



**BUSINESS
PAPER**

ORDINARY MEETING OF COUNCIL

To be held at 6.00 pm on

Monday 14 December 2015

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

Order of Business

- 1 Acknowledgement of Traditional Owners
- 2 Civic Prayer
- 3 Apologies
- 4 Disclosures of Pecuniary Interest
- 5 Petitions and Presentations
- 6 Confirmation of Minutes – Ordinary Council Meeting 30 November 2015
- 7 Public Access Forum
- 8 Call of the Agenda
- 9 Lord Mayoral Minute
- 10 Urgent Items
- 11 Notice of Motion(s)
- 12 Agenda Items
- 13 Confidential Business

Members

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

QUORUM – 7 MEMBERS TO BE PRESENT

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CLOSED SESSION

ITEM 1 CONFIDENTIAL: Proposed Acquisition of Land

Reason for Confidentiality

The report recommends that this Item be considered in Closed Session under Section 10A 2(c) of the Local Government Act 1993 as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

ITEM A

NOTICE OF MOTION - COUNCILLOR CONNOR - SHARED VALUES
SHARED FUTURE - ILLAWARRA 200

Councillor Connor has submitted the following Notice of Motion –

“I formally move that Council acknowledge –

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

Background provided by Councillor Connor

Our first people

Wollongong City Council acknowledges Aboriginal people as the Indigenous people of this land and the traditional custodians for generations to come.

Throughout the years we have seen our community change and mature. There were many barriers that needed to be understood and overcome. Our Aboriginal Elders fought for their rights and to be recognised as indigenous and to be accepted into the broader community.

Today, the Aboriginal community play an integral role in fostering better relationships across our entire community by sharing their rich history, culture and knowledge.

We have come a long way over the past 200 years – today, in this modern time we have reconciled and are a proud community, without discrimination, without boundaries or barriers we live together as one cohesive and diverse community.

Illawarra 200 acknowledges this achievement.

The story

In 1815 some of the Illawarra’s traditional custodians led some white settlers and their cattle down the escarpment. This marked a new chapter in the story of the Illawarra.

These “white settlers” were Charles Throsby and his stockmen, looking for land to graze their cattle. Following this expedition Throsby established a stockyard near what is now the site of St Francis Xavier Church and a Stockman’s Hut established near the corner of Smith and Harbour Streets – this was the first recorded building in the area that soon became known as Illawarra.

On 2 December 1816 a meeting was held at Charles Throsby's Stockman's Hut, this would be a meeting that marked the beginning of the first five land grants being issued to Richard Brooks, George Johnston, Andrew Allan, Robert Jenkins and David Allan. This meeting was recorded by Surveyor General Oxley and his Deputy James Meehan.

Making it all official, the first five Land Grants received the sign off from the Queen on 24 January 1817 and were confirmed as:

- 1 R Brooks "Exmouth" 1,300 acres (land around Mt Brown Dapto)
- 2 G Johnston "Macquarie Gift" 1500 acres (area now part of the suburb of Marshall Mount)
- 3 A Allan "Waterloo" 700 acres (Located in Shellharbour south of Macquarie Rivulet)
- 4 R Jenkins "Berkeley" 1,000 acres (at Berkeley)
- 5 D Allan "Illawarra Farm" 2,200 acres (at Port Kembla)

Following this period, settlement continued in Wollongong with the first school being established in 1827 and is now known as Wollongong Public School.

But it wasn't until 1834 that the Surveyor General Major Thomas Mitchell planned the layout of the town of Wollongong. The town was gazetted on 26 November 1834.

In 1843 the first Illawarra District Council was formed, covering the coastal plain from Bulli to Nowra and taking in the Kangaroo Valley. This council failed and on 28 February 1859 the Central Illawarra Municipality was incorporated and the Northern Illawarra was incorporated on 26 October 1868. Bulli Shire was incorporated on 7 March 1906.

On 11 September 1942 Wollongong was proclaimed a City by the NSW Government Gazette.

Illawarra 200

We fast forward 200 years and we are a city of almost 207,000 people with a diverse community represented by people from all around the world.

A community where working together is promoted, sharing of cultures, ideology and experiences is encouraged. We are compassionate and understanding of each other's hardships and encouraging of our future.

Illawarra 200 is about the acknowledgment of European settlement in the Illawarra, the first five land grants issued in December 1816.

We, as a community, choose to mark this occasion in positive ways, acknowledging the contribution of everyone who lives in our city.

From June 2015 to December 2015 Illawarra 200 went on an exclusively Aboriginal Journey showcasing culture, art, music and food through Reconciliation Week activities, art exhibitions, movie nights and our Twilight Markets.

The commencement of 2016 marks a shift in the program with the introduction and representation of our broader community, the woven community of many different cultures intertwining with the Indigenous story. The shared values are delivered through events in the region embracing Illawarra 200. Our shared future is delivered to our children through commemorative activities at our public schools.

Illawarra 200 Shared Values, Shared Future.

ITEM B

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

Councillor Connor has submitted the following Notice of Motion –

“I formally move that –

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

Background provided by Councillor Connor:

Council Policy on Debt Recovery and Hardship Assistance allows for payment arrangements to be approved by staff where payment will be made within 12 months (including additional rates and instalments in that period).

If BlueScope employees are facing financial hardship they could apply through the hardship process for consideration of extensions to payment plans and a possible interest waiver.

The revised policy now includes provision for Council to 'make a determination to grant a moratorium up to 90 days where a group/area of ratepayers is affected by a natural disaster or significant event. Applications for approval for this moratorium must be in writing'. This provision was introduced with the view that significant events would include things such as the BlueScope adjustment to operations.

ITEM 1 HILL 60 RESERVE LANDSCAPE MASTER PLAN

During 2015, Council engaged Niche Environment and Heritage Pty Ltd (Niche) to review the Hill 60 Conservation Management Plan and inform the development of a draft Concept Landscape Master Plan for the site.

The draft Concept Landscape Master Plan for Hill 60 developed by Niche was presented to Council on 27 July 2015 and, subsequently, placed on public exhibition from 29 July to 25 August 2015.

Following this exhibition, the community feedback received on the draft Concept Landscape Master Plan during the public exhibition period, noted that the community were generally supportive of the project and no major objections were received.

This report now seeks Council's endorsement of the Hill 60 Reserve Landscape Master Plan.

RECOMMENDATION

- 1 The Niche Hill 60 Reserve Conservation Management Plan – Supplementary Report, Council's Community Engagement Report on Hill 60 and the Hill 60 Landscape Master Plan Implementation Plan be noted.
- 2 The draft Concept Landscape Master Plan for Hill 60, as exhibited and attached to this report (Attachment 4), be adopted by Council as the starting point for the future renewal and development of the Hill 60 precinct.

ATTACHMENTS

- 1 Niche - Hill 60 Reserve Conservation Management Plan – Supplementary Report
- 2 Niche - Hill 60 Reserve - Community Engagement Report, August 2015
- 3 Council's Community Engagement Report on the Draft Hill 60 Landscape Master Plan
- 4 Hill 60 Reserve Draft Landscape Master Plan
- 5 Hill 60 Landscape Master Plan – Implementation Plan

REPORT AUTHORISATIONS

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

BACKGROUND

In 2014, Council received a grant of \$40,000 through the NSW Government's Public Reserves Management Fund Program to update the Hill 60 Conservation Management Plan (CMP) and for the development of a concept landscape master plan.

In mid-2014, Niche Environment and Heritage Pty Ltd was commissioned by Council to carry out these plans. The original CMP was prepared by Mary Dallas Consulting Archaeologists in 2000. Noting that the original CMP was now 14 years' old and due to the Aboriginal and European heritage significance of the Reserve, Niche was commissioned to actively engage community stakeholders to inform the development of a supplementary report to the CMP and inform the Hill 60 draft Reserve Landscape Master Plan.

As part of the consultation process, Niche pursued an engagement approach with stakeholders that was consistent with the Department of Environment, Climate, Change and Water (DECCW 2010) Aboriginal Cultural Heritage Consultation Requirements (ACHCR's). During this period of engagement, Niche consulted with a variety of key stakeholders including Council's Heritage Advisory Reference Group and the Wollongong City Council Aboriginal Reference Group.

The Niche Hill 60 Conservation Management Plan Supplementary Report (Attachment 1) together with the Community Engagement Report (Attachment 2) were used by Council officers as key informing documents to assist in the development of the draft concept landscape master plan for the Hill 60 Reserve.

A number of key actions were identified in the Hill 60 Conservation Management Plan. These included:

- Undertake an archaeological survey of existing, and former, WWII items.
- Develop interpretive signage and artwork to incorporate the history of the area and local fauna and flora.
- Engage a structural engineer to complete an audit of the WWII tunnels to identify whether public visitation would be appropriate and safe.
- Establish a walking track around the Reserve.
- Install additional seating along MM Beach.
- Remove invasive vegetation from the site.
- Apply a protective coating to WWII items that show signs of deterioration.
- Remove graffiti from the WWII items without damaging the underlying surface of the items.
- Trim vegetation around the observation deck and other viewing platforms.
- Develop and implement a program to monitor the condition of the heritage items to inform future management actions.

Outcomes of Community Consultation by Niche

During the engagement process conducted by Niche (October - December 2014), the community expressed a variety of expectations and their desires regarding the future

development of a concept landscape master plan for the Hill 60 Reserve. These are summarised as follows:

- Keep the subject area green.
- Consider upgrades to the current lookout and make it safer for the public to access.
- Investigate reopening of the tunnels; if the tunnels could not be re-opened, the permanent closure needs to be looked into.
- Investigate building a small café or restaurant on the Hill. If this is not viable, perhaps look at getting a coffee van or ice cream truck to attend the site.
- Consider putting in a more permanent walking track that is kept clear of vegetation and trip hazards.
- Trim the vegetation that is quite overgrown at the Hill 60 lookout.
- Put in place a formal agreement between the hang gliders/paragliders and Wollongong City Council for the use of the Hill for the purposes of recreational gliding.
- Consider putting more seating and tables along MM Beach so visitors can enjoy the view.
- Trim the vegetation at the northern end of MM Beach.
- Upgrade the access to Fisherman's Beach.
- Information sign board/s and public artwork addressing the history of the area and local flora and fauna. Installations may also incorporate photographs.

The draft Hill 60 Concept Landscape Master Plan was then presented to Council on 27 July 2015 and, subsequently, placed on public exhibition from 29 July to 25 August 2015.

Outcomes of Community Consultation by Council's Engagement Team

The results were generally supportive of the draft Hill 60 Concept Landscape Master Plan. The main themes identified through the Council Engagement process were:

- Restoration and opening the Hill 60 tunnels to the public
- Food and drink premises/tourism
- Restricting unauthorised 4 x 4 access to the beach and Hill
- Issues with anti-social behaviour
- Improving and creating walking trails
- Bush care and restoration
- Public amenities and recreational exercise equipment
- Interpretive signage and artwork

In addition to these themes, MM Kembla (a division of Metal Manufacturers Ltd) seeks to have its 100 year anniversary commemorated on an informative plinth adjacent to its premises on Gloucester Boulevard.

As there was general support to the overall intent of the draft Landscape Master Plan (as exhibited), the proposed plan remains predominately unchanged with the addition of the provision for the MM Kembla plinth and proposed outdoor fitness equipment. It is now proposed that the plan be adopted by Council as the guide and reference point for the future renewal and development of the Hill 60 precinct.

Council's four year Capital Works Program has identified that \$600,000 has been allocated to pursue the capital works including further consultation and approvals, refer to the Hill 60 Implementation Plan (Attachment 5).

To assist in informing any proposed works identified in the draft Concept Landscape Master Plan for Hill 60 Reserve, Council has further engaged Niche, on 2 October 2015, to carry out a Due Diligence Assessment on priority areas including Gloucester Boulevard precinct and the tunnel/gun emplacement area.

The purpose of this study is to identify works from these two locations within the Master Plan that may not require an Aboriginal Heritage Impact Permit (AHIP) application and that can potentially be carried out in accordance with Due Diligence requirements.

PROPOSAL

The Hill 60 Reserve draft Concept Landscape Master Plan be endorsed as the reference point for the future renewal and development of the Hill 60 precinct.

CONSULTATION AND COMMUNICATION

In August 2014, Council engaged Niche Environment and Heritage Pty Ltd to undertake a review of the Hill 60 Conservation Management Plan. The Niche Hill 60 Conservation Management Plan Supplementary Report (Attachment 1) together with the Niche Community Engagement Report (Attachment 2) were used by Council as background documents to inform the development of the draft Concept Landscape Master Plan for the Hill 60 Reserve.

During the exhibition of the draft Concept Landscape Master Plan for Hill 60 Reserve, Council's Engagement Team carried out the following consultation and communication:

- Draft Hill 60 Landscape Master Plan was exhibited from 29 July to 25 August 2015
- Advertising on Council's Advertiser pages on 29 July and 12 August 2015
- Article in the Illawarra Mercury on 11 August 2015
- Notification of exhibition period to stakeholders, including Neighbourhood Forum 7 and previous participants of the 2014 Hill 60 Master Plan engagement
- Notification and invitations sent to Aboriginal stakeholders

- Feedback form and a Frequently Asked Questions form were made available on Council's website, Wollongong and Warrawong Libraries and Customer Service
- Community Information Kiosk was held at Port Kembla Senior Citizens' Centre on 15 August 2015

The qualitative feedback received from this engagement is detailed in the Council Community Engagement Report (Attachment 3). In addition to this external community engagement, Council's officers have also consulted with the Office of Environment and Heritage on 23 September 2015.

During the development of these plans, Niche and Council Officers undertook extensive consultation with the community and key stakeholders. Given the significance of the site to the Aboriginal Community, Council will undertake further dialogue with the Aboriginal Community in accordance with DECCW 2010 Aboriginal Cultural Heritage Consultation Requirements.

Internal consultation on the Draft Hill 60 Reserve Landscape Master Plan and Implementation Plan was pursued with Council officers from Infrastructure, Strategy and Planning; Environmental, Strategy and Planning; Community, Cultural and Economic Development; and the Project Delivery Division.

PLANNING AND POLICY IMPACT

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

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
5.5.2 A variety of quality public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in the community	5.5.2.1 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 changing community needs	Implement Landscape Master Plan recommendations for Hill 60 Reserve Port Kembla

FINANCIAL IMPLICATIONS

Council has currently allocated \$600,000 to the implementation of the Master Plan which is allocated over the following three years:

- 2015/16 \$100,000
- 2016/17 \$200,000
- 2017/18 \$300,000

Council officers are currently exploring external funding opportunities to assist in the staged implementation of the Hill 60 Landscape Master Plan.

Funding grants to support the implementation include:

- NSW Government Office of Environment and Heritage – NSW Heritage Grants December 2015
- Department of Primary Industries Public Reserves Management Fund – March 2016

CONCLUSION

Niche Environment and Heritage Pty Ltd and Council's Engagement Team have undertaken a comprehensive community consultation project which has effectively pursued the community's input into the development of a draft Landscape Master Plan for the Hill 60 Reserve. The consultation activities and variety of engagement methods used during this process have provided the community with the opportunity to actively contribute to the development of the Plan.

As there was general support for the draft Landscape Master Plan for the Hill 60 Reserve, it is recommended that the plan (Attachment 4) be presented to Council with only minor amendments to reflect community feedback.

The proposed actions that are currently finalised by Council are identified in the Hill 60 Landscape Master Plan – Implementation Plan.

In addition to the current funding allocation of \$600,000 over the next three years, Council will explore external grant funding opportunities to renew and develop this popular and unique site.

ITEM 2

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

The Bulli Miner's Cottage is a Council asset that has remained vacant since its closure as a house museum in 2007. The building is in poor condition and there is no formally identified user group at present. Council was recently approached by the owner of the adjacent Denmark Hotel site, who is seeking support to establish a right of way, over the Bulli Miner's Cottage site. The right of way would provide access to the Denmark Hotel site in order to allow for the conservation and adaptive reuse of the old Hotel Building.

This report outlines a strategy to manage the above issues, with a view to providing for the adaptive reuse and conservation of both of these significant heritage buildings.

RECOMMENDATION

- 1 The current staged approach to addressing the future reuse of the Bulli Miner's Cottage (200 Princes Highway, Bulli) be supported, including:
 - a Completion of urgent works approved through Development Application DA-2015/1086;
 - b Progression of a 'Call for Proposals' process for the lease of the Bulli Miner's Cottage; and
 - c Determining what additional works are required to support the endorsed proposal and who pays.
- 2 In principle support be offered for the establishment of a 'Right of Carriageway' over the Bulli Miner's Cottage site (200 Princes Highway, Bulli) to the Denmark Hotel site (202 Princes Highway, Bulli), subject to the following terms/conditions:
 - a The owner of the former Denmark Hotel building must obtain Development Consent;
 - b The development consent must provide for the adaptive reuse and long term conservation of the Denmark Hotel building;
 - c The 'Right of Carriageway' must ensure the ongoing viability of the Bulli Miner's Cottage, for suitable adaptive reuse options (as may be identified through the 'Call for Proposals');
 - d Any and all costs associated with the establishment of a right of way, or easement, are to be borne by the owner/developer of the Denmark Hotel; and
 - e The final agreement should provide for a financial return, and/or works in kind, that will have benefit to the ongoing conservation of the Bulli Miner's Cottage.
- 3 A report be provided to Council prior to formalisation of an agreement to establish a 'Right of Carriageway'.
- 4 A report be provided to Council on the outcome of the 'Call for Proposals' process.

ATTACHMENTS

- 1 Location Map with aerial photograph showing Bulli Miner's Cottage and Denmark Hotel Site
- 2 Concept Plan for establishment of 'Right of Carriageway'

REPORT AUTHORISATIONS

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

BACKGROUND

The background section of this report is discussed in two parts, to relate to the two separate properties relevant within this report.

Bulli Miner's Cottage, 200 Princes Highway, Bulli

The Bulli Miners Cottage is located at 200 Princes Highway, Bulli, as shown in Attachment 1 to this report. The cottage dates from c.1871 and provides a very rare example of a mine workers dwelling, which would once have been common in the mid to late 19th Century. The building is one of few surviving buildings from the earliest period of development in the old Bulli Heritage Conservation Area.

Council acquired the Bulli Miner's Cottage on 16 March 1990. This followed a two year campaign by residents of the area to have the building protected from redevelopment. The purchase, at a cost of \$80,000, was made possible by a \$60,000 grant from the NSW Heritage Council. The \$60,000 grant was paid subject to conditions requiring Council to:

- apply for a Permanent Conservation Order under the NSW Heritage Act 1977; and
- develop a Plan of Management for the site, to provide for the long term conservation of the cottage.

The nomination for a permanent conservation order was made, but the property was never listed on the State Heritage Register. It is unclear why the nomination never progressed. It is also unclear whether the Cottage would meet the relevant criteria to be listed on the State Heritage Register today. The cottage is listed on the Wollongong Local Environmental Plan 2009 as a local heritage item and is within the Old Bulli Heritage Conservation Area.

A Conservation Management Plan (CMP) for the Bulli Miner's Cottage was completed in 1993 by Graham Edds and Associates and provided a detailed assessment of the building and its condition, as well as recommendations relating to the future use and management of the Cottage. The CMP recommended the cottage be maintained as a house museum and that the rear yard could be used as a community garden.

Upon its purchase by Council, the site was designated as operational land, and placed in the care of the Bulli Miner's Cottage Management Committee. This Management

Committee managed the cottage up until 2007, but had not functioned as a formal committee with proper reporting systems and membership from around 2001/2002. The Committee was established to run a house museum from the Cottage, however during the period of informal management, the focus of the museum became more and more focused on mining. This resulted in the installation of a mining memorial in the rear yard, and the replacement of, and addition to, the house museum collection using mine memorabilia. No collection records or details on accession or de-accession were kept during this time.

Recognised some significant issues relating to the on-going management and function of the Management Committee and the way the site was being used and managed. Aspects of the Miner's Cottage operations had been allowed to move away from the original goals of the Committee and were in contradiction with the Conservation Management Plan for the site. Due to the limited functionality of the Management Committee, the Committee was formally dissolved and the building brought into Council's care and control.

Since 2007, the site has remained unused, with only minimal upkeep and intervention by Council staff. An internal review was undertaken to consider potential operational uses for the site. However, due to the size and constraints, of the building, no suitable uses were identified. Over a number of years, Council staff have discussed and considered a range of potential options for adaptive re-use, including:

- Return to a house museum;
- A Community Garden;
- Community Group Admin/Meeting Space;
- Artist in Residence style program/gallery/studio space; and
- Residential accommodation.

All of these options present significant challenges in that they will inevitably trigger the need for additional change to the building (stemming from required facilities/building code requirements or otherwise). None of these options could be pursued without an end user group.

Council has received some interest from local community groups in relation to the potential use of the site. However, this interest has been difficult to explore due to the poor condition of the building. The tenancy of the building to a community group is also likely to result in significant costs to Council, as any new use is likely to require building/site improvements, and is unlikely to generate sufficient income to cover on-going maintenance and upkeep of the site. The site is also likely to generate interest from more commercial interests, which may provide a more financially viable future use proposal.

A building condition assessment has revealed a range of significant concerns. These include:

- Structural problems resulting from termite damage;
- General decline of the ageing building; and
- Friable asbestos materials (including linoleum flooring).

In February 2014, Council received a briefing relating to the above issues. An operational strategy for addressing the on-going vacancy, declining condition, and community concerns was discussed with Councillors. This strategy proposed a staged process involving:

- 1 Further investigations to scope an initial phase of works to secure and make safe the building and site, and implementation of these works; and
- 2 Undertake a 'Call for Proposals' process to identify suitable future uses.

Since that time work has progressed toward implementation of this strategy. A range of additional building assessments have been undertaken, including a hazardous materials assessment, and further investigations into the structure. Plans for the required works were then developed. In October 2015 development consent (DA-2015/1086) for this initial phase of works was obtained. The works involve:

- 1 General repairs and maintenance to existing footings, external cladding, veranda, etc;
- 2 Some replacement of damaged building fabric including the kitchen floor, termite affected components etc;
- 3 The installation of a new structural beam below the lounge room to ensure sufficient structural support;
- 4 Improvements to sub-floor drainage and ventilation, and;
- 5 Demolition of the (modern) asbestos outhouse and failing timber framed pergola over the recent mining memorial in the rear yard.

A quotation/tender process for these works is currently being developed. Works are anticipated to commence by April 2016.

Following the completion of these works, Council staff intend to undertake a 'Call for Proposals' to determine suitable reuse options for the lease of the building. The call for proposals process will allow for a broad range of potential outcomes, with the major objective being to ensure the ongoing conservation of the building. It is noted that many reuse options are unlikely to be compatible with the conservation objectives. The 'Call for Proposals' will be carefully developed to ensure that proposals from potential community interest groups can be fairly assessed against potential commercial interests.

Denmark Hotel, 202 Princes Highway Bulli

The Denmark Hotel is located at 202 Princes Highway, Bulli, as shown on the location map at Attachment 1. The Denmark Hotel was constructed in phases between 1877 and 1886. The building operated as a hotel until 1911 when it was converted into residential flats. The building then served for a period as a boarding house. By the

1980's the building had fallen into a state of disrepair, and despite two brief periods of minor investment in the building in the 1980's and 2000's, has remained vacant for over 20 years. The building was heritage listed in the 1990's and is also a significant component within the Old Bulli Heritage Conservation Area.

The Denmark Hotel is a commanding building, which is built to the front of the allotment, encroaching within the Princes Highway road reserve. The only vehicle access to the site is very narrow and constrained, due to its location just over a crest on the busy section of the Princes Highway, between the hotel building and the adjacent Bulli Miners Cottage. As a result, the site is heavily constrained in terms of future development options. Any proposed redevelopment requires the concurrence of NSW Roads and Maritime Services (RMS).

These constraints were considered as part of a Development Application which was lodged and approved in 2002, and supported by a 1999 Conservation Management Plan. This development approval, which lapsed in 2004 due to failure to commence works, allowed for the redevelopment of the site as a restaurant with bar, accommodation, and a retail outlet. The approval included a negotiated dual access arrangement which provided for a right of carriageway, and provision of some parking for the development, on the site of the adjacent Bulli Miner's Cottage. This agreement was never formalised but had been supported in-principle by the Heritage Advisory Committee, and the Council of the day.

The site of the Denmark Hotel was sold to the present owner in 2011. Since that time, Council staff have attempted to provide support and guidance to the owner with a view to encouraging the adaptive reuse of the building. During 2011-2012 Council's Heritage Officer met with the owner on site, provided advice and correspondence to support the development of plans for adaptive re-use. In August 2013 Council staff issued an emergency order requiring the owner to cease work. This was due to the commencement of construction works that were found to require development consent. This order was complied with.

In September 2013, a pre-lodgement meeting was held in an attempt to assist the owner to progress redevelopment plans and allow for works to recommence. The owner presented plans for a proposed five unit residential apartment development. The proposal involved adaptive reuse of the existing buildings, as well as some additions at the rear. The meeting identified a range of site constraints and environmental issues that would need to be addressed in a future Development Application. In particular it was noted that any redevelopment would require concurrence from the RMS. It was recommended that the owner seek advice from the RMS in relation to the constrained vehicle access.

Following the meeting, advice from the RMS was obtained by the developer. This advice indicates that the RMS will not offer concurrence for the use of the constrained access on the Denmark Hotel site. The implication of this advice is that without securing an alternative access to the site, the Hotel building is unlikely to be able to be re-used in any form. Given this, a right of carriageway across the Miner's Cottage site was considered a viable opportunity to allow for the conservation of the hotel building.

In December 2013, Council investigated concerns raised in relation to the potential failure of the southern façade of the Hotel Building. As a result of this investigation, an order was issued in negotiation with the owner to allow (and require) structural repairs as specified by a structural engineer, to secure the southern wall of the building.

The owner's architect has now written to Council formally requesting that Council give consideration to the creation of a right of carriageway over the Bulli Miners Cottage site. Concept Plans have been submitted to Council for consideration. The concept proposal for access involves entry and exit to the Denmark Hotel premises via the Bulli Miners Cottage driveway entry on the north side of the Cottage. The concept plan includes a carpark to the rear of both properties, providing parking provision for both sites. An indicative Concept Plan is provided for Council's information as Attachment 2 to this report. The final plan would be subject to a Development Consent process and is likely to change from the current proposal.

It is noted that Council does not have any authority to order the conservation of local heritage items.

PROPOSAL

Bulli Miner's Cottage Immediate Conservation Works and Future Re-Use

In order to ensure the ongoing conservation of the Bulli Miner's Cottage, it is proposed that Council endorse the current staged approach to addressing the issues relevant to the Bulli Miners Cottage. This staged approach involves:

- 1 Completion of urgent works to secure and make safe the building. These works have been approved under DA-2015/1086 and will have an estimated cost of \$120,000 - \$150,000. This cost is already budgeted within the existing asset renewal program and does not require additional allocation.
- 2 Undertake a 'Call for Proposals' process, to determine potential user groups and potential reuse options for the site.

It is noted that in addition to these two initial stages, and dependent on the outcome of the call for proposals, it is likely that Council will need to undertake additional works to allow for the future use of the site. Any additional required works, costs or implications stemming from a call for proposals will be the subject of a separate report to Council.

On a number of occasions, suggestions have been made about the possibility of moving the Bulli Miner's Cottage building to a more practical/manageable location, or to co-locate it with other tourist type attractions. This suggestion has also been in response to Council's poor maintenance of the building and its long term vacancy. The heritage significance of the Miner's Cottage is intimately tied to its location. The building's situation on the highway, along with the adjacent Hotel, and the Church across the road, provides evidence of the type of development occurring in Bulli during the period. This development was directly tied with the history of the Bulli Colliery, which opened in 1864, and which resulted in a boom in development in the town during

the 1870's up until the coming of the railway in 1887/88, when the focus of the settlement shifted to the south.

The removal of the building from its present location would result in significant loss of heritage values for both the Bulli Miner's Cottage and the old Bulli Heritage Conservation Area, and may set a precedent for other significant items in the LGA. Relocation of heritage buildings is not supported by the Burra Charter, which sets out the heritage decision making processes which underpin our NSW Heritage Management systems. Given this, it is considered that the relocation of the Bulli Miner's Cottage should not be considered as a potential option.

Proposed Right of Way or Easement over Bulli Miner's Cottage Site to Denmark Hotel

The request of the adjacent property owner relates to the proposal to establish a 'Right of Carriageway' over the northern and western portions of the Bulli Miners Cottage site, in a manner similar to that presented in the Concept Plan (Attachment 2). The following three options have been explored for Council's consideration:

- 1 **Offer 'In Principle Support' for a 'Right of Carriageway' over the Bulli Miner's Cottage site to improve access to both heritage buildings and progress the 'Call for Proposal' process for the lease of the Bulli Miner's Cottage:**

This option offers the potential for the conservation of both significant heritage buildings and to consolidate the impacts of providing vehicle access on one part of the site. The establishment of a right of carriageway could result in a modest financial income and the potential provision of parking for the Miner's Cottage, at the developers cost. This may assist with the financing of necessary works to the Bulli Miner's Cottage. This option may identify some impacts on the heritage significance and future use of the Bulli Miner's Cottage. These impacts would be considered as part of the DA and 'Call for Proposal' process.

It is noted that at this point, only 'in-principle' support could be provided by Council as the final plan would need to be subject to a Development Application process. **This option is recommended.**

- 2 **Not allow a 'Right of Carriageway' and explore the potential subdivision and sale of the rear of the Bulli Miner's Cottage site:**

Council could decline to enter into discussion with the owner of the Denmark Hotel, about the possibility of negotiating a legal access. This would severely limit the options for redevelopment of the Denmark Hotel and likely lead to the on-going neglect of the building and possible demolition without a viable vehicle access. This option may however provide greater opportunity for redevelopment of the rear portion of the Bulli Miner's Cottage site, through potential subdivision and sale.

Given the negative implications for the conservation of the Denmark Hotel, this option is not recommended.

3 Consider the potential sale of the Bulli Miner's Cottage to provide for the conservation and adaptive reuse of both sites as part of a redevelopment:

Given the vacancy of the Bulli Miner's Cottage, the lack of an identified operational use, and in light of the access issue for the neighbouring property, this option could potentially provide for an adaptive reuse/redevelopment option for both the Bulli Miner's Cottage and the Denmark Hotel sites. This option is unlikely to be popular with parts of the community given that it was purchased with State Government funding for the purpose of conservation, and with strong community support. It is noted however, that in discussions with Heritage Advisory Committee members, this option did receive some support.

The details of how this option would be managed would need careful consideration, as the owner of the Hotel has not formally approached Council to consider this option, and this presents a range of probity issues. Given this, and pending the 'Call for Proposals' process for the Bulli Miner's Cottage, it is considered premature to explore this option at this time.

CONSULTATION AND COMMUNICATION

The Wollongong Heritage Advisory Committee have received regular updates and had regular opportunities for input in relation to the progression of plans for the Bulli Miner's Cottage over several years. The Committee have supported the staged approach recommended in this report, including the completion of the urgent works. The Committee will also be further involved in the development of the 'Call for Proposals' process.

At the Wollongong Heritage Advisory Committee meeting on 9 September 2015, a report was provided in relation to the request for a Right of Carriageway, to allow access via the Bulli Miner's Cottage site, to the Denmark Hotel site. This meeting did not have the requisite quorum, and as such no formal motion could be passed, however, all four members present at the meeting, supported the establishment of a Right of Carriageway. Members also suggested the potential to provide for the establishment of car parking for the Miner's Cottage as part of the agreement. Some support was offered from members present for consideration to be given to the potential sale of the Miner's Cottage site, if this could be guaranteed to provide for the conservation and adaptive reuse of both heritage items.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 Objective 1.4 "*Community awareness and appreciation of heritage is increased*", which supports the goal "*We value and protect our environment*". It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
1.4.1 Programs and projects that achieve proactive heritage management, education and promotion are developed and implemented.	1.4.1.2 Implement priority actions of the Heritage Strategy.	Determine a future use for the Bulli Miners Cottage which conserves the heritage values of the building.

FINANCIAL IMPLICATIONS

The recommendations of this report are consistent with the current operational strategy of Council. The proposed urgent works to the Bulli Miner's Cottage are already accounted for within Council's budgets and the determination of a suitable reuse of the Miner's Cottage is identified within the 2015/2016 Annual Plan. Any additional costs resulting from the 'Call for Proposals' process would be subject to a separate report.

The recommendation to support 'in-principle' the establishment of a 'Right of Carriageway' over the Bulli Miner's Cottage site may result in a small income. This would be subject to a separate report to Council following the finalisation and approval of a plan, and negotiation of a draft agreement. Any agreement would also be subject to independent valuation.

CONCLUSION

The Bulli Miner's Cottage and Denmark Hotel are two highly significant and at-risk heritage items within Wollongong. The recommendations of this report propose a potential way forward to ensure the on-going conservation of both buildings, whilst ensuring probity and other Council obligations are met. The completion of urgent works and the undertaking of a 'Call for Proposals' process should ensure the on-going conservation of the Bulli Miner's Cottage into the future. Further, the offer of in-principle support for a "Right of Carriageway" over the Bulli Miner's Cottage site, to allow access to the Denmark Hotel, will allow the progression of plans for the conservation and reuse of the Hotel building.

ITEM 3

DRAFT PLANNING PROPOSAL: WESTERN PRECINCT
REDGUM RIDGE ESTATE, REDGUM FOREST WAY, FIGTREE

On 15 December 2014 Council resolved to prepare a draft Planning Proposal to facilitate 29 new residential allotments in the western precinct of Redgum Ridge Estate, Lot 815 DP 1193843 Redgum Forest Way, Figtree, together with the establishment of a BioBanking Agreement for the remainder of the land as an enhanced biodiversity offset to the proposed development. The draft Planning Proposal also sought to resolve some minor rezoning anomalies around the existing approved Redgum Ridge Estate subdivision. The draft Planning Proposal was exhibited between 16 March and 17 April 2015.

This purpose of this report is to provide feedback on the public exhibition and to seek endorsement of a process to achieve a BioBanking Agreement and Biodiversity Certification covering a larger area, and to finalise the Planning Proposal in two parts.

RECOMMENDATION

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

- 4 Support the transfer of the land proposed to be zoned E2 Environmental Conservation (Lot 815 DP 1193843 Redgum Forest Way, Figtree – western precinct) to Council, with funding, following the approval of the Biodiversity Certification application - noting that the transfer of the eastern portion of the forest to Council has previously been supported.
- 5 Following the endorsement of the Biodiversity Certification application by the Minister for the Environment, the draft Planning Proposal for the western precinct of Redgum Ridge Estate, Figtree (Lot 815 DP 1193843 Redgum Forest Way, Figtree) be progressed by:
 - a finalising the Planning Proposal that seeks to amend the Land Zoning Map from RU2 Rural Landscape to E4 Environmental Living with a Minimum Lot Size of 1,000m² and Floor Space Ratio of 0.3:1, and rezone the remainder of the site to E2 Environmental Conservation with a Minimum Lot Size of 39.99ha;
 - b The final Planning Proposal be referred to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the final proposal; and
 - c Note that the General Manager will thereafter proceed to exercise his delegation issued by the NSW Department of Planning and Environment under Section 69 in relation to the final proposal.

ATTACHMENTS

- 1 Site Locality Map and Current Zoning
- 2 Site Locality Map and Aerial
- 3 Initial Concept Plan
- 4 Proposed Planning Proposal Maps – Eastern Precinct
- 5 Proposed Planning Proposal Maps – Western Precinct

REPORT AUTHORISATIONS

Report of: Renee Campbell, Manager Environmental Strategy and Planning
Authorised by: Jeannie Nicol, Director Planning and Environment – Future City and Neighbourhoods (Acting)

BACKGROUND

Redgum Ridge Estate, Figtree is located off O'Briens Road and accessed via George Fuller Drive and Redgum Forest Way. To the north is Brandy and Water Creek, to the south is American Creek and Cordeaux Road, and farmland is to the west of the site. The estate is divided into two parts. The eastern part is zoned R2 Low Density Residential and was granted development approval in 2004 for the creation of 220 residential lots. This subdivision has occurred in stages and is nearing completion.

As part of the development approval a Vegetation Management Plan (VMP) was established to retain and rehabilitate 26.2 hectares, comprising Red Gum Forest, Rainforest Remnant and riparian corridors (generally Lot 814 DP 1193843). The specific objectives of the VMP included:

- The protection and restoration of the Red Gum Forest and Rainforest Remnant adjacent American Creek (including removal of weeds and invasive plants and the implementation of a bushland regeneration program to promote the regeneration of native grasses and groundcovers);
- To improve the quality of the riparian vegetation on American, Brandy and Water Creeks;
- To minimise the impact of the proposed residential development on native vegetation to be retained; and
- To maintain and enhance habitat for native flora and fauna.

Through the development assessment process, Council agreed to the transfer of the floodplain, Red Gum Forest and Rainforest areas to Council, on completion of the VMP obligations.

As part of the assessment of the draft Planning Proposal request for the western precinct, a number of minor mapping discrepancies were identified between Wollongong LEP 2009 maps and the approved subdivision layout, in the eastern part of the Estate. This draft Planning Proposal has provided the opportunity to update the Local Environmental Plan maps for the Redgum Ridge Estate to remove minor inconsistencies between the planning controls and the approved subdivision (Attachments 1 and 4).

The draft Planning Proposal request for the western precinct of Redgum Ridge Estate landholding seeks to complete the Estate development and enable long term management of the identified environmental values of the area. The subject lands comprise 41.28 hectares situated at the western edge of "Redgum Ridge" and are predominantly zoned RU2 Rural Landscape, with the southern steep and densely vegetated side slopes zoned E2 Environmental Conservation (Attachments 1 and 2).

The draft Planning Proposal request seeks to facilitate 29 new large residential allotments in the western precinct of Redgum Ridge Estate, Lot 815 DP 1193843 Redgum Forest Way, Figtree, together with the establishment of a BioBanking Agreement for the remainder of the land as an enhanced biodiversity offset to the proposed development. The 29 low density residential lots range in size from 1,229m² to 1.1 hectares to achieve a rural residential character subdivision (Attachment 3).

Access to the proposed new allotments will be gained via a public road which will be an extension of Redgum Forest Way, servicing the residential estate to the east. The internal road network will consist of a perimeter road to control bushfire management considerations within the site. Full urban reticulation services (power, sewer, water and telecommunications) can be provided from the existing service network within the Redgum Ridge Estate.

The majority of the higher western end of the ridge and upper moderate slopes have been cleared of native vegetation and are characterised by pasture grasses and scattered individual/small stands of trees. These open grassy woodland areas are being managed by regular slashing and are grazed by feral animals. This area is proposed for large lot low density residential development, ranging in size from 1,229m² to 1.1 hectares. The remainder of the site associated with the steeper ridge side slopes is heavily forested, with the condition of the native vegetation varying from relatively intact and weed-free to areas of remnant canopy with an understorey dominated by *Lantana Camara* Lantana.

