  |   |   | (1,665                                  |
| Share of Joint Venture                                 |  |   |   |   |
| Valuation at 30 June 2019                              | 294                                    | ······································  |   | 294                                     |
| Profit & Loss on Disposal of Assets                    | 277                                    |   | *************************************** |   |
|  | (6.047)                                |   |   | /6.047                                  |
| Replacement of Assets with residual book value         | (6,847)                                |   |   | (6,847                                  |
| Grants & contribution - Operating                      |  |   |   |   |
| Financial Assistance                                   |  | 336                                     |   |   |
| Timing of Grant Payments                               | (192)                                  | 15                                      |   | 159                                     |
| Operating Variation [pre capital]                      | (10,895)                               | 4,976                                   | (3,251)                                 | (9,171                                  |
| Capital Grants & Contributions                         |  |   |   |   |
| West Dapto Works Acceleration                          | 6,204                                  |   |   |   |
| Developer Contributions                                | 0,204                                  |   |   |   |
| City Wide  | 675                                    |   |   |   |
| Other  | 343                                    |   |   |   |
| West Dapto   | 4,648                                  |   |   |   |
|  |  |   |   |   |
| Contributed Assets                                     | (13,494)                               |   |   | /=                                      |
| Other Capital Works                                    | 911                                    | 4.076                                   | (2.251)                                 | (713                                    |
| Operating Variation [post capital]                     | (11,608)                               | 4,976                                   | (3,251)                                 | (9,883                                  |
| FUNDING STATEMENT                                      | ······································ | *************************************** | *************************************** |   |
| Non Cash Expenses                                      |  |   |   | *************************************** |
| Workers Compensation Provision                         | 1,965                                  |   |   |   |
|  |  |   |   | *************************************** |
| Depreciation   | (1,351)                                |   |   |   |
| Leave Liability including Provision Adjustment         | 5,178                                  |   |   |   |
| Loss on Disposal of Assets                             | 6,847                                  |   |   |   |
| Kembla Terraces Fair Value                             | (41)                                   |   |   |   |
| prior year WIP Expensed                                | 1,946                                  |   |   |   |
| Employee On-costs                                      | (809)                                  |   |   |   |
| Share of Joint Venture valuation                       | (294)                                  |   |   |   |
| Insurance Provision Adjustment                         | (26)                                   |   |   | 13,414                                  |
| Restricted Cash Used for Operations                    | (/                                     |   | *************************************** |   |
| Continuing & funded projects including offset projects | (2,300)                                |   |   |   |
| Domestic Waste   |  |   |   |   |
|  | (39)                                   |   |   |   |
| Other  | (345)                                  |   |   | (2,684                                  |
| Income Transferred to Restricted Cash                  |  |   |   |   |
| Contributed Assets                                     | 13,582                                 |   |   |   |
| Domestic Waste   | 53                                     |   |   |   |
| Other Contributions & Grants                           | (12,601)                               |   |   |   |
| Interest on Restricted Assets Transferred to Reserves  | (194)                                  |   |   |   |
| Land Sales   | (630)                                  |   |   |   |
| City Centre Parking                                    | 63                                     |   |   |   |
| Other  | (76)                                   |   | (17)                                    | 180                                     |
|  | (76)                                   |   |   |   |
| Payment of Accrued Leave Entitlements                  |  |   | (80)                                    | (80                                     |
| Borrowings Repaid                                      |  |   | (24)                                    | (24                                     |
| OPERATIONAL FUNDS AVAILABLE FOR CAPITAL                | (680)                                  | 4,976                                   | (3,372)                                 | 923                                     |
| CAPITAL BUDGET   |  |   |   |   |
| Capital Transfer to Reserve                            |  |   | (48)                                    |   |
|  | 500                                    |   | (40)                                    |   |
| Reclassification of current year capital to operating  | 680                                    | 1 200                                   |   |   |
| Capital Program Lower Expenditure                      |  | 1,283                                   |   |   |
|  |  |   |   |   |
| Capital Program Increased Funding                      |  | 1,886                                   |   |   |
| Contributed Assets                                     | 13,495                                 | 1,880                                   |   |   |
|  | 13,495<br>(13,495)                     | 1,880                                   |   |   |
| Contributed Assets                                     |  | 1,000                                   |   | 3,80                                    |



#### TABLE 9

|  |                | IA             | BLE 9           |             |             |                  |
|--|----------------|----------------|-----------------|-------------|-------------|------------------|
|  | CAPI           | TAL PRO        | JECT RE         | PORT        |             |                  |
|  |                |                | ended 30 June   |             |             |                  |
|  |                | t the period   | ended 30 June   |             |             |                  |
|  |                |                |                 |             |             |                  |
|  | \$100          | 10             |                 |             | \$'00       | 0                |
|  | CURRENT        | BUDGET         | ACTUAL E        | XPENDITURE  | VARIA*      | TION             |
|  |                |                |                 |             |             |                  |
| ASSET CLASS  | EXPENDITURE    | OTHER FUNDING  | YTD EXPENDITURE | YTD FUNDING | EXPENDITURE | OTHER FUNDING    |
| PROGRAMME  | ENTENDITORE    | OTTENT ON DITO | THE ENGLISH ONE | 1101010110  | EN ENDITORE | STILECT STIBILIS |
|  |                |                |                 |             |             |                  |
| Roads And Related Assets   |                |                |                 |             |             |                  |
| Traffic Facilities   | 3,854          | (1,346)        | 3,236           | (1,188)     | 618         | 158              |
| Public Transport Facilities  | 246            | (2)            | 208             | (2)         | 38          | (0)              |
| Roadworks  | 16,623         | (2,338)        | 17,050          | (2,338)     | (427)       | (0)              |
| Bridges, Boardwalks and Jetties  | 674            | (34)           | 488             | (52)        | 185         | (18)             |
| TOTAL Roads And Related Assets   | 21,397         | (3,720)        | 20,983          | (3,581)     | 414         | 140              |
| West Dapto   |                |                |                 |             |             |                  |
| ·  |                | 100 000        | AW              | 109.000     |             | 14.45            |
| West Dapto Infrastructure Expansion                                    | 35,838         | (35,838)       | 37,239          | (37,008)    | (1,402)     | (1,170)          |
| TOTAL West Dapto   | 35,838         | (35,838)       | 37,239          | (37,008)    | (1,402)     | (1,170)          |
| Footpaths And Custoways  |                |                |                 |             |             |                  |
| Footpaths And Cycleways  |                |                |                 |             |             |                  |
| Footpaths  | 5,857          | (629)          | 5,363           | (701)       | 494         | (72)             |
| Cycle/Shared Paths  Commercial Centre Upgrades - Footpaths and Cyclewa | 2,321<br>3,696 | (432)          | 2,392<br>3,519  | (424)       | (71)<br>177 | 8                |
| TOTAL Footpaths And Cycleways  |                |                |                 |             |             |                  |
| TOTAL Footpaths And Cycleways  | 11,874         | (1,061)        | 11,273          | (1,125)     | 600         | (64)             |
| Carparks   |                |                |                 |             |             |                  |
| Carpark Construction/Formalising                                       | 562            | 0              | 528             | 0           | 34          | 0                |
| Carpark Reconstruction or Upgrading                                    | 1,492          | 0              | 1,366           | 0           | 126         | 0                |
| TOTAL Carparks   | 2,053          | 0              | 1,894           | 0           | 160         | 0                |
| TOTAL GUI PURIS  | 2,033          |                | 1,034           |             | 100         |                  |
| Stormwater And Floodplain Manageme                                     | ent            |                |                 |             |             |                  |
| Floodplain Management  | 4,376          | (2,583)        | 4,155           | (2,433)     | 221         | 150              |
| Stormwater Management  | 4,167          | (570)          | 3,760           | (556)       | 407         | 13               |
| Stormwater Treatment Devices   | 317            | 0              | 289             | 0           | 28          | 0                |
| TOTAL Stormwater And Floodplain N                                      | 8,860          | (3,153)        | 8,204           | (2,990)     | 655         | 163              |
|  |                |                |                 |             |             |                  |
| Buildings  |                |                |                 |             |             |                  |
| Cultural Centres (IPAC, Gallery, Townhall)                             | 1,184          | 0              | 1,122           | 0           | 62          | 0                |
| Administration Buildings<br>Community Buildings                        | 825<br>6,698   | (6)<br>(284)   | 803             | (7)         | 22<br>131   | (1)<br>25        |
| Public Facilities (Shelters, Toilets etc.)                             | 1,056          | (264)          | 6,567<br>1,309  | (259)       | (253)       | 0                |
| Carbon Abatement   | 10             | 0              | 7               | 0           | 4           | 0                |
| TOTAL Buildings  | 9,773          | (290)          | 9,808           | (266)       | (34)        | 24               |
|  | -,             | (===,          | -,              | (===7       | (,          |                  |
| Commercial Operations  |                |                |                 |             |             |                  |
| Tourist Park - Upgrades and Renewal                                    | 741            | 0              | 764             | 0           | (23)        | 0                |
| Crematorium/Cemetery - Upgrades and Renewal                            | 431            | 0              | 438             | 0           | (8)         | 0                |
| Leisure Centres & RVGC   | 101            | 0              | 103             | 0           | (2)         | 0                |
| TOTAL Commercial Operations  | 1,273          | 0              | 1,305           | 0           | (33)        | 0                |
|  |                |                |                 |             |             |                  |
| Parks Gardens And Sportfields  |                |                |                 |             |             |                  |
| Play Facilities  | 710            | 0              | 589             | 0           | 120         | 0                |
| Recreation Facilities  | 131            | (108)          | 131             | (116)       | 0           | (8)<br>258       |
| Sporting Facilities  | 3,753          | (3,340)        | 3,469           | (3,082)     | 283         |                  |
| TOTAL Parks Gardens And Sportfield                                     | 4,593          | (3,448)        | 4,190           | (3,198)     | 404         | 250              |
| Beaches And Pools  |                |                |                 |             |             |                  |
|  | ,              |                |                 |             |             |                  |
| Beach Facilities<br>Rock/Tidal Pools                                   | 434<br>1,729   | 0              | 377<br>1,828    | 0           | 57<br>(99)  | 0                |
| Treated Water Pools  | 397            | 0              | 260             | 0           | 137         | 0                |
| TOTAL Beaches And Pools  | 2,560          | 0              | 2,465           | 0           | 95          | 0                |
|  | _,500          | •              | _,400           | •           |             | •                |



### TABLE 9 (CONT)

|  |             | IABLE                                       | 9 (CONT)        |               |             |               |
|--|-------------|---|-----------------|---------------|-------------|---------------|
|  |             |   | DJECT RE        |               |             |               |
|  |             | t the period                                | ended 30 June   | 2019          |             |               |
|  | \$10        | 00  |                 |               | \$100       | 0             |
|  | CURRENT     | CURRENT BUDGET ACTUAL EXPENDITURE VARIATION |                 |               | ION         |               |
| ASSET CLASS  |             |   |                 |               |             |               |
| PROGRAMME  | EXPENDITURE | OTHER FUNDING                               | YTD EXPENDITURE | YTD FUNDING   | EXPENDITURE | OTHER FUNDING |
| Natural Areas  |             |   |                 |               |             |               |
| Natural Area Management and Rehabilitation               | 45          | 0   | 56              | 0             | (11)        | 0             |
| TOTAL Natural Areas                                      | 45          | 0   | 56              | 0             | (11)        | 0             |
| Waste Facilities   |             |   |                 |               |             |               |
| Whytes Gully New Cells                                   | 6,952       | (6,952)                                     | 7,154           | (7,154)       | (202)       | (202)         |
| Whytes Gully Renewal Works<br>Helensburgh Rehabilitation | 85<br>198   | (85)<br>(198)                               | 62<br>188       | (62)<br>(188) | 23<br>10    | 23<br>10      |
| TOTAL Waste Facilities                                   | 7,235       | (7,235)                                     | 7,404           | (7,404)       | (169)       | (169)         |
| Fleet  |             |   |                 |               |             |               |
| Motor Vehicles   | 1,550       | (1,108)                                     | 1,339           | (648)         | 211         | 460           |
| TOTAL Fleet  | 1,550       | (1,108)                                     | 1,339           | (648)         | 211         | 460           |
| Plant And Equipment                                      |             |   |                 |               |             |               |
| Portable Equipment (Mowers etc.)                         | 100         | (38)  | 102             | 0             | (2)         | 38            |
| Mobile Plant (trucks, backhoes etc.)                     | 3,850       | (650)                                       | 3,639           | (1,242)       | 211         | (592)         |
| TOTAL Plant And Equipment                                | 3,950       | (688)                                       | 3,741           | (1,242)       | 209         | (555)         |
|  | 3,830       | (000)                                       | 3,741           | (1,242)       | 209         | (333)         |
| Information Technology                                   |             |   |                 |               |             |               |
| TOTAL Information Technology                             | 781         | 0   | 803             | 0             | (22)        | 0             |
|  | 781         | 0   | 803             | 0             | (22)        | 0             |
| Library Books  |             |   |                 |               |             |               |
| TOTAL Library Books                                      | 1,191       | 0   | 1,207           | 0             | (16)        | 0             |
| TOTAL LIBRARY BOOKS                                      | 1,191       | 0   | 1,207           | 0             | (16)        | 0             |
| Public Art   |             |   |                 |               |             |               |
| Public Art Works Art Gallery Acquisitions                | 0<br>100    | 0   | 0<br>99         | 0             | 0           | 0             |
| TOTAL Public Art   | 100         | 0   | 99              | 0             | 1           | 0             |
| Emergency Services                                       |             |   |                 |               |             |               |
| Emergency Services Plant and Equipment                   | 1,300       | (771)                                       | 1,280           | (771)         | 20          | (0)           |
| TOTAL Emergency Services                                 | 1,300       | (771)                                       | 1,280           | (771)         | 20          | (0)           |
| Land Acquisitions  |             |   |                 |               |             |               |
| Land Acquisitions  | 2,447       | (2,085)                                     | 3,134           | (3,005)       | (687)       | (920)         |
| TOTAL Land Acquisitions                                  | 2,447       | (2,085)                                     | 3,134           | (3,005)       | (687)       | (920)         |
| Non-Project Allocations                                  |             |   |                 |               |             |               |
| Capital Project Contingency                              | 1,546       | 0   | 0               | 0             | 1,546       | 0             |
| Capital Project Plan                                     | 20          | 0   | 0               | 0             | 20          | 0             |
| TOTAL Non-Project Allocations                            | 1,566       | 0   | 0               | 0             | 1,566       | 0             |
| GRAND TOTAL  | 118,386     | (59,396)                                    | 116,424         | (61,237)      | 1,963       | (1,841)       |