The vegetated ridge slopes are proposed to be conserved. The northern ridge steep side slopes contain Illawarra Lowlands Grassy Woodland vegetation, and the southern ridge steep side slopes contain Illawarra Subtropical Rainforest. In total, the draft Planning Proposal request seeks to retain and protect 28.21 hectares of native vegetation, including 6.73 hectares of Illawarra Lowlands Grassy Woodland and 3.71 hectares of Illawarra Subtropical Rainforest. Both of these vegetation types are Endangered Ecological Communities (EECs) listed within the *Threatened Species Conservation Act (1995)*. It will also protect known habitat for the White-flowered Wax Plant.

RU2 Rural Landscape zoning is no longer appropriate for the subject lands. Agricultural uses are not economically viable given the land holding size and, given the presence of Endangered Ecological Communities (EECs); any further traditional agricultural uses (such as cattle grazing) may threaten the long term conservation and management of the identified vegetation. Vegetated areas containing endangered communities would be best conserved and managed for the long term in accordance with the objectives of the E2 Environmental Conservation zoning, and protected under a Biodiversity Management Plan.

The area (including E2 Environmental Conservation zoned land) is currently subject to a number of key threatening processes, including feral animals and weed invasion. Deer and feral goats have been identified in the Illawarra Biodiversity Strategy as a “high priority for control”, the impacts on biodiversity including overgrazing, trampling, ring-barking, dispersal of weeds, acceleration of erosion, prevention of native species regeneration through grazing, and competition with native fauna for food and resources. A long term management plan for this land is required, as agricultural uses are no longer viable and the status quo scenario is continued pressure from key threatening processes.

On 15 December 2014 Council considered a report on the draft Planning Proposal request and resolved:

- 1 *A draft Planning Proposal be submitted to the NSW Department of Planning and Environment seeking a Gateway determination to rezone part of the site from RU2 Rural landscape to E4 Environmental Living with a Minimum Lot Size of 1,000m² and Floor Space Ratio of 0.3:1 and rezone the remainder of the site E2 Environmental Conservation with a Minimum Lot Size of 39.99ha;*

- 2 *A BioBanking Agreement be established for the lands zoned E2 in accordance with the conditions set in a BioBanking statement issued by the Office of Environment and Heritage (OEH);*
- 3 *Advice be sought from the NSW Department of Planning and Environment concerning an appropriate legal framework to recognise that the rezoning is contingent on the establishment of an approved BioBanking Agreement;*
- 4 *Advice be sought from the NSW Department of Planning and Environment about any further studies required (e.g. further targeted flora and/or fauna surveys);*
- 5 *The draft Planning Proposal also include amendments to the Land Zoning Map, Floor Space Ratio map, Minimum Lot Size Map, Height of Buildings Map, and natural resource Sensitivity Map, to remove inconsistencies with the approved and developed Redgum Ridge Estate Subdivision;*
- 6 *Council request authority for the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012; and*
- 7 *The proponent investigate the provision of additional future access to Cordeaux Road, via Stones Road, from this development.*

A Gateway Determination was received on 2 March 2015 and the draft Planning Proposal was exhibited from 16 March to 17 April 2015.

PROPOSAL

As a result of the exhibition, 10 submissions were received, five from Statutory Authorities, three from community members and one each from Neighbourhood Forum 5 and the Escarpment Planning Reference Group. The issues raised in the submissions are discussed later in this report.

Conservation Strategy

A key purpose the draft Planning Proposal is the conservation of the environmentally sensitive areas of the site, whilst facilitating development on the remainder. The determination of the appropriate mechanism and process has evolved during and following the exhibition period process, in discussion with OEH and the landowner.

The draft Planning Proposal request initially proposed an E2 Environmental Conservation zone for the conservation area and an R2 Low Density Residential zone for the land to be developed into 29 lots. Council officers recommended that the R2 Low Density Residential zone be replaced by an E4 Environmental Living zone to limit development to one dwelling house per lot, and preclude dual occupancy and multi-dwelling housing development. This position was supported by Council and was exhibited as part of the draft Planning Proposal.

However, the E4 Environmental Living zone does not “turn-off” the *Threatened Species Conservation Act 1995* and precludes a BioBanking Agreement from being established on lands to be developed. A BioBanking Agreement can be used on land zoned E4 Environmental Living to enable conservation.

Discussions with OEH, Local Land Services (LLS) and the landowner during and after the exhibition period resulted in an amended strategy to achieve conservation of the site values, albeit through a more complex process. The conservation strategy has also been expanded to include the eastern forest which is already proposed to be transferred to Council.

It is proposed that:

- 1 The proponent submit a BioBanking Agreement to OEH covering the two western areas, as initially proposed (28.21ha currently zoned E2 Environmental Conservation), plus the larger eastern forest (26.2ha in Lot 814 DP 1193843), plus the semi-circular area on the northern side of the proposed road that was identified to contain a dwelling. This results in the overall BioBanking area for conservation totalling 54.41ha. It is noted that the credits for the eastern forest will be slightly lower, as the land has been subject of five years of maintenance through a Vegetation Management Plan, and the landowner has spent over \$1 million.
- 2 The proponent prepare and submit to Council a Biodiversity Certification application, for Council review and endorsement. The Biodiversity Certification application will show the 54.51ha of land to be conserved and the 8.2ha of land to be zoned E4 Environmental Living within which large lot development will occur. The conservation credits required for the development will be obtained from the conservation area, and the balance will be available to be used in other parts of the City (such as West Dapto). This will provide funding for the on-going (in perpetuity) conservation of both the eastern and western forests. A Biocertification Application needs to be submitted by a planning authority (ie Council), rather than a landowner. If the draft is endorsed by Council the following process applies:
 - a the application is required to be exhibited for a minimum of 30 days. The planning authority is required to publish notice of the application in a newspaper circulating generally throughout the state and on the planning authority's website;
 - b when the exhibition period ends, the planning authority must provide a submissions report to the Minister for the Environment; and
 - c OEH then make recommendations to the Minister for the Environment, who then either confers Biodiversity Certification on the specified land or refuses it.
- 3 If the Minister for the Environment endorses the Biodiversity Certification application, and is satisfied that the conservation measures for the eastern and western forests is progressing, then Council will finalise the Planning Proposal for the western lands (Attachment 5). There is a small risk to Council, that the conservation outcomes may not be fully achieved if the rezoning of the western lands is progressed now, prior to the lodgement of the BioBanking Agreement and Biodiversity Certification application.

- 4 Both the eastern forest and the western forest will be transferred to Council to ensure on-going conservation, with funding provided through the Biocertification process from OEH. Council officers are supportive of taking on the responsibility of managing a large conservation area, as perpetual funding will be available.

Biodiversity Certification is a mechanism to integrate planning for biodiversity conservation with planning for proposed intensification of land use. In this way, the planning authority is able to identify:

- areas of high biodiversity value to be protected from development; and
- other areas of lower biodiversity value, including cleared land, suitable for development.

The key advantage of the Biodiversity Certification process is that it encourages planning authorities to identify the biodiversity values of the land as part of the strategic planning process, and provides certainty that a positive conservation outcome can be achieved as the land identified for in perpetuity biodiversity protection and management, along with the funding mechanism, are locked in at the strategic planning stage.

Biodiversity Certification may be granted by the Minister for the Environment administering the *Threatened Species Conservation Act 1995* (TSC Act) in accordance with Part 7AA. An application for Biodiversity Certification is generally developed in conjunction with a Planning Proposal. Only planning authorities may apply to the Minister for the Environment to have Biodiversity Certification conferred on specified land (TSC Act, s. 126J(1)), and the proponent and OEH have therefore requested Council to undertake the role of lodging the application that has been prepared by the proponent.

Since the exhibition period, the proponent has updated the environmental information to inform the Biocertification process. Additional surveys and assessment of the site have been undertaken to develop a Biodiversity Conservation Strategy in support of an application to seek Biodiversity Certification under Section 126H of the *NSW Threatened Species Conservation Act 1995* (TSC Act), including mapping of the tree canopy and targeted flora and fauna surveys. The Biodiversity Conservation Strategy is a strategy for the implementation measures to ensure that the overall effect of Biodiversity Certification is to improve or maintain biodiversity values (TSC Act, s.126K(2)) and has been reviewed and endorsed by OEH.

The proponent will be responsible for the application fee for a BioBanking Agreement. There is no application fee for Biodiversity Certification. The proponent has commissioned and funded the preparation of all the necessary environmental studies and Biodiversity Certification Assessment, and preparation of the Biodiversity Certification Strategy, as required by OEH. Council will be responsible for costs associated with advertisement and exhibition of the application and Biodiversity Certification Strategy, preparation of a submissions report and staff attendance at any meetings required with OEH and consultants.

Road Connection

The other key issue in the Council resolution was for the proponent to investigate the provision of additional future access to Cordeaux Road, via Stones Road, from this development. The proponent has indicated a willingness to pursue a second access, however negotiations with adjoining landowners have not been successful. The development concept enables a connection to the lands to the west, should a rezoning application for this area be lodged in the future. It is noted that some members of the Mt Kembla community have previously expressed concern about the connection of Mt Kembla with other communities to the north and south. However, Council needs to consider the community as a whole and provide for connectivity by road, bike, foot and public transport.

Eastern Precinct – Anomalies

As noted, the draft Planning Proposal provided the opportunity to resolve some minor mapping discrepancies between the Wollongong LEP 2009 maps and the approved subdivision layout, in the eastern part of the Estate. The discrepancies are delaying development on some approved lots, as a dwelling house cannot be built on the land zoned E3 Environmental Management. No submissions commented on this aspect of the draft Planning Proposal. It is proposed that this aspect of the draft Planning Proposal be finalised under delegated authority immediately (Attachment 4).

CONSULTATION AND COMMUNICATION

The draft Planning Proposal was exhibited between 16 March and 17 April 2015 following the Gateway Determination. The Gateway Determination required that the following public authorities should be consulted:

- NSW Rural Fire Service;
- Sydney Water; and
- NSW Office of Environment and Heritage.

The exhibition was advertised through Council's website and in the Illawarra Mercury and Advertiser newspapers. Copies of the suite of documents were available for viewing on Council's website, in Wollongong and Unanderra libraries, and at Council's Customer Service Centre in the Administration Building, Wollongong. Adjoining property owners and Neighbourhood Forum 5 were notified of the public exhibition by mail. The exhibition was included as an agenda item for the March 2015 meeting of the Escarpment Planning Reference Group and an endorsed submission was subsequently received from the Group.

The abovementioned Public Authorities were notified by mail and were forwarded a CD containing the exhibition materials. The operators of the Eastern Gas Pipeline, Jemena Asset Management Pty Ltd, were also advised in writing of the public exhibition.

As a result of the public exhibition the website page received 209 views and the draft Planning Proposal exhibition material was downloaded 138 times. A total of 10 submissions were received, as follows:

- Office of Environment and Heritage;
- NSW Rural Fire Service;
- Roads and Maritime Services;
- Sydney Water;
- Jemena Asset Management Pty Ltd;
- Escarpment Planning Reference Group;
- Neighbourhood Forum 5; and
- Community (three).

Comments were provided on the draft Planning Proposal as follows:

	Issues Raised	Officer Response
Environment	<p>Concern was raised that bushfire management does not compromise BioBanking sites – clearing for APZs and vegetation management should be minimal to avoid diminished BioBank vegetation value.</p> <p>Suggested that the proposed dwelling site on the north side be deleted, to avoid edge effects and the need for APZs on the land to be BioBanked.</p> <p>Suggested better from a vegetation perspective to join the two areas to be BioBanked as this would reduce the edge effects and strengthen the capacity of the vegetation to retain its value in the longer term.</p>	<p>These issues will be addressed in consultation with the Office of Heritage and Environment as they work with the proponent to develop a BioBanking Agreement to provide a conservation covenant over areas of retained native vegetation in the proposed offset sites, and for a management plan to be prepared and implemented to manage those offset sites.</p> <p>The primary measure for the proposed rezoning and subsequent development in order to minimise impacts to ecological values is to avoid and minimise the removal of native vegetation and habitat. The current layout is largely restricted to areas in low condition and avoids and minimises impacts to areas of higher biodiversity value. A BioBanking Agreement (developed in association with OEH) will provide a conservation covenant over areas of retained native vegetation in the proposed Offset sites and a management plan and associated funding</p>

	Issues Raised	Officer Response
		<p>mechanisms will be prepared and implemented to manage these offset sites. The current proposal is identified as likely to result in a positive net benefit to biodiversity.</p>
<p>Bushfire</p>	<p>The NSW Rural Fire Service provided comment on access, asset protection zones and special fire protection purpose development.</p> <p>Concern was raised that roads should provide a satisfactory level of service in the event of an emergency and given bush fire hazard vegetation is located immediately adjacent to the proposed single public road, the subject development area may be isolated in a bush fire emergency. The RFS recommends consideration of an additional access point to the proposed development, or alternatively a plan of management established in regard to the vegetation adjacent to the proposed thoroughfare. The Escarpment Planning Reference Group also expressed concern in relation to one access/egress road. The RFS also referred to section 4.1.3 (1) of <i>Planning for Bush Fire Protection 2006</i> for all required road widths and grades for main public roads and perimeter roads.</p> <p>At subdivision stage, asset protection zones must be provided within property boundaries in accordance with <i>Planning for Bush Fire Protection 2006</i>. Residential lots must achieve a maximum 29kW/m² radiant heat flux. While it is recognised that all the proposed future lots can achieve a building envelope with a maximum 29kW/m² radiant heat flux as indicated, many of the lots have building envelopes constrained to the rear of the site which is not considered practical. Specifically, the dwellings on future lots 1-4, 6-7 and 25-28 must conform to the building envelopes indicated or they will not achieve a 29kW/m² radiant heat flux and therefore will be required to</p>	<p>The Planning Proposal included a bushfire constraints assessment report completed by Australian Bushfire Protection Planners P/L (2014) to inform a suitable development design. The report concluded that “the characteristics of the site, as discussed in this report together with the fire protection measures recommended, provide that the rezoning and subsequent subdivision of the land is suitable in terms of its intended residential land use”. These measures include APZs, access for firefighting operations from roads constructed in accordance with <i>Planning for Bushfire Protection 2006</i>, street water hydrants to comply with AS 2419.2, housing construction standards, internal perimeter road and full urban reticulation services.</p> <p>The Development Control staff of the NSW Rural Fire Service met with representatives from Australian Bushfire Protection Planners P/L to assess appropriate access to the site, and agreed with the proposal for a dual lane access road, with a managed corridor provided to each side of the road.</p> <p>The Council resolution has requested that the proponent investigate an alternative second access way. The proponent has indicated a willingness to pursue a second access, however this will require successful negotiations with adjoining landowners. Failing this, the RFS will need to approve</p>

	Issues Raised	Officer Response
	<p>construct to Bushfire Attack Level (BAL) 40 or BAL Flame Zone requirements under AS 3959-2009 Construction of buildings in bush fire prone areas.</p> <p>Some of the proposed lots may not be suitable for Special Fire Protection Purpose (SPFF) Developments, such as bed and breakfast accommodation, home based child care and community facilities (permitted uses in E4 zone), which require greater separation distance between development and unmanaged vegetation.</p>	<p>any vegetation plan of management submitted as part of the Development Application.</p> <p>The Concept Plan shows a perimeter road with the majority of building envelopes adjacent to the road (Attachment 3).</p>
Traffic	<p>No objection from Roads and Maritime Services.</p> <p>Concern raised by a resident that the proposal will add to current traffic congestion at peak hours at the intersection of O'Briens Road and Princes Highway. The traffic generated from houses currently under construction at Redgum and Hilltop Estates is still to be realised. Would support strategy of the development being linked to Cordeaux Road.</p>	<p>The traffic generation characteristics of the future housing development are projected to be moderate, comprising some 290 vehicle trips per day or 20 vehicle trips per peak hour. There is ample capacity within the existing/proposed public road network to accommodate these projected traffic levels.</p> <p>The RMS is aware of all residential development taking place in the area and has no objection to the Planning Proposal.</p> <p>The potential for an alternative second access is being investigated.</p>
Eastern Gas Pipeline	<p>Jemena confirms they have a High Pressure Trunk main located in the vicinity if the proposed development area, and a duty of care exists to ensure this gas main is not compromised or damaged during any future development or construction works. Jemena will work with the proponent ensure that a Pipeline Risk Assessment is included as part of the process for determining the suitability of infrastructure (as part of the Development Application). Jemena notes that all costs associated with the risk assessment will be borne by the developer and/or landowner.</p>	<p>Noted – risk assessment to be completed, in conjunction with Jemena, as part of the Development application stage (to be funded by the developer and/or landowner).</p>

	Issues Raised	Officer Response
Water	The proponent will be required to obtain a Section 73 Certificate from Sydney Water for the management of the servicing aspects of the proposed development, covering extension from the 100 mm main in Red Gum Forest Way, a possible booster pump, and the design and construction of a wastewater main.	Full urban reticulation services (power, sewer, water and telecommunications) can be provided from the existing service network within the Redgum Ridge Estate.
Flooding/ Riparian	Concern voiced by resident that while a flood study has been performed on the immediate vicinity of the proposed new dwellings, no consideration has been given to the impact building these homes will have on the environment and properties downstream. Concern about potential increased runoff and flow rate in the creeks, and the impact on the quality of the creek system downstream. Concern that creek banks have already suffered erosion and deterioration since Redgum Ridge Estate works – particularly at the junction of American and Branch Creeks. Will be an onus on Council to perform extensive clearing of blocked creeks and complete creek bank stabilisation works.	The establishment of the northern BioBank site would prevent any development that may impact on Brandy and Water Creeks. The area proposed for low density residential development would potentially result in surface drainage and stormwater management in the direction of American Creek, although it should be noted proposed is large lot development of a rural residential character, to limit hard surface runoff. A flood study assessment performed by KFW Infrastructure Professional (2014) concluded that the subject draft Planning Proposal outcomes are not constrained by the impacts of flooding. Internal referral to Stormwater division raised no issues of concern. Drainage and stormwater issues specific to any submitted subdivision plan would be addressed at the Development Application stage.
Zone boundary anomaly comments	Stage 14 zoning anomalies to be rectified, as previously advised, to align with transmission easement, flood line and proposed access road.	Noted.
Rural character and visual impact	The Escarpment Planning Reference Group raised concern that any potential visual impact issues should be addressed, given that development is proposed on a ridgeline. Neighbourhood Forum 5 expressed a desire for development not to be seen	The Commission of Inquiry (COI) recognised that the cleared ridge plateau has potential for limited low density residential development provided that the matter of vegetation management within the site can be satisfactorily achieved.

	Issues Raised	Officer Response
	<p>from Mount Kembla Village.</p> <p>Larger lots would have been expected as development moves towards the escarpment.</p> <p>Adjoining neighbours have expressed a desire to retain the rural ambience of their property should their current fencing be damaged or needs replacing as a result of the proposed development – rural stock fencing is preferred over colourbond fencing material.</p>	<p>A visual assessment at the Development Application stage will be required.</p> <p>The proponent sought a R2 Low Density residential zoning, in recognition of the proposed development being the finalisation of the existing Redgum Ridge Estate to the east. The Council Officer recommendation was that an E4 Environmental Living zoning more appropriately reflected the environmental setting, given its proximity to the areas of environmental sensitivity. An E4 Environmental Living zoning controls for a more limited range of permitted land uses appropriate to the surrounding environmental setting. Importantly, this E4 zoning won't allow further subdivision for dual occupancies and multi dwelling houses. The proposal is for the development of 29 large residential lots ranging in size from 1,229m² to 1.1 hectares. The proposed low density minimum lot size of 1000m² is consistent with the E4 zoned land to the south, which also adjoins E2 zoned land.</p> <p>Planning controls pertaining to fencing are contained in Council's Development Control Plan which encourages post and wire or timber post and rail fencing.</p>

At its meeting on 2 April 2015 Neighbourhood Forum 5 resolved to support the proposal, but only if:

- 1 It is demonstrated that the development (including potential two storey houses) cannot be seen from Mount Kembla village;
- 2 Access in case of bushfire is resolved;
- 3 Bushfire management does not compromise BioBanking sites; and
- 4 Trees on the site are protected.

At its meeting on 25 November 2015 the Escarpment Planning Reference Group raised concern that any potential visual impact issues should be addressed, given that development is proposed on a ridgeline. A Visual Impact Analysis will be required at the development application stage in this regard.

Satisfactory internal referrals were received in relation to environment, geotechnical, traffic and access, flooding, heritage and services and infrastructure issues for consideration.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 objective “*The Natural environment is protected and enhanced*” under the Community Goal “*We value and protect our environment*”.

Community Strategic Plan		Delivery Program 2012-2017	Annual Plan 2015-16
Strategy		5 Year Action	Annual Deliverables
1.6.1	Our urban environment minimizes impacts on habitat and biodiversity and areas of high conservation value are protected.	1.6.1.1 Review planning controls for environmentally sensitive locations.	Continue to assess Planning Proposals against environmental strategies, including the Illawarra Biodiversity Strategy and the Illawarra Escarpment Strategic Management Plan.

Relevant policy and strategies for the evaluation of this draft Planning Proposal include the Illawarra Escarpment Commission of Inquiry (1999), Illawarra Escarpment Strategic Management Plan (2015) and the Illawarra Biodiversity Strategy (2010). The draft Planning Proposal is consistent with the recommendations contained in these policies and strategies.

CONCLUSION

The NSW Government BioBanking scheme aims to encourage and secure investment in conservation by providing both the legal and financial mechanisms to ensure the long term conservation of biodiversity values at BioBank sites. Landowners who establish a BioBank site benefit from the provision of funding to manage the site and improve the biodiversity values on that site, and in so doing increase the viability of threatened species populations and improve the quality of habitat and the condition of native plant communities.

The Development Strategy presented in this draft Planning Proposal has the potential to ensure the revegetation and protection of an important habitat corridor in the local area, linking up a proposed offset site with the area currently being managed under a Vegetation Management Plan, designated as a “future Council reserve”, with ongoing funding.

A long term management plan for this land is required, as agricultural uses are no longer viable and the status quo scenario is continued pressure from key threatening processes. Implementation of a BioBanking Agreement in association with low density

limited residential development will provide a suitable development outcome whilst significantly enhancing the biodiversity values of those parts of the site to be conserved and protected in perpetuity. The Office of Environment and Heritage has provided in principle support for the use of BioBanking as a mechanism for offsetting proposed development on the subject site and has acknowledged the potential for net conservation gains.

It is recommended that the exhibited Planning Proposal be progressed in two stages:

- 1 The Planning Proposal for the eastern precinct to correct mapping anomalies be finalised immediately under delegation issued by the NSW Department of Planning and Environment; and
- 2 The Planning Proposal for the western precinct be finalised under delegation issued by the NSW Department of Planning and Environment, once the Biodiversity Certification application has been endorsed by the Minister for the Environment.

ITEM 4

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

Stockland Development Pty Ltd has requested that Council endorse the Second Deed of Variation to amend the Voluntary Planning Agreement (VPA) originally executed with Council on 6 May 2011. The second variation deed has proposed additional road work and other changes to the Agreement and its work schedule. Background and details on the proposed changes are provided in this report and Attachment 3.

It is recommended that Council exhibit the draft Second Deed of Variation for Community input.

RECOMMENDATION

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

ATTACHMENTS

- 1 Location of Works Maps
- 2 Current Planning Agreement
- 3 Draft Second Deed of Variation

REPORT AUTHORISATIONS

Report of: Renee Campbell, Manager Environment Strategy and Planning
Authorised by: Jeannie Nicol, Director Planning and Environment – Future City and Neighbourhoods (Acting)

BACKGROUND

The West Dapto Release Area covers an area of approximately 4,700 hectares and is proposed to provide an additional 17,000 dwellings and 183 hectares of employment land when fully developed.

On 5 May 2012, the Wollongong Local Environmental Plan (West Dapto) 2010 (LEP) was approved and notified by the NSW Minister for Planning. This LEP permits urban development in Stages 1 and 2 allowing the development of some 6,676 dwellings.

In 2010, Stockland Development Pty Ltd proposed to develop the subdivision of Lot 60 DP 1063539 and Lot 601 DP 1054648 Bong Bong Road (38.85 hectares) into 290 lots (including 25 “super lots” which were earmarked for further subdivision for multi-dwelling housing). The application for this development was approved by the Joint Regional

Planning Panel on 6 May 2011 (DA-2010/693). Stockland have had a further three Development Applications approved creating an additional 153 residential lots.

On 26 October 2010, Council endorsed the draft Planning Agreement for exhibition. The draft Agreement was exhibited from 1 November to 29 November 2010.

On 14 December 2010, Council at its meeting endorsed, in principle, the entering into of a Planning Agreement with Stockland Development Pty Ltd and delegated authority to the General Manager to negotiate and finalise the Agreement. The Planning Agreement was executed by both parties and came into force on 6 May 2011 (Attachment 2).

Under the Planning Agreement, in addition to paying the Section 94 Contribution of \$29,205 (subsequently indexed up to the \$30,000 cap) Stockland proposed to dedicate public reserves to Council and upgrade Bong Bong Road on behalf of Council.

Among the scheduled road work and land dedication items agreed in the executed Planning Agreement, there were road work items identified as 'Additional Road Works' that exceeded the demand created by the proposed subdivision development by Stockland. The Planning Agreement requires Council to reimburse Stockland for the actual construction cost of these road works by way of an offset against monetary development contributions. In the Agreement, 'Additional Road Works' are identified as:

- Item 10 - Reconstruction of Bong Bong Road between Fairwater Drive and works in reconstruction of Bong Bong Road – first stage (Attachment 1);
- Item 11- Design and construction of intersection of Bong Bong Road and Hayes Lane (Attachment 1); and
- Item 12 – Survey, design and construction of the realignment of the intersection of Bong Bong Road and Glenlee Drive (Attachment 1).

First Deed of Variation

In April 2012, Stockland requested the first variation to the Planning Agreement advising that a legal drafting error was identified in the executed Agreement in terms of the clause relating to the indexation of contributions.

This variation proposed the contribution value to align with the current State Cap (\$30,000 per lot) and any future Caps.

The proposed variation deed was publicly exhibited between 19 May 2012 and 18 June 2012.

On 18 July 2012 the variation deed was executed by the General Manager under the delegated authority by the resolution of Council dated 14 December 2010.

Development Status Update

Stages 1 to 10 of Brooks Reach (south of Bong Bong Road) have been completed and houses constructed on the majority of the lots. Stages 12 to 13 (north of Bong Bong Road, east of Hayes Lane) have been constructed and the subdivision certificate released (66 lots).

Development Application DA-2014/1379 for stages 14 to 16 (north of Bong Bong Road, west of Hayes Lane – 434 Bong Bong Road, Horsley) (160 lots) has recently been approved.

Due to a variety of factors some of the works listed in the Planning Agreement were delayed or required modification but have now been completed and have, or are, proposed to be handed over to Council.

PROPOSAL

In February 2014, Stockland commenced discussion with Council officers regarding a second variation to the Planning Agreement necessary for the satisfactory completion of the proposed works and land dedications under the Agreement.

Following detailed discussions and internal consultations with the relevant Council divisions, the proposed amendments to the Agreement are deemed necessary. The proposed amendments to the Planning Agreement are:

- 1 Inclusion of the southern Part Lot 1 DP 199396 (44 Hayes Lane) owned by KVF Pty Ltd into the Planning Agreement. This land on the southern side of the watercourse has been incorporated into the subdivision and provides for the efficient use of the land.
- 2 Amendment to the timing of delivery of the following work items as part of the subdivision development:
 - Item 1- Reconstruction of Bong Bong Road – stage 1 – from development stage 1 to development stage 13;
 - Item 2- Reconstruction of Bong Bong Road – stage 2 – from development stage 2 to development stage 13;
 - Item 3 - Reconstruction of Bong Bong Road – stage 3 – from development stage 3 to development stage 13;
 - Item 9 - Carrying out of work on and dedication of Lot 62 DP751278 as open space from development stage 12 to a ‘completed’ status;
 - Item 10 - Reconstruction of Bong Bong Road between Fairwater Drive and works in reconstruction of Bong Bong Road – first stage extending handover time from three months to six months of development stage 13 completion; and
 - Item 12 - Survey, design and construction of the realignment of the intersection of Bong Bong Road and Glenlee Drive extending handover time from three months to six months of development stage 13 completion.
- 3 Reconstruction of Hayes Lane adjacent Lot 1 DP 549692 and inclusion of this as an ‘Additional Road Works’ (Item 13) in the work schedule.
- 4 Inclusion of agreed cost estimates in the work schedule for ‘Additional Road Works’ for ensuring clarity regarding the actual construction cost (detailed in Financial Implications later in this report).

- 5 Clarify that Stockland will be reimbursed for the actual costs of 'Additional Road Works' or, the agreed cost estimate whatever is the lesser. This is consistent with the Planning Agreement Policy adopted by Council.
- 6 Reduce the riparian corridor area proposed to be dedicated by Stockland (Item 7 – Provision of riparian corridor) due to the proposed location of basin within the corridor.
- 7 Payment of \$141,000 (excluding GST) to Council as the construction cost of shared pathway on Lot 62 DP 751278 (located on the eastern side of Purrungully Woodland) for the satisfactory completion of Item 9 (Dedication of Open Space to Council) of the current Agreement work schedule.
- 8 Updating the plans contained in Schedules 2, 4 and 5 of the current Planning Agreement.
- 9 Inclusion of a draft Clause (Clause 5) in the proposed variation deed for details of the proposed amendments to the Planning Agreement.

These amendments are proposed to be effected by way of a Deed of Variation (Attachment 3). Council's In-house Legal Counsel in consultation with Stockland has drafted the attached Second Deed of Variation which Stockland have confirmed is generally acceptable. Some minor amendments may be made prior to exhibition.

This draft variation deed will allow the proposed amendments to be formalised by Council and to ensure satisfactory completion of the agreed works and land dedication items under the Planning Agreement.

Any amendment to the Planning Agreement is required to be exhibited for 28 days prior to being considered for execution.

CONSULTATION AND COMMUNICATION

If Council endorses the draft Second Deed of Variation (Attachment 3) it will be exhibited for community input for a minimum period of 28 days.

Consultation with relevant Council officers from Environment, Infrastructure, Development, Finance, Legal Counsel, Drainage and Subdivision has occurred as part of the internal consultation on the proposed amendments.

As a part of the internal review process the cost estimates for the Additional Road Works were assessed by Council officers. Council's participation in the tender assessment process and supervision of the construction works were also identified as necessary. The cost will be included in the actual cost of the works.

No other concerns relating to issues relevant to the proposed amendments have been raised.

PLANNING AND POLICY IMPACT

The proposed amendments to the Planning Agreement are consistent with the West Dapto Section 94 Development Contributions Plan, Planning Agreement Policy and Wollongong Development Control Plan – Chapter D16 West Dapto Release Area.

The proposed amendments to the Planning Agreement are also in accordance with the original Planning Agreement endorsed by Council on 14 December 2010 and the adopted recommendations.

Wollongong Community Strategic Plan 2022

This report contributes to the Wollongong 2022 objective *the sustainability of our environment is improved* under the Community Goal *we value and protect our environment*.

It specifically delivers on core business activities as detailed in the Land Use Planning Service Plan 2015-16.

FINANCIAL IMPLICATIONS

To date Stockland has produced 456 lots through their development stages 1 to 13 which has generated \$13.6 million of development contributions to Council.

The recent approval of DA-2014/1379 for 160 residential lots in stages 14 to 16 of will generate a further development contribution amount of \$4.8 million (\$30,000 per lot) to Council.

At this stage the total value of 'Additional Road Works' estimated by the developer is approximately \$3.13 million, as follows:

VPA work item no.	Additional Road Works	Estimated Cost
10	Reconstruction of Bong Bong Road between Fairwater Drive and Works in reconstruction of Bong Bong Road – first stage. (Completed)	\$400,000
11	Design and Construction of intersection of Bong Bong Road and Hayes Lane.	Included in Item 13 below
12	Survey, Design and construction of the realignment of the intersection of Bong Bong Road and Glenlee Drive. (Completed)	\$780,000
13	Reconstruction of Hayes Lane adjacent Lot 1 DP 549692.	\$1.95 million
	Total	\$3.13million

In accordance with Council's Planning Agreement Policy, the actual value that is to be reimbursed to Stockland will be determined based on either the estimated cost or the actual cost of construction whichever is the lower. The estimated cost provides Council with a guide to the value of the works.

CONCLUSION

Stockland Development Pty Ltd has proposed that Council endorse the draft Second Deed of Variation to the current Planning Agreement (VPA) in regards to the subdivision development at Horsley in West Dapto to facilitate the coordinated and satisfactory completion of the proposed infrastructure works under the Agreement.

It is recommended that Council endorse the Second Deed of Variation to the current Planning Agreement for exhibition to enable community comments. If there are no major issues raised during the exhibition period, it is proposed that delegation be issued to the General Manager to determine, finalise and execute the second variation.

ITEM 5 WOLLONGONG MAJOR EVENTS STRATEGY 2016-2020

In 2012 Council endorsed the first Wollongong Major Events Strategy 2012–15. The focus of this document was to establish a better business model and approvals process as a base to build on. With this now in place, the Wollongong Major Events Strategy 2016–2020 looks to build on the successes of the previous plan and achieve further growth in major events.

RECOMMENDATION

Council endorse the Wollongong Major Events Strategy 2016–2020.

ATTACHMENTS

- 1 Wollongong Major Events Strategy 2016–2020
- 2 Appendix A: Flowchart
- 3 Appendix B: Indicative Table

REPORT AUTHORISATIONS

Report of: Kerry Hunt, Manager Community Cultural and Economic Development,
Authorised by: Greg Doyle, Director Cultural and Community Services – Creative, Engaged and Innovative City

BACKGROUND

In 2012 Council endorsed a Wollongong Events Strategy 2012–15. This document recognised the importance of attracting major events to the city as a means of supporting tourism to the area and, as a flow on, economic growth. It also proposed a number of actions to support the growth of major events including; the streamlining of the Council event approval process, establishment a major events unit and committee (achieved in partnership with Destination Wollongong) as well as providing funding to bring key events to the area and creation of a few key ‘signature’ events.

Since the endorsement of the Wollongong Events Strategy 2012–15 a number of these objectives have been achieved including providing a business model to allow Destination Wollongong to acquire a number of new events for the area, the development of generic event Development Applications and a new online event application process, partnering with Destination NSW to secure funding for individual events and support the ‘It’s ON!’ marketing campaign. The Wollongong City Council/Destination Wollongong partnership has also successfully acquired 20 – 26 events a year and trialled two new ‘signature’ events – Blender and BRAVO.

The Wollongong Major Events Strategy 2016–2020 looks to build on these successes by developing a strong destination brand, targeting events that can immediately enhance the perception of the city, align the events strategy more closely with the city’s strategic plans and economic development strategy.

Branding, image and identity also tie to the kind of event we attract and therefore how the area is perceived by potential visitors.

The strategy supports the ongoing ‘acquisition of events’ demonstrating the value in providing for greater funding over the life of the document. It also proposes fine tuning the kind of event we seek to attract to ensure appropriate branding and positioning as well as ensuring day visitors have reasons to extend their stay to overnight.

Australian Tourism Research figures estimate a spend of \$201 per person per day for domestic tourists and \$251 per person per day for sporting tourists. Current tracking of local impact points to a \$20 return in economic impact for every dollar invested in major events. Given domestic competition for major events from areas such as; Sunshine Coast, Gold Coast, Geelong, Coffs Harbour and Bendigo, the document proposes a staged investment strategy to support increased events funding. Additional funds are identified as potentially coming from; the development of a commission based accommodation portal by Destination Wollongong, internal revision of major events allocation within Destination Wollongong, additional funding from Wollongong City Council (may also include expansion of ‘in-kind’ support) and other revenue streams (eg grants).

Another key pillar of the events strategy has been work done by Council staff to streamline the event approval process ensuring that event organisers have a positive experience. This included obtaining development approvals for eight key major event sites as well as creating a portal for online event applications. This has successfully reduced the turnaround time for event approvals. This area requires further focus to ensure that the service offered can become an influential point of difference in what is a competitive market.

PROPOSAL

Council endorse the Wollongong Major Events Strategy 2016–2020.

The Wollongong Major Events Strategy 2016-2020 is underpinned by a range of key deliverables and metrics.

CONSULTATION AND COMMUNICATION

This strategy has been prepared by Destination Wollongong in partnership with Wollongong City Council. Consultation was undertaken with Destination NSW as well as a survey of local business leaders and conversations held with a range of event operators and key Council staff.

A briefing on key directions was also held with Councillors.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal “3 Wollongong is a creative, vibrant city”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
3.3.1 Signature events and festivals are held across the city.	3.3.1.5 Co-ordinate Council’s support and investment in events and festivals.	Deliver the major Events Strategy with Destination Wollongong

RISK ASSESSMENT

Major events do have an impact on the local area. Largely this impact is managed through the approval process with previously publically exhibited development applications in place for a number of key sites and development applications required for major events taking place outside these locations.

FINANCIAL IMPLICATIONS

Council currently has a financial commitment to major events resourced through our funding agreement with Destination Wollongong. Any further financial implications associated with the Events Strategy will be subject to funding submission to be considered by Council as part of the annual budget cycle.

Key financial targets are identified in the strategy to reflect an increase in funding. The targets will need to be achieved via partnerships, sponsorship and increased revenue raising. Opportunities via initiatives such as the accommodation portal managed by Destination Wollongong.

CONCLUSION

If Wollongong is to achieve its tourism and economic growth potential then it needs strong drivers to bring people to the city.

To support this, the city needs to host events that can:

- Provide tourists with a reason to visit Wollongong
- Create activation and vibrancy that enhances the city’s image
- Provide support to economic growth (eg encourage overnight visitation) and tap into key strategies for the city (eg A City for People – Public Spaces Public Life)

This document provides a roadmap to achieve this.

ITEM 6 POLICY REVIEW: WORKFORCE DIVERSITY

This report provides Councillors with an update and background regarding Council's Employment Equity and Diversity Policy review and proposed Workforce Diversity Policy and Plan.

RECOMMENDATION

- 1 The Employment Equity and Diversity Policy be renamed Workforce Diversity Policy and Plan.
- 2 Council adopt the Workforce Diversity Policy and Plan.

ATTACHMENTS

- 1 Draft Workforce Diversity Policy
- 2 Draft Workforce Diversity Plan

REPORT AUTHORISATIONS

Report of: Tom Tyrpenou, Manager Human Resources
Authorised by: Greg Doyle, Director Corporate and Community Services - Creative Engaged and Innovative City

BACKGROUND

On 30 March Council passed a motion that the Employment Equity and Diversity (EED) Policy and Employment Equity and Diversity Management Plan be reviewed to ensure that gender equity in employment levels and pay rates are achievable. The review was to be completed by December 2015.

A Councillor Briefing Session was held on 10 August 2015 to provide a policy framework and approach to reviewing the then Employment Equity and Diversity Policy and establishing a Workforce Diversity Policy and strategic Workforce Diversity Plan.