### **Manager Project Delivery Division**

### Commentary on June 2019 Capital Budget Report

On 25 June 2018, Council approved a Capital budget for 2018-2019 of \$98.0 million. At the end of June 2019, the approved Capital Budget had increased to \$118.4 million due predominantly to the additional funding allocated to the Fowlers Road project and the acquisition of land for the future Warrawong Community Centre project. Council achieved an expenditure at the end of the financial year of \$116.4 million which is the highest figure ever achieved by this Council. The shortfall in expenditure is approximately 1% of the approved Capital Budget and is mainly due to delays experienced on a number of challenging projects within the City.

| Program                                      | Major Points of change to Capital Budget   |
|--|--|
| Traffic Facilities                           | A number of traffic signal and intersection upgrade projects were delayed due to the regulatory approval requirements applying to these projects.              |
| Roadworks                                    | A number of the 2019-2020 reconstruction and resurfacing projects were brought forward into the 2018-2019 financial year.                                      |
| West Dapto Infrastructure<br>Expansion       | Expenditure on a number of projects exceeded budget due to better progress than originally programmed.   |
| Footpaths                                    | A number of construction projects, although substantially underway, were not able to be completed by the end of the financial year due to wet weather in June. |
| Car park –<br>Reconstruction/Upgrade         | A refurbishment of a carpark was delayed due to a late construction start date then originally programmed.   |
| Stormwater management                        | One multiyear project achieved better progress than originally programmed while another project was deferred pending further environmental investigation.      |
| Public Facilities (Shelters,<br>Toilets etc) | Completion of a multiyear shelter refurbishment project was completed prior to the end of the financial year.  |
| Play Facilities                              | A new playground was delayed as the requirement to add additional facilities required Council to tender the works resulting in delays to the program.          |
| Sporting Facilities                          | Progress on a future sporting facility development was delayed due to the complexity of the flood studies being undertaken.                                    |
| Beach facilities                             | A dunal reshaping project was delayed due to the planning approvals required.  |
| Rock and Tidal Pools                         | Progress on the Bellambi Rock Pool is progressing approximately one month ahead of schedule.   |
| Treated Water Pools                          | The construction of a filter enclosure is approximately one month behind scheduled however there is no impact on the users of the facility.                    |
| Natural Area Management and Rehabilitation   | A signage project was completed in July 2019 rather than by the end of the financial year.   |
| Whytes Gully Renewal Works                   | A number of minor projects were not finalised by the end of the financial year.  |
| Motor vehicles                               | Delivery of five motor vehicles was not achieved by the supplier before the 30 June.   |
| Mobile Plant (trucks, backhoes etc)          | Several items of major plant were not delivered by the end of financial year.  |
| Land Acquisitions                            | A major property purchase in Warrawong was settled prior to the end of the financial year.   |
| Contingency                                  | At the end of the financial year, contingency funds remained and these funds will be directed towards the future Capital Program.                              |



|   | Actual<br>2018/19<br>\$'000 | Actual<br>2017/18<br>\$'000 |
|---|-----------------------------|-----------------------------|
| Balance Sheet   | <b>\$</b> 000               | <b>\$</b> 000               |
|   |                             |                             |
| Current Assets  |                             |                             |
| Cash Assets   | 25,187                      | 26,491                      |
| Investment Securities                                     | 114,579                     | 109,162                     |
| Receivables   | 36,620                      | 27,037                      |
| Inventories   | 337                         | 306                         |
| Other   | 11,879                      | 10,666                      |
| Total Current Assets                                      | 188,602                     | 173,662                     |
| Non-Current Assets  |                             |                             |
|   |                             |                             |
| Non Current Cash Assets Non Current Investment Securities | 15,000                      | 22,115                      |
| Non-Current Receivables                                   | 0                           |                             |
| Non-Current Inventories                                   | 5,948                       | 5,83                        |
| Property, Plant and Equipment                             | 2,568,592                   | 2,321,16                    |
| Investment Properties                                     | 5,000                       | 4,780                       |
| Westpool Equity Contribution                              | 2,931                       | 2,63                        |
| Intangible Assets   | 440                         | 388                         |
| Total Non-Current Assets                                  | 2,597,967                   | 2,356,916                   |
| TOTAL ASSETS  | 2,786,569                   | 2,530,57                    |
| Current Liabilities                                       |                             |                             |
| Current Payables  | 35,020                      | 30,010                      |
| Current Provisions payable < 12 months                    | 14,697                      | 12,66                       |
| Current Provisions payable > 12 months                    | 43,517                      | 37,71                       |
| Current Interest Bearing Liabilities                      | 7,934                       | 7,71                        |
| Total Current Liabilities                                 | 101,168                     | 88,10                       |
| Non-Current Liabilities                                   |                             |                             |
|   |                             |                             |
| Non Current Payables                                      | 385                         | 700                         |
| Non Current Interest Bearing Liabilities                  | 17,497                      | 25,039                      |
| Non Current Provisions                                    | 47,054                      | 44,567                      |
| Total Non-Current Liabilities                             | 64,936                      | 70,30                       |
| TOTAL LIABILITIES   | 166,104                     | 158,40                      |
| NET ASSETS  | 2,620,465                   | 2,372,16                    |
| Equity  |                             |                             |
| Accumulated Surplus                                       | 1,329,077                   | 1,274,142                   |
| Asset Revaluation Reserve                                 | 1,152,532                   | 956,752                     |
| Restricted Assets   | 138,856                     | 141,274                     |
|   |                             |                             |
| TOTAL EQUITY  | 2,620,465                   | 2,372,16                    |



The following tables provide details of contracts (other than contractors that are on Council's preferred supplier list that have a value equivalent of 1% of estimated income from continuing operations or \$50 thousand, whichever is the lesser) and amounts expended on consultancies and legal fees for financial year. Consultants are defined as a person or organisation that is engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally, it is the advisory nature of the work that differentiates a consultant from other.

|   | Contract Listing  |                           |                      |                         |                 |  |  |  |  |
|---|---|---------------------------|----------------------|-------------------------|-----------------|--|--|--|--|
| Budget Review for Quarter ended June 2019   |   |                           |                      |                         |                 |  |  |  |  |
| Contractor                                  | Contract Detail & Purpose   | Contract Value<br>\$000's | Commencement<br>Date | Duration of<br>Contract | Budgeted<br>Y/N |  |  |  |  |
|   |   | 500                       |                      |                         | .,              |  |  |  |  |
| Panel                                       | Provision of Facade Cleaning Services   | 500                       | 1/04/2019            |                         | Y               |  |  |  |  |
| Panel                                       | Brokerage Nursing Service-Community Services/Social Support Services  | 450                       | 1/04/2019            | 2019/20                 | Y               |  |  |  |  |
| John Megas                                  | Provision of transport via taxi vouchers and/or any other type of subsidised transport to council   | 600                       | 1/04/2019            | 2019/20                 | Υ               |  |  |  |  |
| Origin Capital Pty Ltd                      | Development of a cost-benefit analysis and distributional analysis of a<br>number of coastal management options at North Wollongong Beach | 77                        | 2/04/2019            | 2019/20                 | Υ               |  |  |  |  |
| Total Drain Cleaning Services Pty Ltd       | Stormwater CCTV inspections - Package # 2019-3  | 96                        | 15/04/2019           | 2019/20                 | Υ               |  |  |  |  |
| Dynamic Civil Pty Ltd                       | Bellambi Rock Pool and Seawall  | 3,188                     | 16/04/2019           | 2019/20                 | Υ               |  |  |  |  |
| Western Earthmoving Pty Ltd                 | Design and construct carpark at Matron Dunster Park, Reef Ave Wombarra  | 167                       | 29/04/2019           | 2019/20                 | Υ               |  |  |  |  |
| Interflow Pty Ltd                           | 10 Colgong Cres Pipe Relining   | 126                       | 1/05/2019            | 2019/20                 | Υ               |  |  |  |  |
| Interflow Pty Ltd                           | 71 Beatus Street Unanderra Pipe Relining  | 201                       | 1/05/2019            | 2019/20                 | Y               |  |  |  |  |
| Hillington Close (Trading - Holmwood Group) | Provision of Replacement of Fuel Truck  | 226                       | 2/05/2019            | 2019/20                 | Υ               |  |  |  |  |
| Stefanutti Constructions Pty Ltd            | Port Kembla Beach – Dunal Reshaping   | 126                       | 2/05/2019            | 2019/20                 | Υ               |  |  |  |  |
| Balmoral Group                              | Prepare a Detailed Business Case for the West Dapto Road Uprgrade<br>Project  | 39                        | 3/05/2019            | 2019/20                 | Υ               |  |  |  |  |
| M & A Lukin                                 | Beaton Park Leisure Centre Leisure Centre Filter Enclosure  | 186                       | 17/05/2019           | 2019/20                 | Y               |  |  |  |  |
| Stabilised Pavements Australia              | Shone Ave Horsley stabilisation as per design GT18.054-D2   | 95                        | 20/05/2019           | 2019/20                 | Υ               |  |  |  |  |
| Select Civil Pty Ltd                        | Porter Street Shareway Upgrade  | 502                       | 27/05/2019           | 2019/20                 | Υ               |  |  |  |  |
| Dynamic Civil Pty Ltd                       | Thirroul Pool Saltwater Intake Pipes Replacement  | 964                       | 30/05/2019           | 2019/20                 | Υ               |  |  |  |  |
| Western Earthmoving Pty Ltd                 | Dry Stacked Stone Retaining Wall Replacement - The Grove, Austinmer   | 168                       |                      |                         | Y               |  |  |  |  |
| Downer                                      | Tucker Avenue Balgownie between Frost Parade and Cole Street as defined in GT15.360-D2  | 66                        | 8/06/2019            | 2019/20                 | Υ               |  |  |  |  |
| Stabilised Pavements Australia              | Farrell Rd Bulli stabilisation as per design GT18.316 -D2   | 98                        | 17/06/2019           | 2019/20                 | Y               |  |  |  |  |
| Stabilised Pavements Australia              | Vista Ave F'bgh Hts stabilisation as per design GT18.318 -D1  | 55                        | 17/06/2019           | 2019/20                 | Υ               |  |  |  |  |
| Stabilised Pavements Australia              | Eloura Cr stabilisation stabilisation as per design GT18.024 – D2   | 1,451                     | 24/06/2019           | 2019/20                 | Υ               |  |  |  |  |
| Donnelley Civil Pty Ltd                     | Blackman Parade Culvert Refurbishment   | 289                       | 26/06/2019           |                         | Υ               |  |  |  |  |
| Stabilised Pavements Australia              | Toorak Ave Mangerton stabilisation as per design GT18.317-D2  | 55                        | 28/06/2019           | 2019/20                 | Υ               |  |  |  |  |

| Consultancy and Legal Expenses  Budget Review for Quarter ended June 2019 |                            |                |  |  |  |  |
|---|----------------------------|----------------|--|--|--|--|
| Expense   | Expenditure YTD<br>\$000's | Budgeted (Y/N) |  |  |  |  |
| Consultancies<br>Legal Fees   | 4,642<br>929               | YES<br>YES     |  |  |  |  |

### STATEMENT OF RESPONSIBLE ACCOUNTING OFFICER

All investments held at 30 June 2019 were invested in accordance with Council's Investment Policy.

Bank reconciliations have been completed as at 30 June 2019.

Year to date cash and investments are reconciled with funds invested and cash at bank

BRIAN JENKINS
RESPONSIBLE ACCOUNTING OFFICER



| Goal   | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|--|----------|---------------------------------|---------|----------|-----------------------|
| 1.1.1.1 Implement programs and events which facilitate community participation to improve natural areas                                | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.1.1.2 Projects and programs that achieve enhancement of the natural environment and escarpment are developed and implemented         | 86%      | 0%                              | 0%      | 14%      | 0%                    |
| 1.1.2.2 Protect and conserve the health and biodiversity of our waterways and coast  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.1.2.2 The impacts of the increasing number of visitors to the coast and Lake Illawarra is managed effectively                        | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.1.3.1 Manage vegetation to<br>reduce bushfire risk in Asset<br>Protection Zones on natural areas<br>under Council care and control   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.1.3.2 Establish effective urban<br>stormwater and floodplain<br>management programs  | 80%      | 0%                              | 20%     | 0%       | 0%                    |
| 1.2.1.1 Develop and implement a range of programs that encourage community participation in reducing Wollongong's ecological footprint | 86%      | 0%                              | 0%      | 0%       | 14%                   |
| 1.2.1.2 Promote and enforce compliance with litter reduction   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.2.1.3 Methods to reduce<br>emissions are investigated and<br>utilised  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.2.2.1 Our community is proactively engaged in a range of initiatives that improve the sustainability of our environments             | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal  | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|----------|---------------------------------|---------|----------|-----------------------|
| 1.3.1.1 Impacts from development<br>on the environment are assessed,<br>monitored and mitigated   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.3.1.2 Develop planning controls<br>and Town Centre and<br>Neighbourhood Plans with regard<br>to the economic, social and<br>environmental impacts | 30%      | 0%                              | 0%      | 60%      | 10%                   |
| 1.3.2.1 Carry out best practise assessment for urban development proposals and applications   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.3.2.2 Mitigate the impact of development on the natural environment and visual amenity of our open spaces and urban areas                         | 50%      | 0%                              | 0%      | 50%      | 0%                    |
| 1.4.1.1 Work in partnership with others to promote a diverse range of heritage education and promotion programs                                     | 80%      | 0%                              | 20%     | 0%       | 0%                    |
| 1.4.2.1 Work with the local<br>Aboriginal community in the<br>management of Indigenous<br>heritage  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 1.5.1.1 Set an emissions reduction target and carry out actions to reduce greenhouse gas emissions through the Global Covenant of Mayors            | 50%      | 0%                              | 50%     | 0%       | 0%                    |
| 2.1.1.1 Build on partnerships<br>which enable the retention of<br>local talent  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.1.2.1 Ensure that Wollongong is attractive for business expansion, establishment and relocation.  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.1.2.2 Progress implementation of the City for People and its accompanying Implementation Plan   | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal  | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|----------|---------------------------------|---------|----------|-----------------------|
| 2.1.3.1 Support regional activities and partnerships that promote business investment and jobs growth   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.1.4.1 Develop and maintain partnerships with the business sector to fund and contribute to a broader range of community projects and activities | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.1.5.1 In collaboration with key agencies, facilitate the West Dapto Taskforce to deliver the first stages of the West Dapto Urban Release Area  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.2.1.2 Partnership opportunities in research and development are expanded  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.2.2.1 In conjunction with partner organisations support the development of innovative industries  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.2.3.1 Undertake major refurbishment works in the city centre  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.3.1.1 Pursue initiatives that promote the region as a place to holiday to domestic and international markets                                    | 50%      | 0%                              | 33%     | 17%      | 0%                    |
| 2.3.1.2 Support projects that investigate opportunities for the provision of tourism infrastructure   | 80%      | 0%                              | 0%      | 0%       | 20%                   |
| 2.3.2.1 Market and promote events in the city centre  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.3.2.2 Provide a diverse range of activities in the city centre that target and engage a broad community   | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal  | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|----------|---------------------------------|---------|----------|-----------------------|
| 2.3.2.3 Improve policies and systems to support the revitalisation of the city centre   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.3.3.1 Continue to grow Wollongong's attractiveness to attract signature events and festivals  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.4.1.1 Ensure Wollongong is attractive to research and development companies and organisations   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 2.4.1.2 Implement a range of programs that incorporate learning and development   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.1.1.1 Promote Made in<br>Wollongong to become a well-<br>known brand  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.1.1.2 The visibility of our cultural diversity is increased   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.1.1.3 Encourage the integration of urban design and public art  | 75%      | 0%                              | 0%      | 0%       | 25%                   |
| 3.1.1.4 Deliver sustainable and<br>successful events and festivals<br>through Council investment and<br>delivery of the Events Strategy | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.1.1.5 Encourage Sports Associations to conduct regional, state and national events in the city  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.1.2.1 Provide opportunities for local artists and performers to exhibit, promote and perform at Council venues and events             | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal   | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|--|----------|---------------------------------|---------|----------|-----------------------|
| 3.2.1.1 Provide support to existing and emerging artists and performers  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.2.1.2 Seek funding for the promotion of heritage sites, museums and galleries to the community and visitors          | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.2.2.1 Coordinate an integrated approach to infrastructure improvement and service delivery in the Arts Precinct      | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.2.3.1 Support the coordination of an externally funded calendar of activities delivered across the City              | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.3.1.1 Deliver a program of activities in local communities   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 3.3.2.1 Deliver and support a range of projects and programs which build harmony, understanding and cultural awareness | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.1.1.1 Ensure an effective community engagement framework that connects the community to Council decision making      | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.1.1.2 Improve community understanding and awareness of Council decisions   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.1.2.1 Ensure the NBN is rolled out across the Wollongong LGA   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.1.3.1 Council continue to partner with our local Aboriginal community  | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal  | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|----------|---------------------------------|---------|----------|-----------------------|
| 4.2.1.1 Increase opportunities for the community to connect with volunteering organisations                           | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.2.1.2 Support community participation in community activities   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.2.1.3 Build the capability of community based organisations in managing, developing and sustaining their volunteers | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.2.2.1 Continue to participate and contribute to an integrated community service network                             | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.2.3.1 Support a range of projects and programs in the city  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.3.1.1 Ensure appropriate strategies and systems are in place that support good corporate governance                 | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.3.1.2 Build a workplace culture that is safe, engaged, responsive and professional                                  | 78%      | 11%                             | 0%      | 11%      | 0%                    |
| 4.3.2.1 Effective and transparent financial management systems are in place   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.3.2.2 Continue to pursue alternative funding options to deliver financially sustainable services and facilities     | 75%      | 0%                              | 25%     | 0%       | 0%                    |
| 4.3.2.3 Improve the efficiency of supply management in order to achieve operational efficiencies                      | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal  | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|----------|---------------------------------|---------|----------|-----------------------|
| 4.3.2.4 Deliver the Asset<br>Management Strategy and<br>Improvement Plan 2012-17  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.3.3.1 Coordinate a service review program with a focus on business development and improvement                            | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 4.3.3.2 Working together, levels of service are established and service continuously improve and offer best value for money | 50%      | 0%                              | 50%     | 0%       | 0%                    |
| 5.1.1.1 Partner with community based organisations in the provision of services   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.1.1.2 Continue to undertake social, land use and environmental planning activities that assists in service planning       | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.1.2.1 Partner with agencies and health authorities to support improvements to the region's medical services               | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.1.3.1 Deliver a diverse suite of projects to the community that foster and enhance community strenghts and participation  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.1.3.2 Carry out commercial business management of Council's operational lands   | 75%      | 0%                              | 25%     | 0%       | 0%                    |
| 5.1.4.1 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities               | 45%      | 0%                              | 0%      | 0%       | 55%                   |
| 5.1.4.2 Review planning controls for priority locations   | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal  | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|----------|---------------------------------|---------|----------|-----------------------|
| 5.1.4.3 Policies and plans are developed, reviewed and implemented to encourage physical activity   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.1.4.4 Develop and implement public health, amenity and safety regulatory programs and reviews that assist in improving compliance with legislative requirements   | 67%      | 0%                              | 0%      | 0%       | 33%                   |
| 5.1.5.1 Increase opportunities to enhance library multimedia and online services  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.1.5.2 Renew community facilities and consider rationalisation, replacement or refurbishment to achieve facilities that are strategically located, good quality and meet identified community need         | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.1.6.1 Facilitate a range of programs and activities which improve food security and support local food systems  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.2.1.1 Investigate provision of<br>Leisure Services in the greater<br>Dapto area, taking into account<br>expansion of West Dapto, and<br>determine Council's role in the<br>market                         | 50%      | 0%                              | 0%      | 0%       | 50%                   |
| 5.2.1.2 Investigate the future provision of Aquatic Services across the local government area and implement improvements  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.2.1.3 Use data to assess the current community infrastructure available, community demand and develop a strategic framework and policies to either rationalise, enhance or expand to meet community needs | 88%      | 0%                              | 13%     | 0%       | 0%                    |
| 5.2.1.4 Develop a Regional Botanic<br>Garden of Excellance  | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal  | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|----------|---------------------------------|---------|----------|-----------------------|
| 5.2.1.5 Provide statutory services to appropriately manage and maintain our public spaces   | 25%      | 0%                              | 50%     | 0%       | 25%                   |
| 5.2.1.6 Implement Council's<br>Planning, People, Places Strategy  | 50%      | 0%                              | 0%      | 0%       | 50%                   |
| 5.2.2.1 Deliver a range of programs and recreational pursuits for older people  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.3.1.1 Prepare a Housing Study<br>and Strategy incorporating<br>Affordable Housing Issues  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.3.2.1 In partnership with relevant agencies and networks lobby and advocate for improved service levels and quality enhanced access to services | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.4.1.1 Provide lifeguarding services at beaches (in partnership with Surf Life Saving Illawarra) and Council pools                               | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.4.1.2 Facilitate a range of partnerships and networks to develop community safety initiatives   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.4.2.1 Delivery projects and programs to reduce crime in the Wollongong Local Government Area  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 5.5.1.1 Well maintained assets are provided that meet the needs of the current and future communities   | 89%      | 11%                             | 0%      | 0%       | 0%                    |
| 5.5.1.2 Manage and maintain<br>community infrastructure<br>portfolio with a focus on asset<br>renewal   | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal  | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|---|----------|---------------------------------|---------|----------|-----------------------|
| 5.5.1.3 Coordinate an access improvement program through pre-planning and renewal activities                        | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 6.1.1.1 Support the delivery of the Gong Shuttle Bus as an affordable transport option                              | 67%      | 0%                              | 0%      | 0%       | 33%                   |
| 6.1.2.1 Implement a variety of projects and programs to encourage sustainable transport throughout the LGA          | 67%      | 0%                              | 17%     | 0%       | 17%                   |
| 6.1.3.1 Plan and implement an integrated and sustainable transport network  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 6.1.4.1 Facilitate the integration of public amenities and transport with local communities                         | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 6.2.1.1 Work with partners to reduce travel time between Sydney and Western Sydney with Wollongong                  | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 6.3.1.1 Plan and implement projects to improve connectivity   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 6.3.2.1 Deliver sustainable transport asset renewal programs and projects   | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| 6.3.3.1 Investigate the option for disruptive transport technologies and the impact on the future transport network | 0%       | 100%                            | 0%      | 0%       | 0%                    |
| 6.3.4.1 Work with key agencies and partners to continue and improve late night transport options                    | 100%     | 0%                              | 0%      | 0%       | 0%                    |



| Goal   | On track | Not<br>Scheduled to<br>Commence | Delayed | Deferred | Ongoing /<br>Complete |
|--|----------|---------------------------------|---------|----------|-----------------------|
| 6.3.5.1 Develop an alternative service delivery, governance model and auspice for Community Transport in response to the Federal Government's Aged Care reform legislation | 100%     | 0%                              | 0%      | 0%       | 0%                    |
| Total Annual Deliverable<br>Progress   | 88%      | 1%                              | 3%      | 3%       | 5%                    |

File: FI-914.05.001 Doc: IC19/500

### ITEM 17 JULY 2019 FINANCIALS

The July 2019 financial results representing one month's transactions are not necessarily indicative of annual performance. The budget has been phased initially based on certain methodologies and will be refined over the coming months.

The Funds Result shows a favourable variance compared to the phased budget of \$0.9M while the Operating Result (pre capital) and Funds Available from Operations show unfavourable variances \$0.6M and \$0.7M respectively.