Councillors were briefed that the approach to the policy review would integrate principles of equal employment opportunities (EEO) but also seek to broaden our definition of diversity to include age, gender balance in non-traditional roles, marital status, sexual orientation, life experience, socio-economic backgrounds and faiths.

Once the strategic Workforce Diversity Policy and Plan are adopted, specific EEO management plans for groups of people who are under-represented in our workforce will be established. EEO Management Plans for women, Aboriginal and Torres Strait Islander people, people living with a disability and people from linguistically diverse backgrounds will provide specific strategies to encourage better representation and participation within work areas, job families and managerial roles where they are under-represented.

The proposed policy sets the strategic direction in which we consider diversity as an organisation by broadening its context.

The policy integrates principles of EEO but also extends to include groups of people that traditionally sit outside EEO groups such as different age groups, people with caring and family responsibilities; people of different faiths; with different sexual orientation; and with varying socio-economic backgrounds.

The policy sets Council's strategic direction to commit Council to respecting and valuing the differing backgrounds, skills and experiences we all bring to the workplace. It also involves recognising the value of individual differences to support our broader collective goals. Council embraces workforce diversity as a source of strength. This is not only about increasing visible differences in the workforce, but is also about the strategic advantage that comes from incorporating a wide variety of capabilities, ideas and insights in our decision making, problem solving, policy development and service delivery.

Council proposes to achieve a diverse workforce by setting three priorities in our Workforce Diversity Plan by:

- 1 Attracting and retaining a diverse workforce;
- 2 Retaining and developing a diverse workforce in all areas and levels within our organisation; and
- 3 Incorporating workforce diversity as part of everyday council business.

A diverse workforce, truly reflective of the communities it serves, is better able to meet the needs of our customers.

The proposed policy and plan are consistent with our requirements under the *Local Government Act 1993 NSW* and the *Anti-Discrimination Act 1977 NSW*.

Other Related Projects

The following initiatives have also been undertaken that support the commitment and direction of the Workforce Diversity Policy and Plan.

Cadets Apprentices and Trainees (CATs)

Council has recently advertised for the 2015-16 CATs intake with unprecedented interest and applications. We will directly employ seven cadets, two apprentices and six trainees and five school-based trainees. Of these positions we have sought exemption from the Anti-Discrimination Board of NSW to target one cadetship for an Aboriginal or Torres Strait Islander person, and one person living with a disability.

Council has also been successful in obtaining State funding for an Elsa Dixon School-based traineeship. This funding is available only to Aboriginal and Torres Strait Islander school students in Year 10.

Silver Accreditation with the Australian Local Government Women's Association (ALGWA)

An application has been made to ALGWA for a Silver Accreditation for Gender Equity 50:50 Program. Our application has been received and as part of this application we have surveyed staff in relation to their perception of gender equity at Council. We are awaiting advice from ALGWA as to our application status.

Women of Wollongong City Council

A Women of Wollongong women's network has been established, which will run quarterly opportunities for employees to network and undertake professional development opportunities.

MyMentor

A formal mentoring program has been established for women at Council who are seeking to develop and move into leadership roles in their career. The first cohort commence in December 2015.

eRecruitment and reporting

An eRecruitment system has been implemented that enables us to measure our recruitment activity. Council is able to measure the number of applicants by EEO metrics at every stage of the recruitment process.

Employer of Choice

Assessing employer of choice programs has commenced. It is likely that any program will need to be considered from an appropriate procurement assessment.

CONSULTATION AND COMMUNICATION

A policy working party was established to consider the review of the existing EED Policy and Plan, consulted and advised on the proposed Workforce Diversity Policy and Plan. Members of the working party included women, people of different ages, Aboriginal people, people living with a disability, and people of varying ages. The working party will continue to be consulted and will provide advice as specific EEO management plans are established to facilitate people from under-represented groups of our community working at Wollongong City Council.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal 2 "We have an innovative and sustainable economy." It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
2.1 Initiatives to retain local talent are developed and implemented	2.1.3.1 Build on partnerships which enable retention of local talent 2.1.3.2 Establish Wollongong City Council as an employer of choice.	Deliver Council's employment equity and diversity program Complete development and implementation of eRecruitment System Provide opportunities for council staff to access further education and training through tertiary assistance program and other learning and development programs/opportunities
2.1.5 Opportunities for training and education for unemployed and disadvantaged community members in employment growth areas are pursued	2.1.5.1 Work with community, government and business partners to support development of local employment opportunities for people who are disadvantaged within the labour market	Deploy the transition to employment program
2.5.1 Residents have access to a variety of learning opportunities, both formal and informal	2.5.1.1 Implement a range of programs that incorporates learning and development	Deliver Council's employment equity and diversity program Complete development and implementation of eRecruitment System Provide opportunities for council staff to access further education and training through tertiary assistance program and other learning and development programs/opportunities Deploy the transition to employment program

CONCLUSION

A diverse workforce, truly reflective of the communities it serves, is better able to meet the needs of our customers. The initiatives outlined will be incorporated into specific EEO strategic management plans following the adoption of the Workforce Diversity Policy and Plan. The Workforce Diversity Policy and Plan will help to position Wollongong City Council as an employer of choice in our region.

ITEM 7

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

As part of the West Dapto Access Strategy, Council is currently undertaking the design of the road link from Fowlers Road to Fairwater Drive, Dapto which includes the construction of one bridge over the railway line and Mullet Creek, and another bridge over the Mullet Creek floodplain.

Lots 100 and 101 DP 1116914 need to be acquired for the construction of the bridge over the railway line and agreement has been reached with the landowner for the acquisition of these parcels.

This report seeks approval to the acquisition.

RECOMMENDATION

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

ATTACHMENT

Plan of Lots 100 and 101 DP 1116914 Marshall Street, Dapto proposed to be acquired.

REPORT AUTHORISATIONS

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

BACKGROUND

As part of the West Dapto Access Strategy, Council is currently undertaking the design of the 1.3km long road link from Fowlers Road to Fairwater Drive, Dapto which includes the construction of one bridge over the railway line and Mullet Creek, and another bridge over the Mullet Creek floodplain.

In 2002, Council acquired Lots 2 and 5 DP 873119, Lots 1 DP 199362 and Lot 4 DP 1049407 for road purposes, as shown on the attachment, and the extension of Fowlers Road from the Princes Highway to Marshall Street was constructed on this land. The

land known as Lots 100 and 101 DP 1116914, shown hatched on the attachment to this report, now needs to be acquired for the construction of the bridge over the railway line.

Lots 100 and 101 DP 1116914 are zoned IN2 – Light Industrial and have a total area of approximately 1.71ha.

A valuation was obtained from Martin Morris and Jones of the subject parcels of land and negotiations were entered into with the landowner. Agreement has been reached for the acquisition of the land for the amount of \$3,000,000 (GST exc). Under the provisions of the Land Acquisition (Just Terms) Compensation Act 1991, Council is responsible for all costs in the matter, including valuation, survey, plan lodgement, transfer and legal costs.

PROPOSAL

It is proposed to acquire Lots 100 and 101 DP 1116914 Marshall Street, Dapto, as shown on the attachment, for the future construction of a bridge over the railway line.

Upon completion of the acquisition, it is proposed that the land be classified as Operational land in accordance with the Local Government Act 1993.

Upon completion of the new road link, the surplus land may present an opportunity to sell or develop.

CONSULTATION AND COMMUNICATION

Infrastructure Division has requested the land be acquired.

Martin Morris and Jones, Valuers.

Landowner of Lots 100 and 101 DP 1116914 Marshall Street, Dapto.

PLANNING AND POLICY IMPACT

This acquisition is in accordance with Council's policy "Land and Easement Acquisition and Disposal".

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

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

FINANCIAL IMPLICATIONS

The valuation from Martin Morris and Jones assessed the amount of compensation payable by Council for the acquisition of the subject land. Negotiations were undertaken with the landowner and agreement was reached on an amount of \$3,000,000 (GST exc) for the land. Council will also be responsible for all costs in the matter including valuation, survey, plan lodgement, transfer and legal costs.

Funds for this acquisition are available from the current budget.

CONCLUSION

As the subject portion of land is an essential component in the West Dapto Access Strategy, it is recommended the acquisition be approved as set out in this report.

ITEM 8

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

This report was deferred by the Council meeting held on 30 November 2015.

The report recommends acceptance of a tender for the cleaning of the City Mall and Keira Street pavers in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The purpose of this tender is to maintain the City Mall and Keira Street assets in a manner that is aesthetically and operationally acceptable for the community.

Seven tenders were received and the report recommends Council accept the tender submitted by Roadworx Surfacing Pty Ltd (trading as Roadworx).

RECOMMENDATION

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

ATTACHMENTS

There are no attachments to this report.

REPORT AUTHORISATIONS

Report of: Troy Subotic, Manager City Works and Services (Acting)
Authorised by: Mike Dowd, Director Infrastructure and Works – Connectivity, Assets and Liveable City (Acting)

BACKGROUND

In late 2014 the Crown Street Mall and Keira Street refurbishment works were completed which included the installation of new pavers. In order to maintain aesthetics and operational acceptability of the paver assets, the pavers need to be cleaned on a routine schedule.

Tenders were invited by the open tender method with a close of tenders of 10.00am on 25 August 2015.

Seven 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 and Services, Infrastructure Strategy + Planning, Community Cultural and Economic Development, Human Resources and Finance Divisions.

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

- 1 Cost to Council - 40%
- 2 Demonstrated Experience & Satisfactory performance in undertaking works of a similar size & scope including methodology - 35%
- 3 WHS & Quality Management Systems - 10%
- 4 Environmental management policies and procedures - 5%
- 5 Demonstrated strengthening of Local Economy - 5%
- 6 Response time - 5%

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

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
Roadworx Surfacing Pty Ltd (trading as Roadworx)	1
Swetha International Pty Ltd (trading as Swetha International)	2
Soclean Pty Ltd	3
Atlas Cleaning & Security Pty Ltd	4
Enviropath Pty Ltd (trading as Spot’s All Surface Cleaning)	5
Waspindustries Pty Ltd	6
Capital Equipment Hire P/L	7

PROPOSAL

Council authorise the engagement of Roadworx Surfacing Pty Ltd (trading as Roadworx) to carry out the Cleaning of City Mall And Keira Street Pavers in accordance with the scope of works and technical specifications developed for the project.

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

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

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees – Willoughby Council
Mosman Council

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goals "We have an innovative and sustainable economy" and "Wollongong is a creative, vibrant city".

It specifically delivers on core business activities as detailed in the City Centre Management Service Plan 2015-16.

RISK ASSESSMENT

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

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

The company Roadworx Surfacing Pty Ltd (trading as Roadworx) has undertaken appropriate risk assessments for the scope of the contract in accordance with their company's WH&S Policies and relevant legislation.

FINANCIAL IMPLICATIONS

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

Cleaning of City Mall And Keira Street Pavers – Cost Centre 3120

CONCLUSION

Council should endorse the recommendations of this report.

ITEM 9

TENDER T15/32 - KEMBLA HEIGHTS COMMUNITY HALL AMENITIES
REFURBISHMENT

This report recommends acceptance of a tender for the installation of a disabled toilet and refurbishment of the amenities at Kembla Heights Community Hall in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005. The works will provide a compliant accessible facility for the patrons of this facility.

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

RECOMMENDATION

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

ATTACHMENT

Location Plan

REPORT AUTHORISATIONS

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

BACKGROUND

During a review of community facilities, it was noted that the Kembla Heights Community Hall required the installation of an accessible amenities facility to accommodate patrons that use the facility.

The scope of works includes a new accessible toilet facility, an accessible parking space adjacent to the community hall, refurbishment of the male and female toilets and minor ancillary works such as removal of asbestos sheeting.

Tenders were invited by the select tender method with a close of tenders of 10.00 am on 24 November 2015.

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

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

- 1 Cost to Council – 30%;
- 2 Demonstrated strengthening of local economic capacity – 5%;
- 3 Demonstrated experience and satisfactory performance in undertaking projects of similar size and scope and risk profile – 25%;
- 4 Appreciation of scope of works and construction methodology – 10%;
- 5 Demonstrated WH & S Management System – 10%;
- 6 Environmental Management Policies and Procedures – 10%; and
- 7 Project Schedule – 10%.

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

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
Malsave Pty Ltd	1
Batmac Construction Pty Ltd	2
Sullivans Construction	3
WGE Pty Ltd	4

PROPOSAL

Council should authorise the engagement of Malsave Pty Ltd to carry out the refurbishment of the amenities at Kembla Heights Community Hall in accordance with the scope of works and technical specifications developed for the project.

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

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

CONSULTATION AND COMMUNICATION

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

PLANNING AND POLICY IMPACT

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

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
5.3.3 Well maintained assets are provided to meet the needs of current and future communities.	5.3.3.2 Manage and maintain community infrastructure portfolio with a focus on asset renewal.	Continue to work with the Community to review levels of service.

RISK ASSESSMENT

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

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

FINANCIAL IMPLICATIONS

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

Capital Budget 2015/2016

CONCLUSION

Council should endorse the recommendations of this report.

ITEM 10 TENDER 15/19 - GENERATOR SERVICES

This report recommends acceptance of a tender for Generator Services in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005. This purpose of this tender is to maintain and service generators at Council assets.

Nine tenders were received and the report recommends Council accept the tender submitted by Star Electrical Co Pty Ltd.

RECOMMENDATION

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

ATTACHMENTS

There are no attachments for this report

REPORT AUTHORISATIONS

Report of: Mark Roebuck, Manager City Works and Services
Authorised by: Mike Hyde, Director Infrastructure and Works – Connectivity, Assets and Liveable City

BACKGROUND

Tenders were invited by the open tender method with a close of tenders of 10.00am on 30 September 2015.

Nine 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 City Works and Services, Human Resources, Supply Chain Logistics and Governance and Information Divisions.

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

- 1 Cost to Council - 40%;
- 2 Demonstrated strengthening of local economic capacity - 5%;
- 3 Experience and satisfactory performance in undertaking generator services of the same size and scope - 25%;
- 4 Staff Qualifications and Experiences - 25%; and
- 5 WHS and Quality Assurance Systems - 5%.

Mandatory Criteria:

- Current referees;
- Response time to the Local Government Area; and
- Completion of the WHS and Quality Assurance Questionnaire.

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

Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
Star Electrical Co Pty Ltd	1
Stowe Australia	2
O'Donnell Griffin	3
Lakewood Electrical Services	4
PowerGen Australia	5
MPower Projects Australia Pty Ltd	6
Process Engineering Technology	7
Kenshaw Electrical Pty Ltd	Non-conforming
CAPS Australia	Non-conforming

PROPOSAL

Council should authorise the engagement of Star Electrical Co Pty Ltd to carry out the generator services in accordance with the scope of works and technical specifications developed for the project.

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

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

CONSULTATION AND COMMUNICATION

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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 Community Strategic Plan and details our priorities for the city for 2012 to 2017.

It forms part of a suite of documents including: Wollongong 2022 Community Strategic Plan, Resourcing 2022, draft Budget 2014-15 and Capital Budget 2014-15 as attachment 1.

It specifically addresses the Annual Plan 2014-17 Key Deliverables by continuing the focus on reducing operational costs, improving efficiencies and enhancing our investment in asset management.

RISK ASSESSMENT

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

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Management Plan – Service Plan. The funding for this contract is currently funded from allocated operational budgets for the Administration Building, Waste Services, Property Services, Central Depot and Crematorium budgets and is within forecast budgetary expectations.

CONCLUSION

Council should endorse the recommendations of this report.

ITEM 11

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

This report recommends acceptance of a tender for the provision of traffic signals at the intersection of Central Road and Blackman Parade, Unanderra, in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005. Council has determined that traffic signals are integral to the future intersection upgrade.

Four tenders were received and the report recommends Council accept the tender submitted by Traffic Lights NSW Pty Ltd.

RECOMMENDATION

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

ATTACHMENT

Locality Plan

REPORT AUTHORISATIONS

Report of: Mark Roebuck, Manager City Works and Services
Authorised by: Mike Hyde, Director Infrastructure and Works

BACKGROUND

The intersection currently has an impellor facility that is no longer suitable. It is an offset intersection on the edge of the town centre and it is important to provide safe pedestrian crossings as well as traffic turning movements. On the eastern leg in Central Road, a shared path crossing at the signals will be required as it will link the existing shared paths in the area.

Tenders were invited by the open tender method with a close of tenders of 10.00am on 12 November 2015.

Four tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of

the Finance, Governance & Information, Project Delivery, Human Resources, City Works & Services Divisions, as well as the Department of Public Works.

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

- 1 Cost to Council – 60%;
- 2 Demonstrated strengthening of local economic capacity – 5%;
- 3 Demonstrated WH&S Management System – 5%;
- 4 Environmental management policies and procedures – 5%;
- 5 Project schedule & availability of staff – 15%;
- 6 Methodology & proposed staging – 10%.

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

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Tenderer	Ranking
Traffic Light NSW Pty Ltd	1
Corrigan Electrics Pty Ltd	2
Curran & Curran Pty Ltd	3
CNJ Electrical Services Pty Ltd	Incomplete

PROPOSAL

Council should authorise the engagement of Traffic Light NSW Pty Ltd to carry out the provision of traffic signals at the intersection of Central Road and Blackman Parade, Unanderra in accordance with the scope of works and technical specifications developed for the project.

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

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

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees
- 3 External Consultants – Department of Public Works

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
6.2.1 Effective and integrated regional transport, with a focus on road, bus, rail and freight movement	6.2.1.1 Develop an integrated Transport Strategy	Council to work with key agencies and partners to progress the provision of an effective and integrated regional transport network

RISK ASSESSMENT

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

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

FINANCIAL IMPLICATIONS

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

Capital Works Program 2015/16

CONCLUSION

Council should endorse the recommendations of this report.

ITEM 12

BERKELEY SAFER SPACES PROJECT - PERMISSION TO WORK ON PRIVATE PROPERTY

In July 2015 Wollongong City Council was successful in receiving crime prevention funding from the NSW Department of Justice. Council's funding submission proposed a number of projects to help improve the amenity and increase the perception of community safety in the Berkeley town centre. Some of the proposed projects are on private property where a Council resolution is required prior to implementing each project component.

The owners of both relevant properties have given permission for Council to carry out the proposed works. Deeds of agreements will be sent to the owners outlining the proposals subsequent to Council resolution.

RECOMMENDATION

Council endorse –

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

ATTACHMENT

Berkeley Safe Spaces – Permission to Work on Private Property

REPORT AUTHORISATIONS

Report of: Kerry Hunt, Manager Community, Cultural and Economic Development

Authorised by: Greg Doyle, Director Corporate and Community Services – Creative, Engaged and Innovative City

BACKGROUND

In February 2015 Wollongong City Council submitted a grant application to the NSW Department of Justice for Crime Prevention funding for a number of small projects in Berkeley.

Berkeley was considered a favourable location based on incidents of crime, fear of crime and data demonstrating that Berkeley is one of our more vulnerable communities.

Parts of Berkeley also showed signs of poor maintenance with the unkempt amenity impacting negatively on the surrounding area.

In 2014 a number of consultation conversations were held with the Berkeley community in support of improving wellbeing and perception of safety to generate a sense of community. These consultation conversations, 'Building a Better Berkeley', were facilitated by community leaders and key stakeholders resulting in a community forum where projects and ideas were documented to help move Berkeley towards these aspirations.

Comments from this forum extended support for:

- tidying up the Berkeley area to improve safety
- reducing the impact of vandalism (including graffiti)
- aspirations to work toward reducing community stigma attached with alcohol, drugs and crime

As well as this forum, NSW Police Lake Illawarra Local Area Command conducted a 12 month operation called 'Berkeley Community Unite' to forge links with the community and other stakeholders in a bid to improve communication, consultation and cooperation to report and reduce crime in the suburb.

Council submitted a funding application in March 2015 to the NSW Department of Justice which incorporated these community aspirations along with evidence of crime and safety issues.

The funding application proposed enhancement of space in part of Winnima Way Walkway and across the street of Winnima Way to include the grey boarded up shopfronts.

Three projects presented as part of the submission include:

- 1 Removal of an unmaintained and damaged light and pole.
- 2 A new graffiti prevention mural to replace an ageing graffiti prevention mural on the post office shop front window (which is boarded up) facing Winnima Way Walkway.
- 3 A series of graffiti prevention murals and an engagement chalkboard on the boards of the southern end of the Berkeley shopfronts facing Winnima Way.

All three projects are on private property and require a Council resolution to undertake the work. The owners of the affected properties have agreed to allow Council to improve these spaces and increase the perception of safety through the removal of a broken light and pole, colourful murals and a chalk board for community comment.

Continuing to make improvements in this area will build upon momentum already gained from the installation of the public art boat seats and fish tails mural as part of the Berkeley Place Making project completed earlier this year.

PROPOSAL

The Berkeley Safer Spaces project proposes a number of activities with two of these located on the same property. The third is located along the shop fronts across the street facing Winnima Way Walkway.

These three projects presented as part of the submission include:

- 1 The removal of an unmaintained light and light pole adjacent to the walkway which is not a Council asset but close to the Council property boundary;
- 2 Coordination of a new graffiti prevention mural to replace an ageing graffiti prevention mural on the post office shop front window (which is boarded up) facing Winnima Way Walkway;
- 3 Coordination of a series of graffiti prevention murals and an engagement chalkboard on the boards of the southern end of the Berkeley shopfronts facing Winnima Way.

The mural activities will follow a community development model and involve the community in the design and production of the graffiti prevention mural. It will also include the creation of a series of new graffiti prevention murals to reduce the incidence of graffiti and malicious damage to the shopfronts.

These three proposed projects are on private property and located at Shop 1/1 Winnima Way and Lot 1 DP218279 65 Winnima Way Berkeley NSW 2506 (TRIM Z15/193995). According to Section 67, 'Private Works' of the Local Government Act, a Council must not carry out work under this section unless a resolution at an open meeting is received prior to the work being carried out.

This proposal is to seek Council endorsement to use the funding received from the Department of Justice as outlined on two private properties.

All project activities will contribute to improving and enhancing the amenity and community safety in Winnima Way Walkway.

CONSULTATION AND COMMUNICATION

The owners of property:

- Shop 1/1 Winnima Way Berkeley NSW 2506
- 65 Winnima Way Berkeley NSW 2506

are aware of and in support of the project components proposed to occur on their property.

A Deed of Agreement will be signed between Council and both property owners prior to any work being commenced.

The artist who painted the existing mural in 2004 for the post office wall is aware and in support that a new piece of artwork will be created for this space.

PLANNING AND POLICY IMPACT

The proposed project supports outcomes as outlined in the Wollongong Community Safety Plan 2012 – 2016. Specifically Key Area 1 - *'Increase Actual and Perceived Community Safety'* through Action item 5.1.2 (g) - *"Creative Space Strategy – where key locations and vandalised hotspot areas are improved using place-based initiatives to help improve safety"*.

The proposed project will contribute to the delivery of the Community Strategic Plan Wollongong 2022 Goal 5 *'We are a healthy community in a liveable city'*, objective 5.4 *'Community safety is improved'*.

FINANCIAL IMPLICATIONS

The estimated cost for removal of the damaged light is a maximum \$2,500. The maximum amount, to be attributed to the community development murals project, is \$33,000. The total works in and near Winnima Way Walkway on private property requiring Council resolution to proceed is a maximum of \$35,500.

The total amount of funding received for the Berkeley Safer Spaces project from the NSW Department of Justice is \$46,300, which adequately covers the costs for the projects proposed in this report.

CONCLUSION

Berkeley is considered a priority in Council's Graffiti Management Policy 2013 and together with NSW Police is a priority for place-based initiatives to improve community safety.

On occasions, private property sits adjacent to key locations where their amenity can negatively impact on the broader public space.

The proposed project will help improve community safety and encourage a positive sense of community and activation of the public space in Winnima Way Walkway and Berkeley shopping precinct. The proposed projects on the two private properties are fully funded by the NSW Department of Justice.

ITEM 13 UPDATE ON GLENIFFER BRAE

On 24 August 2015, Council received a report on the outcomes of a Call for Proposals Process for Gleniffer Brae. The report identified the need to review the Botanic Garden Plan of Management and Gleniffer Brae Conservation Management Plan, and the need to prepare a draft Planning Proposal to add 'Function Centre' as a permissible use on the site, in order to identify a future use.

Council resolved to undertake this work and requested an update prior to the end of this calendar year. This report provides an update in accordance with Council's resolution.

RECOMMENDATION

The information be noted.

ATTACHMENTS

There are no attachments for this report.

REPORT AUTHORISATIONS

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

BACKGROUND

Gleniffer Brae is a site listed on the NSW State Heritage Register and adjoins the Wollongong Botanic Garden. Part of Gleniffer Brae is leased to the Conservatorium of Music with the remainder of the site currently vacant. A Call for Proposals process was undertaken in early 2015 to identify potential future uses for Gleniffer Brae.

The outcome from this process was reported to Council on 24 August 2015 and identified the need to review the Botanic Garden Plan of Management and Gleniffer Brae Conservation Management Plan, and to prepare a draft Planning Proposal to add 'Function Centre' as a permissible use on the site in order to progress a suitable future use.

Council resolved:

- 1 *The outcomes of the Call for Proposals process be noted.*
- 2 *A review of the Botanic Garden Plan of Management and Gleniffer Brae Conservation Management Plan commence as a matter of priority.*
- 3 *Council receive an update report before the end of the 2015 calendar year.*
- 4 *The draft Plan of Management and Conservation Management Plan be reported to Council for endorsement prior to exhibition.*

- 5 *A draft Planning Proposal be prepared to add 'Function Centre' as a permissible use in the RE1 Public Recreation zone for the Gleniffer Brae site through a Schedule 1 amendment and referred to the NSW Department of Planning and Environment for Gateway determination prior. The exhibition of the draft Planning Proposal occur concurrently with the draft Botanic Garden Plan of Management.*
- 6 *Letters be sent to the Call for Proposals submitters advising them that a Tender process will be required and will be undertaken following the review of the Plan of Management and finalisation of the Planning Proposal.*
- 7 *In the interim period, the part of Gleniffer Brae not under lease by the Conservatorium of Music be authorised to be used for uses consistent with the current Plan of Management and planning controls.*

This report provides an update as requested in point 3 above, *Council receive an update report before the end of the 2015 calendar year.*

Following the resolution of 24 August 2015, Council has progressed the planning work required to facilitate a suitable future use for Gleniffer Brae. As at the end of November 2015, the following actions have occurred:

- Letters have been sent to proponents of the Call for Proposals process advising of the outcome of the process and that a Tender process will be undertaken following the review of the Plan of Management and finalisation of the Planning Proposal.
- A technical specification has been prepared for expert heritage consultants to complete a review of the Gleniffer Brae Conservation Management Plan.
- A quotation process for the abovementioned has been undertaken (closing 3 December 2015).
- A draft Planning Proposal to allow "Function Centre" as a permissible use on the site has been lodged with the Department of Planning, awaiting a Gateway Determination.
- Data collation for review of the Botanic Garden Plan of Management has commenced.

PROPOSAL

Work will continue to progress the review of the Botanic Garden Plan of Management and Gleniffer Brae Conservation Management Plan, and to progress the draft Planning Proposal. The revised draft Plan of Management and Conservation Management Plan is scheduled to be reported to Council in June 2016 prior to public exhibition.

PLANNING AND POLICY IMPACT

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

Community Strategic Plan		Delivery Program 2012-2017	Annual Plan 2015-16
Strategy		5 Year Action	Annual Deliverables
4.1	Residents are able to have their say through increased engagement opportunities and take an active role in the decisions that affect our city”	5.5.2.3 “Develop a regional Botanic Garden of excellence”	“Facilitate Future uses at Gleniffer Brae”

CONCLUSION

This report provides an update on progress to date for the review of the Botanic Garden Plan of Management and Gleniffer Brae Conservation Management Plan and the draft Planning Proposal to facilitate a suitable future use for Gleniffer Brae.

ITEM 14

MODEL CODE OF CONDUCT COMPLAINTS STATISTICS REPORT
2014-2015

The Procedure for the Administration of the Codes of Conduct requires the Complaints Coordinator to provide complaint statistics to Council within three months from the end of September each year.

RECOMMENDATION

The report be received and noted.

ATTACHMENT

Model Code of Conduct Complaints Report – 1 September 2014 to 31 August 2015

REPORT AUTHORISATIONS

Report of: Kylee Cowgill, Professional Conduct Coordinator (Acting)
Authorised by: David Farmer, General Manager

BACKGROUND

Under Part 12.1 of the Procedure for the Administration of the Codes of Conduct, the Complaints Coordinator must arrange for the following statistics to be reported to the Council within three months of the end of September each year:

- a the total number of Code of Conduct complaints made about Councillors and the General Manager under the Code of Conduct in the year to September;
- b the number of Code of Conduct complaints referred to a Conduct reviewer;
- c the number of Code of Conduct complaints finalised by a Conduct reviewer at the preliminary assessment stage and the outcome of those complaints;
- d the number of Code of Conduct complaints investigated by a Conduct reviewer;
- e the number of Code of Conduct complaints investigated by a Conduct Review Committee;
- f without identifying particular matters, the outcome of Code of Conduct complaints investigated by a Conduct reviewer or Conduct Review Committee under these procedures;
- g the number of matters reviewed by the Office and, without identifying particular matters, the outcome of the reviews; and
- h the total cost of dealing with Code of Conduct complaints made about Councillors and the General Manager in the year to September, including staff costs.

Under part 12.2 of the Procedure, Council is to provide the Office with a report containing the statistics referred to in clause 12.1 within three months of the end of September of each year.

CONSULTATION AND COMMUNICATION

The complaint statistics were reported to the Office of Local Government via email on 26 October 2015.

ITEM 15

QUARTERLY REPORT ON DEVELOPMENT APPLICATIONS INVOLVING VARIATIONS TO DEVELOPMENT STANDARDS

This report outlines Development Applications which have been determined during the quarterly period 1 July 2015 to 30 September 2015, where variations to development standards were granted.

RECOMMENDATION

Council note the report.

ATTACHMENTS

Development Applications Approved with Variations to Development Standards for the period between 1 July 2015 to 30 September 2015

REPORT AUTHORISATIONS

Report of: Mark Riordan, Manager Development Assessment and Certification
Authorised by: Jeannie Nicol, Director Planning and Environment, Future, City and Neighbourhoods (Acting)

BACKGROUND

Development Applications involving variations to development standards may be made under clause 4.6 of Wollongong Local Environmental Plan 2009 (WLEP 2009). Relevant criteria is prescribed under clause 4.6 of WLEP 2009 for the assessment of variations to development standards.

Any variations approved require reporting on a quarterly basis to Department of Planning and Environment (DP&E), in accordance with procedural guidelines. Council and DP&E 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 development standard departures via:

- Independent Hearing and Assessment Panel (IHAP) peer review;
- Declaration of any variation during public exhibition; and
- Maintaining an ongoing public record of all variations approved.

QUARTERLY RESULT

During the last quarter (1 July 2015 to 30 September 2015) six Development Applications were approved which included variations to development standards.

Attachment 1 provides further information relating to the six matters and forms the basis of the quarterly return for Department of Planning and Environment, which is now submitted.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 under the objective 1.6: *The sustainability of our urban environment is improved under the Community Goal We value and protect our environment Community Goal.*

It specifically addresses the Annual Plan 2015-16 Key Deliverables: *Development is functional, attractive and sympathetic with the environment and avoids unnecessary use of energy, water or other resources* which forms part of the Five Year Action: *Provide high quality development assessment and certification based on QBL principles* contained within the Revised Delivery Program 2012-2017.

ITEM 16

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

A meeting of the City of Wollongong Traffic Committee was held on 18 November 2015. Items 1 – 6 and 13 – 14 of the meeting have been adopted by Council through delegated authority.

Items 7 – 12 of the meeting must be determined by Council and are recommended to Council for approval for the temporary regulation of traffic on public roads for works or events by independent parties.

Subsequent to the meeting on 18 November 2015, the Committee held an electronic meeting on 3rd December 2015 to consider the temporary Regulation of Traffic for the City Slider Event. Item 1 of this meeting must also be determined by Council and are recommended to Council for approval for the temporary regulation of traffic on public roads for works or events by independent parties.

RECOMMENDATION

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

ATTACHMENTS

- 1 Standard Conditions for Road Closures
- 2 Thirroul Seaside Arts Festival
- 3 Mt Keira Downhill Challenge
- 4 Illawarra Cycle Club Criterium
- 5 Huntley Hillclimb Motorsport Event
- 6 Illawarra Cycle Club 2016 Racing Program
- 7 Illawarra Cycle Club 2016 Racing Events
- 8 Port Kembla City Slider Event 2016

REPORT AUTHORISATIONS

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

REGULATION OF TRAFFIC

7 THIRROUL

Lawrence Hargrave Drive – Thirroul Seaside Arts Festival – 2 to 3 April 2016

Background

The Thirroul Seaside Festival is to be held on Saturday and Sunday 2nd and 3rd April 2016 with the same arrangements as in previous years. The event involves road closures of King Street between the Thirroul Plaza Car Park and Lawrence Hargrave Drive and in McCauley Street between Bath Street and Lawrence Hargrave Drive. The closures will take effect from 7am to 5pm on each day. In addition there will be events associated with the festival held at the Thirroul Beach Reserve which involves diverting cyclists onto The Esplanade and Cliff Parade.

PROPOSAL SUPPORTED UNANIMOUSLY

The submitted Traffic Management Plans (Attachment 2) be approved subject to Council's Standard Conditions for Road Closures (Attachment 1).

8 WOONONA

Watergum Way, Woonona – Construction related road closure

Background

Council has previously approved two closures of Watergum Way to permit major concrete pours to be undertaken on the adjoining construction site. The work was expected to be completed by mid-December, however unforeseen circumstances have delayed the construction schedule and the contractor now intends to close Watergum Way on two occasions during January and February 2016.

PROPOSAL SUPPORTED UNANIMOUSLY

The time period for the two closures of Watergum Way, Woonona be amended to read January to February 2016 rather than the previously approved dates November to December 2015.

9 MT KEIRA

Mt Keira Road – Mt Keira Downhill Challenge

Background

The Australian Skateboard Racing Association are proposing to hold the Mt Keira Downhill Challenge on 12th to 14th February 2016, the first event of this nature was held in 2012. The skateboard event is subject to strict race controls and involves the closure of Mt Keira Road between Queen Elizabeth Drive and the Archery Range/Byarong Park. The event organisers have booked the Scout Camp for the duration of the event. The closure of Mt Keira Road will be in effect from 7am until 6pm on each of the days. There are significant roadside barriers to be erected and dismantled and the bump in bump out operations will be held on the

11th February and 15th February respectively under traffic control rather than a road closure.

PROPOSAL SUPPORTED UNANIMOUSLY

The submitted Traffic Management Plans (Attachment 3) be approved subject to Council's Standard Conditions for Road Closures. (Attachment 1).

10 PORT KEMBLA

Gloucester Boulevard – Illawarra Cycle Club Criterium

Background

The Illawarra Cycle Club has proposed to hold several Criterium events during 2016 using the same course as in previous years on Gloucester Boulevard. The events are to be held on Sunday mornings as follows:

- 24th January
- 21st February
- 16th October
- 13th November
- 18th December

The course is the same as the cycling portion of the Illawarra Triathlon events but have been programmed to avoid the weekends scheduled for triathlons. This race involves a road closure which will take effect from 7am to 10am on each race day. The NSW Police have advised that approval for this program of road races will be granted prior to the first event on 24th January.

PROPOSAL SUPPORTED UNANIMOUSLY

The submitted Traffic Management Plans (Attachment 4) be approved subject to Council's Standard Conditions for Road Closures (Attachment 1).

11 HUNTLEY

Avondale Road – Huntley Hillclimb Motorsport Event

Background

The Wollongong Sporting Car Club has applied for Road Closure of the western end of Avondale Road, Huntley for the following Sunday's of 2016:

- 7th February
- 10th April
- 19th June
- 21st August
- 23rd October
- 20th November

The closures affect a small number of residents and will be in effect from 8am to 4.30pm on each day, with the proviso that racing is to be suspended to permit

resident access as required. The races are in the form of single vehicles undertaking time trials.

PROPOSAL SUPPORTED UNANIMOUSLY

The submitted Traffic Management Plans (Attachment 5) be approved subject to Council's Standard Conditions for Road Closures. (Attachment 1).

12 AVONDALE

Avondale Road, Huntley Road, Marshall Mount Road and Calderwood Road – Illawarra Cycle Club 2016 Racing Program

Background

As in previous years the Illawarra Cycle Club has applied for approval to regulate traffic on Avondale Road, Huntley Road, Marshall Mount Road and Calderwood Road in the 2016 program of club and invitation road racing events. No road closures are proposed but there will be temporary speed limit reductions and traffic controllers at key points.

The events being held at Avondale involve 18.5kms, 36kms, 37.7km, 44.5km, 67km and 90km road races.

The events are to be held on Saturdays and Sundays as outlined in Attachment 6. The regulation of traffic and the 40kph speed limits will apply as per the submitted traffic management plans from 8am to 11am for the Sunday events and from 1.30pm to 5pm for the Saturday events. The one exception is the event on Sunday 25th May which commences at 10am and will be completed by 3pm. The NSW Police have advised that permission for the full 2016 Road Race Program will be approved prior to the first event on the 3rd January 2016.

PROPOSAL SUPPORTED UNANIMOUSLY

The regulation of traffic for the 2016 Illawarra Cycle Club Events be approved subject to the submitted traffic management plans (Attachment 7) and Council's Standard Conditions for Road Closures.

ELECTRONIC TRAFFIC COMMITTEE MEETING HELD ON 3 DECEMBER 2015

1 PORT KEMBLA

Military Road between Church Street and Darcy Road – City Slider Water Slide Event from 8pm on Friday 1 January 2016 to 4am Sunday 3rd January 2016

Background:

The company organising a second City Slider Waterslide event has contacted Council at short notice to arrange a road closure of Military Road, Port Kembla with similar traffic controls as were in place for this event earlier in 2015. The closure of Military Road will involve closure of Allan Street, Fitzwilliam Street and Electrolytic

Street. The closure will not affect Church Street or Darcy Road. There are alternative routes via Wentworth Street and Marne Street.

The submitted traffic management plan does not include the required traffic controls on the lane between Military Road and Wentworth Street and an amended traffic management plan has been requested.

The businesses in the area rely on deliveries via the lane between Military Road and Wentworth Street and it is proposed to ensure only business traffic will be permitted to enter the lane. The courthouse and police station in Darcy Road use a rear driveway on Military Road for access and the organisers will be required to keep the entrance to the driveway clear.

The main business in the area to be affected is Falcones Bakery in Military Road and the organisers have been requested to provide details of the agreement with the bakery which allows normal commercial operations to continue throughout the closure.

PROPOSAL SUPPORTED UNANIMOUSLY

The closure of Military Road be approved subject to:

- The submitted traffic management plan, (Attachment 8) providing it is amended to include correct times and dates;
- Traffic controls on the lane between Wentworth Street and Military Road;
- The driveway at the rear of the courthouse/Port Kembla Police Station to be kept clear;
- Council's Standard Conditions for Road Closures (Attachment 1); and
- Similar arrangements for the servicing of Falcones Bakery in Military Road.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal under the objective Community Goal 6 – We have sustainable, affordable and accessible transport.