The balance sheet at the end of the period indicates that there is sufficient cash to support external restrictions.

Council has expended \$7.4M on its capital works program representing 7.5% of the annual budget. The year to date budget for the same period was \$8.8M.

### RECOMMENDATION

- 1 The financials be received and noted.
- 2 Council approves the proposed changes to the Capital Budget.

#### REPORT AUTHORISATIONS

Report of: Tana Ramsden, Corporate Accounting Manager

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

### **ATTACHMENTS**

- 1 Income and Funding Statement July 2019
- 2 Capital Project Report July 2019
- 3 Balance Sheet July 2019

### **BACKGROUND**

This report presents the Income and Expense Statement, Balance Sheet and Cash Flow Statement for July 2019. Council's current budget has a Net Funding (cash) deficit of \$9.7M, an Operating Deficit [pre capital] of \$9.4M and a capital expenditure of \$99.8M.

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

| FORECAST POSITION               | Original<br>Budget | YTD<br>Forecast | YTD<br>Actual | Variation |
|---------------------------------|--------------------|-----------------|---------------|-----------|
|                                 | \$M                | \$M             | \$M           | \$M       |
| KEY MOVEMENTS                   | 1-Jul              | 26-Jul          | 26-Jul        |           |
| Operating Revenue               | 273.0              | 21.0            | 20.3          | (0.7)     |
| Operating Costs                 | (282.4)            | (21.7)          | (21.6)        | 0.1       |
| Operating Result [Pre Capital]  | (9.4)              | (0.7)           | (1.3)         | (0.6)     |
| Capital Grants & Contributions  | 42.9               | 1.3             | 2.2           | 0.9       |
| Operating Result                | 33.5               | 0.6             | 0.9           | 0.3       |
| Funds Available from Operations | 56.7               | 3.1             | 2.4           | (0.7)     |
| Capital Works                   | 99.8               | 8.8             | 7.4           | 1.4       |
| Contributed Assets              | 6.7                | -               | -             | -         |
| Transfer to Restricted Cash     | 1.4                | -               | -             | -         |
| Borrowings Repaid               | 7.9                | -               | -             | -         |
| Funded from:                    |                    |                 |               |           |
| - Operational Funds             | 56.7               | 3.1             | 2.4           | (0.7)     |
| - Other Funding                 | 49.5               | 3.1             | 3.2           | 0.1       |
| Total Funds Surplus/(Deficit)   | (9.7)              | (2.6)           | (1.7)         | 0.9       |



#### **Financial Performance**

The July 2019 Operating Result [pre capital] shows an unfavourable variance compared to phased budget of \$0.6M that is largely due to lower grant and contributions income (\$0.4M) and user charges and fees (\$0.3M).

The Operating Result shows a positive variance of \$0.3M compared to budget. This includes the net variation above offset by a higher level of capital income of \$5.6M. This is mainly due to accrued grant revenue relating to accelerated West Dapto funded capital expenditure.

The Funds Available from Operations indicates an unfavourable variation of \$0.7M. This result includes the Operating Result (\$0.3M favourable), however, excludes the timing impacts of grants and contributions that are transferred to restricted cash (\$0.4M), increased level of leave payments compared to budget (\$0.3M), lower expenditure on operational funded projects (\$0.2M) and non-cash items (\$0.1M).

### **Funds Result**

The Total Funds result as at 26 July 2019 shows a positive variance of \$0.9M compared to phased budget. This includes the funds component of the operating result (\$0.7M) that is offset by lower net expenditure on capital works compared to budget (\$1.6M).

### **Capital Budget**

At the end of July, the capital program shows an expenditure of \$7.4M compared to a phased budget of \$8.8M. Funding associated with this expenditure has increased from a budget of \$3.1M to actuals of \$3.2M.

The review of the capital program progress at July recommends a decrease of \$0.7M primarily due to re-phasing of various projects which are supported by external funding or restricted cash. Details of the increase are provided in the Capital Project Report and commentary (attachment 2).

### **Available Cash**

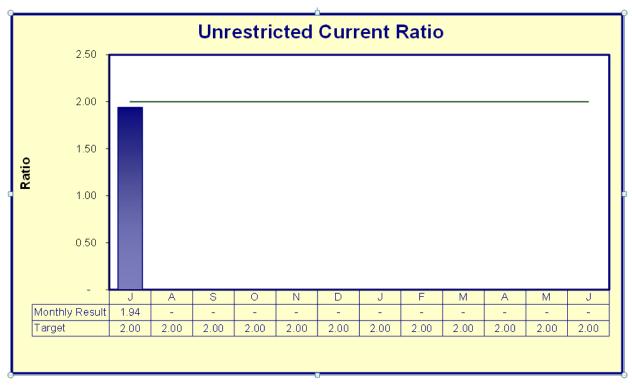
| CASH, INVESTMENTS & AVAILABLE FUNDS   |   |   |   |  |  |  |  |  |
|---|---|---|---|--|--|--|--|--|
|   | Actual<br>2018/19<br>\$M                      | Original<br>Budget<br>2019/20<br>\$M          | Actual Ytd<br>July 2019<br>\$M                |  |  |  |  |  |
| Total Cash and Investments  | 154.8   | 130.0   | 132.9   |  |  |  |  |  |
| Less Restrictions: External Internal Total Restrictions Available Cash                | 77.7<br>61.2<br>138.9<br>16.0                 | 78.0<br>46.7<br>124.7<br>5.3                  | 78.5<br>61.2<br>139.7<br>(6.8)                |  |  |  |  |  |
| Adjusted for : Payables Receivables Other Net Payables & Receivables  Available Funds | (35.0)<br>36.6<br>11.9<br>13.5<br><b>29.4</b> | (25.4)<br>24.6<br>11.2<br>10.5<br><b>15.7</b> | (29.2)<br>50.2<br>13.6<br>34.6<br><b>27.7</b> |  |  |  |  |  |

Council's cash and investments decreased during July 2019 to holdings of \$132.9M compared to \$154.8M at the end of June 2019. This reflects normal trends for this time of the year as Council awaits its first rates instalment.



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.

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, with the strategy being 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 July 2019, receivables totalled \$50.2M compared to receivables of \$38.4M at July 2018. Fluctuations relate to the timing of rates payments which are accrued before the actual payments are due and can be impacted by other debtors raised and not yet paid.

### **Payables**

Payables (the amount of money owed to suppliers) of \$29.2M were owed at July 2019 compared to payables of \$24.7M in July 2018. The difference in payables relate to goods and services and capital projects delivered but not yet paid for and timing of the Financial Assistance Grant payments that are received guarterly.

### **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 are 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. Council currently has borrowings through an interest free loan and the subsidised Local Government Infrastructure Renewal Scheme (LIRS). In 2009-2010, Council borrowed \$26M interest free to assist in the delivery of the West Dapto Access Plan. Council has also been successful in securing subsidies for loans under the three rounds of the LIRS program



and has entered into loans of \$20M in 2012-2013 for Round 1, \$4.3M in 2013-2014 for Round 2 and \$20.5M for Round 3. The LIRS program provides a loan subsidy of 4% for Round 1 and 3% for the subsequent rounds. Loan funds have been used to accelerate the Citywide Footpaths, Shared Path Renewal, Missing Links Construction Program, building refurbishment works for Berkeley Community Centre, Corrimal Library and Community Centre, Thirroul Pavilion and Kiosk and to support the West Dapto Access – Fowlers Road project respectively.

Council's Debt Service Ratio forecast for 2019-2020 is a 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 \$2.8B of assets are controlled and managed by Council for the community as at 26 July 2019. The 2019-2020 capital works program includes projects such as the West Dapto Access strategy, civil asset renewals including roads, car parks and buildings and purchase of library books. As at 26 July, Council has expended \$7.4M on its capital works program representing 7.5% of the annual budget. The year to date budget for the same period was \$8.8M.

### 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  |  | very Program 2018-2021 | Operational Plan 2019-20  |
|-------|---|--|------------------------|---|
|       | Strategy  | 3 Year Action  |                        | Operational Plan Actions  |
| 4.3.2 | 8.2 Resources (finance, technology, assets and people) are effectively managed to ensure long term financial sustainability | 4.3.2.1 Effective and transparent financial management |                        | Monitor and review achievement of Financial Strategy  |
|       |   |  | systems are in place   | Continuous budget management is in place, controlled and reported   |
|       |   |  |                        | Provide accurate and timely financial reports monthly, quarterly and via the annual statement   |
|       |   |  |                        | Manage and further develop a compliance program to promote awareness and compliance with Council's procurement policies and procedures and other related policies |

### CONCLUSION

Whilst the results for July 2019 represent only one month's performance and are not necessarily indicative of the possible full year result, it is expected that Council will achieve the forecast annual results.