It specifically delivers on core business activities as detailed in the Transport Services Plan 2015–16.

at 6.00 pm

Monday 30 November 2015

Present

Lord Mayor – Councillor Bradbery OAM (in the Chair), Councillors Kershaw, Connor, Brown, Takacs, Martin, Merrin, Blicavs, Dorahy, Crasnich, Curran and Petty (until 8.46 pm)

In Attendance

General Manager – D Farmer, Director Corporate and Community Services – Creative, Engaged and Innovative City – G Doyle, Director Infrastructure and Works – Connectivity, Assets and Liveable City – M Hyde, Director Planning and Environment – Future, City and Neighbourhoods – A Carfield, General Counsel – J Reilly, Manager Finance – B Jenkins, Manager Property and Recreation – P Coyte, Manager Community Cultural and Economic Development – K Hunt, Manager Infrastructure Strategy and Planning – M Dowd, Manager Development Assessment and Certification – M Riordan, Manager Regulation and Enforcement – J Nicol and Manager City Works and Services – M Roebuck

Apologies

Min No.

165 **COUNCIL'S RESOLUTION** - RESOLVED on the motion of Councillor Dorahy seconded Councillor Connor that Councillor Colacino's leave of absence, granted by Council on 9 November 2015, be noted.

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DISCLOSURES OF INTERESTS

Councillor Martin declared a non-significant, non-pecuniary conflict of interest in Items 1 and 2 insofar as these Items directly involve the NSW Department of Planning and Environment. Councillor Martin is employed by the Department, however, she is not involved in Wollongong City Council based projects.

Councillor Petty declared a significant, pecuniary interest in Item 3 and stated that he would depart the meeting during consideration of this Item. Councillor Petty advised that he is a Director of a company that has a property within 200 metres of the planned site.

Councillor Petty declared a significant, pecuniary interest in Item 8 and stated that he would depart the meeting during consideration of this Item. He advised that he is a Director of a company which has an ongoing business relationship with one of the tenderers.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 9 NOVEMBER 2015

- 166** **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Brown seconded Councillor Blicavs that the Minutes of the Ordinary Meeting of Council held on Monday, 9 November 2015 (a copy having been circulated to Councillors) be taken as read and confirmed.

CONFIRMATION OF MINUTES OF EXTRAORDINARY MEETING OF COUNCIL HELD ON MONDAY, 23 NOVEMBER 2015

- 167** **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Brown seconded Councillor Dorahy that the Minutes of the Extraordinary Meeting of Council held on Monday, 23 November 2015 (a copy having been circulated to Councillors) be taken as read and confirmed.

PUBLIC ACCESS FORUM – PROVISION OF SKATEBOARD FACILITIES

Mr G Beadman for Northern Illawarra Skateboarders Alliance said that skateboarding was an ever-increasing spectator sport. Participants in the Wollongong local government area have an average age from mid-teens and into their 20s, with the age group spread from 5 to 65 years, and older. Mr Beadman said that skateboarding was a very healthy activity, with benefits including stress relief and confidence building. The sport also contributes to a decrease in crime rates. Due to the spectator element, the area benefits from tourism, with events being heavily attended.

In conclusion, Mr Beadman felt that the northern suburbs should take priority for installation of a skate park due to the amount of interest and the distance skateboarders in the north have to travel to access facilities.

PUBLIC ACCESS FORUM – WOLLONGONG AS AN INCLUSIVE CITY

Mr M Gunasekara for Illawarra Multicultural Services (IMS) advised that the broad aim of IMS' settlement program was to deliver services which assist families during their first five years in Australia. The program aims to assist those families to become self-reliant and participate equitably in Australian society, with a focus on fostering social participation, economic well-being, independence, personal well-being and community connectedness.

Mr Gunasekara concluded by saying that IMS looks forward to working closely with our community service partners, in particular Wollongong City Council under the leadership of Lord Mayor Councillor Gordon Bradbery, as they welcome to our community newly arrived members from Syria and other Middle Eastern areas and all those from around the world seeking an opportunity for a better life, free from fear and persecution.

PUBLIC ACCESS FORUM – DRAFT PLANNING PROPOSAL – 220 WAPLES ROAD, FARMBOROUGH HEIGHTS

Mr D Thompson for Cardno advised that Council Officers had provided three options in the report, two of which resolve to rezone the land and amend the minimum lot size. Cardno supports Option 1 comprising a minimum lot size of 1,000m² in the southern portion of the site, which differs from the officer-recommended Option 2, comprising a mix of 1,000 and 3,000m² lots in the southern portion of the site. The reasons for this are:

- 1 The proposed lot size is based on the Concept Plan methodology:

- 1,000m² blocks adjacent to existing residential land;
- 2,000m² for constrained land;
- 5,000m² for land adjacent to the Escarpment.

The proposed development scheme provides a transition of densities across the site that reflects the surrounding context of the R2 zoned 449m² minimum lot size land to the east and rural residential land to the west.

- 2 The site provides an extensive area for proposed planting and protection in perpetuity.

A yield of 12 additional residential lots equates to a per lot contribution to capital and maintenance works of \$17,156 which, while high, is considered marketable. The contribution is essential to provide a significantly improved environmental outcome both for the ecology on site and as part of a wider vegetated riparian network.

The costs to rehabilitate what is a primarily cleared site are high, with the costs requiring a significant financial burden that must be recouped in the sales price. Consequently, a reduction in lot yield to eight additional residential lots with a per lot contribution of \$25,734 would render the extensive revegetation and rehabilitation works unviable, resulting in a reduced environmental outcome.

PUBLIC ACCESS FORUM – CORRIMAL TOWN CENTRE IMPLEMENTATION PLAN

On behalf of the Corrimal Chamber of Commerce, Mr P Boulwood said that when you hear 'Corrimal', you may think of the birthplace of Streets Ice Cream, Corrimal Cokeworks or the ever popular Spring into Corrimal festival. However, when he thinks of Corrimal, he thinks of home, and of a community that strives to make the township better. He thinks of a business and community hub with a village feel. He also thinks of a community which for too many years has seen other townships revitalised, whilst their own township has been slowly dying from lack of upkeep and infrastructure.

Mr Boulwood said that Council may think that the adoption of the Corrimal Town Centre Implementation Plan will only help Corrimal; however, he felt that this was incorrect as the Plan will also help the communities of Fairy Meadow to Thirroul and beyond, as Corrimal is the business and community hub of the Northern Illawarra. The adoption of this Town Plan will immensely benefit everyone and it will again make Corrimal the 'jewel in the crown' of the lower northern suburbs.

PUBLIC ACCESS FORUM – SAFETY OF SCHOOL CROSSING ZONE IN BERKELEY ROAD, GWYNNEVILLE

Principal of Gwynneville Public School, Ms T Payne, has been advocating for some 10 years for a more visible crossing in Berkeley Road, Gwynneville. She felt that it was only a matter of time before someone is hit by a car on the crossing due to the high level of near misses, with vehicles not stopping for children. It also appears drivers cannot see the crossing due to it being positioned on the crest of a hill.

Ms Payne was aware that the crossing is on Council's priority list to be converted to a raised crossing when funds become available. However, in the last 12 months Council installed a footpath on the eastern side of Berkeley Road along with kerb ramps and these have not improved the safety of the school crossing. Also, Council contributed \$184,000 to the University's bus interchange improvement this year and she felt that making the crossing in Berkeley Road visible should have been given equal, if not higher priority, to the bus interchange. In conclusion, Ms Payne requested that Council bring forward the treatment for this crossing to improve the visibility for approaching drivers, together with the installation of a raised crossing and side blisters. She also asked that this work be completed by the start of the 2016 school year. Ms Payne subsequently tabled a petition from the school communities of Gwynneville Public School, KU Gwynneville Preschool and St Brigid's Catholic School seeking urgent action in relation to this matter.

PUBLIC ACCESS FORUM – DOGS ON BEACHES AND PARKS EDUCATION AND ENFORCEMENT PROGRAM

On behalf of the Illawarra Dog Community, Mr C Sherro said that the direct health and well-being benefits associated with dog ownership are well established. Rather than actively seeking to identify and implement strategies aimed at spreading these benefits to as many Illawarra residents as possible by promoting and facilitating dog ownership in the general community, Council has instead chosen to largely pursue a punitive, fines-based approach to management of dog-related activities. Council now proposes to further intensify and extend this approach by hiring additional Animal Control Enforcement Rangers and Foreshore Rangers.

In conclusion, Mr Sherro reiterated the Illawarra Dog Community's offer to be involved in a Reference Group that could periodically meet to discuss and collaboratively develop strategies that will facilitate and encourage compliance with Council's dog regulations, as well as plan and promote responsible dog ownership in the community.

Minute No.

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

CALL OF THE AGENDA

169 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Brown seconded Councillor Blicavs that the staff recommendations for Items 4 to 6, and 9 to 16 inclusive, be adopted as a block.

ITEM C - LORD MAYORAL MINUTE – WOLLONGONG AS AN INCLUSIVE CITY

170 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Bradbery that Council –

- 1 Reassert its position as a Refugee Welcome Zone by continuing to support the settlement of refugees and affirming Wollongong as a community which promotes harmony, social cohesion and respect for human rights and dignity.
- 2 Affirms its position to be an inclusive multicultural community. We recognise the history of our City is one of successive groups of refugees and dislocated people being welcomed and included in our community. We will work to facilitate and protect the rights of all and remind our citizens of their obligations. In this context we affirm the United Nations Universal Declaration of Human Rights (1948) especially Articles 5 and 14 –

Article 5 –

No one shall be subjected to torture or to cruel, inhuman or degrading treatment or punishment.

Article 14

- 1 *Everyone has the right to seek and to enjoy in other countries asylum from persecution.*
- 2 *This right may not be invoked in the case of prosecutions genuinely arising from non-political crimes or from acts to the purposes and principles of the United Nations.*

ITEM D - LORD MAYORAL MINUTE – KEYS TO THE CITY AND WOLLONGONG AMBASSADOR

171 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor Bradbery that Council –

- 1 Congratulates Cyrus Villanueva on his success as being recognised nationally within the Australian Popular Music culture.
- 2 Award Cyrus Villanueva the Keys to the City under the Community Recognition Policy to acknowledge his high profile and level of achievement in the field of Arts and serve as an example to others.
- 3 Invite Cyrus Villanueva to be an Honorary Ambassador for the City of Wollongong.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item A, Councillor Blicavs departed and returned to the meeting, the time being from 7.37 pm to 7.39 pm.

ITEM A – NOTICE OF MOTION - COUNCILLOR MERRIN - PROVISION OF SKATEBOARD FACILITIES - CENTRAL WOLLONGONG AND NORTHERN SUBURBS

MOVED by Councillor Merrin seconded Councillor Takacs that Council –

- 1 Investigate a suitable location in Central Wollongong for the gifted skateboard ramps to be provided by the Northern Suburbs Skateboard Alliance.
- 2 Include the first stages of building a skateboarding facility in the northern suburbs in the 2016/2017 budget.

At this stage, Councillor Brown FORESHADOWED a MOTION should Councillor Merrin's Motion be defeated.

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

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

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

Minute No.

172 COUNCIL'S RESOLUTION - RESOLVED on the motion of Councillor Brown seconded Councillor Martin that a Councillor Briefing be held to review –

- 1 The skate park priority list.
- 2 The policy and data used to build that priority list.
- 3 The engagement strategies undertaken to determine specific locations of skate parks within identified areas.
- 4 Engagement strategies to determine elements provided within skate parks.
- 5 The preferred other activities / facilities to be co-located in or near skate parks.
- 6 How a relocatable / indoor facility might complement delivery of the City's skate facilities.
- 7 Historical and potential future budget allocated to skate facilities.

The variation moved by Councillor Blicavs to change the word 'consultation' to 'engagement' in Parts 3 and 4 was accepted by the mover and seconder.

Councillor Brown's MOTION on being PUT to the VOTE was CARRIED.

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

Against Councillors Curran and Petty

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item B, Councillor Merrin departed and returned to the meeting, the time being from 7.52 pm to 7.56 pm.

ITEM B – NOTICE OF RESCISSION - COUNCILLORS BROWN, CONNOR AND MARTIN - COUNCIL MEETING 9 NOVEMBER 2015 - NOTICE OF MOTION - COUNCILLOR BLICAVS - COUNCIL OBJECT TO THE NAME CHANGE OF THE FEDERAL ELECTORATE OF THROSBY

MOVED by Councillor Brown seconded Councillor Connor that Council rescind its resolution of 9 November 2015, Minute No 155, relating to Item B of Council General Business – Notice of Motion – Councillor Blicavs – Council Object to the Name Change of the Federal Electorate of Throsby.

Minute No.

A PROCEDURAL MOTION was MOVED by Councillor Petty that the motion be put.

The RESCISSION MOTION on being PUT to the VOTE was LOST.

In favour Councillors Kershaw, Connor, Brown, Martin and Curran

Against Councillors Takacs, Merrin, Blicavs, Dorahy, Crasnich, Petty and Bradbery

ITEM 1 - DRAFT WEST DAPTO SECTION 94 DEVELOPMENT CONTRIBUTIONS PLAN FOR IPART REVIEW

173 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Crasnich seconded Councillor Connor that –

- 1 The draft West Dapto Section 94 Development Contributions Plan be exhibited for a minimum period of twenty eight (28) days excluding the Christmas and New Year period.
- 2 The draft West Dapto Section 94 Development Contributions Plan be forwarded to the Independent Pricing and Regulatory Tribunal for assessment after public exhibition, if no significant issues are raised as part of the exhibition.

ITEM 2 - DRAFT PLANNING PROPOSAL - 220 WAPLES ROAD, FARMBOROUGH HEIGHTS (LOT 14 DP 261286)

174 COUNCIL'S RESOLUTION – RESOLVED on the motion of Councillor Brown seconded Councillor Blicavs that –

- 1 A draft Planning Proposal be submitted to the NSW Department of Planning and Environment for 220 Waples Road, Farmborough Heights seeking a Gateway determination to:
 - a rezone the southern two-thirds of the site from E3 Environmental Management to E4 Environmental Living with a Minimum Lot Size of part 1,000m² and 3,000m² and Floor Space Ratio of 0.3:1 (Option 2 in the report);
 - b rezone the northern third of the site to E2 Environmental Conservation with a Minimum Lot Size of 39.99ha.
- 2 A Property Vegetation Plan be established between the landowner and the NSW Government Local Land Services for the area to be rezoned E2 Environmental Conservation to re-vegetate and protect in perpetuity the riparian corridor in the north of the site (to be managed through the creation of a Community Title subdivision).

Minute No.

- 3 The draft Planning Proposal and Property Vegetation Plan be exhibited for 28 days (excluding the Christmas - New Year period).
- 4 The NSW Department of Planning and Environment be requested to issue authority to the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012.

A PROCEDURAL MOTION was MOVED by Councillor Curran that the matter lay on the table.

The PROCEDURAL MOTION on being PUT to the VOTE was LOST.

Councillor Brown's MOTION was then PUT to the VOTE and was CARRIED.

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

Against Councillors Crasnich, Curran and Petty

DEPARTURE OF COUNCILLORS

Prior to debate on Item 3, Councillor Petty departed the meeting, the time being 8.46 pm.

During debate and prior to voting on Item 3, the following Councillors departed and returned to the meeting –

- Councillor Dorahy from 8.47 pm to 8.50 pm.
- Connor from 8.55 pm to 8.57 pm.
- Brown from 8.57 pm to 8.59 pm.

Councillor Blicavs departed the meeting at 9.03 pm and was not present for the vote taken for Item 3.

ITEM 3 - CORRIMAL TOWN CENTRE PLAN 2015-2025 AND IMPLEMENTATION PLAN

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

- 1 The *Corrimal Town Centre Plan 2015-2025* be adopted (Attachment 1 of the report).
- 2 A letter of thanks be sent to each member of the Corrimal Revitalisation Action Group acknowledging their commitment to preparing, refining and promoting the Plan.

ITEM 4 - WOLLONGONG HERITAGE STRATEGY 2015-2017

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION – The draft Wollongong Heritage Strategy 2015-2017 (Attachment 2 of the report) be endorsed as a draft Council Policy and placed on exhibition for a minimum period of 28 days (excluding the Christmas – New Year period).

ITEM 5 - COMMERCIAL PROPERTY STRATEGY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION – The Commercial Property Strategy be adopted.

ITEM 6 - FINANCIAL ASSISTANCE COUNCIL POLICY ADDENDUM - ITEM J LARGE CULTURAL GRANTS PROGRAM

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION – Council endorse Addendum J – Large Cultural Grants Program to the Financial Assistance Council Policy.

ATTENDANCE AND DEPARTURE OF COUNCILLORS

During debate and prior to voting on Item 7, Councillor Blicavs returned to the meeting, the time being 9.15 pm.

During debate and prior to voting on Item 7, Councillor Curran departed and returned to the meeting, the time being from 9.08 pm to 9.09 pm.

Minute No.

ITEM 7 - DOGS ON BEACHES AND PARKS EDUCATION AND ENFORCEMENT PROGRAM

176 COUNCIL'S RESOLUTION – RESOLVED on the motion of Councillor Merrin seconded Councillor Kershaw that Council receive and note the report.

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

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

177 COUNCIL'S RESOLUTION – RESOLVED on the motion of Councillor Curran seconded Councillor Blicavs that –

- 1 This Item be deferred to the Council meeting on 14 December 2015.
- 2 A Councillor Briefing be held which details –
 - a the specifications; and,
 - b the wide disparity in amounts tendered.

The variation moved by Councillor Bradbery to replace the words 'investigates and analyses' with 'details' in Point 2 was accepted by the mover and seconder.

The variation moved by Councillor Blicavs to replace the words 'This tender not proceed at this time', with the words 'This Item be deferred to the Council meeting on 14 December 2015' was accepted by the mover.

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

Minute No.

ITEM 9 - VOLUNTEERING ILLAWARRA PROPOSED FEES AND CHARGES

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION –

- 1 The proposed schedule of Volunteering Illawarra membership fees be placed on public exhibition for a period of 28 days.
- 2 Following the exhibition period, a further report be provided to Council.

ITEM 10 - POLICY REVIEW - CIRCUS PERFORMANCES ON COUNCIL CONTROLLED LAND

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION –

- 1 The current Circus Performances on Council Controlled Land Policy be revoked.
- 2 Future circus performances at J J Kelly Park be prohibited.

ITEM 11 - PROPOSED RENEWAL OF LICENCE FOR PART JUDY MASTERS PARK, PARA STREET, BALGOWNIE

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION – Council enter into a licence for a 10 year term with Balgownie Rangers Soccer Club and Balgownie Junior Soccer Club as co-licensees for the use of the clubroom, lighting towers and fields at Judy Masters Park, Para Street, Balgownie, in accordance with the terms and conditions set out in this report.

ITEM 12 - DRAFT QUARTERLY REVIEW STATEMENT - SEPTEMBER 2015

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION –

- 1 The draft Quarterly Review Statement September 2015 be adopted.
- 2 The Budget Review Statement as at September 2015 be adopted and revised totals of income and expenditure be approved and voted.
- 3 Council approve the transfer of the net improvements in the financial result compared to budget for the 2014-15 financial year result and September 2015 Quarterly Review to restricted cash for Strategic Projects.

ITEM 13 - OCTOBER 2015 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION –

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

ITEM 14 - STATEMENT OF INVESTMENTS - OCTOBER 2015

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION – Council receive the Statement of Investments for October 2015.

ITEM 15 - BI MONTHLY TABLING OF RETURNS OF DISCLOSURES OF INTEREST AND OTHER MATTERS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION – Council note the tabling of the Returns of Disclosures of Interest as required by Section 450A of the Local Government Act 1993.

ITEM 16 - CITY OF WOLLONGONG TRAFFIC COMMITTEE - ELECTRONIC MEETING HELD 12 NOVEMBER 2015

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 169).

COUNCIL'S RESOLUTION – In accordance with the powers delegated to Council, the minutes and recommendations of the City of Wollongong Traffic Committee Electronic Meeting held on 12 November 2015 in relation to Regulation of Traffic be adopted.

THE MEETING CONCLUDED AT 9.59 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on 14 December 2015.

Chairperson



Hill 60 Reserve, Port Kembla NSW

Conservation Management Plan - Supplementary Report

Co funded by
The NSW Government's Public Reserves
Management Fund Program
& Wollongong City Council

4 August 2015

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Cover photograph: View from the Hill 60 lookout facing east. Source: Niche Environment and Heritage

Executive summary

Niche Environment and Heritage Pty Ltd (Niche) was commissioned by Wollongong City Council (WCC) to complete a review and update of an existing Conservation Management Plan (CMP) for Hill 60 Reserve, an iconic headland at Port Kembla, NSW. The original CMP was prepared by Mary Dallas Consulting Archaeologists in 2000. Due to the Aboriginal and European heritage significance of the Reserve, and as part of this process, Niche was commissioned to engage community stakeholders to inform the development of a supplementary report to update the existing report. This report presents the updates to the existing CMP. The community stakeholder consultation process has been compiled in Niche (2015b) *Hill 60 Port Kembla NSW: Community engagement report*. Both of these reports will be used by Wollongong City Council as background documents to inform future development of a Concept Landscape Master Plan for Hill 60 Reserve.

A number of actions are recommended based on the conservation policies identified for the Hill 60 Reserve. These are summarised below:

- Undertake an archaeological survey of existing, and former, World War Two items to further identify areas of archaeological sensitivity.
- Develop interpretive signage and public artwork potentially incorporating the history of the area and local fauna and flora.
- Engage a structural engineer to complete an audit of the World War Two tunnels to identify whether public visitation would be appropriate and safe.
- Establish a walking track around the Reserve to better enable public appreciation of its natural and cultural heritage values.
- Install additional seating along MM Beach to better enable public appreciation of vistas and the site setting.
- Remove invasive vegetation within, and physically attached to, all heritage items. If the vegetation is in dirt on top of the structures it can remain.
- Apply a protective coating to World War Two items showing signs of deterioration such as rust.
- Remove graffiti from the World War Two items without damaging the underlying surface or original finish. If the original surface was also painted then prominent graffiti should be painted over with a suitable paint close to the original surface colour.
- Trim vegetation around the Observation Deck and other viewing platforms.
- Develop and implement a program to monitor the condition of the heritage items to inform future management actions.

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1. Introduction

1.1 Project initiation

Wollongong City Council (WCC) received a grant through the NSW Government's Public Reserves Management Fund Program (PRMFP) to review the existing Conservation Management Plan (CMP) that was developed by Mary Dallas Consulting Archaeologists in 2000 for Hill 60 Reserve at Port Kembla, NSW. The purpose of that CMP was to provide advice about the management requirements for known Aboriginal cultural resources within the Hill 60 Reserve and to identify any constraints, or opportunities, regarding future development of the area. The advice and management options provided by Dallas as a result of their extensive Aboriginal community engagement, review of the relevant legislation and development of the CMP have been outlined in Sections 7.3-7.5 of this document.

Niche was engaged by WCC to undertake a review of the existing CMP, consult with relevant community stakeholders and update the European history and significance assessment for the Reserve. The following report presents the results of this review and should be read in conjunction with the original CMP. Details of the community engagement are outlined in Niche (2015) Hill 60 Reserve Port Kembla NSW Community Engagement Report.

1.2 Location

The Hill 60 Reserve ('the subject area') is located in the suburb of Port Kembla, NSW, approximately 11 km south east of Wollongong, NSW (Figure 1) and within the WCC Local Government Area (LGA). The subject area is an iconic headland that is rich in both Aboriginal and post-contact history. It is largely recognised for its Aboriginal cultural history and heritage values and is listed as a landscape heritage item on the NSW State Heritage Register (SHR Item No. 01492). The northern boundary of the subject area is the northern end of MM Beach. Gloucester Boulevard forms the western boundary, excluding the Five Islands Secondary College. The southern boundary is defined by the Volunteer Coast Guard building. The eastern boundary comprises the Sydney Water-owned water treatment works located on Red Point. The subject area includes the Hill 60 lookout, assorted former military buildings, Boilers Point and Fisherman's Beach (Figure 2). The current land tenure for the site is summarised in Figure 3.

1.3 Methodology and objectives

This supplementary report to the existing CMP has been prepared using the methodology outlined in the *NSW Heritage Manual and Conservation Management Documents* (Heritage Office, Department of Urban Affairs and Planning 1996, revised 2002). Significance was analysed in accordance with the NSW Heritage Assessment Criteria as described in the *NSW Heritage Manual*. The conservation policies are based on the conservation principles outlined in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013* ('Burra Charter') and associated practice notes.

The Aboriginal heritage and consultation components of this report were compiled using the following guidelines:

- *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW 2010).
- *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (OEH 2011).

An initial review of the existing CMP identified sections that required further detail or update. These changes are largely due to the length of time since development of the CMP (14 years):

- Section 2.2 Land Management of the previous CMP - to be updated with the current land owners.
- Section 2.5 contemporary use of the subject area.
- Section 4.0 Aboriginal Cultural Heritage - to be updated following consultation with Aboriginal stakeholder groups.
- Section 5.0 Cultural Significance of the existing CMP. The significance assessment needs to be reviewed and updated to include details on the European cultural heritage significance of the Reserve; and
- Review and update of Section 6.0 Site Management. This review needs to :
 - Identify the subject areas strengths, weaknesses, opportunities and constraints (SWOT).
 - Identify applicable legislation relevant to the site and detail the implications and approval processes required by any future works on the site.
 - Update and refine the recommended management objectives and strategies to ensure that the objectives reflect and guide current and future land use options; and
 - Update the implementation plan in a manner that will inform the future development of a Hill 60 Concept Landscape Management Plan (CLMP).

1.4 Report outline

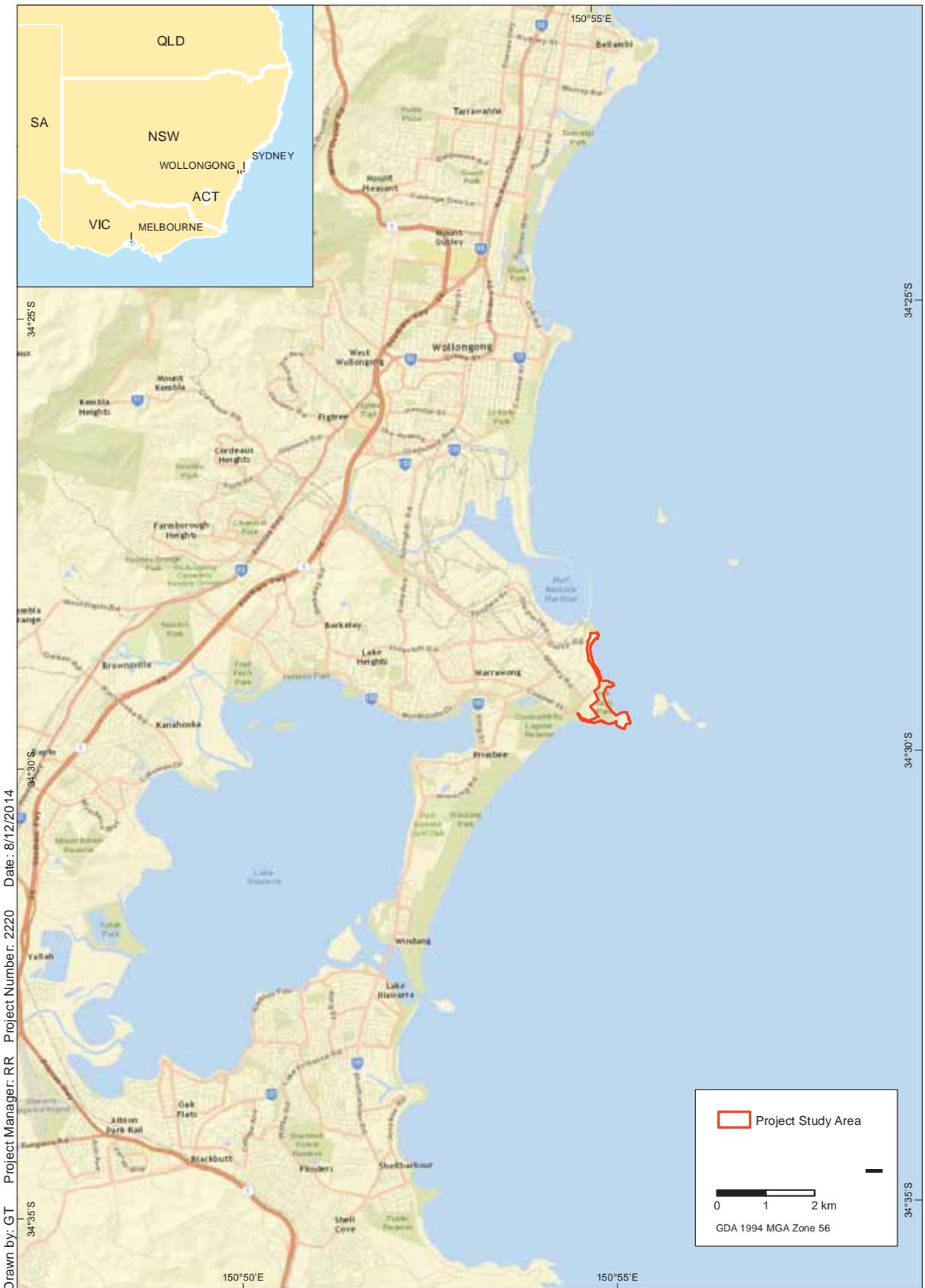
To address the objectives listed above, the following report includes:

- Supplementary European History (Section 2).
- Aboriginal Cultural Heritage, including a summary of consultation with Aboriginal stakeholder groups and confirmation of the subject area’s contemporary Aboriginal heritage values (Section 3).
- European heritage, which includes a general description of the Reserve and more detailed heritage inventory of heritage items (Section 4).
- Revised significance assessment for both Aboriginal and European heritage(Section 5).
- Summary of previous Conservation Policies and management (Section 6).
- Discussion on opportunities and constraints for future development (Section 7).
- Revised Conservation Policies to guide and inform future management of Hill 60 (Section 8).

1.5 Authorship and acknowledgements

Many thanks go to the Hill 60 and wider Port Kembla community stakeholders that gave their time, shared their stories and often welcomed the Project team into their homes during the consultation process. It was an absolute pleasure to learn more about the multifaceted history of the subject area. Many thanks go also to Mrs Trish Regal- WCC Librarian and Ms Josie Rose for their assistance with the research components of the project. Details of the community engagement process have been outlined in Niche (2015b) *Hill 60 Port Kembla NSW: Community engagement report*.

This report has been prepared by Fiona Leslie (Senior Archaeologist, Niche), Renée Regal (Archaeologist, Niche) and Lydia Sivaraman (Archaeologist, Niche) and has been reviewed by Fiona Leslie and Cameron Harvey (Heritage Team Leader, Niche).



Regional Project Location
Hill 60 Conservation Management Plan Revision

FIGURE 1



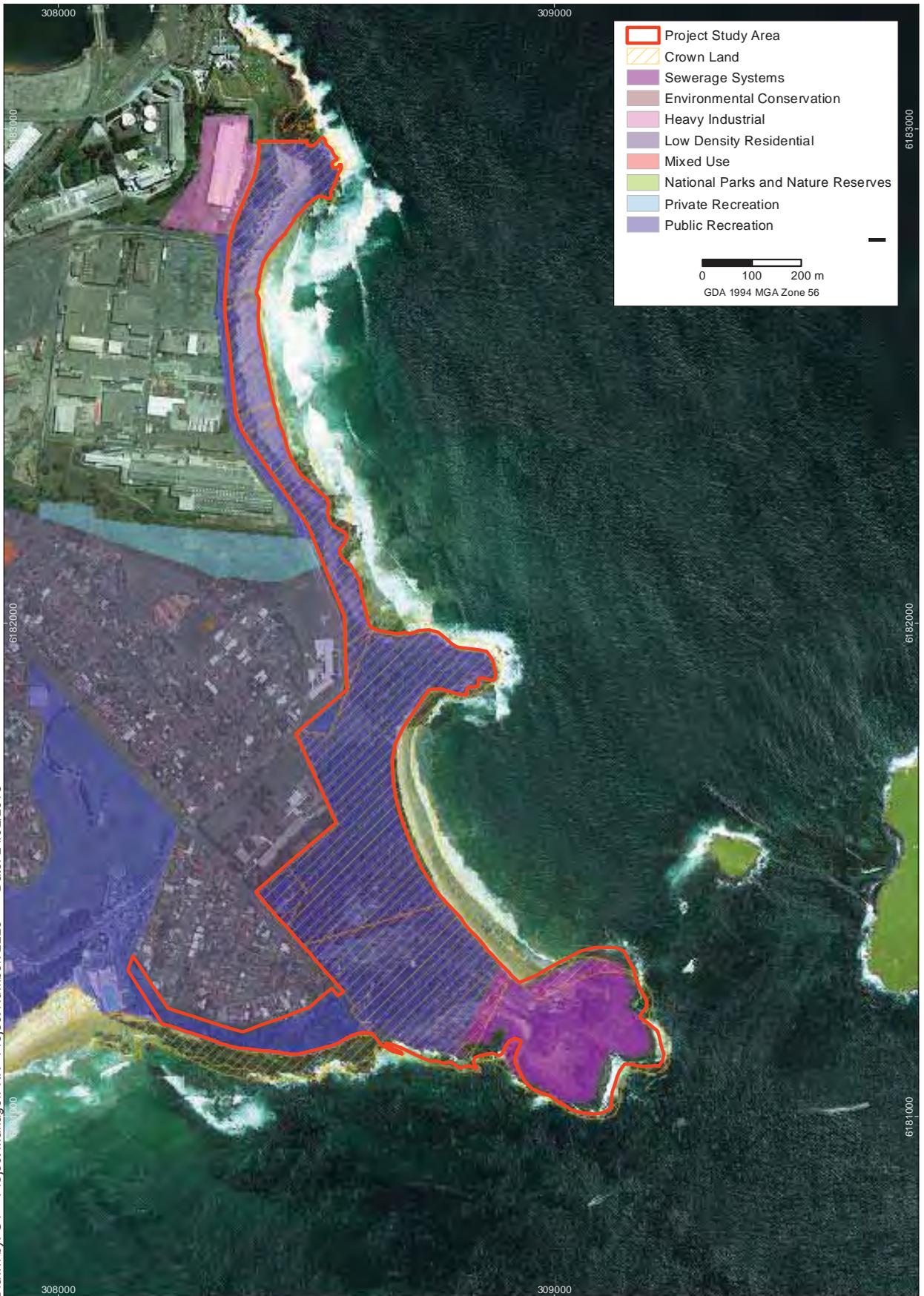
Drawn by: GT Project Manager: RR Project Number: 2220 Date: 25/02/2015

Hill 60 Reserve Project Study Area
Hill 60 Conservation Management Plan Revision

FIGURE 2

Aerial Imagery: (c) AAM Pty Ltd (2011)

Drawn by: GT Project Manager: RR Project Number: 2220 Date: 24/02/2015



Land Tenure Plan
Hill 60 Conservation Management Plan Revision

FIGURE 3

Aerial Imagery: (c) AAM Pty Ltd (2011)

2. Supplementary site history

2.1 Preamble

Aboriginal use of the subject area was investigated by Dallas (2000, Sections 3 & 4) and, given its comprehensive nature, a brief summary is outlined below.

In addition to summarising the Aboriginal history of the subject area, this section presents an historical analysis of the European history of the Hill 60 Reserve up to, and including, its use by the Commonwealth of Australia for Defence purposes. The purpose of this history is to expand on what has already been outlined by Dallas (2000), particularly its role as a Defence site.

2.2 Prehistory of the Illawarra region

The earliest evidence of Aboriginal occupation of the Illawarra region comes from an archaeological site located within Bass Point, NSW. This shell midden site has been dated to 17,000 years BP. At the time, this site would have been located further inland due to sea level changes and it is located approximately 20km south of the subject area. During this time the five islands of the current Five Islands Nature Reserve would have been accessible on foot. Lake Illawarra formed 3,000 years ago, once the sea levels stabilised.

Early ethnographic accounts suggest a highly mobile, largely dispersed population of Aboriginal people living in the Illawarra region, with higher population numbers around Lake Illawarra. Prehistoric sites are located throughout the region with the majority of site types being made up of sandstone shelters with art, deposit and axe grinding grooves. This can largely be attributed to restricted access to the water catchment area that has preserved these site types. The intense concentration of coastal development has resulted in the destruction of a large number of sites that would have been located within this topography type (Dallas 2000:17-18).

The Coastal Plains of the Illawarra region are characterised by a combination of warm temperate and subtropical rainforest communities, interspersed with patches of sclerophyll forest, woodland, estuarine and swamps. These communities supported a range of resources that would have been utilised by Aboriginal peoples along with those coastal resources that would have been available, both for food as well as to fulfil social and cultural needs.

Floral and faunal species known to have been utilised by local Aboriginal people are outlined in Table 1.

Table 1: Floral and fauna species that would have been utilised by the Aboriginal people of the Illawarra region. As described by Stewart and Percival 1997

Resource Species	Part Used	Purpose
Apple Berry (<i>Billardiera scandens</i>)	Fruit, stem and fibre	The vine from this plant is used to make thin fibrous string, while the rotten, ripe fruit is used for infected scratches.
Illawarra Flame Tree	Wood and bark	Soft, spongy wood and bark were used to make nets and fishing lines.

<i>(Brachychiton acerifollus)</i>		
Kurrajong <i>(Brachychiton populneus)</i>	Barks, seeds, root, wood and fruit	The inner bark was used for making string and clothing. The timber was burnt for cooking coals. The seeds were roasted and ground for eating.
Pig Face <i>(Carpobrotus glaucescens)</i>	fruit and leaves	The leaves were used for blisters and burns. The flowers can be eaten, as can the ripe purple fruit.
Red Bloodwood <i>(Corymbia gummifera)</i>	Gum, sap and flower	The sap from this tree can be used for toothache and mouth wash, or used for mixing with paints to stain artefacts and rock art. It is also used to tan fishing ropes and nets.
Snake Whistle <i>(Dianella caerulea and reovluta)</i>	Fruit, leaves and flowers	The fruit is eaten raw when ripe and is also used to treat ulcers. The flower petals are used as ingredients in medicines. The leaves are used to make a whistle to keep snakes away from campsites.
Grey Ironbark <i>(Eucalyptus paniculata)</i>	Bark and wood	The bark is mixed with bloodwood gum to tan fishing nets.
Coast Tea Tree (<i>Leptospermum laevigatum</i>)	Stems, leaves, seeds, flowers and timber	This plant was used as a frame for making gunyahs and mia-mias, and as a broom for sweeping. It was also used as an insect repellent. The leaves and seed capsules were crushed and used as an antiseptic.
Cabbage Tree Palm (<i>Livistona australis</i>)	Leaves, heart, gum, bark, stem fibre	The centre of this large leaf bulb was eaten, particularly during ceremonies. Fibres were used to make fishing lines and the leaves were used to patch canoes. The leaves were also used as mats or thatching.
Banksia species (<i>proteaceae</i>)	Cones and flowers	Sweet nectar can be sucked out of the flowers or shaken onto hand and licked off. The flower spikes can also be soaked in water for a 'sweet tea.' Banksias were also used to carry fire as the smouldering cones could be carried long distances.
Coastal wattle (<i>Acacia sophorae/ Fabaceae- Mimosoideae</i>)	Seed pods, wood, bark	The wood is durable for making shelters, seed pods would have been harvested whilst green then steamed whole. Young seeds can also be picked and eaten. A liquid can be made from soaking the bark that is used for tanning and fisherman's nets.