| I Ju  | ly 2019 to 26 Ju   | ily 2019  |   |  |
|---|--|---|---|--|
|   | 2019/2020<br>Original Budget<br>\$'000   | 2019/2020<br>Current Budget<br>\$'000   | 2019/2020<br>YTD Budget<br>\$'000   | 2019/2020<br>Actual YTD<br>\$'000  |
| Ir  | ncome Staten   | nent  |   |  |
| Income From Continuing Operations   |  |   |   |  |
| Revenue:  |  |   |   |  |
| Rates and Annual Charges  | 202,991  | 202,991   | 14,146  | 14,140   |
| User Charges and Fees   | 33,665   | 33,665<br>4,882   | 2,391<br>349  | 2,094<br>420   |
| Interest and Investment Revenues Other Revenues   | 4,882<br>10,598  | 10,598  | 753   | 648  |
| Grants & Contributions provided for Operating Purposes  | 20,840   | 20,840  | 3,322   | 2,964  |
| Grants & Contributions provided for Capital Purposes  | 42,927   | 42,927  | 1,313   | 2,234  |
| Profit/Loss on Disposal of Assets   | 0  | 0   | 0   | 0  |
| Total Income from Continuing Operations   | 315,903  | 315,903   | 22,274  | 22,501   |
| Expenses From Continuing Operations   |  |   |   |  |
| Expenses From Continuing Operations   |  |   |   |  |
| Employee Costs  | 134,742  | 134,742   | 9,687   | 9,926  |
| Borrowing Costs   | 2,722  | 2,722   | 193   | 80   |
| Materials, Contracts & Other Expenses   | 97,916   | 97,916  | 7,572   | 7,265  |
| Depreciation, Amortisation + Impairment   | 66,276   | 66,276  | 5,629   | 5,629  |
| Internal Charges (labour)   | (17,558)   | (17,558)  | (1,247)   | (1,054)  |
| Internal Charges (not labour)   | (1,694)  | (1,694)   | (120)   | (240)  |
| Total Expenses From Continuing Operations   | 282,404  | 282,404   | 21,714  | 21,605   |
| Operating Results From Continuing Operations  | 33,499   | 33,499  | 559   | 896  |
| Net Operating Result for the Year   | 33,499   | 33,499  | 559   | 896  |
| 1 3   |  |   |   |  |
|   |  |   |   |  |
| Net Operating Result for the Year before Grants &   | (9.429)  | (9.429)   | (754)   | (1 338)  |
| Net Operating Result for the Year before Grants & Contributions provided for Capital Purposes  NET SURPLUS (DEFICIT) [Pre capital] %  | (9,429)<br>10.6%   | (9,429)<br>10.6%  | ( <b>754</b> )<br>2.5%  | (1,338)<br>4.0%  |
| Contributions provided for Capital Purposes   | n ' '  |   |   |  |
| Contributions provided for Capital Purposes  NET SURPLUS (DEFICIT) [Pre capital] %  | 10.6%  | 10.6%   |   |  |
| Contributions provided for Capital Purposes  NET SURPLUS (DEFICIT) [Pre capital] %  | 10.6%  | 10.6%   | 2.5%  | 4.09   |
| Contributions provided for Capital Purposes  NET SURPLUS (DEFICIT) [Pre capital] %  | 10.6%  | 10.6%   |   | 4.09   |
| Contributions provided for Capital Purposes  NET SURPLUS (DEFICIT) [Pre capital] %  | 10.6%<br>unding State<br>33,499  | 10.6%<br>ment   | 2.5%  | 4.09   |
| Contributions provided for Capital Purposes  NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  | 10.6%<br>unding State<br>33,499  | 10.6%<br>ment<br>33,499   | 559 6,962   | 4.0°<br>896<br>6,817   |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  | 10.6%<br>unding State<br>33,499<br>84,272<br>16,491  | 10.6% ment 33,499 84,272 16,491   | 559 6,962 1,171   | 4.09<br>896<br>6,817<br>971  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash   | 10.6%<br>unding State<br>33,499<br>84,272<br>16,491<br>(63,420)  | 10.6% ment 33,499 84,272 16,491 (63,420)  | 559<br>6,962<br>1,171<br>(4,539)  | 6,817<br>971<br>(4,913   |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements  | 10.6%<br>unding State<br>33,499<br>84,272<br>16,491  | 10.6% ment 33,499 84,272 16,491   | 559 6,962 1,171   | 6,817<br>971<br>(4,913   |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements  Net Share Joint Venture using Equity Method   | 10.6% unding State 33,499  84,272 16,491 (63,420) (14,162)   | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  | 559<br>6,962<br>1,171<br>(4,539)<br>(1,006)   | 6,817<br>971<br>(4,913<br>(1,311)  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements  Net Share Joint Venture using Equity Method  Funds Available from Operations  | 10.6% unding State 33,499  84,272 16,491 (63,420) (14,162)  56,680   | 10.6%  ment  33,499  84,272  16,491 (63,420) (14,162)  56,680   | 559 6,962 1,171 (4,539) (1,006) 3,148   | 6,817<br>971<br>(4,913<br>(1,311   |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements  Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid   | 10.6% unding State 33,499  84,272 16,491 (63,420) (14,162)   | 10.6%  ment  33,499  84,272  16,491 (63,420) (14,162)  56,680  (7,913)  | 559<br>6,962<br>1,171<br>(4,539)<br>(1,006)   | 4.0°<br>896<br>6,817   |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions - Restricted cash used for operations - Income transferred to Restricted Cash - Payment of Accrued Leave Entitlements  Net Share Joint Venture using Equity Method Funds Available from Operations  Borrowings repaid  Advances (made by) / repaid to Council   | 10.6% unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0   | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0   | 4.0°  896  6,817  971  (4,913) (1,311)  2,460  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid  Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  | 10.6% unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913)  | 10.6%  ment  33,499  84,272  16,491 (63,420) (14,162)  56,680  (7,913)  | 559 6,962 1,171 (4,539) (1,006) 3,148 (0)   | 4.0°  896  6,817  971  (4,913  (1,311)  2,466  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid  Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET  | 10.6% unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767   | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0  3,147                                      | 4.0°  896  6,817  977  (4,913  (1,311)  2,460  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid  Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET  Assets Acquired   | 10.6% unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767   | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0  3,147                                      | 4.0°  896  6,817  971  (4,913  (1,311)  2,460  (7,418  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back: - Non-cash Operating Transactions - Restricted cash used for operations - Income transferred to Restricted Cash - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method Funds Available from Operations Borrowings repaid Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET  Assets Acquired Contributed Assets   | 10.6% unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  | 10.6%  ment  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726)   | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0  3,147                                      | 4.0°  896  6,817  971  (4,913  (1,311)  2,460  (7,418  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F Net Operating Result for the Year Add back: - Non-cash Operating Transactions - Restricted cash used for operations - Income transferred to Restricted Cash - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method Funds Available from Operations Borrowings repaid Advances (made by) / repaid to Council Operational Funds Available for Capital Budget CAPITAL BUDGET Assets Acquired Contributed Assets Transfers to Restricted Cash   | 10.6% unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767   | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0  3,147                                      | 4.0°  896  6,817  971  (4,913  (1,311)  2,460  (7,418  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F Net Operating Result for the Year Add back: - Non-cash Operating Transactions - Restricted cash used for operations - Income transferred to Restricted Cash - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method Funds Available from Operations Borrowings repaid Advances (made by) / repaid to Council Operational Funds Available for Capital Budget CAPITAL BUDGET Assets Acquired Contributed Assets Transfers to Restricted Cash Funded From:-   | 10.6%  unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  (99,795) (6,726) (1,431)                                     | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726) (1,431)                                     | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0 3,147  (8,827) 0 0                          | 4.0°  896  6,817  971  (4,913) (1,311)  2,460  (7,418) (7,418)   |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid  Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET  Assets Acquired  Contributed Assets  Transfers to Restricted Cash   | 10.6%  unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,795) (6,726) (1,431)  48,767                            | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726) (1,431) 48,767                              | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0  3,147                                      | 4.0° 896 6,817 971 (4,913 (1,311) 2,460 (7,418   |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements  Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid  Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET  Assets Acquired  Contributed Assets  Transfers to Restricted Cash  Funded From:  - Operational Funds  - Sale of Assets   | 10.6%  unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,795) (6,726) (1,431)  48,767  1,292                     | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726) (1,431)  48,767 1,292                       | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0 3,147  (8,827) 0 0 3,147 49                 | 4.0°  896  6,817  971  (4,913  (1,311  2,460  (7,418  (0)  (2,460  (0)   |
| For the contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  For the contribution of the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET  Assets Acquired  Contributed Assets  Transfers to Restricted Cash  Funded From:  - Operational Funds  - Sale of Assets  - Internally Restricted Cash   | 10.6%  unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  (99,795) (6,726) (1,431)  48,767 1,292 14,029                | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726) (1,431)  48,767 1,292 13,043                | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0  3,147  (8,827) 0 0 3,147 49 269            | 4.0°  896  6,817  971  (4,913  (1,311  2,460  (7,418  (0,40)  2,460  (1,40)  |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back:  - Non-cash Operating Transactions  - Restricted cash used for operations  - Income transferred to Restricted Cash  - Payment of Accrued Leave Entitlements  Net Share Joint Venture using Equity Method  Funds Available from Operations  Borrowings repaid  Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET  Assets Acquired  Contributed Assets  Transfers to Restricted Cash  Funded From:  - Operational Funds  - Sale of Assets   | 10.6%  unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,795) (6,726) (1,431)  48,767  1,292                     | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726) (1,431)  48,767 1,292                       | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0 3,147  (8,827) 0 0 3,147 49                 | 4.0°  896  6,817  971  (4,913  (1,311  2,466  (7,418  (0,2466)  2,460  (2,460)   |
| Fonds Available from Operations Borrowings repaid Advances (made by) / repaid to Council Operational Funds Available for Capital Budget CAPITAL BUDGET Assets Acquired Contributed Assets Transfers to Restricted Cash - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method Funds Available from Operations Borrowings repaid Advances (made by) / repaid to Council Operational Funds Available for Capital Budget CAPITAL BUDGET Assets Acquired Contributed Assets Transfers to Restricted Cash Funded From: - Operational Funds - Sale of Assets - Internally Restricted Cash - Borrowings   | 10.6%  unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  (99,795) (6,726) (1,431)  48,767 1,292 14,029 0              | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726) (1,431)  48,767 1,292 13,043 0              | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0  3,147  (8,827) 0 0 3,147 49 269 0          | 4.0°  896 6,817 971 (4,913 (1,311  2,466 (7,418 (1,410 (1, |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back: - Non-cash Operating Transactions - Restricted cash used for operations - Income transferred to Restricted Cash - Payment of Accrued Leave Entitlements Net Share Joint Venture using Equity Method Funds Available from Operations  Borrowings repaid Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET Assets Acquired Contributed Assets  Transfers to Restricted Cash Funded From: - Operational Funds - Sale of Assets - Internally Restricted Cash - Borrowings - Capital Grants  | 10.6%  unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  (99,795) (6,726) (1,431)  48,767 1,292 14,029 0 7,353        | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726) (1,431)  48,767 1,292 13,043 0 7,485        | 2.5%  6,962 1,171 (4,539) (1,006)  3,148  (0) 0  3,147  (8,827) 0 0 3,147 49 269 0 687      | 4.0°  896 6,817 971 (4,913 (1,311)  2,460 (7,418 (7,418) (2,460 (2,460 (2,064) 2,064   |
| Contributions provided for Capital Purposes NET SURPLUS (DEFICIT) [Pre capital] %  F  Net Operating Result for the Year  Add back: - Non-cash Operating Transactions - Restricted cash used for operations - Income transferred to Restricted Cash - Payment of Accrued Leave Entitlements  Net Share Joint Venture using Equity Method Funds Available from Operations  Borrowings repaid  Advances (made by) / repaid to Council  Operational Funds Available for Capital Budget  CAPITAL BUDGET  Assets Acquired  Contributed Assets  Transfers to Restricted Cash Funded From: - Operational Funds - Sale of Assets - Internally Restricted Cash - Borrowings - Capital Grants - Developer Contributions (Section 94) | 10.6%  unding State  33,499  84,272 16,491 (63,420) (14,162)  56,680 (7,913) 0  48,767  (99,795) (6,726) (1,431)  48,767 1,292 14,029 0 7,353 16,867 | 10.6%  ment  33,499  84,272 16,491 (63,420) (14,162)  56,680  (7,913) 0  48,767  (99,092) (6,726) (1,431)  48,767 1,292 13,043 0 7,485 17,017 | 2.5%  6.962 1,171 (4,539) (1,006)  3,148  (0) 0 3,147  (8,827) 0 0 3,147 49 269 0 687 1,418 | 4.0%<br>896<br>6,817<br>971<br>(4,913)<br>(1,311)<br>2,460   |



|  | CA             | APITAL           | PROJECT        | REPOR            | T               |             |               |  |  |
|--|----------------|------------------|----------------|------------------|-----------------|-------------|---------------|--|--|
|  |                |                  | eriod ended 26 |                  |                 |             |               |  |  |
|  | \$10           | 00               | \$1000         |                  |                 | \$1000      | \$1000        |  |  |
|  | CURRENT        | BUDGET           | WORKING B      | UDGET            |                 | VARIAT      | ION           |  |  |
| ASSET CLASS<br>PROGRAMME   | EXPENDITURE    | OTHER FUNDING    | EXPENDITURE    | OTHER FUNDING    | YTD EXPENDITURE | EXPENDITURE | OTHER FUNDING |  |  |
| Roads And Related Assets   |                |                  |                |                  |                 |             |               |  |  |
| Traffic Facilities   | 1,220          | (630)            | 2,420          | (630)            | 111             | 1,200       | (0)           |  |  |
| Public Transport Facilities  | 430            | (50)             | 430            | (50)             | 0               | 0           | (0)           |  |  |
| Roadworks  | 13,642         | (1,775)          | 14,142         | (1,775)          | 1,750           | 500         | 0             |  |  |
| Bridges, Boardwalks and Jetties                                      | 1,895          | 0                | 1,895          | 0                | 36              | (0)         | 0             |  |  |
| TOTAL Roads And Related Assets                                       | 17,187         | (2,455)          | 18,887         | (2,455)          | 1,897           | 1,700       | (0)           |  |  |
| West Dapto   |                |                  |                |                  |                 |             |               |  |  |
| West Dapto Infrastructure Expansion                                  | 16,709         | (16,709)         | 16,859         | (16,859)         | 2,102           | 150         | (150)         |  |  |
| TOTAL West Dapto   | 16,709         | (16,709)         | 16,859         | (16,859)         | 2,102           | 150         | (150)         |  |  |
| Footpaths And Cycleways  |                |                  |                |                  |                 |             |               |  |  |
| Footpaths  | 8,535          | (3,743)          | 8,535          | (3,743)          | 1,075           | 0           | 0             |  |  |
| Cycle/Shared Paths   | 3,065          | (1,165)          | 3,065          | (1,165)          | 88              | 0           | (0)           |  |  |
| Commercial Centre Upgrades - Footpaths and Cyclews                   | 3,340          | (30)             | 3,340          | (30)             | 37              | (0)         | 0             |  |  |
| TOTAL Footpaths And Cycleways  | 14,940         | (4,938)          | 14,940         | (4,938)          | 1,200           | 0           | 0             |  |  |
| Carparks   |                |                  |                |                  |                 |             |               |  |  |
| Carpark Construction/Formalising                                     | 350            | (190)            | 550            | (190)            | 68              | 200         | 0             |  |  |
| Carpark Reconstruction or Upgrading                                  | 1,470          | 0                | 1,478          | (8)              | 67              | 8           | (8)           |  |  |
| TOTAL Carparks   | 1,820          | (190)            | 2,028          | (198)            | 135             | 208         | (8)           |  |  |
| Stormwater And Floodplain Manageme                                   | ent            |                  |                |                  |                 |             |               |  |  |
| Floodplain Management  | 1,799          | (160)            | 1,799          | (160)            | 30              | (0)         | 0             |  |  |
| Stormwater Management Stormwater Treatment Devices                   | 3,820<br>505   | (340)<br>(290)   | 3,820<br>855   | (340)            | 124<br>48       | (0)<br>350  | 0             |  |  |
| TOTAL Stormwater And Floodplain N                                    | 6,124          | (790)            | 6,474          | (790)            | 203             | 350         | 0             |  |  |
| · ·  |                |                  |                |                  |                 |             |               |  |  |
| Buildings  |                |                  |                |                  |                 |             |               |  |  |
| Cultural Centres (IPAC, Gallery, Townhall)  Administration Buildings | 2,861<br>1,807 | 0 (50)           | 2,861<br>1,807 | 0 (50)           | 61<br>20        | (0)         | 0             |  |  |
| Community Buildings  | 6,097          | (399)            | 6,096          | (399)            | 481             | (0)         | 0             |  |  |
| Public Facilities (Shelters, Toilets etc.)                           | 570            | 0                | 570            | 0                | 17              | (0)         | 0             |  |  |
| TOTAL Buildings  | 11,335         | (449)            | 11,335         | (449)            | 579             | (0)         | 0             |  |  |
| Commercial Operations  |                |                  |                |                  |                 |             |               |  |  |
| Tourist Park - Upgrades and Renewal                                  | 1,240          | 0                | 1,240          | 0                | 154             | 0           | 0             |  |  |
| Crematorium/Cemetery - Upgrades and Renewal                          | 265            | 0                | 265            | 0                | 4               | (0)         | 0             |  |  |
| Leisure Centres & RVGC   | 280            | 0                | 280            | 0                | 0               | 0           | 0             |  |  |
| TOTAL Commercial Operations  | 1,785          | 0                | 1,785          | 0                | 158             | 0           | 0             |  |  |
| Parks Gardens And Sportfields  |                |                  |                |                  |                 |             |               |  |  |
| Play Facilities  | 1,240          | (200)            | 1,365          | (325)            | 0               | 125         | (125)         |  |  |
| Recreation Facilities Sporting Facilities                            | 401<br>2,564   | (136)<br>(1,165) | 401<br>2,564   | (136)<br>(1,165) | 4<br>19         | 0 (0)       | 0             |  |  |
| Lake Illawarra Foreshore   | 10             | (1,100)          | 10             | (1,103)          | 0               | 0           | 0             |  |  |
| TOTAL Parks Gardens And Sportfield                                   | 4,215          | (1,501)          | 4,340          | (1,626)          | 24              | 125         | (125)         |  |  |