The Port Kembla area is the traditional country of the Tharawal-speaking people. Tindale has identified the Tharawal boundaries as being from the south side of Botany Bay to north of the Shoalhaven River, and running inland to the Campbelltown and Camden area (Attenbrow, 2010:34). The coastal plains and escarpment around Wollongong were inhabited by the Wodi Wodi, a tribe/sub-group of Tharawal-speakers (Tindale 1940:194-195, Tindale 1975:199-201). Other named groups of the Tharawal language group are thought to include the Gweagal, Norongerraga, Illawarra,

Tagary, Wandeandega, Wodi Wodi and Ory-ang-ora (Tindale 1974). Attenbrow (Attenbrow 2010:35) points out that such boundary mapping, undertaken as it was in the nineteenth century, is indicative at best, however there appears to be reasonably strong agreement between those who have mapped language boundaries that the area is Tharawal country. Tharawal people distinguished themselves as Fresh Water, Bitter Water or Salt Water depending on where in the wider language boundary their traditional lands were – the inland hills and valleys, the plateaus and swamps or the coastal plain respectively (DEC, NSW, 2005:6)

The records and histories of the Tharawal speaking people and their country at the time of contact with Europeans are subject to bias and are generally fragmented, providing nothing like a complete picture of the way Aboriginal people were living prior to European interference. Nevertheless, we know the Tharawal regularly communicated, moved, traded and participated in ceremonies between their country and neighbouring areas. Recorded pathways include the Princes Highway Route, Maryla Pass, Kangaroo River, Bulli Pass, the Bong Bong route and Cordeaux River (DEC, 2005:8). It is most likely family groups or clans would ‘intermingle and interact along both physical and social boundaries’ rather than be strictly confined to the ‘tribal’ borders that were to be artificially imposed by European anthropologists (Organ 1990: xviii).

The arrival of the First Fleet in Sydney Cove in 1788 was followed the next year by a smallpox epidemic, which spread to the neighbouring regions and, although the exact effects are not known, likely killed over half the Aboriginal population of the areas effected (Organ 1990:5).

An overview of historical and ethnographic sources are provided in A History of Aboriginal People of the Illawarra 1770 to 1970 (DEC, NSW 2005), Illawarra and South Coast Aborigines 1770-1850 (Organ 1990), Illawarra Aborigines - An Introductory History (Organ & Speechley 1997) and Murni Dhunhang Kirrar: Living in the Illawarra (Wesson 2009). These compilations review a large number of primary and secondary sources including journals from early settlers of the Illawarra and oral histories of Aboriginal people who have lived in the Illawarra. Resource gathering, camping and occupation, laws, customs, ceremonies, burial practices are noted throughout the Illawarra. These sources have been taken into consideration when developing and interpreting archaeological models for the proposed project.

2.3 Colonial settlement of the Illawarra, Five Islands and Red Point

Charles Throsby was one of the first Europeans to settle in the Illawarra Region, having had a hut and cattle in the area of present day Wollongong prior to 1816 (Organ and Doyle 1994:6).

In 1816 John Oxley, Surveyor General, was sent to the Illawarra Region to carry out a series of surveys and observations, one of which was to locate areas of land for grants that Governor Macquarie had promised to certain people. On the 24th January 1817 five people were issued grants in the Illawarra Region. The grantees were: Richard Brooks, George Johnson, Andrew Allen, Robert Jenkins and David Allan.

David Allan, Deputy Commissary General of the Colony, received a grant of 2200 acres on the 24th January 1817, which he called *Illawarra Farm* (Steele and Barnet 1905: 221). The grant was located at Five Islands and included Red Point.

In 1822 Allan left the colony and leased out *Illawarra Farm*. An advertisement for leasing his 2200 acre grant at Five Islands described the property as having a “good cottage and offices, the whole being enclosed, with 200 acres clear and subdivided into excellent paddocks” (*Sydney Gazette* 22 June 1824).

In August 1826 Captain Bishop, a Magistrate of the Colony, was appointed Commandant, Civil and Military at the Five Islands. He was dispatched as Captain of the 40th Regiment with a detachment of Foot Troops for the preservation of order. A notice was given that “all communications respecting the Police of the said District are to be to that Officer” (*Sydney Gazette* Sat 22nd July 1826:1; *The Australian* Wednesday 5th July:2).

An article in *The Monitor* newspaper at the time suggested that as more settlers received grants in the area, the cedar cutters found they had less cedar available to them since many settlers would not permit them to cut cedar on their property. In response, the cedar cutters began employing bushrangers to harass the settlers. *The Monitor* claimed that Captain Bishop was sent to Five Islands to deal with the bushrangers and that his very presence would scatter them (*The Monitor* Friday 28 July 1826:3).

It seems Captain Bishop’s main role was Magisterial as he would settle disputes and deal out sentences. Within five months at Illawarra he had reportedly brought the district into complete subordination (*Sydney Gazette* Saturday 2 December 1826; 3). In December 1826, Captain Bishop was removed from the Illawarra and sent to the new settlement at Moreton Bay (*Sydney Gazette* Wednesday 27 December 1826:2).

It is reported by Dallas (2000:20) and Organ and Doyle (1994:19) that Captain Bishop’s post was at Red Point where he established a stockade, however, this is not confirmed by any primary sources. Newspaper articles confirm that the posting was at Five Islands, but letters published in *The Australian* from Captain Bishop and Nancy Woolehan show that Captain Bishop occupied two rooms of a cottage on the property of Andrew Allen (*The Australian* Wednesday 23 August 1826:2). Andrew Allan was one of the first five grantees in Illawarra District. He was not, however, allocated land at Red Point. David Allan was granted the land that included Red Point and the present day Hill 60. It is therefore unclear where Captain Bishop was actually posted. If he was at Red Point, then it seems Andrew Allan had taken over David Allan’s property by mid-1826. This is possible if the two men were related. Further historical research and analysis of primary sources, however, is required to confirm occupation of Red Point by Captain Bishop. According to Organ and Doyle (1994:19) the official quarters for Bishops original posting were transferred from Red Point to Wollongong in 1829.

In 1828 *Illawarra Farm* was advertised for sale, comprising 2200 acres in the district of Illawarra, bounded to the north by Tom Thumb’s Lagoon to a bend of Allen’s Creek, to the west side of a salt marsh, to the south west by Illawarra Lake and the east by the coast line. The property was advertised for sale by the Sheriff’s Office as part of the court hearing ‘*Widow Rowe vs Allen and mother*’ (*Sydney Gazette* Friday 22 February 1828:1). The following week the sale was postponed until further notice (*Sydney Gazette* Wednesday 26 February 1828:1).

In the late 1820s the property was sold to Richard Jones who then on-sold it to William Charles Wentworth. Under Wentworth the property was renamed to *Five Islands Estate*. In 1843 it was

advertised to let as 2200 acres, 120 of which had been cultivated, with the right to an adjoining Government Reserve of 2000 acres. Several small portions of the land were being let (*The Sydney Morning Herald* Tuesday 5 September 1843:3).

Wentworth died in 1876 and his son, D'Arcy Bland Wentworth, inherited *Five Islands Estate*. The construction of the Port Kembla Harbour required the resumption of 500 acres of land from the *Five Islands Estate* in 1899 and in 1913 a further 1470 acres of land was resumed for the harbour works (Wollongong City Libraries 2015 Warrawong).

With the development of coal mines at Mount Keira, the Port Kembla harbour and growing industry in the area, a portion of the *Five Islands Estate* was resumed for the Port Kembla township on the 1st September 1900. Soon after on the 1st of May 1905 a smelting company was also established on land within *Five Islands Estate*. From the 1900s onwards parcels of Wentworth's *Five Island Estate* were sold for industry or resumed for public infrastructure, not only for the harbour and the township, but for roads and, in 1909, for Defence purposes.

In November 1922, D'Arcy Bland died without heirs and his nephew, William Charles Wentworth III, inherited what remained of the *Five Islands Estate* (*Brisbane Courier*, 18 November 1922, p 6; Wollongong City Libraries 2015 Warrawong).

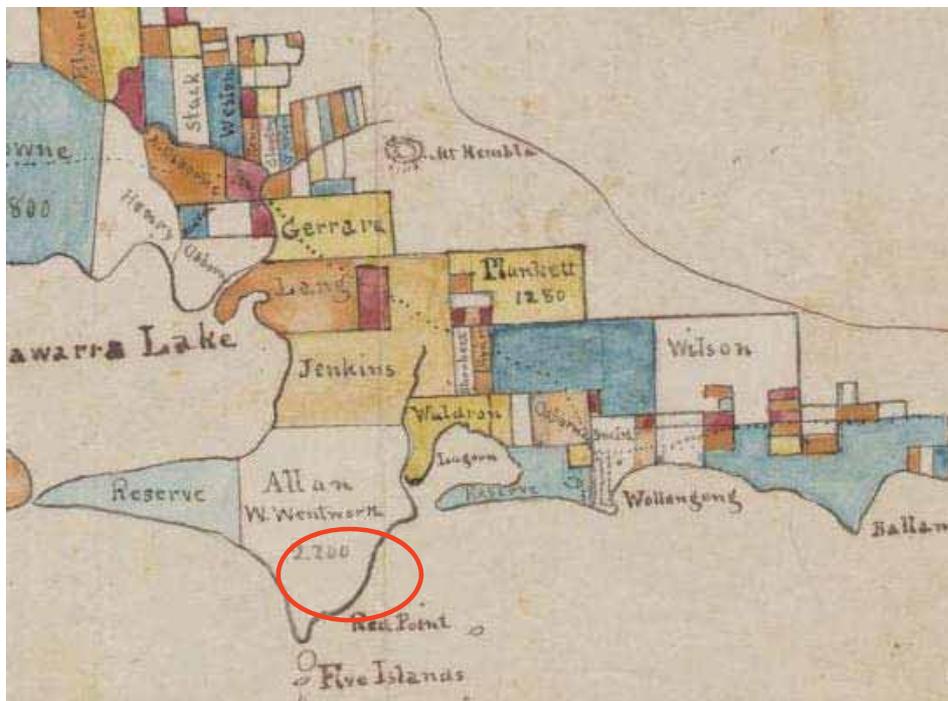


Figure 4: 1840 map of Illawarra; General location of Hill 60 circled in red (Source: NLA).

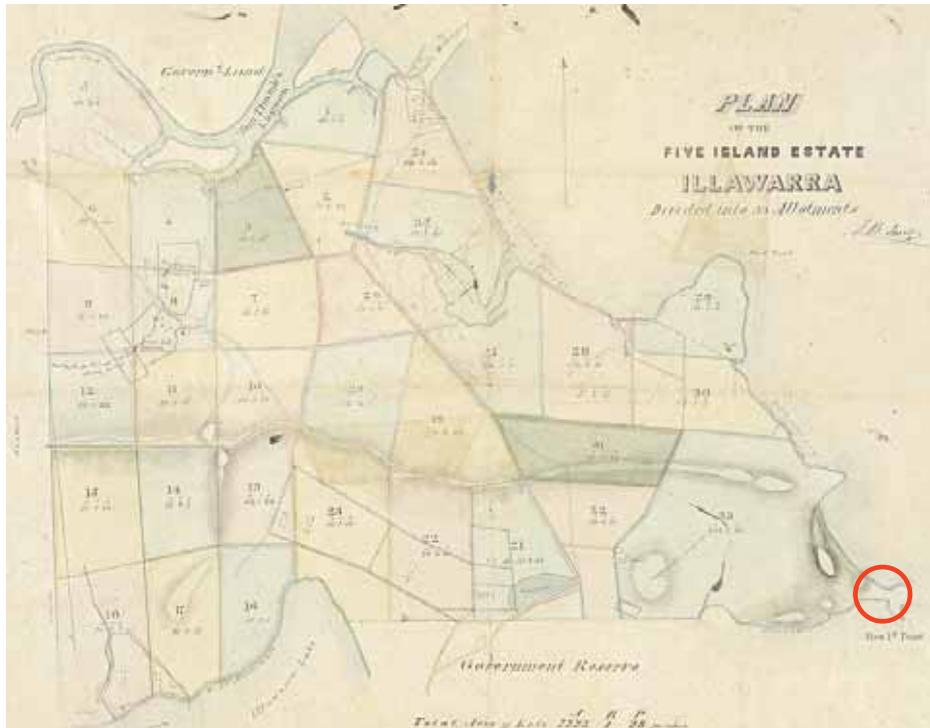


Figure 5: 1840 Plan of the Five Island Estate, Illawarra divided into 33 allotments; General location of Hill 60 circled in red (Source: NLA).



Figure 6: 1845 Map of the district of Illawarra; General location of Hill 60 circled in red (Source: NLA).

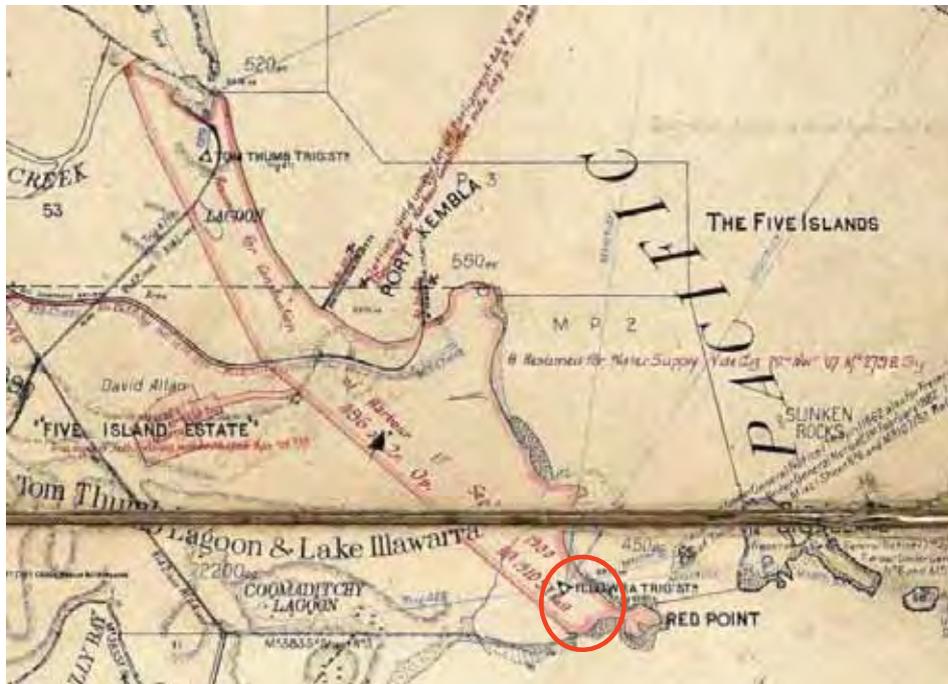


Figure 7: Extract from parish plan for the parish of Wollongong showing land to be resumed for harbour works and associated quarry in pink. General location of Hill 60 circled in red (Source: LPI).



Figure 8: Extract from Crown Plan 8145-3000 n.d Port Kembla Harbour Improvements; Location of Hill 60 circled in red (Source: LPI).

2.4 Military history of Hill 60 Reserve (1901 - 1945)

A desire for a more effective military defence was one of a number of reasons that led Australia to form a Federation in 1901. Australia was keenly aware that it was a vast country with a sparse population and, as a nation, felt vulnerable and incapable of defending itself. The colony was located on the other side of the world from its British origins and was rich in agricultural lands and resources. Fears of a foreign invasion surfaced at various times during the 19th Century (Dibb 2006).

The first Defence Act was created in 1903. The Australian Army and Commonwealth Naval Force were created by the Australian Government and vantage points for military observation points and potential fortifications were acquired for the defence of the nation.

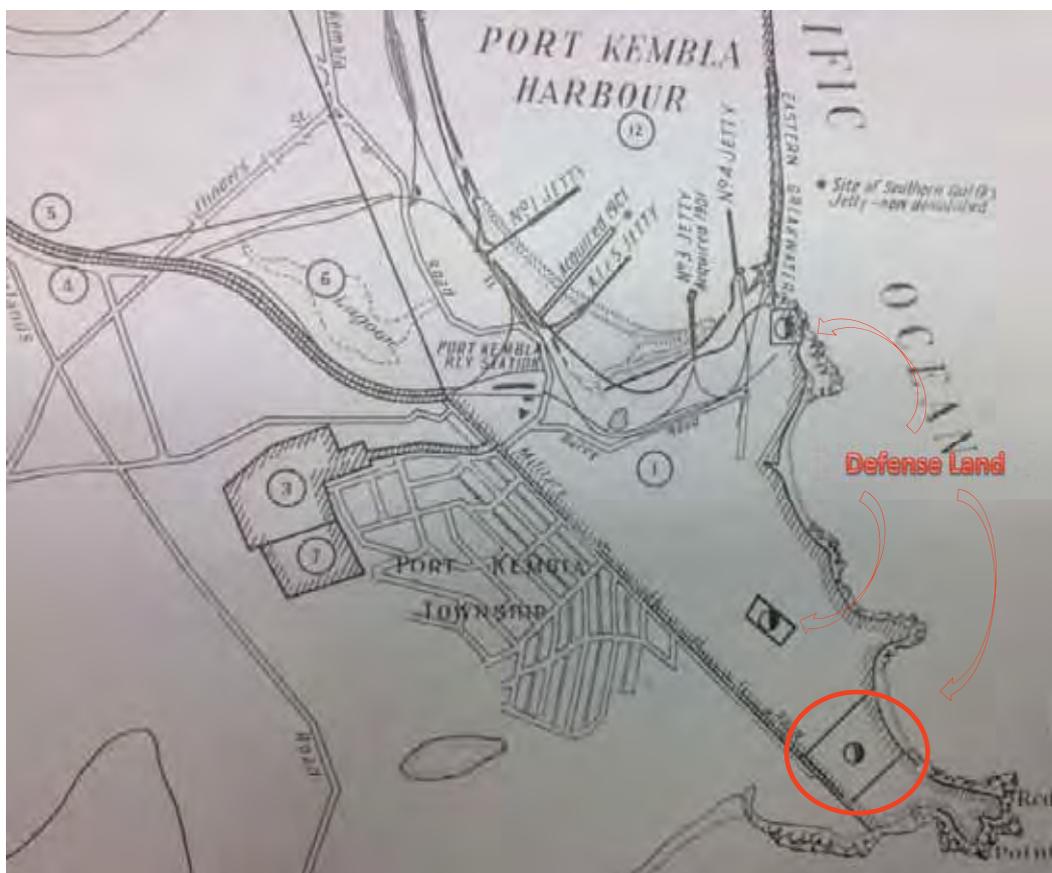


Figure 9: Department of Public Works Plan of Port Kembla showing land acquired for defence purposes including Hill 60 circled in red (Source: Spooner 1938).

The strategic importance of a hilltop overlooking the harbour at Port Kembla was quickly recognised. Port Kembla was rich in coal - a valuable resource - and three large mining companies operated in the Illawarra area. In 1900 the Port Kembla Harbour had been built with two large jetties and

reclaimed land to service coal production. Hill 60 was land acquired by the Commonwealth under the *Lands Acquisition Act 1906* for purposes of Defence at Port Kembla. The acquisition was dated 21 June 1909 and authorised by the Governor General Dudley acting on the advice from the Federal Executive Council (LPI PA 17608).

Once Hill 60 had been acquired little was done with it for Defence purposes. The land had always been occupied by the local Aboriginal community and had been reported as an “Aborigines camp” (Dallas 2000:31). After acquisition of the land by the military it continued to be occupied by Aboriginal people who had “maintained a connection to that land for thousand of years” (Dallas 2000:31).

Despite becoming a Federation, Australia still harboured a strong allegiance to Britain and, although World War One posed no direct threat to Australia it was natural for Australia to follow Britain into War. Although Australia did significantly contribute to the war efforts overseas, the immediate threat of attack in Australia was not strong enough to develop defences on the land at Hill 60.

Aboriginal people continued to live at Hill 60 throughout World War One. In the late 1920s there was a push to exile the Aboriginal community and newspapers reported on a concern by the local Council for preserving the natural landscape of Hill 60. In 1928 a motion to remove all persons living on the Military Reserve at Hill 60 was put forward by local Alderman Jarvie and the motion was carried. Jarvie claimed that the natural herbage was being destroyed by stray cattle, which in turn would cause sand drift and that all buildings on the site should be removed (*Illawarra Mercury* Friday 16 March 1928:11). However, there was some opposition to this, as the Progress Association agreed to protest against the Council’s intention to vacate all Aboriginal people (*South Coast Times and Wollongong Argus* Friday 1 November 1929:15). Presumably this local opposition bought the Aboriginal community a little more time at the site.

The importance of Newcastle, Sydney and Wollongong as industrial centres was recognised in defence policy as early as 1935. Prior to the outbreak of World War Two the coastal defences were prioritised at Sydney, Newcastle, Brisbane and Fremantle as they were considered easy coastal targets for attack. However, the policy emphasised that the greater part of the Australian Army were to concentrate on the Newcastle, Sydney and Port Kembla areas. The defences at Port Kembla therefore relied on the Army’s ability to quickly mobilise during an emergency (Willard 1989:23).

When war broke out in 1939 Australia had become more independent from Britain than in World War One and therefore had greater control over its war time efforts. On the 27 September 1939, a War Cabinet had formed to oversee the war effort and defence in Australia (Kass et.al. 2006:2-8). The War Cabinet included the Prime Minister, the Attorney-General, the Ministers of Supply and Development, Defence, External Affairs and Information, and Commerce. It was the supreme command from 1939 until 1941 and controlled all Commonwealth government departments (Kass et.al. 2006:2-9).

In September 1940 it was reported that Port Kembla was being supplied with electricity and that an extension of Council’s electricity mains had been carried out from Reservoir Street to Hill 60 for the purpose of supplying military authorities (*Illawarra Mercury* Friday 27 September 1940:8). Also at this time a new Military Road was being surveyed, which was intended to allow access to the Port

Kembla defence locations via a safer inland route. The Crown Plan for the road shows a number of buildings on its alignment which required demolition, including cottages and a brick surf club and the closure of part of the earlier Military Road (LPI 1940 CP 22841-1603). It seems, however, that this new section of Military Road that linked to Hill 60 was not officially constructed until after the war as part of an unemployment relief scheme.

In April 1941 *“The Appreciation of Situation of the Defence of Port Kembla”* was compiled by Lt. Col. W.J. Estall (Morton ed. 1941:4). At this time the position in the war of the allies overseas was looking compromised. Although the war had seemed far from Australian soil, secret intelligence was aware that the *S.S. Millimul* had been sunk through enemy action off the New South Wales coast on the 26th March 1941. This news emphasised Australia’s vulnerability from coastal attacks (Morton ed. 1941:4). According to Lt. Col. Estall, the object of defences at Port Kembla would be to *“...deny the enemy a landing on the beaches, destroy him in the surf or on the beaches if he does land”* (Morton ed. 1941:5). Six points of vulnerability at Port Kembla were outlined at Port Kembla to defend the beaches and coastline. Two of these are part of the Hill 60 site and were described as:

“2. Red Point. Dominated by the Illowra Trig Point this point runs in a easterly direction from 907397 and then turns northerly at 9203397. On its southern face the land rises steeply, and in places, precipitously, from a narrow rocky foreshore which would offer a very hazardous landing place for small craft, owing to the swell. This foreshore is however screened from fire from Harbour Fortress owing to hill 60 (Illowra trig). Near the extreme end of the point the ground comes down to nearly sea level forming a saddle which connects with Red Point Beach. Owing to the steep sides and the rocky foreshore the southern face of Red Point could not be used by A.F.V.S., but only by infantry, armed with L.M.G.s (Light Machine Gun) or M.M.Gs (Medium Machine Gun).

3. Red Point Beach. This small sandy beach approx., 800 yds in length offers the only still water beach on the front under consideration, being screened from the open ocean by Perkins Island. This land to the rear of the beach rises steeply to the top of Hill 60 (Illowra Trig).

An enemy landing on this beach with A.F.Vs (Armoured Fighting Vehicles) would only have two courses open to him.

- a) Attempt to scale the hill behind which would be difficult.*
- b) Advance to the north along the beach and work his way on up to the level ground lying west of point 915406”* (Morton ed. 1941:7).

Deductions of the relevant locations found that:

- The southern face of Red Point would require light forces for observation and to prevent landing of infantry.
- The eastern face of Red Point would require light forces for observation and contact with troops on both flanks.
- Red Point Beach, as it was still water and screened from the harbour fort, would require a ground force that could effectively deal with Armoured Fighting Vehicles and infantry.

- Red Point on the ocean side of the breakwall is the only location that would be more hazardous to land depending on the tide (high tide would be more hazardous).
- Strong southerly winds would render all beaches unsafe for landing except Red Point Beach (Morton ed. 1941:8).

The appreciation noted the likelihood of two types of enemy attack on Port Kembla; one would be that of magnitude whereby the military should have 7 days of warning or a raid without warning with the object of destroying vital industries (Morton ed. 1941:10). Port Kembla's vital industries included its major shipping port which in 1936 was used by 551 vessels and the value of their cargo amounted to £3,197,014. The coal industry remained strong and Australian Iron, Steel, and Metal Manufacturers at Port Kembla played a significant role in Australia's War time efforts. Primarily, Lysaght's manufacturing works produced the Owen Gun which was a light sub-machine gun developed in Wollongong and supplied to the Australian Army. The steelworks at Port Kembla was only one of two in the nation and produced the steel needed for machinery and equipment as well as non-ferrous metals needed for equipment such as electrical cable, bullets, shells. Local coal was required to provide power (Kass 2010:126).

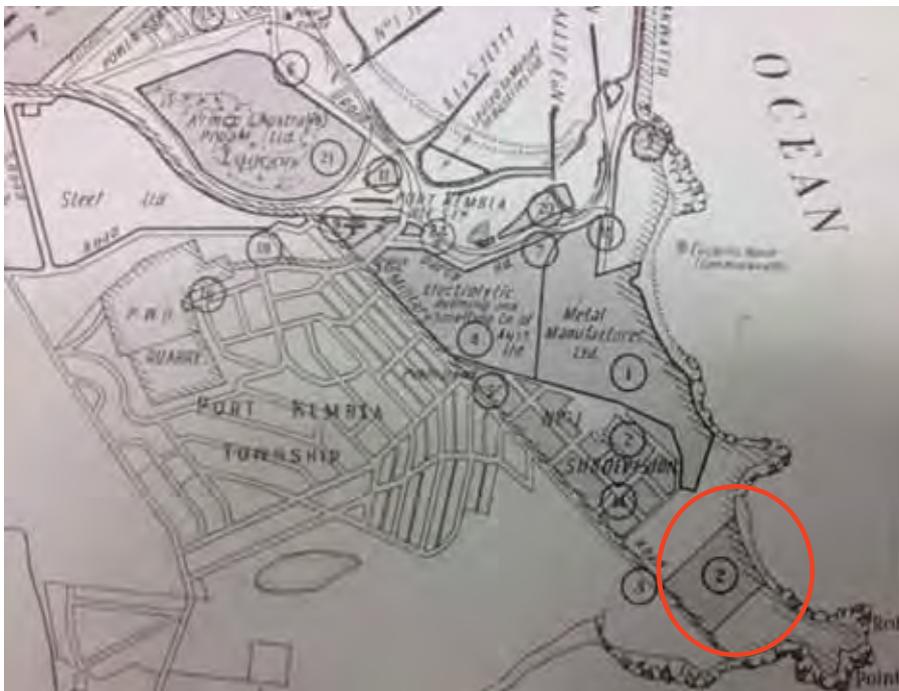


Figure 10: Department of Public Works Plan of Port Kembla showing some of the industry located near Hill 60 circled in red (Source: Spooner 1938:8).

The Breakwater Battery was completed in 1941 and was under the command of Lt. H G Morton. This Battery, the Illowra Battery at Hill 60 and the Drummond Battery were to become a linked network called the "Kembla Fortress". The Breakwater Battery was initially the Headquarters. It was primarily used as a training facility for the Volunteer Defence Services (VDS). The VDS were made up of men who were 45 plus, too old to join the regular services and many of whom had served in World War

One. These men volunteered for the home defence battalions either the Volunteer Defence Corps (VDC) or the Volunteer Air Observers Corps (VAOC) (Eberhard 2014: 25). The 13th Garrison Battalion were men from the VDC and they serviced the “Kembla Fortress”. The men camped at Port Kembla to undergo 21 days of training (this is likely to have been at Breakwater Battery) after which they were organised into platoons to service the Port Kembla defence posts. The battalion was on the same footing as the militia and were stationed for defence in case of an emergency (*The Canberra Times* Thursday 20 March 1941:4; Friday 20th June 1941:4).

Coastal defence preparations were accelerated and Australia’s independence from Britain became urgent when Britain’s great naval base at Singapore fell following Japan’s entry into the war in late 1941 and their rapid advance southward towards Australia. Prime Minister John Curtin responded by seeking aid and friendship from the United States to help defend itself. This was a significant policy as it strengthened and cemented Australia’s independence from Britain, and America responded by sending armed forces to Australia (Kass et.al. 2006:2-3) However Australia also had to set up defence points along the coast, with command and control points that acted as head quarters - “*Coast artillery batteries were linked to command and control stations as were anti-aircraft and searchlight units*”. Control centres were established at Sydney, Newcastle and Wollongong (Robertson and Hindmarsh 2006 Vol 2:11).

On the 26 December 1941, additional coastal defences in the Newcastle to Sydney to Port Kembla area were ordered via a secret telegram resulting in the construction of the battery at Illowra (Hill 60). A radar was set up at Illowra and worked in conjunction with the battery:

The coast artillery radar stations were the first Australian developed operational radar sets. The first was erected in a purpose-built building at Dover Heights. Identical buildings were constructed at Bluefish Point on North Head and at Hill 60 south of Port Kembla. These three stations provided coverage for the Sydney and Kembla Fortress areas (Robertson and Hindmarsh 2006 Vol 1:183).

The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principles were used (Robertson and Hindmarsh 2006 Vol 1:183).

Anti-aircraft guns and search lights arrived on Hill 60 in December 1941 (Willard 1989:24). In 1942 Hill 60 became the control centre of “Kembla Fortress”. The 13th Garrison Battalion patrolled the whole area from Lake Illawarra to Tom Thumb Lagoon (Herben 2000:45).

With Japan rapidly advancing southward Australia needed to enhance its existing coastal armaments in preparation of a possible invasion by the Japanese. A requisition was issued on the 13 January 1942 to construct emplacements for heavy coastal guns in the eastern command which included Illowra Battery. Funding of 50,000 pounds was authorised.

Supplies of surplus naval 6-inch guns were converted into coast batteries creating the 6” Mk XI gun on a P Mk 6A mounting. These guns were eventually stationed at Signal Hill battery in

Sydney and at the Breakwater and Illowra Batteries at Port Kembla (Robertson and Hindmarsh 2006 Vol 2:65).

On 19 January 1942 a secret memo was sent that informed that the rear protection shields for the guns should be of concrete rather than the originally intended steel (Herford 1942 SP857/6). A request for engineering data regarding the locations for guns at Illowra and CA searchlights Mk3 was made in February 1942. It was noted in a secret document that the guns were located on easily sloping ground and the engine room within easy access, the guns were to be installed with a temporary nature (Whitelaw 17 February 1942 SP857/6). On the 10th February 1942 a schedule was prepared of the requirements needed at Illowra, which included: a 3pdr gun at the Southern Breakwater and accommodation for 11 Officers, 42 sergeants, 225 O.R. The requirements were "Messing, kitchen, officers, recreation, latrines, ablutions and stores to be built, and in 'cottage' formation. Sleeping to be in well dispersed and camouflaged tents" (Military Forces- Eastern Command 5th February 1942 SP857/6).

On the 19th February 1942 Japanese air raids on Darwin had commenced making the installation of such guns and searchlights and headquarter facilities at Illowra all the more pressing. It was around this time that all the Aboriginal people who lived at Hill 60 were evacuated for defence purposes. To ensure they left and did not return, their houses were burnt to the ground (*Wollongong Advertiser* 9 August 2006:9).

On the 3 March 1942 a schedule which had been written on the 21st October 1941 was pushed forward that outlined 17 structures that were required to be built the size of some were listed and the estimated cost that amounted to 5,650 pounds (Australian Military Forces 3 March 1942 SP857/6).

A secret memo dated the 24th March 1942 advised that the design for the tunnels would need to be altered to allow for the transportation of the gun shields as the land around the guns was too exposed (Whitelaw 24 March 1942 SP857/6). Finally on the 31st March it was advised that the following proposal was underway for the gun emplacements and Engine Rooms at the Illowra Battery "Nos. 4, 5 and 6 emplacement of concrete construction to Plan Type 4 and partly dug into the forward slope of the hills. Nos 4, 5 and 6 Engine Rooms of concrete construction to Plan Type 2 partly dug into the reverse slopes of the hills" (Whitelaw 31 March 1942 SP857/6).

By March 31st 1942 work was underway on:

Illowra Nos 4, 5 and 6 emplacements of concrete to Plan Type 4, partially dug into the forward slope of the hill. Nos 4, 5, and 6 Engine Rooms of Type 2 were also being built and were partially dug into the reverse slope of the hill. Approval to widen the tunnels at Illowra was made on 4 April 1942 by Requisition 624/41-42 at a cost of £1,400 (Robertson and Hindmarsh 2006 Vol 1:139).

The camps at Illowra were to be tented with "huttet" facilities dispersed across the scrub country (Eastern Command 14 April 1942 SP857/6).



Plate 1: Kembla Fortress Area, NSW. Australia. 1944-10-12. No. 2 Gun, Illowra Battery Kembla Coast Artillery, showing its emplacement on the hillside and its section post. (Source. AWM item Id. 81445).



Plate 2: Kembla Fortress Area, NSW. Australia. 1944-10-12. No. 1 Gun, Illowra Battery Kembla Coast Artillery, showing its emplacement on the hillside and its section post. (Source. AWM item Id. 81446).



Plate 3: Kembla Fortress Area, NSW. Australia. 1944-10-12. No. 6 Coast Artillery searchlight emplacement Illowra Battery Kembla. (Source. AWM item Id. 81442).



Plate 4: Kembla Fortress Area, NSW. Australia. 1944-10-12. No. 5 Coast Artillery searchlight emplacement Illowra Battery gun emplacement and installation. (Source. AWM item Id. 81441).



Plate 5: Kembla Fortress Area, NSW. Australia. 1944-10-12. No. 1 Gun, Illowra Battery Kembla Coast Artillery, showing a section of the rear of the gun and the ammunition recess (Source: AWM item Id. 81439).

In May and June in 1942 midget submarines attacked Newcastle and Sydney. Australia's fears had eventuated and attacks on the east coast mainland were happening. Newcastle, Sydney and Port Kembla had been identified as being the three most desirable places to attack on the east coast due their harbours and vital industry and already two out of the three locations had been attacked.

It had been approved to erect a number of buildings on the site on the 30th April 1942 but advice was given that the building would be over expended and another £7550 would be required (Connan 30 April 1942 SP857/6; Cook 23rd May 1942 SP857/6). Revision on the 8 September 1942 found that the costs were too high. The priority buildings to be erected were the combined Officers and Sergeants Mess enlarged by 12 feet; a Men's mess C22, adapted and kitchen and 1 Ablution Block C8, plus 1/2 C10; 1 latrine C12, adapted. Asbestos cement would be used for roofing at Illowra and be painted a dark khaki colour. It was decided the remaining buildings needed at Illowra could be erected by Unit labour (Robertson and Hindmarsh 2006 Vol 1:139-140; Cook 28 September 1942 SP857/6).

Even as the year was coming to an end costs kept increasing and the plans for Illawarra had to be revised. On the 2nd November 1942 it was requested that the accommodation be redesigned on the basis of 8 officers, 25 NCO's and 142 OR's but the estimated costs came up £878 short of the approved funds. The plans at this stage were for:

- Officers & Sergeants Mess - 930 pounds
- OR Mess - 1823 pounds

- Ablution Buildings – 704 pounds
- Latrine Buildings – 451 pounds
- External Drainage including septic tank, and water supply to buildings – 674 pounds
- Hot water to ablutions building – 300 pounds
- Est. builders fee - 221 pounds
- Electrical installation – 275 pounds

Total est cost 5,378 pounds (Bradshaw 2 November 1942 SP857/6).

The original estimate for the Illowra Battery was £44,000, but the final estimate was for £62,000. The difference was approved but soon the cost estimate increased to £93,300 as collapse had occurred within the Illowra tunnels and this accentuated by heavy rains caused a delay in working time. It was arranged to check Allied Works Council plans and to strengthen certain sections of the tunnels and to inspect the emplacements and plotting room of the Illowra Battery and the Fortress Observation Post and radar installation (NSW L of C Area 6 July 1943 SP857/6).

The additional funds required to complete the tunnels and works at Illowra were approved and this included funds for gravel roads from the entry gates to the accommodation, sound proofing and ventilation (Bradshaw 12 July 1943 857/6).



Plate 6: Kembla Fortress Area, NSW. Australia. 1944-10-12. The exterior of the underground plotting room at the headquarters Illowra Battery, Kembla Coast Artillery (Source: AWM item Id. 81429).