|  | C,             |                    | PROJECT<br>eriod ended 26 |                    | Т               |             |               |  |
|--|----------------|--------------------|---------------------------|--------------------|-----------------|-------------|---------------|--|
|  | \$10           | 00                 | \$1000                    | )                  |                 | \$'000      |               |  |
|  | CURRENT        | BUDGET             | WORKING B                 | UDGET              |                 | VARIAT      | ION           |  |
| ASSET CLASS<br>PROGRAMME                                 | EXPENDITURE    | OTHER FUNDING      | EXPENDITURE               | OTHER FUNDING      | YTD EXPENDITURE | EXPENDITURE | OTHER FUNDING |  |
| Beaches And Pools  |                |                    |                           |                    |                 |             |               |  |
| Beach Facilities   | 384            | 0                  | 384                       | 0                  | 15              | (0)         | 0             |  |
| Rock/Tidal Pools<br>Treated Water Pools                  | 3,580<br>1,603 | 0                  | 3,530<br>1,653            | 0                  | 421<br>174      | (50)<br>50  | 0             |  |
| TOTAL Beaches And Pools                                  | 5,567          | 0                  | 5,567                     | 0                  | 609             | (0)         | 0             |  |
| Natural Areas  |                |                    |                           |                    |                 |             |               |  |
| Natural Area Management and Rehabilitation               | 250            | 0                  | 250                       | 0                  | 0               | 0           | 0             |  |
| TOTAL Natural Areas                                      | 250            | 0                  | 250                       | 0                  | 0               | 0           | 0             |  |
| Waste Facilities   |                |                    |                           |                    |                 |             |               |  |
| Whytes Gully New Cells                                   | 2,170          | (1,420)            | 2,170                     | (1,420)            | 166             | (0)         | (0)           |  |
| Whytes Gully Renewal Works<br>Helensburgh Rehabilitation | 1,375<br>2,292 | (1,325)<br>(2,292) | 1,375<br>1,306            | (1,325)<br>(1,306) | 33<br>23        | 0<br>(986)  | 986           |  |
| TOTAL Waste Facilities                                   | 5,837          | (5,037)            | 4,851                     | (4,051)            | 222             | (986)       | 986           |  |
|  |                | ,-,,               |                           | (1)                |                 | ,,          |               |  |
| Fleet<br>Motor Vehicles                                  | 1,700          | (517)              | 1,700                     | (517)              | 37              | (0)         | 0             |  |
| TOTAL Fleet  | 1,700          | (517)              | 1,700                     | (517)              | 37              | (0)         | 0             |  |
|  | ,,,,,          | , ,                | ,                         |                    |                 |             |               |  |
| Plant And Equipment  Portable Equipment (Mowers etc.)    | 125            | (63)               | 125                       | (63)               | (19)            | (0)         | 0             |  |
| Mobile Plant (trucks, backhoes etc.)                     | 2,890          | (738)              | 2,890                     | (738)              | 4               | (0)         | 0             |  |
| TOTAL Plant And Equipment                                | 3,015          | (800)              | 3,015                     | (800)              | (15)            | (0)         | 0             |  |
| Information Technology                                   |                |                    |                           |                    |                 |             |               |  |
| Information Technology                                   | 1,005          | (60)               | 1,005                     | (60)               | 0               | (0)         | (0)           |  |
| TOTAL Information Technology                             | 1,005          | (60)               | 1,005                     | (60)               | 0               | (0)         | (0)           |  |
| Library Books  |                |                    |                           |                    |                 |             |               |  |
| Library Books  | 1,221          | 0                  | 1,221                     | 0                  | 179             | (0)         | 0             |  |
| TOTAL Library Books                                      | 1,221          | 0                  | 1,221                     | 0                  | 179             | (0)         | 0             |  |
| Public Art   |                |                    |                           |                    |                 |             |               |  |
| Art Gallery Acquisitions                                 | 100            | 0                  | 100                       | 0                  | 27              | (0)         | 0             |  |
| TOTAL Public Art   | 100            | 0                  | 100                       | 0                  | 27              | (0)         | 0             |  |
| Emergency Services                                       |                |                    |                           |                    |                 |             |               |  |
| Emergency Services Plant and Equipment                   | 0              | 0                  | 52                        | 0                  | 7               | 52          | 0             |  |
| TOTAL Emergency Services                                 | 0              | 0                  | 52                        | 0                  | 7               | 52          | 0             |  |
| Land Acquisitions  |                |                    |                           |                    |                 |             |               |  |
| Land Acquisitions  | 4,496          | (4,196)            | 4,496                     | (4,196)            | 53              | 0           | 0             |  |
| TOTAL Land Acquisitions                                  | 4,496          | (4,196)            | 4,496                     | (4,196)            | 53              | 0           | 0             |  |
| Non-Project Allocations                                  |                |                    |                           |                    |                 |             |               |  |
| Capital Project Contingency                              | 2,469          | 0                  |                           | 0                  | 0               | (2,302)     | 0             |  |
| Capital Project Plan                                     | 20             | 0                  |                           | 0                  | 0               | (0)         | 0             |  |
| TOTAL Non-Project Allocations                            | 2,489          | 0                  | 187                       | 0                  | 0               | (2,302)     | 0             |  |
| GRAND TOTAL  | 99,795         | (37,642)           | 99,092                    | (36,939)           | 7,418           | (703)       | 703           |  |



# Manager Project Delivery Division Commentary on July 2019 Capital Budget Report

On 24 June 2019, Council approved a Capital budget for 2019-2020 of \$99.8M. At the end of July 2019, the approved Capital Budget had decreased to \$99.1M due predominately to the re-phasing of waste reserve funding for the project at Helensburgh Landfill Site Remediation which has encountered unexpected delays in planning approval from the State Government.

Council achieved expenditure at the end of July 2019 of 7.4M which is \$1.4M less than the phased budget expenditure of \$8.8M primarily due to planned expenditure not being realised prior to end of month (will be achieved in August) and reprogramming of a range of projects in the Footpaths, Stormwater Infrastructure and Buildings Programs.

| Program  | Major Points of change to Capital Budget  |
|--|---|
| Traffic Facilities                                   | Reallocate budget from Contingency to Traffic Facilities program to provide budget for a number of traffic signal and intersection upgrade projects were not completed in 2018-2019 due to delays in obtaining regulatory approval and/or late design changes.  |
| Roadworks  | Reallocate budget from Contingency to Roadworks program due to 3 road upgrade projects not achieving completion in 2018-2019.   |
| West Dapto Infrastructure Expansion                  | Introduce funding for existing project to design Huntley/Avondale Rd upgrade  |
| Car park –<br>Construction/Formalising               | Reallocate budget from Contingency to Car park — Construction/Formalising Program to provide budget for a project to upgrade a section of a carpark which was programed for completion in 2018-2019 but was delayed due to outstanding issues arising from works on private property and ensuring compliance with historical DA consent conditions. |
| Stormwater treatment Devices                         | Reallocate budget from Contingency to Stormwater Treatment Devices Program due to re-phasing of 2 projects.   |
| Play Facilities                                      | Introduce Restart NSW (Govt) funding for Charles harper Park playground replacement/upgrade project.  |
| Rock/Tidal Pools                                     | Reallocate budget from Rock/Tidal Pools Program to Treated Water Pools program.   |
| Treated Water Pools                                  | Reallocate budget from Rock/Tidal Pools Program to Treated Water Pools program.   |
| Waste facilities -<br>Helensburgh<br>Rehabilitation. | Re-phase Waste Reserve funding to future year due to unexpected delays in obtaining planning approvals for this project.  |
| Emergency Services<br>Plant and Equipment            | Reallocate budget from contingency to Emergency Services Plant and Equipment due to re-phasing of the project to construct new high voltage power supply infrastructure to Mt Keira summit which was programmed for completion in 2018-2019 but was delayed due to late and extended planning approvals from NPWS.                                  |
| Contingency  | Distribution of budget to various programs as detailed above.   |



| WOLLONGONG CITY C                        | OUNCII                      | L                           |
|--|-----------------------------|-----------------------------|
|  | Actual<br>2019/20<br>\$'000 | Actual<br>2018/19<br>\$'000 |
| Balance Sheet                            |                             |                             |
| Current Assets                           |                             |                             |
| Cook Assets                              | 10.110                      | 25 197                      |
| Cash Assets Investment Securities        | 10,119<br>109,763           | 25,187<br>114,579           |
| Receivables                              | 50,235                      | 36,620                      |
| Inventories                              | 356                         | 337                         |
| Other                                    | 13,665                      | 11,879                      |
| Total Current Assets                     | 184,138                     | 188,602                     |
| Non-Current Assets                       |                             |                             |
| Non Current Cash Assets                  | 13,000                      | 15,000                      |
| Non Current Investment Securities        | 56                          | 56                          |
| Non-Current Receivables                  | 0                           | 0                           |
| Non-Current Inventories                  | 5,948                       | 5,948                       |
| Property, Plant and Equipment            | 2,566,570                   | 2,565,104                   |
| Investment Properties                    | 5,000                       | 5,000                       |
| Westpool Equity Contribution             | 2,931                       | 2,931                       |
| Intangible Assets                        | 440                         | 440                         |
| Total Non-Current Assets                 | 2,593,945                   | 2,594,478                   |
|  |                             |                             |
| TOTAL ASSETS                             | 2,778,083                   | 2,783,080                   |
| Current Liabilities                      |                             |                             |
| Current Payables                         | 29,244                      | 35,020                      |
| Current Provisions payable < 12 months   | 14,573                      | 14,697                      |
| Current Provisions payable > 12 months   | 43,517                      | 43,517                      |
| Current Interest Bearing Liabilities     | 7,934                       | 7,934                       |
| Total Current Liabilities                | 95,267                      | 101,168                     |
| Non-Current Liabilities                  |                             |                             |
| Non Current Payables                     | 385                         | 385                         |
| Non Current Interest Bearing Liabilities | 17,497                      | 17,497                      |
| Non Current Provisions                   | 47,054                      | 47,054                      |
| Total Non-Current Liabilities            | 64,936                      | 64,936                      |
| TOTAL LIABILITIES                        | 160,203                     | 166,104                     |
| NET ASSETS                               | 2,617,880                   | 2,616,977                   |
|  | 2,017,000                   | 2,010,977                   |
| Equity                                   |                             |                             |
| Accumulated Surplus                      | 1,325,525                   | 1,325,456                   |
| Asset Revaluation Reserve                | 1,152,665                   | 1,152,665                   |
| Restricted Assets                        | 139,690                     | 138,856                     |
| TOTAL EQUITY                             | 2,617,880                   | 2,616,977                   |



File: FI-914.05.001 Doc: IC19/499

### ITEM 18 STATEMENT OF INVESTMENT - JULY 2019

This report provides an overview of Council's investment portfolio performance for the month of July 2019.

Council's average weighted return for July 2019 was 3.54% which was above the benchmark return of 1.39%. These results were primarily due to the positive marked to market valuation of the aggregated Floating Rates Notes (FRN), and NSW TCorp Hourglass facilities in Council's portfolio. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree of credit quality and liquidity.