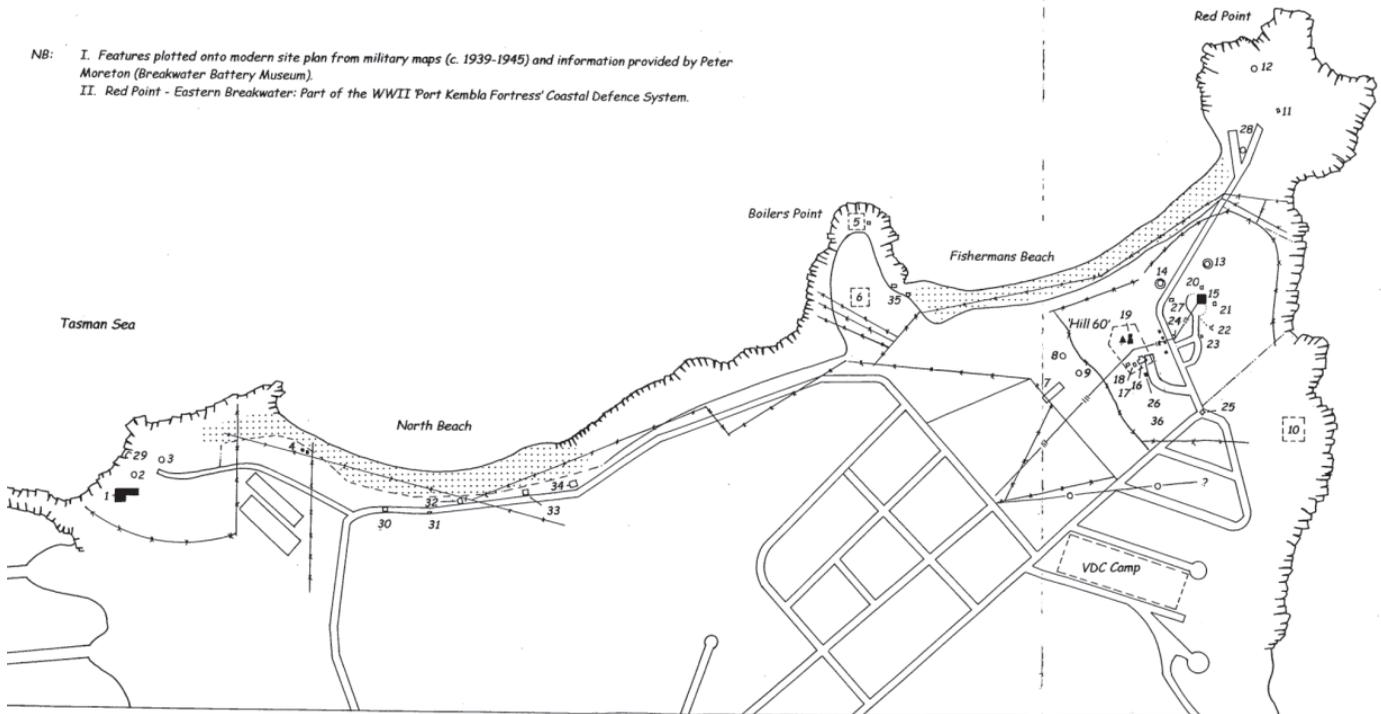
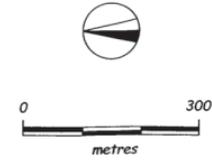
An above-ground air raid shelter was constructed near the Illowra Battery on Military Road. It was constructed of masonry with a concrete roof constructed of brick with a concrete slab roof. The walls contain a series of vents (Robertson and Hindmarsh 2006 Vol 1:120).

On the 23rd December 1943 The Allied Work Council made an inspection of the Illowra Battery and it was reported that the work had been completed in accordance with plans and specifications, and it was found to be suitable for the purpose for which it was intended. An inventory of engineer fittings was listed throughout the battery and is included as Appendix 4.

Key

- | | | | | | |
|----|--|----|---|----|--------------------------|
| 1 | No.1 Control Tower (main command building) | 16 | Officer's Quarters | 30 | G.I. Cottage |
| 2 | 6" Gun Emplacement | 17 | Garage | 31 | G.I. Cottage |
| 3 | 6" Gun Emplacement | 18 | Engine Room | 32 | Machine Gun Post |
| 4 | Machine Gun Post | 19 | No. 2 Control Tower | 33 | G.I. & W.B. Cottage |
| 5 | Electric/Beach Light | 20 | Security Post | 34 | 'Surf Sheds' |
| 6 | Engine Room | 21 | ? Cottage | 35 | G. I. huts |
| 7 | Cottage (Red Cross) | 22 | Entrance to Service Tunnel | 36 | unlabelled: ? huts/sheds |
| 8 | Machine Gun Post | 23 | ? G.I. Shed | | |
| 9 | Search Light | 24 | Transformer | | |
| 10 | Electric Light | 25 | Engine Room | | |
| 11 | Engine Room | 26 | Signals Box | | |
| 12 | Electric/Beach Light | 27 | Security Post | | |
| 13 | Gun Emplacement (No. 1) | 28 | Machine Gun Post | | |
| 14 | Gun Emplacement (No. 2) | 29 | Livestock Disposal Ramp
(dead stock fed to sharks) | | |
| 15 | No. 3 Control Tower | | | | |

- Barbed Wire & Defensive Earthworks
- Compound fence
- High Power cable
- 4" water main
- study area boundary



NB: I. Features plotted onto modern site plan from military maps (c. 1939-1945) and information provided by Peter Moreton (Breakwater Battery Museum).
 II. Red Point - Eastern Breakwater: Part of the WWII Port Kembla Fortress' Coastal Defence System.

Figure 11: Location of Historic Features in the subject area (c. 1939-1945) (Source: Dallas 2000: Figure 3.7.1).

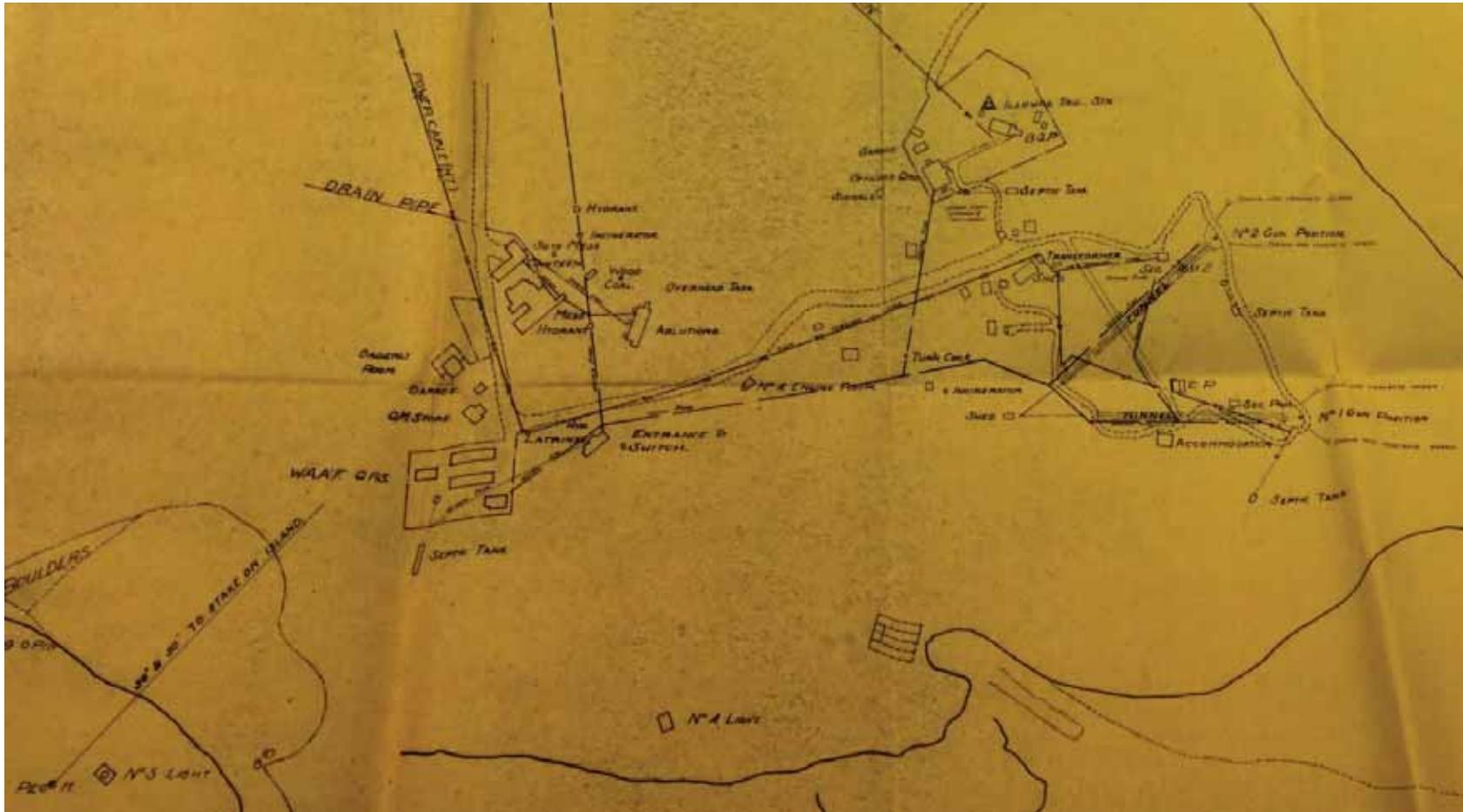


Figure 12: 20 May 1944. Land acquisition, Port Kembla, Breakwater and Illowra Batteries, 1941-1948; PH/2135, Port Kembla Illowra Battery Layout of Site and Plan (Source: National Archives SP857/6).

In 1944 Port Kembla ceased to be a defending port and the defences began to wind down. In January 1945 Headquarters Kembla Fortress was disbanded and the dismantling of coastal batteries began in July 1945 and was completed at the Illowra Battery by January 1947 (Willard 1989:24).

The Army Huts were seized by squatters in March 1946 (*Sydney Morning Herald* Friday 29 March 1946:3). The Minister for Housing announced that the families squatting in the VDC huts could remain there for the present time. It was also announced that the battery area would be retained by the Army. The Garrison area had been sold to Lysaght's Ltd for the purposes of housing employees (*Illawarra Mercury* Friday 4 October 1946:1).

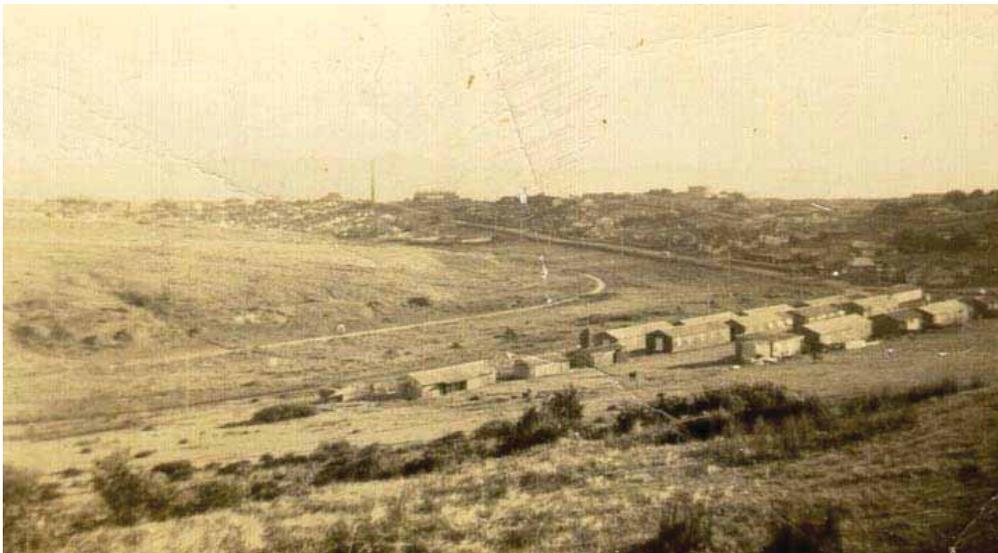


Plate 7: The Army camp on Hill 60, taken by a member of Donna Abbati's family possibly Mr. Tucker C. 1944 (Source: Donna Abbati Breakwater Battery Museum)



Plate 8: (1960). Hill 60. Showing the VDC Camp and Defence buildings still on site in 1960 (Source: City of Wollongong in NLA)

2.5 2001 to 2014 - Contemporary use of the subject area

The subject area continues to be used by the Hill 60 and greater Illawarra area residents in much the same manner as outlined by Dallas (2000). It is used by joggers, walkers, cyclists, picnickers and members of the Port Kembla Surf Life Saving Club (PKSLSC) for recreational use. Hang-gliders and para-gliders continue to use the look out area for launching and landing. Landings also occur on Fishermans Beach and the large grassed area to the north east of the Five Islands Secondary College commonly referred to as “Worlds Greatest” by the hang-gliding community (Niche 2015; Figure 3). Boilers Point is used by recreational fishermen, divers and surfers, despite the danger, as are Fishermans and MM Beaches. Fishermans Beach is still used for commercial fishermen such as Russell Massey and his family. MM beach is an off leash area for dog owners to enjoy with their dogs. Although unpatrolled, Fishermans and MM Beaches are also used by swimmers. The Five Islands Secondary College use the area for photography and science lessons.

As outlined by Dallas (2000) there has been very little development on the subject area since the 1960’s. Changes have included:

- Continued weed removal across the entire subject area.
- The removal of a wooden launching bay (after it fell into disrepair) used by the hang-gliders and para-gliders of the area from the Hill 60 look out.
- The development of an access staircase near the car park of MM Beach in 2014.

2.6 Historical themes

Table 2 below lists the historical themes that are relevant to Hill 60. These themes should help guide future interpretation of the Reserve.

Table 2: Historical themes for interpretation of Hill 60 Reserve

National Theme	NSW Theme	Local theme	Examples
Tracing the natural evolution of Australia’s Environment	Environment – naturally evolved	(1) Features occurring naturally in the physical environment which have significance independent of human intervention (2) Features occurring naturally in the physical environment which have shaped or influenced human life and cultures.	A geological formation, fossil site, ecological community, island, soil site, river flats, estuary, mountain range, reef, lake, woodland, seagrass bed, wetland, desert, alps, plain, valley, headland, evidence of flooding, earthquake, bushfire and other natural occurrences.
Peopling Australia	Aboriginal cultures and interactions with other cultures	Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relations.	Place name, camp site, midden, fish trap, trade route, massacre site, shipwreck contact site, missions and institutions, whaling station, pastoral workers camp, timber mill settlement, removed children’s home, town reserve, protest site, places relating to self-determination, keeping place, resistance & protest sites, places of segregation, places of indentured labour, places of reconciliation

National Theme	NSW Theme	Local theme	Examples
Developing local, regional and national economies	Environment – cultural landscape	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	A landscape type, bushfire fighting equipment, soil conservation structures, national park, nature reserve, market garden, land clearing tools, evidence of Aboriginal land management, avenue of trees, surf beach, fishing spot, plantation, place important in arguments for nature or cultural heritage conservation.
Governing	Defence	Activities associated with defending places from hostile takeover and occupation	Battle ground, fortification, RAAF base, barracks, uniforms, military maps and documents, war memorials, shipwreck lost to mines, scuttled naval vessel, POW camp, bomb practice ground, parade ground, massacre site, air raid shelter, drill hall.

3. Aboriginal heritage

3.1 Preamble

This section presents information about registered Aboriginal cultural heritage sites located within the subject area of the Hill 60 Reserve.

3.2 Known Aboriginal sites and objects

An extensive AHIMS search (Appendix 1) was carried out for the subject area on 1 October 2014 (Client ID #149692). There were no sites identified during this search that had not been previously identified by Dallas (2000: 48). These sites include: three middens, two ceremonial and dreaming locations and a human skull. Details are outlined in Table 3.

Table 3: Sites within the Hill 60 Reserve registered on AHIMS

AHIMS Site Number	Site Name	Description
52-2-0072	Red Point	Human skull, excavated in 1974.
52-2-0476	Red Point	Midden including stone artefacts.
52-2-1728	Red point	Midden
52-2-1289	North Beach 2; Hill 60	Midden
52-2-3208	Hill 60/ Red Point	Ceremonial/ Dreaming
52-2-3202	Five Islands	Ceremonial Dreaming

The Hill 60 Reserve has also been registered on the NSW State Heritage Register. This listing makes reference to the Aboriginal heritage values of the Reserve (see also Appendix 2; Figure 14):

Hill 60 and its environs (MM Beach, Boilers Point, Fisherman’s Beach and Hill 60 Park) contain a rare suite of Aboriginal sites which demonstrate the evolving pattern of Aboriginal cultural history and the Aboriginal land rights struggle. The quality, extent and diversity of the prehistoric archaeological remains at this place are rare on the NSW coast particularly in the local region. These include extensive shell midden deposits rich in stone artefacts and burials.

There is demonstrated cultural affiliation with the place by the Aboriginal community, through near continuous occupation of the place, a history of struggle to gain land tenure and ongoing association and use of the place. The historic Aboriginal occupation was characterised by a relatively isolated and self sufficient Aboriginal community that participated in the economic maintenance of the wider community by the provision of labour to local industry and produce (seafood’s) at a commercial level. The people also maintained a culturally distinct Aboriginal lifestyle firmly based in the maintenance of family connections over the wider region and traditional economic practices (Appendix 2).

REDACTED

Drawn by: GT Project Manager: RR Project Number: 2220 Date: 10/03/2015



European Heritage Items
Hill 60 Reserve CMP Supplementary Report

FIGURE 14

3.3 Physical condition of the registered Aboriginal sites

The registered Aboriginal sites (52-2-476, 52-2-1728, 52-2-1289, 52-2-1290 and 52-2-59) comprise middens, some of which contain stone artefacts, as well as a human skull and two Aboriginal ceremonial and dreaming locations. These sites have continued to erode naturally since their last inspection carried out by Dallas (2000).

3.4 Summary of Aboriginal and general community consultation

Aboriginal community consultation was undertaken in accordance with the DECCW 2010 *Aboriginal Cultural Heritage Consultation requirements for proponents 2010*. Extensive detail of this consultation has been outlined by Niche in a separate consultation report entitled *Hill 60 Reserve Port Kembla NSW Community Engagement Report* (Niche 2015).

Niche was commissioned by WCC to engage community stakeholders to inform the development of a supplementary report to update the existing report as it has been fourteen years since it was commissioned. That report presents the results of the community stakeholder process and will be used by WCC as a background document to inform in the future development of a Concept Landscape Master Plan for the Hill 60 Reserve.

During the engagement process, the community expressed a number of expectations and their desires regarding the future development of a Concept Landscape Master Plan (CLMP) for the Hill 60 Reserve (Niche 2015). These are summarised as follows:

- Consider upgrades to the current lookout and make it safer for the public to access.
- Investigate re-opening the tunnels; if the tunnels can not be re-opened then permanent closure needs to be investigated.
- Look into building a small café or restaurant on the hill. If this is not viable perhaps look at getting a coffee van or ice cream truck to attend the site.
- Investigate putting in a more permanent walking track; that is kept clear of vegetation and trip hazards.
- The RSL would like to see a place set aside for their war memorial and cannon on the hill, possibly near where the old depot building was once located.
- Trim the vegetation that is quite overgrown at the Hill 60 lookout.
- Put in place a formal agreement between the hang-gliders and para-gliders and Wollongong City Council for use of the hill for the purposes of recreational gliding.
- Look into putting some more seating and tables along MM Beach so visitors can enjoy the view.
- Trim the vegetation at the northern end of MM Beach.
- Upgrade the access to Fisherman's Beach.

4. European heritage

4.1 Preamble

This section aims to describe European (non-Aboriginal) heritage within Hill 60 Reserve. It includes a description of the topography and landscape and a detailed heritage inventory for individual items. An assessment of the condition and integrity of individual items is included in the inventory tables.

4.2 Topography, landscape and soils

The Hill 60 Reserve is dominated by the rocky headland of Boiler Point which rises steeply above the sheltered Fisherman's Beach to a peak of 71m ASL (Plate 9). Illowra Trig Station is located at this highest point within the Reserve.

Elevated areas of the Reserve are largely cleared and grassed. These areas contain a public lookout, car park, access road, hang-gliding launch pad and Coast Guard radar operations Unit. These areas also contain a number of military installations, which are described further in the following subsection. These areas have been landscaped and modified, with coal infill used to elevate and level various areas. There are 360 degree views of the Illawarra region from the Hill 60 observation deck, with views of the Illawarra escarpment in the north, south and west, to the east are views of the Five Islands Nature Reserve, including Rocky Islet and Big Island (Plate 14 - Plate 16).

An established walking track traverses the upper elevations of the Reserve below the Lookout. It is narrow but well formed with post and rail handrails in places. The slopes alongside the track have been revegetated in places with evidence of slope stabilisation. Informal pedestrian tracks are present on the western slopes of the Reserve between the lower viewing area and nearby ovals. Occasional wooden and metal retaining steps are present in the upper section of the track where the ground is steep (Plate 10). Other areas feature multiple tracks, some of which lead directly to Fishermans Beach Access Road and the ovals. These tracks in recent years have fallen into disrepair, the hand rails are often missing and the soil staircases have become heavily eroded. The vegetation of the area has also become heavily overgrown and it has been a recommendation of Niche (2015b) that these issues be attended to within the new CLMP. The access pathway to Fishermans Beach (Plate 11 and Plate 12) needs to be resurfaced; which is also recommended in Niche 2015.

The east slopes of the Reserve are very steep and are comprised of partially vegetated dunes leading down to Fishermans Beach. Some natural vegetation, including Banksia and coastal heath, are present but have been invaded by bitou bush and lantana. It is difficult to access the beach by crossing these dunes.

The majority of the Reserve is comprised of the Gwyneville soil landscape, which is a residual landscape. The soil erodibility is moderate. The topography of this soil type comprises of undulating to steep slopes with gradients between 3-25% (Hazelton and Tille 1990:38). The vegetation in the area was originally comprised of open forest (wet sclerophyll forest) and open forest (dry sclerophyll). This has been extensively cleared at the Reserve. The remaining vegetation includes: two veined hickory and black wattle (Hazelton and Tille 1990:38).

The remainder of the soil landscape (MM and Fishermans Beach) is comprised of the Kurnell soil landscape, which is an Aeolian landscape that consists of gently undulating to rolling coastal dune fields and relict dunes, with slope gradients of 1-10% (Hazelton and Tille 1990:86). As these locations are both beaches the erosion hazard for this landscape is wind and water flow.



Plate 9: General photograph of the topography of Fishermans Beach facing east west.



Plate 10: View of eroding staircase on pathway at Hill 60 Reserve facing north from Observatory deck.



Plate 11: View of the access pathway on Fishermans Beach facing east.



Plate 12: View of the access pathway to Fishermans Beach facing west.



Plate 13: View of the Hill 60 Reserve from MM Beach facing north east.



Plate 14: View of the Illawarra escarpment from the observation deck at the Hill 60 Reserve. Facing south west towards Perkins Beach at Port Kembla.



Plate 15: View facing north from the observation deck of the Illawarra escarpment and MM Beach.



Plate 16: View facing east from the observation deck of the Rocky Islet and Big Islet.

4.3 European (non-Aboriginal) heritage items

The following subsections describe the European heritage items that have survived at the Reserve. These are summarised in

Table 4 below and include the military tunnels, gun emplacements at the end of the tunnels, the Observation Deck, the electric beach lights and the gun emplacement at the northern end of MM Beach.

Table 4: Summary of European heritage items identified within Hill 60 Reserve

ID	Item Name	Brief Description	Location information	Preliminary Assessment of Condition / Integrity
1	Hill 60 Military Tunnels	<p>The military tunnels are easily accessible by the eastern entrance (Plate 17). Upon entering there is a large cement stair case that heads east below the surface to the eastern gun emplacement, there are two metal barred doors that were formerly sealed shut to remove access to the site, these have been welded apart. Part of the large machine gun remains on site. There are a number of small rooms off the left and right side of this eastern tunnel.</p> <p>To the left of the entrance to this eastern tunnel is a large open room, through this room is the western tunnel, the iron entrance doors are still welded shut on this tunnel, again there is a large cement staircase that runs north to another former gun and ammunition emplacement. Again there are a number of smaller rooms off this staircase and tunnel on either side. Access to this emplacement is not possible as the iron gates are still welded shut.</p> <p>The tunnels are constructed out of cement and reinforced steel.</p>	The military tunnels are located to the south of the observation deck, under the eastern car park (Figure 11 and Figure 8).	Poor condition with low integrity
2	Eastern gun emplacement (end of eastern tunnel)	<p>The eastern gun emplacement is made out of cement and reinforced steel and over looks the Five Islands Nature Reserve, including Rocky Islet and Big Island.</p> <p>Two sets of inset cement shelves (six shelves in total) that were formerly used for artillery storage are still in place. Also present is the heavy machine gun steel shield and hold fast pedestal is still in place.</p> <p>There are two large steel barred doors that are now open and easily accessible to the public.</p>	The military tunnels are located to the south of the observation deck, under the eastern car park. The eastern gun emplacement is located at the end of the eastern tunnel(Figure 11 and Figure 8).	Poor condition with low integrity
3	Western gun emplacement (end of eastern tunnel)	<p>The western gun emplacement is made out of cement and reinforced steel and over looks the Five Islands Nature Reserve, including Rocky Islet and Big Island.</p> <p>The machine gun hold fast pedestal is still in place.</p> <p>Two sets of inset cement shelves (six shelves in total) that were formerly used for artillery storage are still in place.</p> <p>There are two large steel barred doors that are sealed so the emplacement can not be accessed by the public.</p>	The military tunnels are located to the south of the observation deck, under the eastern car park. The western gun emplacement is located ay the end of the western tunnel (Figure 11 and Figure 8).	Poor condition with low integrity

ID	Item Name	Brief Description	Location information	Preliminary Assessment of Condition / Integrity
4	Hill 60 Observation Deck	A painted brick structure with a staircase and handrail on the northern side. There is a sundial on the roof of the structure that points out the features of the area that can be seen from the look out (Figure 8, Plate 14).	The observation deck is located at the end of Military Road, Port Kembla 25 m north of the top car park on the reserve (Number 19 Figure 11, Figure 8).	Good condition with high integrity
5	MM Beach Gun Emplacement	A circular brick structure, with a thick cement roof. The emplacement can be entered from the eastern edge. The entrance is currently filled with rubbish and sand (Figure 8, Plate 13).	Located at the northern end of MM Beach (Figure 8).	Good condition with high integrity
6	Engine room	A painted brick structure that is currently being used by the Volunteer Coast guard.	Above the tunnels to the east of the lower car park (Figure 8).	Good condition with low integrity as currently being used by the coast guard.
7	Electric/ Beach light building 1	A rectangular brick structure that has a cement roof.	Located on Red Point (number 12 on Figure 11, Figure 8)	Poor condition and low integrity.
8	Electric/ Beach light building 2	A rectangular brick structure that has a cement roof.	Located on Boilers Point, not accessible due to overgrown vegetation (number 5 Figure 11 and Figure 8)	Poor condition and low integrity.

4.3.1 Heritage Inventory

The following inventories detail individual European heritage items located within Hill 60 Reserve.

Item 1: Military Tunnels	
Location	The military tunnels are located to the south of the observation deck, under the eastern car park (Figure 11 and Figure 8).
Listings	Wollongong LEP item number 61043 and 6417
Site Description	<p>The military tunnels are easily accessible by the eastern entrance. Upon entering there is a large cement stair case that heads east below the surface to the eastern gun emplacement (Item 2), there are two metal barred doors that were formerly sealed shut to remove access to the site, these have been welded apart. Part of the large machine gun remains on site. There are a number of small rooms off the left and right side of this eastern tunnel.</p> <p>To the left of the entrance to this eastern tunnel is a large open room, through this room is the western tunnel, the iron entrance doors are still welded shut on this tunnel, again there is a large cement staircase that runs north to another former gun and ammunition emplacement (Item 3). Again there are a number of smaller rooms off this staircase and tunnel on either side. Access to this emplacement is not possible as the iron gates are still welded shut.</p> <p>The tunnels and emplacements are constructed out of cement and reinforced steel.</p>
Significance	Local
Archaeological Potential	Some limited potential for the archaeological remains of the construction of the tunnels. Vegetation overgrowth makes it difficult to assess
Site Condition / Integrity	Poor condition and low integrity
Historical Notes	<ul style="list-style-type: none"> Hill 60 was acquired by the Commonwealth under the Lands Acquisition Act 1906 “for purposes of Defence at Port Kembla”. The acquisition is dated 21 June 1909. September 1940 Port Kembla was being supplied with electricity and the council extended the electricity mains to include Hill 60 for the purpose of supplying military authorities (Illawarra Mercury Friday 27 September 1940:8). 26 December 1941 additional coastal defences in the Port Kembla area were ordered via a secret telegram resulting in the construction of a battery at Illowra (Hill 60). <i>The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principals were used</i> (Robertson and Hindmarsh 2006 Vol. 1:183). Anti aircraft guns arrived at Hill 60 in December 1941 (Willard 1989: 24). A requisition was issued 13 January 1942 to construct emplacements for heavy coastal guns (Robertson and Hindmarsh 2006 Vol. 2: 65). 19 January 1942 a secret memo was sent that informed that the rear protection shields for the guns should be made of concrete rather than the originally intended steel (Herford 1942/SP857/6). A secret memo dated 24th March 1942 advised that the design for the tunnels would need to be altered to allow for the transportation of the gun shields as the land around the guns was too exposed (Whitelaw 24 March 1942 SP857/6). 31st March 1942 it was advised that the gun emplacements and Engine rooms at the Illowra Battery “Nos. 4,5 and 6 emplacement of concrete construction to Plan Type 4 and partly dug into the forward slope of the hills. Nos. 4, 5 and 6 Engine rooms of concrete construction to Plan type 2 partly dug into the reverse slopes of the hill” (Whitelaw 31 March 1942 SP857/6). Additional funds required to complete the tunnels and works at Illowra were approved 12 July 1943. This included funds for gravel roads from the entry gates to the accommodation, sound proofing and ventilation (Bradshaw 12 July 1943 857/6). 23rd December 1943 The Allied Work Council made an inspection of the Illowra Battery and reported it was completed in accordance with plans and specifications and it was found to be suitable for the purpose in which it was intended.

Item 1: Military Tunnels

Photo (s)



Plate 17: Eastern entrance to the tunnels.



Plate 18: western entrance to the military tunnels, taken from inside the tunnels.



Plate 19: western entrance staircase to the military tunnels, taken from inside the tunnels.

Item 1: Military Tunnels



Plate 20: western end of tunnel looking back into the tunnels, note the small rooms coming off each side of the tunnel.

Item 2: Eastern Gun Emplacement	
Location	The military tunnels are located to the south of the observation deck, under the eastern car park. The eastern gun emplacement is located at the end of the eastern tunnel(Figure 11 and Figure 8).
Listings	Wollongong LEP item number 61043 and 6417
Site Description	<p>The eastern gun emplacement is made out of cement and reinforced steel and over looks the Five Islands Nature Reserve, including Rocky Islet and Big Island.</p> <p>Two sets of inset cement shelves (six shelves in total) that were formerly used for artillery storage are still in place. Also present is the heavy machine gun steel shield and hold fast pedestal is still in place.</p> <p>There are two large steel barred doors that are now open and easily accessible to the public.</p>
Significance	Local
Archaeological Potential	There is no archaeological potential at this location.
Site Condition / Integrity	Poor condition with low integrity
Historical Notes	<ul style="list-style-type: none"> Hill 60 was acquired by the Commonwealth under the Lands Acquisition Act 1906 “for purposes of Defence at Port Kembla”. The acquisition is dated 21 June 1909. September 1940 Port Kembla was being supplied with electricity and the council extended the electricity mains to include Hill 60 for the purpose of supplying military authorities (Illawarra Mercury Friday 27 September 1940:8). 26 December 1941 additional coastal defences in the Port Kembla area were ordered via a secret telegram resulting in the construction of a battery at Illowra (Hill 60). <i>The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principals were used”</i> (Robertson and Hindmarsh 2006 Vol. 1:183). Anti aircraft guns arrived at Hill 60 in December 1941 (Willard 1989: 24). A requisition was issued 13 January 1942 to construct emplacements for heavy coastal guns in the eastern command which included Illowra Battery.
Photo (s)	 <p>Plate 21: Gun emplacement at the eastern tunnel.</p>

Item 2: Eastern Gun Emplacement



Plate 22: Gates at eastern gun emplacement.

Item 4: Western Gun Emplacement

Location	The military tunnels are located to the south of the observation deck, under the eastern car park. The western gun emplacement is located at the end of the eastern tunnel(Figure 11 and Figure 8).
Listings	Wollongong LEP item number 61043 and 6417
Site Description	<p>The western gun emplacement is made out of cement and reinforced steel and over looks the Five Islands Nature Reserve, including Rocky Islet and Big Island.</p> <p>The hold fast pedestal for the gun is still in place.</p> <p>Two sets of inset cement shelves (six shelves in total) that were formerly used for artillery storage are still in place.</p> <p>There are two large steel barred doors that are sealed so the emplacement can not be accessed by the public.</p>
Significance	Local
Archaeological Potential	There is no archaeological potential at this location
Site Condition / Integrity	Poor condition with low integrity
Historical Notes	<ul style="list-style-type: none"> • Hill 60 was acquired by the Commonwealth under the Lands Acquisition Act 1906 “for purposes of Defence at Port Kembla”. The acquisition is dated 21 June 1909. • September 1940 Port Kembla was being supplied with electricity and the council extended the electricity mains to include Hill 60 for the purpose of supplying military authorities (Illawarra Mercury Friday 27 September 1940:8). • 26 December 1941 additional coastal defences in the Port Kembla area were ordered via a secret telegram resulting in the construction of a battery at Illowra (Hill 60). • <i>The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principals were used”</i> (Robertson and Hindmarsh 2006 Vol. 1:183). • Anti aircraft guns arrived at Hill 60 in December 1941 (Willard 1989: 24). • A requisition was issued 13 January 1942 to construct emplacements for heavy coastal guns in the eastern command which included Illowra Battery.
Photo (s)	 <p>Plate 23: General photograph of the gun emplacement at the western end of the tunnels.</p>

Item 4: Western Gun Emplacement



Plate 24: General photograph of the gun emplacement at the western end of the tunnels.

Item 2: Hill 60 Observation Deck

Location	The Observation Deck is located at the end of Military Road, Port Kembla 25 m north of the top car park on the reserve (Number 19 Figure 11, Figure 8).
Listings	Wollongong LEP item number 61043 and 6417
Site Description	A painted brick structure with a staircase and handrail on the northern side. There is a sundial on the roof of the structure that points out the features of the area that can be seen from the look out (Figure 8).
Significance	Local
Archaeological Potential	Some limited potential for the archaeological remains of the construction of the building. Vegetation overgrowth makes it difficult to assess.
Site Condition / Integrity	Good condition, high integrity.
Historical Notes	<ul style="list-style-type: none"> Hill 60 was acquired by the Commonwealth under the Lands Acquisition Act 1906 “for purposes of Defence at Port Kembla”. The acquisition is dated 21 June 1909. September 1940 Port Kembla was being supplied with electricity and the council extended the electricity mains to include Hill 60 for the purpose of supplying military authorities (Illawarra Mercury Friday 27 September 1940:8). 26 December 1941 additional coastal defences in the Port Kembla area were ordered via a secret telegram resulting in the construction of a battery at Illowra (Hill 60). <i>The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principals were used”</i> (Robertson and Hindmarsh 2006 Vol. 1:183). Anti aircraft guns arrived at Hill 60 in December 1941 (Willard 1989: 24).

Photo (s)



Plate 25: General photograph of the sundial on the observation deck at Hill 60 reserve.



Plate 26: View from the observation deck of the engine room (item 4).

Item 3: MM Beach Gun Emplacement

Location	Located at the northern end of MM Beach (Figure 8).
Listings	Wollongong LEP item number 61043 and 6417
Site Description	A circular brick structure, with a thick cement roof. The emplacement can be entered from the eastern edge. The entrance is currently filled with rubbish and sand (Figure 8).
Significance	Local
Archaeological Potential	Some limited potential for the archaeological remains of the construction of the emplacement. Vegetation overgrowth and sand dune movement makes it difficult to assess
Site Condition / Integrity	Good condition with high integrity

Historical Notes	<ul style="list-style-type: none"> Hill 60 was acquired by the Commonwealth under the Lands Acquisition Act 1906 “for purposes of Defence at Port Kembla”. The acquisition is dated 21 June 1909. September 1940 Port Kembla was being supplied with electricity and the council extended the electricity mains to include Hill 60 for the purpose of supplying military authorities (Illawarra Mercury Friday 27 September 1940:8). 26 December 1941 additional coastal defences in the Port Kembla area were ordered via a secret telegram resulting in the construction of a battery at Illowra (Hill 60). <i>The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principals were used”</i> (Robertson and Hindmarsh 2006 Vol. 1:183). Anti aircraft guns arrived at Hill 60 in December 1941 (Willard 1989: 24). A requisition was issued 13 January 1942 to construct emplacements for heavy coastal guns in the eastern command which included Illowra Battery.
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Photo (s)	 <p>Plate 27: General photograph of the gun emplacement at the northern end of MM Beach.</p>
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Item 4: Engine Room- Volunteer Coast Guard Building

Location	Above the tunnels to the east of the lower car park (Figure 8).
Listings	Wollongong LEP item number 61043 and 6417
Site Description	A painted brick structure that is currently being used by the Volunteer Coast guard.
Significance	Local
Archaeological Potential	Some limited potential for the archaeological remains of the construction of the building. Vegetation overgrowth makes it difficult to assess
Site Condition / Integrity	Good condition with low integrity as currently being used by the coast guard.
Historical Notes	<ul style="list-style-type: none"> • Hill 60 was acquired by the Commonwealth under the Lands Acquisition Act 1906 “for purposes of Defence at Port Kembla”. The acquisition is dated 21 June 1909. • September 1940 Port Kembla was being supplied with electricity and the council extended the electricity mains to include Hill 60 for the purpose of supplying military authorities (Illawarra Mercury Friday 27 September 1940:8). • 26 December 1941 additional coastal defences in the Port Kembla area were ordered via a secret telegram resulting in the construction of a battery at Illowra (Hill 60). • <i>The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principals were used</i> (Robertson and Hindmarsh 2006 Vol. 1:183). • Anti aircraft guns arrived at Hill 60 in December 1941 (Willard 1989: 24).

Photo (s)



Plate 28: General photograph of the engine room, now used by the volunteer coast guard.



Plate 29: General photograph of the Engine Room- now used by the volunteer coast guard.