#### RECOMMENDATION

Council receive the Statement of Investment for July 2019

### REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Authorised by: Todd Hopwood, Manager Governance and Customer Service

### **ATTACHMENTS**

- 1 Statement of Investment July 2019
- 2 Investment Income Compared to Budget 2019-2020

#### **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 10 December 2018. 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 Audit, Risk and Improvement Committee's (ARIC) role of overseer provides for the review of Council's Investment Policy and the Management Investment Strategy.

Council's Responsible Accounting Officer is required to sign the complying Statement of Investment 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 26 July 2019 were \$132,821,559 (Statement of Investment attached) [27 July 2018 \$139,826,027].

Council's average weighted return for July 2019 was 3.54% which was above the benchmark return of 1.39%. These results were primarily due to the positive marked to market valuation of the aggregated Floating Rates Notes (FRN), and NSW TCorp Hourglass facilities in Council's portfolio. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree of credit quality and liquidity.

At 26 July 2019, year to date interest and investment revenue of \$412,354 was recognised compared to the year to date budget of \$300,582.

Council's 24 floating rate notes had a net increase in value of \$141,762 for July 2019.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net increase in value of \$4,104 for July 2019. The coupon margins on these investments reflect pre Global Financial Crisis (GFC) pricing. For example, the Emerald A is paying 45 basis points over the BBSW where a comparative investment is now paying 100 basis points over the BBSW. This is reflected in the coupon rates on both these investments. 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.

Council has two investment holdings under the NSW TCorp Hour Glass Facility: the Long-Term Growth Facility and the NSW TCorpIM Cash Fund. The Long-Term Growth recorded a net increase in value of \$38,446 and the Cash Fund recorded a net increase in value of \$13,170 in July 2019. The fluctuation in the Long-Term Growth Facility is a reflection of the current share market volatility both domestically and internationally, whereas the Cash Fund provides relatively stable returns with low potential for capital loss while maintaining high levels of liquidity, similar to an at call account. The fund only invests in Australian cash and fixed interests.

Council holds one ordinary and one preference share in Southern Phone Company Limited. AASB 9: Financial Instruments requires all equity instruments are to be reported at fair value, and replaced AASB 139: Financial Instruments: Recognition and Measurement, which allowed certain unlisted investments to be carried at amortised cost in the absence of a reliable measurement of fair value, thus impacting council's equity holding in Southern Phones.

Ernst & Young have provided a valuation for one ordinary share in the company, and used a capitalisation of earnings approach using a capitalisation multiple, taking into consideration comparable companies and transactions. The value of one ordinary share is \$55,500 as at 30 June 2019. Council's investment advisor Laminar Capital has provided a valuation of the preference share. The share is not transferrable, and does not provide any additional rights to participate in the distribution of company assets in the event of a wind up or sale. The fair value of the one preference share is \$1 as at 30 June 2019, and represents the amount to be received if the share was redeemed.

At the August 2019 RBA meeting, the official cash rate remained unchanged at the record low of 1.00%. 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 guite low and below target.

Council's Investment Policy includes counterparty limits to spread the institutional risk applied at the time of investment. Review of the Members Equity Bank percentages, currently at 13%, has concluded that the percentage at purchase was actually 11% and therefore marginally above Council's Investment Policy limit of 10%. Corrective action on this operational error is in action, with updated process and increased vigilance by staff and advisor to ensure that investment limits are in compliance with Council's Investment Policy. Council's Responsible Accounting Officer has signed the Statement of Investment 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<br>2018-2021     | Operational Plan 2019-20  |
|--|-----------------------------------|---|
| Strategy   | 3 Year Action                     | Operational Plan Actions  |
| 4.3.2 Resources (finance, technology, assets       | 4.3.2.1 Effective and transparent | Monitor and review achievement of Financial Strategy  |
| and people) are effectively managed                | financial<br>management           | Continuous budget management is in place, controlled and reported   |
| to ensure long term<br>financial<br>sustainability | systems are in place              | Provide accurate and timely financial reports monthly, quarterly and via the annual statement   |
| sustamability                                      |                                   | Manage and further develop a compliance program to promote awareness and compliance with Council's procurement policies and procedures and other related policies |



### CONCLUSION

The investments for July 2019 have performed favourably compared to the year to date budget and the portfolio recorded an average weighted return above the annualised Bloomberg Bank Bill Index Benchmark.



### WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 26 July 2019

### On Call & Term Deposits

| Investment Body            | Rating        | Purchase Price \$ | Fair Value of Holding \$ | Security      | Purchase<br>Date | Maturity Date | Interest /<br>Coupon Rate |
|----------------------------|---------------|-------------------|--------------------------|---------------|------------------|---------------|---------------------------|
| NAB Professional Maximiser | A1+           | -                 | 5,187,739                | Prof Fund A/c | 26/07/2019       | 26/07/2019    | 1.40%                     |
| NAB General Fund           | A1+           | -                 | 1,801,526                | General A/c   | 26/07/2019       | 26/07/2019    |                           |
| Bwest                      | A1+           | 3,000,000         | 3,000,000                | T/Deposit     | 28/06/2019       | 29/07/2019    | 1.80%                     |
| IMB                        | BBB           | 3,000,000         | 3,000,000                | T/Deposit     | 14/03/2019       | 09/08/2019    | 2.65%                     |
| BOQ                        | A2            | 1,000,000         | 1,000,000                | T/Deposit     | 06/09/2017       | 06/09/2019    | 2.80%                     |
| BEN                        | Moodys ST P-2 | 3,000,000         | 3,000,000                | T/Deposit     | 07/12/2018       | 06/09/2019    | 2.75%                     |
| IMB                        | BBB           | 1,000,000         | 1,000,000                | T/Deposit     | 04/09/2018       | 04/10/2019    | 2.75%                     |
| SUN                        | A1            | 5,000,000         | 5,000,000                | T/Deposit     | 14/03/2019       | 17/10/2019    | 2.60%                     |
| NAB                        | AA-           | 1,030,000         | 1,030,000                | T/Deposit     | 19/06/2018       | 19/11/2019    | 2.80%                     |
| ME                         | BBB           | 2,000,000         | 2,000,000                | T/Deposit     | 24/08/2018       | 22/11/2019    | 2.80%                     |
| IMB                        | BBB           | 2,000,000         | 2,000,000                | T/Deposit     | 24/08/2018       | 25/11/2019    | 2.80%                     |
| WBC                        | AA-           | 2,000,000         | 2,000,000                | T/Deposit     | 01/12/2017       | 02/12/2019    | 2.68%                     |
| ME                         | BBB           | 4,000,000         | 4,000,000                | T/Deposit     | 07/12/2018       | 09/12/2019    | 2.75%                     |
| IMB                        | BBB           | 3,000,000         | 3,000,000                | T/Deposit     | 07/12/2018       | 09/12/2019    | 2.70%                     |
| IMB                        | BBB           | 3,000,000         | 3,000,000                | T/Deposit     | 22/12/2017       | 20/12/2019    | 2.65%                     |
| WBC                        | AA-           | 5,000,000         | 5,000,000                | T/Deposit     | 22/12/2017       | 23/12/2019    | 2.77%                     |
| ME                         | BBB           | 3,000,000         | 3,000,000                | T/Deposit     | 04/01/2018       | 06/01/2020    | 2.75%                     |
| ME                         | A2            | 5,000,000         | 5,000,000                | T/Deposit     | 14/03/2019       | 14/01/2020    | 2.65%                     |
| BOQ                        | Moodys ST P-2 | 2,000,000         | 2,000,000                | T/Deposit     | 24/06/2019       | 24/01/2020    | 2.10%                     |
| BOQ                        | Moodys ST P-2 | 2,000,000         | 2,000,000                | T/Deposit     | 19/02/2018       | 10/02/2020    | 2.88%                     |
| BOQ                        | Moodys ST P-2 | 2,000,000         | 2,000,000                | T/Deposit     | 04/06/2019       | 05/03/2020    | 2.15%                     |
| WBC                        | AA-           | 2,000,000         | 2,000,000                | T/Deposit     | 06/11/2018       | 06/03/2020    | 2.78%                     |
| SUN                        | A1            | 2,000,000         | 2,000,000                | T/Deposit     | 28/06/2019       | 24/03/2020    | 1.85%                     |
| IMB                        | BBB           | 2,000,000         | 2,000,000                | T/Deposit     | 29/03/2018       | 27/03/2020    | 2.85%                     |
| BOQ                        | Moodys A3     | 2,000,000         | 2,000,000                | T/Deposit     | 14/03/2019       | 14/05/2020    | 2.71%                     |
| BOQ                        | Moodys A3     | 3,000,000         | 3,000,000                | T/Deposit     | 06/03/2019       | 03/06/2020    | 2.70%                     |
| BEN                        | Moodys A3     | 2,000,000         | 2,000,000                | T/Deposit     | 14/03/2019       | 14/07/2020    | 2.60%                     |
| BOQ                        | Moodys A3     | 3,000,000         | 3,000,000                | T/Deposit     | 24/08/2018       | 24/08/2020    | 3.00%                     |
| ME                         | BBB           | 2,000,000         | 2,000,000                | T/Deposit     | 14/09/2018       | 14/09/2020    | 2.82%                     |
| BOQ                        | Moodys A3     | 3,000,000         | 3,000,000                | T/Deposit     | 14/03/2019       | 14/12/2020    | 2.73%                     |
| BOQ                        | Moodys A3     | 3,000,000         | 3,000,000                | T/Deposit     | 21/02/2019       | 19/02/2021    | 2.80%                     |
| WBC                        | AA-           | 2,000,000         | 2,000,000                | T/Deposit     | 06/03/2019       | 06/03/2024    | 2.83%                     |
| Total                      |               |                   | 85,019,266               |               |                  |               |                           |



# WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 26 July 2019 continue

### **Bond and Floating Rate Note Securities**

| DIRECT INVESTMENTS                   |              |                   |                          |          |                  |               |                           |  |  |
|--------------------------------------|--------------|-------------------|--------------------------|----------|------------------|---------------|---------------------------|--|--|
| Investment Body                      | Rating       | Purchase Price \$ | Fair Value of Holding \$ | Security | Purchase<br>Date | Maturity Date | Interest /<br>Coupon Rate |  |  |
| Bendigo Bank                         | Fitch A-     | 1,000,000         | 1,003,570                | FRN      | 16/09/2015       | 17/09/2019    | 2.23%                     |  |  |
| Bendigo Bank                         | Fitch A-     | 2,000,000         | 2,018,180                | FRN      | 21/11/2016       | 21/02/2020    | 2.66%                     |  |  |
| CUA                                  | BBB          | 2,000,000         | 2,017,460                | FRN      | 20/03/2017       | 20/03/2020    | 2.54%                     |  |  |
| ME Bank                              | BBB          | 2,000,000         | 2,011,080                | FRN      | 06/04/2017       | 06/04/2020    | 2.38%                     |  |  |
| NAB                                  | AA-          | 3,000,000         | 3,025,530                | FRN      | 24/06/2015       | 03/06/2020    | 2.20%                     |  |  |
| Bendigo Bank                         | Fitch A-     | 2,000,000         | 2,024,120                | FRN      | 18/08/2015       | 18/08/2020    | 2.65%                     |  |  |
| SUN Corp                             | A+           | 1,500,000         | 1,516,095                | FRN      | 20/10/2015       | 20/10/2020    | 2.36%                     |  |  |
| NAB                                  | AA-          | 1,000,000         | 1,016,270                | FRN      | 05/11/2015       | 05/11/2020    | 2.63%                     |  |  |
| Newcastle Permanent Building Society | BBB          | 500,000           | 504,430                  | FRN      | 26/02/2019       | 26/02/2021    | 2.53%                     |  |  |
| SUN                                  | A+           | 2,000,000         | 2,032,820                | FRN      | 12/04/2016       | 12/04/2021    | 2.51%                     |  |  |
| AMP                                  | A-           | 2,000,000         | 2,019,300                | FRN      | 24/05/2016       | 24/05/2021    | 2.79%                     |  |  |
| Westpac                              | AA-          | 3,000,000         | 3,057,420                | FRN      | 03/06/2016       | 03/06/2021    | 2.57%                     |  |  |
| ANZ                                  | AA-          | 2,000,000         | 2,042,220                | FRN      | 16/08/2016       | 16/08/2021    | 2.76%                     |  |  |
| CUA                                  | BBB          | 1,200,000         | 1,216,212                | FRN      | 06/09/2018       | 06/09/2021    | 2.63%                     |  |  |
| AMP                                  | A-           | 1,500,000         | 1,503,570                | FRN      | 10/09/2018       | 10/09/2021    | 2.45%                     |  |  |
| Westpac                              | AA-          | 1,500,000         | 1,511,400                | FRN      | 16/11/2018       | 25/10/2021    | 1.78%                     |  |  |
| CUA                                  | Moody's Baa1 | 1,000,000         | 1,013,530                | FRN      | 04/03/2019       | 04/03/2022    | 2.62%                     |  |  |
| AMP                                  | A-           | 3,000,000         | 2,988,150                | FRN      | 30/03/2017       | 30/03/2022    | 2.25%                     |  |  |
| SUN                                  | A+           | 1,500,000         | 1,523,730                | FRN      | 30/08/2017       | 16/08/2022    | 2.60%                     |  |  |
| EMERALD A Mortgage Backed Security * | AAA          | 575,894           | 428,252                  | M/Bac    | 17/07/2006       | 21/08/2022    | 2.01%                     |  |  |
| ANZ                                  | AA-          | 1,000,000         | 1,018,540                | FRN      | 09/05/2018       | 09/05/2023    | 2.55%                     |  |  |
| NAB                                  | AA-          | 3,000,000         | 3,049,410                | FRN      | 26/09/2018       | 26/09/2023    | 2.11%                     |  |  |
| Westpac                              | AA-          | 1,500,000         | 1,531,695                | FRN      | 16/11/2018       | 16/11/2023    | 2.58%                     |  |  |
| ANZ                                  | AA-          | 2,000,000         | 2,045,200                | FRN      | 06/12/2018       | 06/12/2023    | 2.41%                     |  |  |
| NAB                                  | AA-          | 2,000,000         | 2,034,180                | FRN      | 12/06/2019       | 19/06/2024    | 2.18%                     |  |  |
| EMERALD B Mortgage Backed Security * | Fitch AA     | 2,000,000         | 1,238,340                | M/Bac    | 17/07/2006       | 21/08/2056    | 2.31%                     |  |  |
| Total                                |              |                   | 45,390,704               |          |                  |               |                           |  |  |