Item 5: Electric/ Beach Light 1:	
Location	Located on Red Point (number 12 on Figure 11, Figure 8)
Listings	Wollongong LEP item number 61043 and 6417
Site Description	A rectangular brick structure that has a cement roof.
Significance	Local
Archaeological Potential	No archaeological potential.
Site Condition / Integrity	Poor condition and low integrity.
Historical Notes	<ul style="list-style-type: none"> Hill 60 was acquired by the Commonwealth under the Lands Acquisition Act 1906 “for purposes of Defence at Port Kembla”. The acquisition is dated 21 June 1909. September 1940 Port Kembla was being supplied with electricity and the council extended the electricity mains to include Hill 60 for the purpose of supplying military authorities (Illawarra Mercury Friday 27 September 1940:8). 26 December 1941 additional coastal defences in the Port Kembla area were ordered via a secret telegram resulting in the construction of a battery at Illowra (Hill 60). <i>The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principals were used”</i> (Robertson and Hindmarsh 2006 Vol. 1:183). Anti aircraft guns and search lights arrived at Hill 60 in December 1941 (Willard 1989: 24).
Photo (s)	 <p>Plate 30: General photograph of Electric/ Beach Light 1</p>

Item 6: Electric/Beach Light 2	
Location	Located on Boilers Point, not accessible due to overgrown vegetation (number 5 Figure 11 and Figure 8)
Listings	Wollongong LEP item number 61043 and 6417
Site Description	A rectangular brick structure that has a cement roof.
Significance	Local
Archaeological Potential	No archaeological potential. Vegetation overgrowth makes it difficult to assess
Site Condition / Integrity	Poor condition and low integrity.
Historical Notes	<ul style="list-style-type: none"> • Hill 60 was acquired by the Commonwealth under the Lands Acquisition Act 1906 “for purposes of Defence at Port Kembla”. The acquisition is dated 21 June 1909. • September 1940 Port Kembla was being supplied with electricity and the council extended the electricity mains to include Hill 60 for the purpose of supplying military authorities (Illawarra Mercury Friday 27 September 1940:8). • 26 December 1941 additional coastal defences in the Port Kembla area were ordered via a secret telegram resulting in the construction of a battery at Illowra (Hill 60). • <i>The ports of Port Stephens, Newcastle, Sydney and Port Kembla were protected by large groups of batteries. Each battery had a series of structures; gun emplacements, section posts, searchlight posts, command posts, fortress observation posts, magazines, power generators, water supplies, land defence networks, etc. Each complex was designed to suit the topography and geology of the particular site, although common design principals were used</i> (Robertson and Hindmarsh 2006 Vol. 1:183). • Anti aircraft guns and search lights arrived at Hill 60 in December 1941 (Willard 1989: 24).
Photo (s)	 <p>Plate 31: View of location of Boilers Point, Port Kembla NSW. The location of the Electric/ Beach Light 2 is circled in red. The Electric/ Beach Light 2 is difficult to assess due to the vegetation overgrowth.</p>

4.4 Physical condition of the remaining fabric of the military structures

A detailed assessment of the condition and structural integrity of military structures located within Hill 60 Reserve has not been undertaken as part of this assessment, as it did not form part of the scope of works. From site inspections undertaken with community members as part of the community engagement process, it can be determined that the remains of the tunnels, as well as the associated infrastructure, (i.e. the current lookout on Hill 60 and gun emplacement areas at the northern end of MM Beach) are in a state of disrepair. Anti-social behaviour, in particular, is a problem in the tunnels; with a large amount of graffiti present and rubbish dumped.

4.5 Archaeological potential of the Reserve

The potential for military archaeological remains to be present outside the remaining infrastructure is generally considered to be low. There is, however, some potential for archaeological deposits and features associated with the existing military structures, which include the tunnels, Observation Deck and gun emplacements. These may include buried features and structures and associated deposits, including archaeological evidence of landscaping during World War Two.

The potential for Aboriginal archaeological potential of the site has been highlighted in Sections 5.0 and 6.0 of Dallas (2000).



Drawn by: GT Project Manager: RR Project Number: 2220 Date: 10/03/2015

Item on the State Heritage Register
Hill 60 Reserve CMP Supplementary Report

FIGURE 10

Aerial Imagery: (c) AAM Pty Ltd (2011)

5. Assessment of cultural significance

5.1 Preamble

This section presents the assessment of cultural significance of both the Aboriginal and European heritage sites located within the Hill 60 Reserve.

5.2 Aboriginal heritage

The Hill 60 Reserve area is of high cultural significance to the Aboriginal people of the greater Illawarra region due to their living memory of relatives that used to camp on the site, prior to their removal by the military. The cultural significance of the site remains as outlined in Dallas (2000: 59-63). Dallas outlines that the Hill 60 and MM Beach area saw the prolonged struggle of the Aboriginal community to remain on their traditional lands (Dallas, 2000:59). The people who were born and lived within the subject area have consistently and persistently asserted their cultural affiliation with the place. The place has a high social significance as there is evidence remaining still, in the form of the artefactual and midden remains, that reflect past activities and settlement. The site has particular importance in representing a focal point of the Aboriginal community's ongoing efforts to secure recognition of tenure (Dallas 2000: 60-61).

The subject area is a rare example of an Aboriginal community successfully maintaining traditional affiliation and a group presence at this place continuously throughout the modern era until forced removal in 1942. It is unusual in that it has taken place in a fast developing urban coastal setting. The richness and diversity of the prehistoric occupation remains rare in the local and regional context (Dallas 2000: 62).

The draft report was sent to the Aboriginal community members for review and comment 16 June 2015, as per the consultation requirements the groups were give 28 days to respond in writing or via telephone. No responses were received.

5.3 European heritage

5.3.1 Significance Assessment Criteria

The NSW *Heritage Manual* prepared by the former NSW Heritage Office and Department of Urban Affairs and Planning provides the framework for the following assessment and statement of significance. These guidelines incorporate the five aspects of cultural heritage value identified in the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (Burra Charter) into a framework currently accepted by the NSW Heritage Council.

- (a) *An item is important in the course, or pattern, or NSW's cultural or natural history (or the cultural or natural history of the local area);*
- (b) *An item has strong or special associations with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural and natural history of the local area);*
- (c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievements in NSW (or the local area);*
- (d) *An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*
- (e) *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

(f) *An item possess uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*

(g) *An item is important in demonstrating the principal characteristics of a class of NSW's:*

— *Cultural or natural places; or*

— *Cultural or natural environments;*

(or a class of the local area's)

— *Cultural or natural places; or*

— *Cultural or natural environments.*

Assessing Significance for Historical Archaeological Sites and 'Relics' (2009) clarifies how the above criteria relate to historical archaeological sites and provides a series of questions for each criterion that assist the assessment of 'relics'. By using this guideline archaeological sites or 'relics' can more easily be assessed in their own right and compared with other sites.

5.3.2 Revised Significance Assessment

The Aboriginal heritage components of this assessment have been taken directly from the Hill 60/Illowra Battery SHR listing (SHR item no. 01492). Where appropriate, these assessments have been amended to include the military history components of the Hill 60 Reserve to provide a more comprehensive assessment of the Reserve.

(a) *An item is important in the course, or pattern, or NSW's cultural or natural history (or the cultural or natural history of the local area);*

The Wadi Wadi Aboriginal community of the south coast region, which includes people who were born and lived in the study area prior to forced removal, have consistently and persistently asserted their cultural affiliation to the place. A highly successful Aboriginal fishing enterprise was established at the Hill in the late 1800's supplying the local and Sydney market. The Hill was used as a fish-spotting lookout providing direction for the boats and netting operation below at Fisherman's Beach. This practice continued a traditional fishing method common along the south coast to the present.

The area of Hill 60 and MM Beach was an area on the southern coast of NSW that saw the prolonged struggle of the Aboriginal community to remain on traditional lands. The struggle was characterised by:

- 1. A relatively isolated and economically self-supporting Aboriginal community that maintained good neighbour relations and participated in the wider community. This was achieved by the provision of labour (in local steelworks and other industry) and produce (supply of prawns, fish and shellfish on a commercial basis), and maintained a culturally distinct Aboriginal lifestyle firmly based on the maintenance of family connections over the wider region and traditional economic practices.*
- 2. A government bureaucracy at the local level and a white community which had experienced similarly severe deprivations as a result of economic depression in a predominantly working class community which was to some extent sympathetic and alternatively jealous of the Aboriginal communities which had remained relatively successful in 'white terms'.*
- 3. An Aboriginal community that remained resolute in their attachment to important traditional lands in spite of efforts to transplant people to local Aboriginal Reserves.*

Aboriginal sites within the area demonstrate the evolving pattern of Aboriginal cultural history and their land rights struggle.

At the time of World War Two, the ports of Port Stephens, Newcastle, Sydney and Port Kembla were identified as being the three most desirable places to attack on the east coast of Australia due their harbours and vital industry. They were subsequently protected by large military batteries. The establishment of the Illowra Battery at Port Kembla was a strategic and important installation for the protection of the coal industry, which was vital for the manufacture of iron and steel. Hill 60 was chosen as the location for various elements of the Battery for its 360 degree views of the coast and escarpment. Military installations erected on the Reserve included: gun batteries, tunnels, observatory deck, search and spot light positions, engine houses, communications cabling, defence personnel housing and amenities and a gun emplacement. Whilst many of the installation were decommissioned after the War, some have survived on Hill 60 Reserve and are physical reminders of the important part the Reserve played in the military history of Australia. The remnants of the Illowra Battery on Hill 60 Reserve also demonstrate how vital the iron and steel industry was to Australia during World War Two. The military installations that have survived within Hill 60 Reserve are considered to be of State heritage significance in terms of this criterion.

(b) An item has strong or special associations with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural and natural history of the local area);

For those who worked and spent time at Port Kembla during World War Two, the Hill 60 Reserve was an important part of their lives and is the place where specific memories and friendships were established. The fact that it has great importance to Aboriginal people is also part of its social significance. The Reserve has been part of the recreational lives of the local community and visitors to the area from early in the 19th century and, as such, has some contemporary social value. The Reserve is of local heritage significance in terms of this criterion.

(c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievements in NSW (or the local area);

This place exhibits the qualities of an exceptional traditional Aboriginal-fishing environment that required organisation and co-operative endeavours to secure success.

The headland itself has landmark qualities; it is visible from as far away as Wollongong and from the look out at Sublime Point and Mount Keira Road. Hill 60 Reserve is of local heritage significance in terms of this criterion.

(d) An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

This place is important to the Aboriginal community for social, cultural and spiritual reasons. The Wadi Wadi Aboriginal community of the south coast region, which includes people who were born and lived in the study area prior to forced removal, have consistently and persistently asserted their cultural affiliation to the place. The place has evidence of prehistoric occupation in the form of significant and extensive shell middens and camp sites. The place was home to a group of Aboriginal families who continued traditional fishing practices, maintained their cultural attachment to the place by community, built and maintained their houses and maintained connections with family elsewhere on the coast. The site has particular

importance in representing a focal point of the Aboriginal communities' ongoing efforts to secure recognition of tenure.

- (e) *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

The place has potential to yield information that will contribute to an understanding of NSW's Aboriginal cultural history, occupation patterns, stone tool technology and burial practice.

The archaeological research potential and educational value of the Aboriginal occupation sites (shell middens and artefact deposits) is extremely high. The middens are extensive and retain stratified in situ remains of occupation of a diverse nature. The place has in the past been used as a burial site. The likelihood of further buried humans remains is high.

There is some potential for Aboriginal camp sites from the post-contact period and buried components associated with the military installations at the northern end of the Reserve. The investigation of buried ancillary features such as these may provide some additional information about Aboriginal occupation of the Reserve in the early twentieth century and military occupation during World War Two.

- (f) *An item possess uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*

The place is a rare example of an Aboriginal community successfully maintaining traditional affiliation and a group presence at this place continuously throughout the modern era until forced removal in 1942. It is unusual in that this took place in a fast developing urban coastal setting. The richness and diversity of the prehistoric occupation remains is rare in the local and regional context.

The surviving remnants of the Illowra Battery on Hill 60 Reserve are also rare in the local area but are not rare in NSW. Hill 60 Reserve is of local heritage significance in terms of this criterion.

- (g) *An item is important in demonstrating the principal characteristics of a class of NSW's:*

- *Cultural or natural places; or*
- *Cultural or natural environments;*
(or a class of the local area's)
- *Cultural or natural places; or*
- *Cultural or natural environments;*

The place is important in demonstrating the principal characteristics of Aboriginal coastal occupation including dispossession and the struggle for land rights.

The surviving remnants of the Illowra Battery demonstrate the fear of Japanese invasion of invasion and importance of protecting Australia's coastlines during World War Two. However, the surviving military installations are generally in poor condition and are not good representatives of their type. Hill 60 Reserve is of local heritage significance in terms of this criterion.

5.4 Updated Statement of Significance

This statement of significance has been taken and modified from the current listing of the Hill 60/ Illowra Battery on the State Heritage Register. Where required, it has been amended to include elements of the military history of the Reserve to make it more comprehensive.

Hill 60 and its environs (MM Beach, Boilers Point, Fisherman's Beach and Hill 60 Park) contain a rare suite of Aboriginal sites which demonstrate the evolving pattern of Aboriginal cultural history and the Aboriginal land rights struggle. The quality, extent and diversity of the prehistoric archaeological remains at the place are rare on the NSW coast particularly in the local region. These include extensive shell midden deposits rich in stone artefacts and burials.

There is demonstrated cultural affiliation with the place by the Aboriginal community, through near continuous occupation of the place, a history of struggle to gain land tenure and ongoing association and use of the place. The historic Aboriginal occupation was characterised by a relatively isolated and self sufficient Aboriginal community that participated in the economic maintenance of the wider community by the provision of labour to local industry and produce (seafood's) at a commercial level. The people also maintained a culturally distinct Aboriginal lifestyle firmly based on the maintenance of family connections over the wider region and traditional economic practices.

Hill 60 Reserve contains remnants of the Illowra Battery established at Port Kembla during World War Two including: tunnels and associate gun emplacements, the observatory deck and gun turrets and a gun emplacement on the northern end of MM Beach. The establishment of the Illowra Battery was a strategic and important installation for the protection of the coal industry at Port Kembla, which was vital for the manufacture of iron and steel for the war effort. Hill 60 was chosen for its 360 degree views of the coast and escarpment. Remnants of the military installations at Hill 60 demonstrate the importance of the Reserve during World War Two and are rare to the NSW coast and local area. Military use and occupation of the Reserve during World War Two is within living memory in the community of Port Kembla and has considerable social significance in the greater Illawarra region. The military installations within Hill 60 Reserve are of State heritage significance for their historical heritage value and of Local significance for their social value, rarity and archaeological potential.

6. Opportunities and constraints

6.1 Preamble

This section outlines the requirements set out by legislation and that arise from the Statement of Significance for Hill 60 Reserve. It also discusses the physical condition of the Illowra Battery items and identified historical themes that are relevant to the Reserve. This influences the Conservation Policies listed in Section 7.0 and helps to identify constraints and opportunity for future management and interpretation of the Reserve.

6.2 Statutory Implications

6.2.1 Wollongong Local Environmental Plan 2009 - Zoning

The area encompassing the Sydney Water Sewage Treatment works is zoned SP2 Infrastructure pursuant to the Wollongong Local Environmental Plan (LEP) 2009.

The remaining Hill 60 reserve area, excluding the Sydney Water Sewage Treatment works, is zoned RE1 Public recreation pursuant to the Wollongong LEP 2009.

6.2.2 Wollongong Local Environmental Plan 2009 – Heritage Listings

The Hill 60 Reserve and military items are listed as having State significance in Schedule 5 of the Wollongong LEP 2009. The items are listed as Hill 60 (Item number 61043) and the gun emplacement, tunnels and isolated concrete bunkers (Item number 6417). These items are further noted as an archaeological site or heritage site with an archaeological component.

This listing means that development within the Reserve can only be undertaken with Council approval. If any development is proposed within the Reserve Council would require a Statement of Heritage Impact (SoHI) report be prepared and submitted to Council with a Development Application (DA). They would also require an approval from the NSW Heritage Council, as outlined below.

6.2.3 The Heritage Act, 1977

The Aboriginal heritage of the Hill 60 reserve was gazetted on the State Heritage Register (SHR) on 14 December 2014 (01492) as ‘Hill 60/Illowra Battery’; after recommendations made by Dallas (2000). It should be noted that the SHR listing does not include an adequate assessment of the significance of the Illowra Battery remains.

As outlined by the NSW Heritage Division, Office of Environment and Heritage (<http://www.environment.nsw.gov.au/Heritage/listings/index.htm>) listing on the SHR means that the heritage item:

- Is of particular importance to the people of NSW and enriches our understanding of our history and identify.
- Is legally protected as a heritage item under the NSW Heritage Act 1977.
- Required approval from the NSW Heritage Council for major changes.
- Is eligible for financial incentives from the NSW and Commonwealth governments.

When an item is listed on the SHR approval of the NSW Heritage Council is required for any major work. The Heritage Council works to ensure that any changes, or additions to an item, do not detract from its heritage significance.

If major works are proposed within the curtilage of an SHR listed item approval under Section 60 of the Heritage Act is required. A Section 60 application requires:

- Completion of a Section 60 application form.
- Preparation of supporting documents. This usually includes a Statement of Heritage Impact (SoHI) report and/or a Historical Archaeological Assessment (HAA).
- Provision of the application fee.

The approval process for a Section 60 Application involves:

- Assessment of the application by a Heritage Officer from the Conservation Team.
- Referral to the NSW Heritage Council for approval, if the works would substantially affect the heritage significance of the item.
- Place an advertisement of the proposed works in print media.
- Approval or Rejection of the application by the NSW Heritage Council or its delegate.

For minor works on SHR listed items, standard exemptions gazetted under Section 57(2) of the NSW *Heritage Act 1977* apply. These are included as Appendix 3 of this report. Exemption can include the following activities:

- Maintenance and cleaning.
- Minor repairs.
- Painting.
- Minor excavation, including the repair of existing services.
- Minor restoration works.
- Minor activities that will have little or no adverse impact on heritage significance.
- The removal of non-significant fabric.
- Change of use.
- The addition of new buildings.
- The addition of temporary structures.
- Landscape maintenance.
- Installation of signage, such as interpretation.
- Works required ensuring the safety and security of the item.

If minor works are proposed within the curtilage of an SHR listed item and the works fulfil the requirements of a standard exemption approval under Section 57 of the Heritage Act may be possible. A Section 57 Exemption application requires:

- Completion of a Section 57 exemption notification form.
- Preparation of the required statement(s) and development plans.

The approval process for a Section 57 Exemption Notification involves:

- Assessment of the application by a Heritage Officer from the Conservation Team.
- Approval or Rejection of the application by the NSW Heritage Division, under delegation.

6.3 Burra Charter

The Australian ICOMOS Charter for the conservation of places of cultural significance (the Burra Charter) provides specific guidelines for the treatment of places of cultural significance. The conservation policies outlined in Section 7.0 have been prepared in accordance with these principles. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant heritage items. Guidelines that are relevant to the Hill 60 Reserve are:

- Provision should be made for the continued security and maintenance of the place and individual elements (Article 2).
- All conservation works should involve minimum interference with the existing fabric (Article 3).
- Conservation and future use to consider all aspects of significance (Article 5).
- Conservation Policy will determine acceptable uses (Article 7).
- The visual setting of the Reserve must be maintained and no new construction or other action, which detracts from its heritage value, should occur (Article 8).
- Significant fabric should be retained in situ unless moving it is the sole means of achieving its survival (Article 9).
- Preservation, restoration, reconstruction, adaptation are all part of the ongoing conservation of the place and should follow accepted processes (Articles 11-22).
- Fabric of cultural significance already or subsequently removed should be kept in a secure repository (Article 22).
- Existing fabric should be recorded before disturbance occurs (Article 23).
- Disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of a place (Article 24).
- The decision making procedure and individuals responsible for policy should be identified (Article 26).
- Appropriate direction and supervision should be maintained through all phases of the work (Article 27).
- Copies of all reports and records should be placed in a permanent archive and be made publically available (Article 28).
- Items removed should be professionally catalogued and protected (Article 29).

6.4 Issues arising from the previous CMP

The following issues were raised in the Dallas 2000 CMP and their status was reviewed (Table 5) using the criteria listed below. Using these criteria assists in identifying which issues have been addressed, which remain outstanding and which remain recommended for action:

- **Heritage** - The issue is related to the historical interpretation of the site.
- **Conservation** - Related to the physical conservation needs of the site.
- **Operational** - relates to the management of the site as a facility by Wollongong City Council.
- **Ongoing** - the issues has been partially addressed but requires further work.
- **Outstanding** - there has been no resolution of the issue and remains a valid issue.
- **Review** - Some further resolution needs to be decided upon in light of the current assessment.

Table 5: Review of the Management Objectives and Strategies presented in the original Conservation Management Plan (Dallas 2000: Section 6

Management Objectives and Strategies recommended by Dallas (2000, pp xx)	Niche Comment	Status (as assessed by Niche)
Objective A - To preserve and care for the cultural heritage of the place for present and future recreational purposes		
A1 Invest in an appropriate Council Officer with the principal responsibility of the management of Hill 60 (Dallas 2000:72).	No Specific Council officer has been appointed with the responsibility of managing Hill 60. This is still required to establish mechanisms for consultation with the community stakeholders to ensure the protection and co-ordinated approach to conservation of the site (Dallas 2000:72).	Heritage/ Operational/ Ongoing/ Outstanding
A2 Co-ordinate with, and provide, Aboriginal site identification and cultural awareness training to Council staff and field operatives who may be required to focus on the area in the course of their duties or responsibilities (Dallas 2000:72).	Council officers working in the Hill 60 Reserve area are given Aboriginal site identification and cultural awareness training prior to working on the site.	Heritage/ Conservation/ Operational/ Ongoing
A3 Develop a program including periodic monitoring to assess threats, record changes and assess requirement for remedial action or further Aboriginal site recording (Dallas 2000:72).	Periodical monitoring has not occurred at the site	Heritage/ Conservation/ Operational/ Ongoing/ Outstanding
A4 Develop a system of record- keeping specific to the management actions (Dallas 2000: 72).	This has not previously occurred for the site. This could be carried out in association with the development of a periodic monitoring program of the registered Aboriginal sites within the Hill 60 reserve.	Heritage/ Conservation/Operational/ Ongoing/ Outstanding

Management Objectives and Strategies recommended by Dallas (2000, pp xx)	Niche Comment	Status (as assessed by Niche)
<p>Objective B - To promote the Aboriginal cultural significance of the place for passive recreation and educational benefit of the wider community and the specific benefit of the Aboriginal community.</p>		
<p>B1 Develop an interpretation program which focuses on the cultural landscape (Dallas 2000:72).</p>	<p>Council began assessment and development work on the Ngaraba-aan Trail, this work ceased in 2009 due to funding issues. If funding became available it would be advisable to put these plans into action.</p>	<p>Heritage/ Conservation/ Operational/ Ongoing/ Outstanding.</p>
<p>B2 Provide on site interpretation to be located to maximise the educational and recreational value for the area users and to minimise threats to sites.</p>	<p>There has been no site interpretation provided on the Hill 60 Reserve. Works were started during the development works of the Ngaraba-aan trail, however this work was ceased in 2009 due to funding issues. If funding became available it would be advisable to put these plans into action.</p>	<p>Heritage/ Conservation/ Operational/ Ongoing/ Outstanding</p>
<p>B3 Ensure on-going consultation with the Aboriginal community on matters relating to the place to determine their desired level of involvement.</p>	<p>This has continued through the appropriate use of the DECCW¹ (2010) <i>Aboriginal Cultural Heritage Consultation requirements for proponents 2010</i> during any ground disturbance works carried out by Wollongong City Council.</p>	<p>Heritage/ Conservation/ Operational/ Ongoing</p>

¹ Now the Office of Environment and Heritage (OEH).

Management Objectives and Strategies recommended by Dallas (2000, pp xx)	Niche Comment	Status (as assessed by Niche)
<p>Objective C</p> <p>To maintain the natural setting of the place for the benefit of the community recreational users of the place.</p>		
<p>C1 Develop bushland management programs which do not adversely impact upon the cultural landscape, recognise areas of archaeological sensitivity and are compatible with specific Aboriginal site protection and conservation works (Dallas 2000:73).</p>	<p>This has been carried out by the Hill 60 Vegetation Management Plan.</p>	<p>Heritage/ Conservation/Operational/ Ongoing</p>
<p>C2 ensure bushland management programs are undertaken by skilled people who can combine the aims of the archaeological site protection with land care (Dallas 2000: 73).</p>	<p>This has been carried out by the Hill 60 Vegetation Management Plan.</p>	<p>Heritage/ Conservation/Operational/ Ongoing</p>
<p>C3 Ensure siting of amenities such as toilets, picnic tables, signage, access points and walking trails do not adversely impact upon the cultural landscape or conflict with bushland management programs.</p>	<p>This has been carried out by the Hill 60 Vegetation Management Plan and the through the appropriate use of the DECCW (2010) <i>Aboriginal Cultural Heritage Consultation requirements for proponents 2010</i> during any ground disturbance works carried out by Wollongong City Council.</p>	<p>Heritage/ Conservation/Operational/ Ongoing</p>

In conjunction with these long-term management objectives the following site protection and conservation management requirements were outlined for consideration by WCC:

- 1. Blowouts on lower dunal slopes of Hill 60 contain extensive and buried midden deposits and possibly relics of the more recent Aboriginal occupation of the area. The area should continue to be revegetated and access closed.**

Niche Comment: WCC has continued to do this through the Bitou bush (*Chrysanthemoides monilifera* subsp. *Rotundata*) removal programs. Excavations for plantings are monitored for archaeological remains. WCC is aware that any deeper excavation works would require an Aboriginal Heritage Impact Permit (AHIP) from the Office of Environment and Heritage (OEH). It was further recommended that the access track from the Five Islands Secondary College to the lookout should be formalised and side tracks be cut off by vegetation. This has been undertaken, however, the formalised track has fallen into disrepair due to lack of funding for its upkeep.

- 2. Boilers Point is resident to widely scattered midden deposits which have been affected by past land use practises [eg., military installations and operations, 4WD access and walking tracks]. Buried remains of more recent Aboriginal occupation may also be present in this area. The area should continue to be revegetated and access modified.**

Niche Comment: This has continued to be the case with the Aboriginal sites on the Hill 60 Reserve area. WCC staff members are aware of their locations and of the proper procedures when managing the vegetation of the area.

- 3. Fishermans Beach is one of only a small number of all weather/protected beaches suited to ocean fishing on the south coast. This type of coastal fishery was first appreciated by the Aborigines who constructed houses along the foreshore on the north-end of the beach. The continuance of this fishing tradition is an important part of the significance of the area.**

Further to the above statement, Dallas (2000:74) writes that the existing bitumised access road to Fishermans Beach should be maintained.

Niche Comment: This access road has now fallen into disrepair due to funding issues. The current use of the area under fisheries license by Russell Massey and his family has continued with no changes to the techniques outlined by Dallas 2000:74.

- 4. The MM Beach dune is resident to extensive Aboriginal midden deposits. These deposits are damaged by 4WD traffic gaining access from the unsealed section of Glouster Boulevard.**

Niche Comment: Access to MM beach is now via a formalised staircase that was erected by WCC in 2014. Low treated copper log fencing has been constructed to ensure there is no longer 4WD access to MM Beach.

Further to these Dallas (2000: 74) outlined that the Aboriginal community's view on the repatriation and reburial of skeletal material that was excavated near the Five Islands Secondary College playing field in 1974. Through conversations with Mrs Gwen and Mr Rueben Brown it was determined that the repatriation and reburial of skeletal material has not occurred.

Management policies were not outlined for the European heritage items located within the subject area.

6.5 Significance

Having established the significance of the Hill 60 Reserve there are constraints and opportunities for WCC, the owners of Hill 60 Reserve. These are controlled by the statutory requires outlined in Section 6.2.

6.5.1 Constraints

- Action should not be undertaken that would adversely affect the significance of Hill 60 Reserve nor its individual Aboriginal sites/ objects / places and European heritage items.
- All proposals must be put to the relevant authorities for approval prior to their implementation.
- Conservation and maintenance of the various historical heritage items located within Hill 60 Reserve is required. This work should include, but not be limited to:
 - Cleaning of the interior of the tunnels, including repainting and rubbish removal.
 - Ventilation for the tunnels.
 - Weather tightness of the tunnels and drainage around the tunnels.
- The conservation action will depend on the significance of the item in question.

6.5.2 Opportunities

- Hill 60 Reserve can continue to be accessed and enjoyed by the Public
- Use of the Reserve can be modified if significant Aboriginal sites / objects and European heritage items are protected and approvals granted
- The site is easily accessibly by the Public and its significance can be communicated and appreciated by a wide range of people, including locals and visitors to the region.
- The Reserve has a public profile and is associated with recreational pursuits.
- There is an opportunity for the tunnels to be accessible to the Public, although this would require the installation of lighting and safe access points.

7. A revised conservation policy for Hill 60 Reserve

7.1 Preamble

A conservation management policy for Hill 60 Reserve is presented in Section 6.2 of the Dallas report (2000: 69) and reproduced below:

- *Conservation is a primary management objective for the Aboriginal sites in the study area.*
- *Conservation should have regard to the total resource, including both the physical remains of prehistoric and historic occupation and the oral history evidence of historic occupation.*
- *Decisions made must have the affect of maximising the retention of the cultural significance.*
- *Conservation should be undertaken in accordance with well-accepted heritage management guidelines.*
- *Conservation should have regard to the stories and association that particular groups of people have for the place.*
- *Decisions on the conservation of the place should involve interested persons and organisations.*
- *Appropriate permanent statutory protection should be provided.*

Following on from this policy, Dallas presents a number of management objectives and strategies for Aboriginal heritage sites and their associated values.

The following section presents a revised conservation policy for the Reserve and additional management principles for its military fortifications. While the history and potential cultural heritage significance of these items is shared, each item has been ascribed separate management policies due to their specific conservation requirements.

7.2 Revised policy and vision

Hill 60 Reserve should be conserved as a State significant prominent landmark that contains significant Aboriginal and European heritage, including World War Two fortifications.

WCC is the owner and landlord of the Reserve and must ensure that the conservation and management of the Reserve is in accordance with the values expressed in the Statement of Significance

Retention and conservation of significant Aboriginal sites, objects and places and significant historical fabric is essential to the preservation of the item.

Future management of Hill 60 Reserve should aim to increase public access to, and understanding of ,the cultural significance of the Reserve as well as ensuring the Reserve continues as a viable community asset.

7.3 General conservation principles for European heritage

Principle 1.1

“The revised Statement of Significance for Hill 60 Reserve shall be accepted as one of the bases for guiding its future”

This Supplementary CMP report includes a revised Statement of Significance which should be used to guide future development and conservation of the Hill 60 Reserve.

Council should contact the NSW Heritage Division and discuss amending the existing SHR listing for Hill 60 / Illowra Battery so that it includes additional information on the European heritage values of the Reserve.

Principle 1.2

“The future conservation of Hill 60 Reserve shall be carried out in accordance with the principals of Australia ICOMOS including the Charter for the Conservation of Places of Cultural Significance (Burra Charter)”

These principles are nationally accepted and guide the conservation of significant heritage items.

Principle 1.3

“The policies and recommendations included in the Dallas (2000) and this report should guide the future planning and use of Hill 60 Reserve”

The current status of the Reserve needs to be recognised and its ongoing conservation and protection needs to be addressed.

Principle 1.4

“Advice from professional conservation practitioners should be sought for ongoing conservation work”

This includes material conservators, archaeologists, vegetation specialists and other professionals who can specify the methods of conserving fabric and objects, as may be required.

7.4 Specific conservation principles for European heritage

7.4.1 Future use and development

Principle 2.1

“Hill 60 Reserve should be retained as a Public Reserve with its principal use for cultural and natural heritage conservation”

This will ensure the retention of its significance and provide further opportunities for communication of its heritage values. It also ensures ongoing recreational enjoyment of the Reserve.

Principle 2.2

“Archaeological survey should be undertaken if works are proposed near existing, or former, military installations”

Further archaeological assessment and mapping would assist in the management of potential ‘relics’ within the Reserve, as defined by the Heritage Act. Prior to any development, impacts to areas of archaeological potential need to be assessed. Development may include minor maintenance and repair works.

Principle 2.3

“New development is permissible within the Reserve if it is essential for its viability and provided it does not adversely affect its significance”

There is an opportunity for public visitation and interpretation of the World War Two tunnels. If Council wish to investigate this option a full audit of the tunnels would need to be completed by a structural engineer to identify whether it would be financially possible and safe for the public.

Consultation with stakeholders has also identified the need for an established walking track around the Reserve to appreciate its natural and cultural heritage values. There has also been a request for additional seating along MM Beach to appreciate the vistas and setting of the site.

7.4.2 Conservation and on-going maintenance

Principle 3.1

“European heritage items identified within the Reserve should be conserved and made safe for Public Viewing”

As outlined in the Burra Charter, existing heritage fabric should be preserved as is. Minimal maintenance of World War Two fabric is all that is considered necessary. This approach will mean some slow and gradual decay of heritage items.

To ensure public safety, however, a detailed building / structural condition audit is recommended for all World War Two fortifications. Specific maintenance schedules for individual items should then be developed, as needed.

Maintenance should include removing vegetation where it impacts on heritage fabric and adding a protective coating to rusty steel to reduce deterioration. Any invasive vegetation within, and physically attached to, all heritage items should be removed. If the vegetation is in dirt on top of the structures it can remain.

Major restoration, or reconstruction of, any heritage item or structure is generally not supported unless it is essential for its viability and does not affect its significance.

Graffiti should be removed without damaging the underlying surface or original finish. If the original surface was painted then prominent graffiti should be painted over with a suitable paint close to the surface colour.

Ongoing monitoring of the condition of the heritage items is required and should be undertaken by a suitably qualified heritage consultant.

Principle 3.2

“Important Views and Vistas at Hill 60 Reserve should also be maintained”

Vegetation around the Observation Deck and other viewing platforms should be trimmed to ensure that the surrounding landscape features and heritage items remain visible.

7.4.3 Management

Principle 4.1

“WCC has the responsibility to ensure conservation of the setting, heritage items and Aboriginal sites, objects and places within the Reserve”

The setting, European heritage items and Aboriginal sites and objects form part of the significance of Hill 60 Reserve and are under WCC control. It is therefore WCC’s statutory obligation to conserve its asset.

Principle 4.2

“Existing heritage register listings should be updated with the information contained within this report”

This includes the NSW SHR listing and the schedule of heritage items under the Wollongong LEP 2009.

7.4.4 Consultation

Principle 5.1

“Aboriginal and community stakeholders should be given the opportunity to review this Supplementary CMP and continue to contribute to ongoing conservation of the Reserve”

Hill 60 Reserve has social heritage value and this should be recognised as part of its future management. Consultation with local community groups and Aboriginal stakeholders would continue to provide valuable feedback on its use and history.

Council may wish to consider establishing an Aboriginal, or broader Joint Management Committee for the Reserve. This would promote ongoing connections and consultation about future management of the Reserve.

7.4.5 Interpretation

Principle 6.1

“Establish a detailed Interpretation Plan and implement it within 2 years”

The Hill 60 Reserve has a rich and multifaceted history that has been outlined by Dallas (2000) and this supplementary report. Interpretation of the Reserve should highlight its historical themes. Much of the existing fabrics can be used for interpretation including the military tunnels, observation deck and gun emplacement building.

The Interpretation Plan should be prepared by a suitably qualified heritage consultant and could include:

- A general non-invasive interpretation display outlining the history of the area including the Aboriginal land use past and present, the military occupation as well as the areas extensive use in the fishing industry of the region.
- A recommended track network tied in to signage.
- Maintenance and structural assessment of the tunnels for public visitation.
- Research and sourcing related objects from the community that relate to the Hill 60 Reserve and elements of its history.
- Oral histories of people who worked, or have memories of the Illowra Battery, and investigation of how to present this information in an appropriate way.

Principle 6.2

“Increase interpretation of the Reserve as opportunities occur”

This may include assessment and opening of the tunnels for public visitation and appreciation.

7.4.6 Distribution and review of this report

Principle 7.1

“Copies of this report should be made available to community stakeholders and be submitted to Wollongong City Library and the Illowra Battery Museum”

It is recommended that copies of this report be provided to community stakeholders, Wollongong City Library and the Illowra Battery Museum.

Principle 7.2

“The CMP prepared by Dallas (2000) and this Supplementary Report should be reviewed if there is a change of ownership or if the Reserve is adversely affected by a man-made or natural disaster”

7.5 Implementation plan

Table 6 below outlines summarises and prioritises actions outlined in the *Specific Conservation Principles for European heritage* (Policy 2.1 – 7.2). A general timeframe for implementation is provided.

Table 6: Implementation Plan for Specific Conservation Policies for European Heritage at Hill 60 Reserve

Principles	Action	Priority	Recommended Timeframe
Principle 2.1 “Hill 60 Reserve should be retained as a Public Reserve within its principal use for cultural and natural heritage conservation”	No specific action		Ongoing
Principle 2.2 “Archaeological survey should be undertaken if works are proposed near existing, or former, military installations”	Archaeological survey of existing, and former, World War Two items to further identify areas of archaeological sensitivity	As required	As required
Principle 2.3 “New development is permissible within the Reserve if it is essential for its viability and provided it does not adversely affect its significance	Engage a structural engineer to complete an audit of the World War Two tunnels to identify whether public visitation would be appropriate and safe. Establish a walking track around the Reserve to appreciate its natural and cultural heritage values. Install additional seating along MM Beach to appreciate the vistas and setting of the site.	Moderate	1-2 years
Principle 3.1 “European heritage items identified within the Reserve should be conserved and made safe for Public Viewing”	Undertake a detailed building / structural condition audit for all World War II fortifications and develop specific maintenance schedules, as needed. Remove invasive vegetation within, and physically attached to all heritage items. If the vegetation is in dirt on top of the structures it can remain. Apply protective coating to rusty steel to reduce deterioration. Remove graffiti without damaging the underlying surface or original finish. If the original surface was painted than prominent graffiti should be painted over with a suitable paint close to the surface colour. Ongoing monitoring of the condition of the heritage items by a suitably	High	1-2 years

	qualified heritage consultant.		
Principle 3.2 “Important Views and Vistas at Hill 60 Reserve should also be maintained”	Trim vegetation around the Observation Deck and other viewing platforms	Moderate	Ongoing
Principle 4.1 “WCC has the responsibility to ensure conservation of the setting, heritage items and Aboriginal sites, objects and places within the Reserve”	No specific action.	High	Ongoing
Principle 4.2 “Existing heritage register listings should be updated with the information contained within this report”	Contact the Heritage Division of OEH and provide a revised Statement of Significance for inclusion in the SHR listing. Revise Council’s Heritage Schedule under the Wollongong LEP 2009.	High	Immediate
Principle 5.1 “Aboriginal and community stakeholders should be given the opportunity to review this Supplementary CMP and continue to contribute to ongoing conservation of the Reserve”	Provide a copy of this report to community stakeholders for their review and comment. Establish a Joint Management Committee for the Reserve to promote ongoing connections and consultation about its future management.	High	Ongoing
Principle 6.1 “Establish a detailed Interpretation Plan and implement it within 2 years”	Engage a suitably qualified heritage consultant to prepare an Interpretation Plan.	Moderate	1-2 years
Principle 6.2 “Increase interpretation of the Reserve as opportunities occur”	Document as part of the Interpretation Plan	Moderate	As required
Principle 7.1 “Copies of this report should be made available to community stakeholders and be submitted to Wollongong City Library and the Illowra Battery Museum”	Distribute copies of the final report to community stakeholders, Wollongong City Library and the Illowra Battery Museum.	High	Immediate
Principle 7.2 “The CMP prepared by Dallas (2000) and this Supplementary Report should be reviewed if there is a change of ownership or if the Reserve is adversely affected by a man-made or natural disaster”	No specific action.	High	As required

Council's Heritage Officer has suggested the following actions be included if relevant:

- *Potential future role for Aboriginal Community in running on site tours (or alike activities) should be explored.*

7.6 Conclusions

Hill 60 Reserve is a State significant heritage complex with tangible and intangible connections to its Aboriginal and European history. The Reserve contains a unique group of Aboriginal sites that demonstrate its Aboriginal use and evolving history in the land rights struggle. It also contains remnants of the Illowra Battery established at Port Kembla during World War Two, demonstrating the importance of its strategic landmark location and setting.