### Managed Funds & Other

| MANAGED FUNDS                         |        |                   |                          |               |                               |               |
|---------------------------------------|--------|-------------------|--------------------------|---------------|-------------------------------|---------------|
| Investment Body                       | Rating | Purchase Price \$ | Fair Value of Holding \$ | Purchase Date | Monthly<br>Return<br>(Actual) | FYTD (Actual) |
| TcorpIM Cash Fund Facility            | N/A    | 10,000,000        | 14,462                   | 28/06/2019    | 0.18%                         | 0.18%         |
| Tcorp Long Term Growth Facility Trust | N/A    | 1,773,197         | 2,342,126                | 13/06/2007    | 1.67%                         | 1.67%         |
| Total                                 |        |                   | 2,356,588                |               |                               |               |

| Investment Body                         |     | Purchase Price \$ | Face Value | Purchase Date | Security        |
|---|-----|-------------------|------------|---------------|-----------------|
| Southern Phone Company-Ordinary share   | N/A | 1                 | 55,000     | 22/10/2002    | unlisted shares |
| Southern Phone Company-Preference share | N/A | 1                 | 1          | 22/10/2002    | unlisted shares |
| Total                                   |     |                   | 55,001     |               |                 |

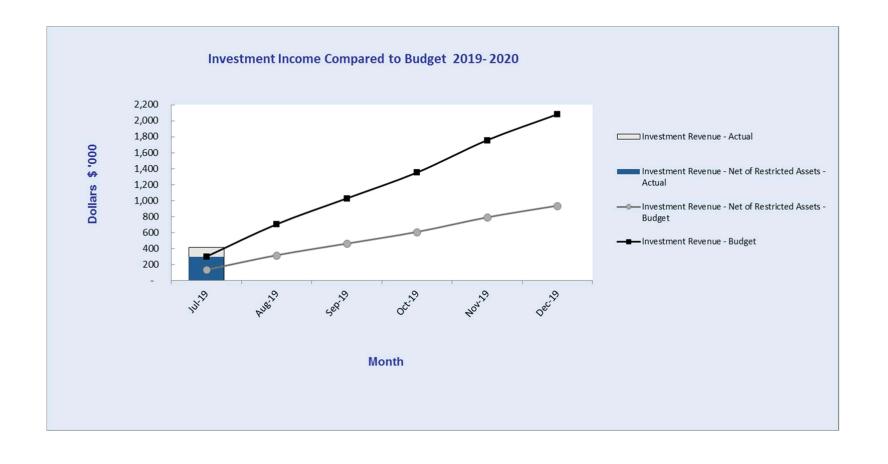
TOTAL INVESTMENTS \$ 132,821,559

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

<sup>\*</sup> 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.

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File: CO-910.01.002 Doc: IC19/506

### ITEM 19

### NOTICE OF MOTION - COUNCILLOR COX - NEW BUILDINGS - ENERGY POSITIVE

### Councillor Cox has submitted the following Notice of Motion –

"I formally move that Council staff provide a report or briefing to councillors outlining ways to ensure that all new buildings are energy positive (buildings that produce more energy than they use), including but not limited to -

- Changes to our Development Control Plan including any site specific Development Control Plans. 1
- 2 Incentives for developers, home owners and renovators.
- 3 Working with state government to lift energy efficiency and production requirements under Basix and extend Basix to commercial buildings.
- Working with state and federal governments to lift the standards applied to exempt and complying development.
- 5 Working with the Federal Government to include energy efficiency requirements in the National Building Code.
- 6 Encouraging energy positive homes in display villages to demonstrate to buyers that energy positive homes are practical and affordable."

### Background provided by Councillor Cox -

For Australia to meet our greenhouse reduction targets under the Paris Agreement - and for Wollongong to meet our commitments under the Global Covenant of Mayors - all new buildings will need to have no greenhouse gas emissions from their operations by no later than 2030. Existing buildings and fitouts must have no greenhouse gas emissions from their operations by 2050 or earlier. In order to manage this transition, building code requirements must be in place well in advance. If new and renovated buildings are also required to put excess energy back into the grid, this will speed up the transition towards a distributed renewable energy grid, and away from coal fired power generation.

Many companies and individuals are already achieving this with no incentive to do so. Our own administration building has achieved a 6 green star performance rating.

More than 2 million homes, around 20%, now have rooftop solar, with a combined capacity of over 10gw. There is a broad willingness to improve the energy performance of buildings. Australians are installing more solar panels per capital than any other country in the world. However, if these solar panels are being installed on buildings with low energy efficiency, the advantage is reduced. Our building codes still allow for inefficient buildings that use more power than they produce.

Design features such as black roofs, insufficient north facing windows or eaves that are too small are cheap to implement in the design stages but expensive to retrofit. By strengthening tools such as Basix and providing incentives for developers and home owners, we can ensure that new and renovated buildings make a significant contribution to the transition to a low carbon future. If new buildings also included smart battery storage that can dispatch energy to the grid when it is needed, this can help smooth the peaks of supply and meet demand when it is needed.



File: CO-910.01.003 Doc: IC19/509

ITEM 20

NOTICE OF MOTION - COUNCILLOR BLAKEY - STYROFOAM WAFFLE POD MANAGEMENT

### Councillor Blakey has submitted the following Notice of Motion -

### "I formally move that -

- 1 Council note that styrofoam waffle pods as used in building slabs are prone to being dispersed by wind, and when this happens they have a serious impact on our waterways, farmland and the environment.
- 2 Council notes that the current voluntary code of practice for waffle pod use and storage is insufficient to secure them during seasonal high winds.
- 3 Council write to the NSW Minister for Better Regulation and the Environment Minister outlining the serious pollution incidents that have occurred under the voluntary code of practice, and seek their support to investigate solutions such as
  - a Mandating a compulsory code of practice for the storage and use of styrofoam waffle pods.
  - b Significantly increasing fines for non-compliance.
  - c Replacement with void forms made of sustainable materials such as cardboard, or recycled plastics and other materials.
  - d The phase out of styrofoam in waffle pods.
- 2 Council support the following motion to the 2019 Local Government NSW Conference that Local Government NSW
  - a Recognises that styrofoam waffle pods cause serious wind blown pollution, see newspaper link here.
  - b Is concerned that the current voluntary code of practice is insufficient to secure styrofoam waffle pods on building sites.
  - c Is concerned that the clean up of wind blown styrofoam is a major burden on council resources.
  - d Lobbies the NSW State Government to seek solutions to the use of styrofoam in waffle pods in building slabs."

### Background provided by Councillor Blakey -

Void forms serve an important role in the construction of a building slab. When concrete is laid out directly on top of the soil, there is a risk that the material will seep into the ground. This can lead to an unstable base that could potentially affect the integrity of the structure. A void form helps to prevent that from happening. When it is placed between the soil and the concrete, the void forms allows the concrete to set on a stable surface without the risk of it sinking into the ground.

Void forms can be made of styrofoam, honeycomb shaped cardboard, recycled hard plastics or some other material. Green Building accreditation incentivises the use of void forms alternatives to styrofoam waffle pods.

Since July 2019, Council staff have retrieved over 350 cubic metres or 1000 full sized waffle pods from farmland, roadways and waterways adjoining building sites at Wongawilli. Through the Rise and Shine program Council has supported the initiative of volunteers to host a community clean-up day. Citizens have also reported numerous waffle pod wind-blown pollution incidents to Council through the Report It app. Council inspectors have also visited building sites to check the storage security of waffle pods. Despite these actions, windblown waffle pod pollution is happening again and again, each time there are high winds.



File: CO-910.01.001 Doc: IC19/513

ITEM 21

NOTICE OF MOTION - COUNCILLOR RIMMER - REQUEST FOR HOME GROUND FOR ILLAWARRA STINGRAYS

Councillor Rimmer has submitted the following Notice of Motion -

"I formally move that Council -

- 1 Acknowledges that the Illawarra Stingrays are a National Premier League team based in the Wollongong LGA using various grounds for games and training.
- 2 Recognises the need for a home ground to be provided to the Illawarra Stingrays.
- 3 Is committed to finding them a home ground with their own lease arrangements or a joint / sub leasing arrangement that provides a home ground on terms that allows them an income stream toward financial sustainability.
- 4 Requests staff work proactively to locate a suitable home ground for the Stingrays and provide Councillors with a briefing on possible options at the briefing on 4 November."

### **Background provided by Councillor Rimmer:**

The Illawarra Stingrays were established in 2006 and currently has 120 playing members. They are the highest level of representative sport in the Illawarra.

The Illawarra Stingrays currently sub-lease at an association club. The lease however does not allow for them to display and kind of sponsorship signage nor raise any funds from the canteen. This means they have a very limited revenue stream.

The fastest growing sport in Australia is Women's football and our own local team, competing in the National Premier League is without a home ground.

It is important to note, as with the Wolves, the Stingrays are not associated with Football South Coast nor do they come under their management. They should be provided with their own standalone ground with their own lease arrangements.



File: CO-910.01.007 Doc: IC19/516

ITEM 22

NOTICE OF MOTION - COUNCILLOR WALTERS - TRIAL OF BEACH CLUB AT NORTH WOLLONGONG BEACH 2019/2020

### Councillor Walters has submitted the following Notice of Motion –

"I formally move that Wollongong City Council -

- 1 Investigate the opportunities offered to our ongoing tourism growth by holding a trial of a "Beach Club" at North Wollongong Beach over the summer of 2019/2020 season.
- 2 Council deliver to Councillors, in the form of a briefing note, the results of the following investigations, as soon as possible
  - a Council work in collaboration with Destination Wollongong to investigate running a "Beach Club" trial at North Wollongong Beach
  - b The scope of the term "Beach Club" will cover, but not be limited to, the service of alcohol, food, seating, tables, sun chairs and live music
  - c Consideration is given to running the trial during the months of December, January and February
  - d Outline the benefits in both economic terms, and as an area attractor/activator, that this type of opportunity has already delivered to areas where such clubs currently exist
  - e Investigate what partnerships, within the local community, could be developed
  - f Report on what the Development Application implications of such a proposal could be and how other clubs from around Australia have managed this type of offering
  - g Investigate the possible environmental impacts a "Beach Club" could have on the surrounding area
  - h Outline what times would be suitable for a "Beach Club" to operate.

### **Background Information**

Wollongong has 17 total patrolled beaches within the Local Government Area (LGA) with very little differentiation in service provided at these locations. The Wollongong Beach Club trial would look at changing this by offering a unique service and a one of a kind for NSW. If enabled after the ensuing investigation, New South Wales' first beach club would offer an enriching experience providing a place for members of the community and visitors to relax and unwind.

This presents the City of Wollongong with great opportunity and benefits that have been shown at South Australia's Moseley Beach Club trial at Glenelg. This has seen the trial result in economic benefits of \$3.6 million into local businesses and the community, employment of 40 new staff members in addition 20 musicians that were employed during operating hours, and significant tourism figures of up to 600 people per day during peak periods and 30,000 visitors over the trial period that included more than 18,000 international visitors. Furthermore, the trial saw 80% of residents in the local area of Moseley Beach in favour or indifferent of the Moseley Beach Club trial.