The Reserve should be conserved and managed by WCC to ensure its heritage values are not affected by future development and changing use. Existing heritage fabric requires further structural assessment and maintenance and opportunities to further communicate the significance of the complex need to be explored.

Ongoing community involvement in the management of the Reserve is vital to its continued appreciation and viability. The principles outlined in this, and the Dallas CMP, will ensure the future conservation of Hill 60 Reserve so that it can continue to be enjoyed, and its significance understood, by local residents and visitors to the Illawarra.

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Appendix 1

AHIMS register search results

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	Site Features	Site Types	Remarks
[Redacted content]										

Appendix 2

State Heritage Registration of Hill 60/Illowra Battery



[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Hill 60/ Illowra Battery

Item details

Name of item: Hill 60/ Illowra Battery
Other name/s: Red Point; Illowra Trig Station; The Hill
Type of item: Landscape
Group/Collection: Aboriginal
Category: Historic site
Location: Lat: -34.4866259394 Long: 150.9168733130
Primary address: Military Road, Port Kembla, NSW 2505
Local govt. area: Wollongong City

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	108		DP	1013971
PART LOT			DP	1146913
LOT	1		DP	531524
LOT	1		DP	614555
LOT	1		DP	706046
LOT	2		DP	706046
			CP/SP	83441
LOT	3		DP	86079

Comprising the area defined by MM (North) Beach, Hill 60 Park, Boi Fisherman's Beach.

Boundary:

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Military Road	Port Kembla	Wollongong City			Primary Address
Gloucester Boulevard	Port Kembla	Wollondilly			Alternate Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Wollongong City Council	Local Government	

Statement of significance:

Hill 60 and its environs (MM Beach, Boilers Point, Fisherman's Beach and Hill 60 Park) contains a rare suite of Aboriginal sites which demonstrate the evolving pattern of

Aboriginal cultural history and the Aboriginal land rights struggle. The quality, extent and diversity of the prehistoric archaeological remains at this place are rare on the NSW coast particularly in the local region. These include extensive shell midden deposits rich in stone artifacts and burials.

There is demonstrated cultural affiliation with the place by the Aboriginal community, through near continuous occupation of the place, a history of struggle to gain land tenure and ongoing association and use of the place. The historic Aboriginal occupation was characterised by a relatively isolated and self sufficient Aboriginal community that participated in the economic maintenance of the wider community by the provision of labour to local industry and produce (seafood's) at a commercial level. The people also maintained a culturally distinct Aboriginal lifestyle firmly based on the maintenance of family connections over the wider region and traditional economic practices.

Date significance updated: 08 Jan 02

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description:

Hill 60 Park is dominated by the rocky headland of Boilers Point and the sheltered embayment of Fisherman's Beach. Hill 60 rises steeply above Fisherman's Beach to a peak of 71 m a.s.l. at which point is situated the Illowra Trig Station. The elevated areas of the park are largely cleared and grassed and contain a public recreational Lookout, car park, access road, walking track, a hang-gliding launch pad and a Coast Guard radar operations unit. There are a number of defence installations, including gun batteries, tunnels, engine houses, search and spotlight positions, communications cabling, defence personal housing and amenities, and local defence earthworks, a transformer site, security post and underground tunnel and installations, on the upper elevations of the Hill and along its side slopes. The peak of Hill 60, in the vicinity of the Illowra Trig Station was subject to considerable landscaping including infilling with coal wash which effectively increased the ground level in that area by several feet. While many of the installations were decommissioned after the war and sold off by the Commonwealth, a number are still in place in the study area to this day.

An established walking track is cut into and traverses the upper elevations of the Hill below the Lookout between the Red Point sewerage treatment site access road and a viewing area on the north facing side of the Hill. The walking track is narrow but well formed with a series of post and rail handrails and wood and metal stake steps. Erosion control measures on the side slope of the Hill above and below the track has included re-vegetation and slope stabilisation. A stepped gravel path links the car park with this viewing area along the western slope of the Hill. An informal walking track traverses the west facing side slopes of the Hill between the lower viewing area and the Playing Fields of the Senior College eventually linking to the Boiler Point car park and walking track. There are a small number of wooden and metal stake retaining steps in the steeper upper portion of the track. The lower portions of the track are totally informal and numerous side tracks criss-cross the vegetated lower slopes. Some of these tracks lead directly to the Fisherman's Beach Access Road and some cross the slope above the playing fields.

The dunes above Fisherman's Beach which form the east facing side slope of Hill 60 are very steep and partially de-vegetated as a result of erosion accelerated by recreational use. Natural vegetation includes some established Banksia and coastal heath but the slopes are heavily infested with

bitou bush and lantana. Access to the beach is over these slopes is possible only with difficulty. The sand dunes at the toe of slope at the west end of Hill 60 are support a variety of native and exotic vegetation. There are a number of blowouts in this area which contain extensive evidence of prehistoric Aboriginal occupation. The Aboriginal shell midden and artefact scatters have, in the past, been exposed by erosion and de-vegetation and covered over by aeolian sand. It is most likely they were continuous over these lower sand dunes to the end of Boilers Point but have been bisected by the construction of the Fisherman's Beach access road.

Aboriginal sites previously recorded within and adjacent to the study area comprise the following:

A burial discovered eroding out of midden material at Port Kembla High School: An unregistered burial at the Australian Fertilisers Ltd site to the west of North Beach: A midden containing a wide range of shell species and stone artefacts inclusive of cores and secondarily worked flakes located on the lower slopes of Hill 60 at Boilers Point: A midden site on a small hill in the Red Point sewerage treatment site: A midden with stone artefact scatters eroding out of sand dunes over large exposed areas at the northern end of North Beach.

Physical condition and/or Archaeological potential: Boilers Point has been extensively impacted upon by activities associated with the military, including the installation of an Electric Beach Searchlight, an engine room and WWII defensive trenches. Numerous 4WD roads and walking tracks criss-cross the Point. Use of these features has to some extent been limited by the installation of access blocks and a formed formal walking track. Aboriginal midden deposits that were exposed in these features are now being covered over by regenerating grass and heath or have been partially covered by the formal walking track. A watercourse which may have contained a natural spring on the north western side of Boilers Point is now largely re-shaped by the formation of a wetland area and 'frog hollow'. This landscaping has disturbed Aboriginal shell deposits adjacent to this feature. A small sandy beach between MM Beach and Boilers Point contains Aboriginal shell deposits at the interface of the beach and the toe of slope below the watercourse and 'frog hollow'. Other Aboriginal shell deposits are located at the interface of the upper elevations of the rock walls around Boilers Point and the soil deposits on the Point itself. Some of these have been exposed by the military installations on the Point and some by the creation and use of access tracks to these features.

MM Beach has been truncated along its western dunes by the formation of Gloucester Boulevard. The Boulevard is formed and guttered along most of its length. The formed portion to its intersection with Darcy Road also contains a pavement, bus lay-by, car park and cycle track. A short length at the northern end of the road is tarred but contains no kerbs or gutterings. A number of informal sidetracks and turning circles have been formed along the eastern side of the road over the sand dunes. There are a number of 4WD roads and numerous walking tracks between the boulevard and the beach at the northern end of the beach. The southern end of the beach, from the carpark to the end of the beach, is flanked by steep rocky slopes and rocky bluffs which topographically prohibits access to the beach.

There are, or were, a number of military installations located at the northern end of the beach, including a machine gun post, the main command building, a coarse aggregate concrete service trench and gun emplacements. There has been considerable ground disruption associated with these installations and access to them. The middle and southern portions of MM Beach contain a WWII semi-circular brick gun emplacement, stormwater drains, the remains of a possible early jetty and coarse aggregate and swimming baths on a rock platform. Extensive deposits Aboriginal shell midden are located in the dune formations of MM Beach between the rocky headland of the military land and middle portion of the beach. Here the sand dunes

have either been massively disturbed by stormwater drain construction or are truncated by rising rocky bluffs and the construction of Gloucester Boulevard.

Date condition updated:30 Jan 13

Current use: Recreation, public use

Former use: Military (coastal defence), Aboriginal commercial activity and occupation

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
1. Environment- Tracing the evolution of a continent's special environments	Environment - naturally evolved-Activities associated with the physical surroundings that support human life and influence or shape human cultures.	(none)-
2. Peopling-Peopling the continent	Aboriginal cultures and interactions with other cultures-Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practices, past and present.	(none)-
3. Economy- Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-
7. Governing- Governing	Defence-Activities associated with defending places from hostile takeover and occupation	Involvement with the Second World War-

Assessment of significance

SHR Criteria a) [Historical significance] The Wadi Wadi Aboriginal community of the south coast region, which includes people who were born and lived in the study area prior to forced removal , have consistently and persistently asserted their cultural affiliation to the place. A highly successful Aboriginal fishing enterprise was established at the Hill in the late 1800's supplying the local and Sydney market. The Hill was used as a fish-spotting lookout providing direction for the boats and netting operation below at Fisherman's Beach. This practice continued a traditional fishing method common along the south coast to the present.

The are of Hill 60 and MM Beach was an area on the southern coast of NSW that saw the prolonged struggle of the Aboriginal community to remain on traditional lands. The struggle was characterised by:

1. A relatively isolated and economically self-supporting Aboriginal community that maintained good neighbor relations and participated in the wider community. This was achieved by the provision of labour (in local steelworks and other industry) and produce (supply of prawns, fish and shellfish on a commercial basis), and maintained a culturally distinct Aboriginal lifestyle firmly based on the maintenance of family connections over the wider region and traditional economic practices.

2. A government bureaucracy at the local level and a white community which had experienced similarly severe deprivations as a result of economic depression in a predominantly working class community which was to some extent sympathetic and alternatively jealous of the Aboriginal communities which had remained relatively successful in 'white terms'.

3. An Aboriginal community that remained resolute in their attachment to important traditional lands in spite of efforts to transplant people to local Aboriginal Reserves.

Aboriginal sites within the area demonstrate the evolving

pattern of Aboriginal cultural history and their land rights struggle.

SHR Criteria c) This place exhibits the qualities of an exceptional traditional Aboriginal-fishing environment that required [Aesthetic significance] organisation and co-operative endeavours to secure success.

SHR Criteria d) This place is important to the Aboriginal community for [Social significance] social, cultural and spiritual reasons. The Wadi Wadi Aboriginal community of the south coast region, which includes people who were born and lived in the stud area prior to forced removal, have consistently and persistently asserted their cultural affiliation to the place. The place has evidence of prehistoric occupation in the form of significant and extensive shell middens and camp sites. The place was home to a group of Aboriginal families who continued traditional fishing practices, maintained their cultural attachment to the place by community, built and maintained their houses and maintained connections with family elsewhere on the coast. The site has particular importance in representing a focal point of the Aboriginal communities' ongoing efforts to secure recognition of tenure.

SHR Criteria e) The place has potential to yield information that will [Research potential] contribute to an understanding of NSW's Aboriginal cultural history, occupation patterns, stone tool technology and burial practice.

The archaeological research potential and educational value of the Aboriginal occupation sites (shell middens and artefact deposits) is extremely high. The middens are extensive and retain stratified in situ remains of occupation of a diverse nature. The place has in the past been used as a burial site. The likelihood of further buried humans remains is high.

SHR Criteria f) The place is a rare example of an Aboriginal community [Rarity] successfully maintaining traditional affiliation and a group presence at this place continuously throughout the modern era until forced removal in 1942. It is unusual in that this took place in a fast developing urban coastal setting. The richness and diversity of the prehistoric occupation remains is rare in the local and regional context.

SHR Criteria g) The place is important in demonstrating the principal [Representativeness] characteristics of Aboriginal coastal occupation including dispossession and the struggle for land rights.

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977</p> <p>Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the</p>	Sep 5 2008

Heritage Act 1977, described in the Schedule attached.

			<p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	
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 [Standard exemptions](#) for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		01492	14 Dec 01	190	10038
Potential Heritage Item	from World Wars thematic study		02 Feb 09		

References, internet links & images

Type	Author	Year	Title	Internet Links
Tourism	Attraction Homepage	2007	Hill 60/ Illowra Battery	View detail 
Tourism	Tourism NSW	2007	Hill 60 Lookout	View detail 

Note: internet links may be to web pages, documents or images.



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Appendix 3

Standard Exemptions for Works requiring heritage council approval

HERITAGE INFORMATION SERIES

STANDARD EXEMPTIONS FOR WORKS REQUIRING HERITAGE COUNCIL APPROVAL

Heritage Council



of New South Wales

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Any representation, statement, opinion or advice, expressed or implied in this publication is made in good faith but on the basis that the State of New South Wales, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.

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INTRODUCTION

In NSW important items of our environmental heritage are listed on the State Heritage Register. Any changes to those items should respect and retain those qualities and characteristics that make the heritage place special.

Any major works proposed for **State Heritage Register items** therefore need to be assessed and approved by the Heritage Council to ensure that the heritage significance of the item will not be adversely affected.

However, the assessment process can waste the time and resources of both the owner and the Heritage Council if the works are only minor in nature and will have minimal impact on the heritage significance of the place. The Heritage Act allows the Minister for Planning, on the recommendation of the Heritage Council, **to grant exemptions for certain activities** which would otherwise require approval under the NSW Heritage Act.

There are two types of exemptions which can apply to a heritage item listed on the State Heritage Register:

1. **standard exemptions** for all items on the State Heritage Register. Typical activities that are exempted include building maintenance, minor repairs, alterations to certain interiors or areas and change of use.
2. **site specific exemptions** for a particular heritage item can be approved by the Minister on the recommendation of the Heritage Council.

These guidelines have been prepared to inform owners and managers of heritage items listed on the State Heritage Register about the standard exemptions. They also explain how to develop site specific exemptions for a heritage item.

The State Heritage Register

Heritage places and items of particular importance to the people of New South Wales are listed on the State Heritage Register. The Register was created in April 1999 by amendments to the *Heritage Act 1977*.

The key to listing on the State Heritage Register is the level of significance. Only those heritage items which are of **state significance in NSW** are listed on the State Heritage Register.

To check whether an item is listed on the register, check the online heritage database on the homepage of the Heritage Branch, Department of Planning:

www.heritage.nsw.gov.au

This online database lists all statutorily protected items in NSW. It may be accessed from the homepage, via the Listings tab, then Heritage databases.

WHY HAVE STANDARD EXEMPTIONS?

The standard exemptions apply to all items listed on the State Heritage Register. These exemptions came into force on 5 September, 2008. They replace all previous standard exemptions.

The current exemptions replace those gazetted on 4 April 2006 and as amended 28 April 2006. They relate to a broad range of minor development and will result in a more streamlined approval process.

The purpose of the standard exemptions is to clarify for owners, the Heritage Branch and local councils what kind of maintenance and minor works can be undertaken without needing Heritage Council approval. This ensures that owners are not required to make unnecessary applications for minor maintenance and repair.

The Heritage Council has prepared guidelines to help owners and managers to interpret and apply the standard exemptions. Those guidelines were first published in 2004 and have been incorporated into this document.

HOW WILL EXEMPTIONS ALREADY IN PLACE BE AFFECTED BY THE NEW STANDARD EXEMPTIONS?

1. **Standard Exemptions:** The new standard exemptions replace all existing standard exemptions.
2. **Site Specific Exemptions:** Some heritage items have site specific exemptions for works other than those in the standard list. Site specific exemptions will continue to remain in force.

WHAT OTHER APPROVALS ARE NECESSARY TO DO WORK ON A HERITAGE ITEM?

The exemptions only reduce the need to obtain approval from the Heritage Council, under section 60 of the Heritage Act, to carry out works to a heritage item listed on the State Heritage Register. You should check with your local council for information on additional development and building approvals, and with the Heritage Branch for other approvals which may be required under the Heritage Act, such as an Excavation Permit.

HOW TO RELATE THE STANDARD EXEMPTION CLAUSES TO YOUR HERITAGE ITEM

The standard exemption clauses can be grouped under two headings:

- maintenance and repairs;
- alterations.

Clauses have been kept as concise as possible to avoid ambiguities. The terminology used is consistent with the Australia ICOMOS *Burra Charter*. Australia ICOMOS is the Australian Chapter of International Council on Monuments and Sites, a UNESCO-affiliated international organisation of conservation specialists. The *Burra Charter* is a nationally accepted standard for assessing and managing change to heritage items.

Before you develop firm proposals for changes to the heritage item, take the following actions:

- [1.] Check the boundaries of the item to which the State Heritage Register listing applies;
- [2.] Check the exemptions which apply to your heritage item;
- [3.] Read these explanatory notes to ensure that the work you propose is exempted, and check if prior Heritage Council notification and endorsement is required before the works are commenced;
- [4.] If the work is not exempted, apply to the Heritage Council for approval under section 60 of the Heritage Act;
- [5.] Check with the local council concerning other approvals that may be required;
- [6.] Check with the Heritage Branch if the work you propose involves the disturbance of relics more than 50 years old.

SCHEDULE OF STANDARD EXEMPTIONS

HERITAGE ACT, 1977

NOTICE OF ORDER UNDER SECTION 57(2) OF THE HERITAGE ACT, 1977

I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:

- 1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and**
- 2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.**

**FRANK SARTOR
Minister for Planning
Sydney, 11 July 2008**

SCHEDULE OF EXEMPTIONS TO SUBSECTION 57(1) OF THE

HERITAGE ACT 1977

MADE UNDER SUBSECTION 57(2)

GENERAL CONDITIONS

1. These general conditions apply to all of the following Exemptions.
2. Anything done pursuant to the following Exemptions must be carried out in accordance with relevant Guidelines issued by the Heritage Branch including *“The Maintenance of Heritage Assets: A Practical Guide” 1998, “Movable Heritage Principles” 2000 and “The Heritage Council Policy on Managing Change to Heritage Items”*.
3. The following Standard Exemptions do not apply to anything affecting objects, places, items or sites of heritage significance to Aboriginal people or which affect traditional access by Aboriginal people.
4. The Director, and Managers employed by the Heritage Branch,- Department of Planning; the Executive Director, Tenant and Asset Management Services, employed by the Sydney Harbour Foreshore Authority; the Executive Director Culture & Heritage employed by the Department of Environment and Climate Change and the General Manager, Sustainability employed by the Sydney Water Corporation may perform any of the functions of the Director-General of the Department of Planning (Director-General) under these exemptions.

The authorisation to the Executive Director, Tenant and Asset Management Services of the Sydney Harbour Foreshore Authority is restricted to land for which it is the delegated approval body under section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is satisfied, must not be carried out by the Executive Director, Tenant and Asset Management Services.

The authorisation to the Executive Director Culture & Heritage of the Department of Environment and Climate Change is restricted to land for which it is the delegated approval body under section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is satisfied, must not be carried out by the Executive Director Culture & Heritage.

The authorisation to the General Manager, Sustainability employed by the Sydney Water Corporation is restricted to land for which it is the delegated approval body under section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is

satisfied, must not be carried out by the General Manager, Sustainability.

5. In these Exemptions, words shall be given the same meaning as in the *Heritage Act 1977* (“the Act”) unless the contrary intention appears from the context of the exemption.
6. Anything done pursuant to the following Exemptions must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

Guidelines

In addition to the above guidelines listed in paragraph two, the Heritage Council adopted further guidelines on 7 April 2004 (revised 2009) for use in interpreting and applying the standard exemptions.

If it is unclear whether proposed development satisfies the requirements of these exemptions, an application will be required under section 60 of the Heritage Act.

STANDARD EXEMPTION 1: MAINTENANCE AND CLEANING

1. The following maintenance and cleaning does not require approval under subsection 57(1) of the Act:
 - (a) the maintenance of an item to retain its condition or operation without the removal of or damage to the existing fabric or the introduction of new materials;
 - (b) cleaning including the removal of surface deposits, organic growths or graffiti by the use of low pressure water (less than 100 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing.

NOTE 1: Traditional finishes such as oils and waxes must continue to be used for timber surfaces rather than modern alternative protective coatings such as polyurethane or acrylic which may seal the surface and can cause damage.

NOTE 2: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning.

Guidelines

Maintenance is distinguished from repairs, restoration and reconstruction as it does not involve the removal of or damage to existing fabric or the introduction of new materials. It is a continuing process of protective care. Typical maintenance activity includes:

- *the removal of vegetation and litter from gutters and drainage systems;*
- *resecuring and tightening fixings of loose elements of building fabric;*
- *lubricating equipment and services which have moving parts;*
- *the application of protective coatings such as limewash, polish, oils and waxes to surfaces which have previously had such coatings applied;*
and
- *cleaning by the removal of surface deposits using methods other than aggressive mechanical or chemical techniques such as high pressure, high temperature or strong solvents which may affect the substrate.*

This standard exemption applies to the maintenance of all types of heritage items including buildings, works, landscapes, cemeteries and movable heritage. Reference should be made to other relevant standard exemptions (#12, 14 and 17) for particular types of items.

STANDARD EXEMPTION 2: REPAIRS

1. 1. Repair to an item which is of the type described in (a) or (b) below does not require approval under subsection 57(1) of the Act:

- (a) the replacement of services such as cabling, plumbing, wiring and fire services that uses existing service routes, cavities or voids or replaces existing surface mounted services and does not involve damage to or the removal of significant fabric;
- (b) the repair (such as refixing and patching) or the replacement of missing, damaged or deteriorated fabric that is beyond further maintenance, which matches the existing fabric in appearance, material and method of affixing and does not involve damage to or the removal of significant fabric.

NOTE 1: Repairs must be based on the principle of doing as little as possible and only as much as is necessary to retain and protect the element. Therefore replacement must only occur as a last resort where the major part of an element has decayed beyond further maintenance.

NOTE 2: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance.

NOTE 3: Repair must maximise protection and retention of fabric and include the conservation of existing detailing, such as vents, capping, chimneys, carving, decoration or glazing.

Guidelines

This standard exemption is not intended to allow the cumulative replacement of large amounts or a high proportion of the fabric of an item. If replacement of large amounts of fabric is necessary, an application will be required to be submitted under s. 60 of the Heritage Act. If there is uncertainty about whether the proposed extent of repair is exempt from approval, advice should be sought from the Heritage Branch, Department of Planning.

Repairs should have detailed specifications and carried out by licensed tradespeople with experience in the conservation of heritage buildings. It is essential that the composition of elements of the fabric such renders, mortars, timber species and metal types remain the same to assist with matching appearance and avoiding chemical incompatibility.

Repair may involve reconstruction which means returning an item to a known earlier state. This may involve the use of new or recycled materials.

Reconstruction must satisfy a four-part test to qualify for exemption from approval:

- 1. The nature of the earlier state being reconstructed must be known. Where there is conjecture about the earlier state of the fabric or where it is proposed to change the appearance, material or method of fixing of the fabric an application under s.60 of the Heritage Act will be required.*
- 2. The replacement fabric must be matching in appearance and method of fixing. The use of salvaged or recycled fabric can be a valuable resource in matching appearance in preference to the use of new fabric which may appear obtrusive. However the damage to other heritage buildings by the salvaging of fabric for reuse is unacceptable. Salvaged materials must be judiciously sourced so as not to encourage secondary damage to other heritage resources. The use of artificial ageing techniques to assist the matching of new with original fabric is only advocated where there is an obtrusive mismatch of materials which negatively impacts on the heritage significance of the item. Ideally, new and original fabric should be subtly discernable on close examination to assist interpretation of the history of change to the building.*
- 3. The fabric being replaced must be beyond further maintenance. The replacement of fabric may only occur where fabric is missing or it is so damaged or deteriorated that it is beyond further maintenance. In many cases the judgement about the level of deterioration and the effectiveness of further maintenance will require the advice of a person who is suitably experienced in similar heritage conservation projects. If it is unclear that the fabric is beyond further maintenance, its replacement will require the submission of an application under s. 60 of the Heritage Act.*
- 4. Significant fabric must not be damaged or removed. In all cases of repair, the damage or removal of significant fabric is not permitted without approval. Significant fabric is that which contributes to the heritage significance of the item. The identification of the level of significance of fabric will usually require the advice of a person who is suitably experienced in similar heritage conservation projects. The damage or removal of significant fabric will require the submission of an application under s. 60 of the Heritage Act.*

New material used in repairs should where possible be date stamped in a location which is not conspicuous but is legible on close examination. Archival recording of removed and replacement fabric is advocated and should be used in interpretive displays where practicable.

STANDARD EXEMPTION 3: PAINTING

1. **Painting does not require approval under subsection 57(1) of the Act if the painting:**
 - (a) **does not involve the disturbance or removal of earlier paint layers other than that which has failed by chalking, flaking, peeling or blistering;**
 - (b) **involves over-coating with an appropriate surface as an isolating layer to provide a means of protection for significant earlier layers or to provide a stable basis for repainting; and**
 - (c) **employs the same colour scheme and paint type as an earlier scheme if they are appropriate to the substrate and do not endanger the survival of earlier paint layers.**
2. **Painting which employs a different colour scheme and paint type from an earlier scheme does not require approval under subsection 57(1) of the Act, provided that:**
 - (a) **the Director-General is satisfied that the proposed colour scheme, paint type, details of surface preparation and paint removal will not adversely affect the heritage significance of the item; and**
 - (b) **the person proposing to undertake the painting has received a notice advising that the Director-General is satisfied.**
3. **A person proposing to undertake repainting of the kind described in paragraph 2 must write to the Director-General and describe the proposed colour scheme, paint type, details of surface preparation and paint removal involved in the repainting. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 2(a) the Director-General shall notify the applicant.**

NOTE: Preference should be given to the re-establishment of historically significant paint schemes of the item that are appropriate to the significance of the building.

Guidelines

Painting of surfaces which have not previously been painted such as face brickwork, stone, concrete or galvanised iron is likely to adversely affect the heritage significance of the item and is not exempt from approval under this standard exemption. Likewise, the stripping of paint coatings which were intended to be protective may expose the substrate to damage and cause the loss of the historical record and significance of the building. In cases where surface preparation has revealed significant historic paint layers, repainting should facilitate the interpretation of the evolution of the building by displaying appropriately located sample patches of historic paint schemes. This

information should also be examined if it is proposed to recreate earlier finishes or paint schemes.

Paint removal of failed layers to achieve a stable base for repainting is exempt from approval but intervention should be minimised to avoid the loss of the significant historical record. Where old paint layers are sound they should be left undisturbed. The removal of paint with a high content of lead or other hazardous materials requires considerable care and use of experienced tradespeople as its disturbance can create health hazards. If the removal of such paint layers will adversely affect the heritage significance of the item, an application will be required under section 60 of the Heritage Act.

Reference should be made to The Maintenance Series, NSW Heritage Branch, particularly Information Sheets 6.2 Removing Paint from Old Buildings, 7.2 Paint Finishes and 7.3 Basic Limewash which are available online at www.heritage.nsw.gov.au.

STANDARD EXEMPTION 4: EXCAVATION

- 1. Excavation or disturbance of land of the kind specified below does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a), (b) or (c) have been met and the person proposing to undertake the excavation or disturbance of land has received a notice advising that the Director-General is satisfied that:**
 - (a) an archaeological assessment, zoning plan or management plan has been prepared in accordance with Guidelines published by the Heritage Council of NSW which indicates that any relics in the land are unlikely to have State or local heritage significance; or**
 - (b) the excavation or disturbance of land will have a minor impact on archaeological relics including the testing of land to verify the existence of relics without destroying or removing them; or**
 - (c) a statement describing the proposed excavation demonstrates that evidence relating to the history or nature of the site, such as its level of disturbance, indicates that the site has little or no archaeological research potential.**

- 2. Excavation or disturbance of land of the kind specified below does not require approval under subsection 57(1) of the Act:**
 - (a) the excavation or disturbance of land is for the purpose of exposing underground utility services infrastructure which occurs within an existing service trench and will not affect any other relics;**
 - (b) the excavation or disturbance of land is to carry out inspections or emergency maintenance or repair on underground utility services and due care is taken to avoid effects on any other relics;**
 - (c) the excavation or disturbance of land is to maintain, repair, or replace underground utility services to buildings which will not affect any other relics;**
 - (d) the excavation or disturbance of land is to maintain or repair the foundations of an existing building which will not affect any associated relics;**
 - (e) the excavation or disturbance of land is to expose survey marks for use in conducting a land survey**

- 3. A person proposing to excavate or disturb land in the manner described in paragraph 1 must write to the Director-General and describe the proposed excavation or disturbance of land and set out why it satisfies the criteria set out in paragraph 1. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1 (a), (b) or (c) the Director-General shall notify the applicant.**

NOTE 1: Any excavation with the potential to affect Aboriginal objects must be referred to the Director-General of the Department of Environment and Climate Change.

NOTE 2: If any Aboriginal objects are discovered on the site, excavation or disturbance is to cease and the Department of Environment and Climate Change is to be informed in accordance with section 91 of the National Parks and Wildlife Act, 1974.

NOTE 3: This exemption does not allow the removal of State significant relics.

NOTE 4: Where substantial intact archaeological relics of State or local significance, not identified in the archaeological assessment, zoning plan, management plan or statement required by this exemption, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Council must be notified in writing in accordance with section 146 of the Act. Depending on the nature of the discovery, additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

NOTE 5: Archaeological research potential of a site is the extent to which further study of relics which are likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites or archaeological resources.

STANDARD EXEMPTION 5: RESTORATION

1. **Restoration of an item by returning significant fabric to a known earlier location without the introduction of new material does not require approval under subsection 57(1) of the Act.**
2. **The following restoration does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) have been met and the person proposing to undertake the restoration has received a notice advising that the Director-General is satisfied:**
 - (a) **the restoration of an item without the introduction of new material (except for fixings) to reveal a known earlier configuration by removing accretions or reassembling existing components which does not adversely affect the heritage significance of the item.**
3. **A person proposing to undertake restoration of the kind described in paragraph 2 must write to the Director-General and set out why there is a need for restoration to be undertaken and the proposed material and method of restoration. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 2(a), the Director-General shall notify the applicant.**

Guidelines

Restoration in accordance with clause 1 of this standard exemption does not involve the removal of fabric and only relates to the return of fabric which has been removed to storage or has been dislodged from its original location.

STANDARD EXEMPTION 6: DEVELOPMENT ENDORSED BY THE HERITAGE COUNCIL OR DIRECTOR-GENERAL

- 1. Minor development specifically identified as exempt development which does not materially impact on heritage significance, by a conservation policy or strategy within a conservation management plan which has been endorsed by the Heritage Council of NSW or by a conservation management strategy endorsed by the Director-General does not require approval under subsection 57(1) of the Act.**
- 2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director-General and describe the proposed development. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1, the Director-General shall notify the applicant.**

Guidelines

This standard exemption does not exempt development that is consistent with a conservation policy or strategy contained in an endorsed conservation management plan or interim conservation management strategy other than development that is specifically identified as exempt development in that conservation plan or strategy.

STANDARD EXEMPTION 7: MINOR ACTIVITIES WITH LITTLE OR NO ADVERSE IMPACT ON HERITAGE SIGNIFICANCE

- 1. Anything which in the opinion of the Director-General is of a minor nature and will have little or no adverse impact on the heritage significance of the item does not require approval under subsection 57(1) of the Act.**
- 2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director-General and describe the proposed activity. If the Director-General is satisfied that the proposed activity meets the criteria set out in paragraph 1, the Director-General shall notify the applicant.**

Guidelines

This standard exemption has the potential to relate to a wide range of minor development. In determining whether a proposed development is minor the Director may have regard to the context of the particular heritage item such as its size and setting. For instance a development may be considered to be minor in the context of Prospect Reservoir's 1200ha curtilage whereas a similar proposal affecting an item on a smaller site may not be considered to be minor.

In order to assess whether a proposal has an adverse affect on heritage significance it is necessary to submit a clear and concise statement of the item's heritage significance and an assessment of whether a proposal impacts on that significance.

STANDARD EXEMPTION 8: NON-SIGNIFICANT FABRIC

1. The following development does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) have been met and the person proposing to undertake the development has received a notice advising that the Director-General is satisfied:
 - (a) the alteration of a building involving the construction or installation of new fabric or services or the removal of building fabric which will not adversely affect the heritage significance of the item.
2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director-General and describe the proposed development. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1(a), the Director-General shall notify the applicant.

Guidelines

In order to assess the level of significance of fabric it is necessary to submit a clear and concise statement of the item's heritage significance and to grade the fabric of the place in accordance with its association with or impact on that significance. It may not always be concluded that more recent fabric is of less or no heritage significance.

STANDARD EXEMPTION 9: CHANGE OF USE

1. The change of use of an item or its curtilage or the commencement of an additional or temporary use does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) and (b) have been met and the person proposing to undertake the change of use has received a notice advising that the Director-General is satisfied:
 - (a) the use does not involve the alteration of the fabric, layout or setting of the item or the carrying out of development other than that permitted by other standard or site specific exemptions; and
 - (b) the use does not involve the cessation of the primary use for which the building was erected, a later significant use or the loss of significant associations with the item by current users;
2. A person proposing to change the use of an item or its curtilage or to commence an additional or temporary use of an item or its curtilage in the manner described in paragraph 1 must write to the Director-General and describe the changes proposed. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1(a) and (b), the Director-General shall notify the applicant.

Guidelines

For the purposes of this standard exemption any change of use which is inconsistent with specific conditions of any previous approval or consent such as hours of operation or nature of conduct of an activity requires approval under section 57(1) or the modification of an approval under section 65A of the Heritage Act.

STANDARD EXEMPTION 10: NEW BUILDINGS

1. Subdivision under the *Strata Scheme (Freehold Development) Act* or *Strata Scheme (Leasehold Development) Act* of the interior of a building that has been constructed since the listing of the item on the State Heritage Register or the publication of an interim heritage order in the Gazette which applies to the land does not require approval under subsection 57(1) of the Act.
2. Alteration to the interior of a building which has been constructed since the listing of the item on the State Heritage Register or the publication of an interim heritage order in the Gazette which applies to the land does not require approval under subsection 57(1) of the Act.

Guidelines

Subdivision to which clause 1 of this standard exemption applies must not subdivide the curtilage of the exterior of a building other than approved car spaces. A strata plan which otherwise proposes the subdivision of the curtilage of a heritage item requires approval under section 57(1) of the Heritage Act.

For the purposes of clause 2 of this standard exemption, alterations to the interior of a building:

- *do not include internal alterations to additions to buildings which existed prior to the listing of the site on the State Heritage Register or publication of the interim heritage order;*
- *must not affect the external appearance of the building such as by balcony enclosure or window screening; and*
- *must not be inconsistent with any specific conditions of a previous approval.*

Such alterations require approval under section 57(1) of the Heritage Act.

STANDARD EXEMPTION 11: TEMPORARY STRUCTURES

1. The erection of temporary structures does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) and (b) have been met and the person proposing to erect the structure has received a notice advising that the Director-General is satisfied:
 - (a) the structure will be erected within and used for a maximum period of 4 weeks after which it will be removed within a period of 2 days and not erected again within a period of 6 months; and
 - (b) the structure is not to be located where it could damage or endanger significant fabric including landscape or archaeological features of its curtilage or obstruct significant views of and from heritage items.
2. A person proposing to erect a structure of the kind described in paragraph 1 must write to the Director-General and set out the nature of the structure, the use for the structure and how long it will remain in place and the next occasion on which it is anticipated that the structure will be erected. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraphs 1(a) and 1(b) the Director-General shall notify the applicant.

Guidelines

The cumulative impact of the multiple use of this standard exemption will be considered by the Director in the assessment of the simultaneous construction of a number of temporary structures or a succession of temporary structures which may have a prolonged adverse impact on heritage significance of the item.

STANDARD EXEMPTION 12: LANDSCAPE MAINTENANCE

1. Landscape maintenance which is of the type described below does not require approval under subsection 57(1) of the Act:
 - (a) weeding, watering, mowing, top-dressing, pest control and fertilizing necessary for the continued health of plants, without damage or major alterations to layout, contours, plant species or other significant landscape features;
 - (b) pruning (to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material), not exceeding 10% of the canopy of a tree within a period of 2 years;
 - (c) pruning (to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material) between 10% and 30% of the canopy of a tree within a period of 2 years;
 - (d) removal of dead or dying trees which are to be replaced by trees of the same species in the same location; or
 - (e) tree surgery by a qualified arborist, horticulturist or tree surgeon necessary for the health of those plants.
2. A person proposing to undertake landscape maintenance in the manner described in paragraph 1(b) 1(c) or 1(d) must write to the Director-General and describe the maintenance proposed and provide certification by a qualified or experienced arborist, horticulturist or tree surgeon that the maintenance is necessary for the tree's health or for public safety. If the Director-General is satisfied that the proposed maintenance meets these criteria, the Director-General shall notify the applicant.

NOTE 1: In relation to cemeteries, landscape features include monuments, grave markers, grave surrounds, fencing, path edging and the like.

NOTE 2: Other standard exemptions may apply to landscape maintenance such as #4 Excavation and #6 Development endorsed by the Heritage Council; and #7 Minor works with no adverse heritage impact.

Guidelines

Landscape features and gardens can be of heritage significance in their own right. They are often vital to the curtilage of a heritage item and fundamental to the setting of other (eg; built or archaeological) heritage items and important to the appreciation of their heritage significance. Landscape setting is by its nature evolving and often requires more regular maintenance than other elements of heritage fabric. Horticultural advice may be required to ensure a regime of maintenance appropriate to the retention of the heritage significance of a place.

General advice about landscape maintenance is provided by The Maintenance of Heritage Assets: A Practical Guide Information Sheet 9.1 Heritage Gardens and Grounds, printed versions available from the Heritage Branch, Department of Planning.

General advice about heritage gardens is also available on the Heritage Branch website at: http://www.heritage.nsw.gov.au/06_subnav_10.htm and at: www.gardenhistorysociety.org.au.

STANDARD EXEMPTION 13: SIGNAGE

1. The erection of signage which is of the types described in (a) or (b) below does not require approval under subsection 57(1) of the Act:
 - (a) temporary signage which is located behind or on the glass surface of a shop window which is not internally illuminated or flashing and is to be removed within eight weeks; or
 - (b) a real estate sign indicating that the place is for auction, sale or letting and related particulars and which is removed within 10 days of the sale or letting of the place;
2. The erection of signage which is of the types described in (a) or (b) below does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) and (b) respectively have been met and the person proposing to erect it has received a notice advising that the Director-General is satisfied:
 - (a) the erection of non-illuminated signage for the sole purpose of providing information to assist in the interpretation of the heritage significance of the item and which will not adversely affect significant fabric including landscape or archaeological features of its curtilage or obstruct significant views of and from heritage items; or
 - (b) signage which is in the form of a flag or banner associated with a building used for a purpose which requires such form of promotion such as a theatre or gallery, which is displayed for a maximum period of eight weeks and which will not adversely affect significant fabric including landscape or archaeological features of its curtilage;
3. A person proposing to erect signage of the kind described in paragraph 2 must write to the Director-General and describe the nature and purpose of the advertising or signage. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 2(a) or 2(b), the Director-General shall notify the applicant.
4. Signage of the kind described in paragraphs 1 and 2 must:
 - (a) not conceal or involve the removal of signage which has an integral relationship with the significance of the item;
 - (b) be located and be of a suitable size so as not to obscure or damage significant fabric of the item;
 - (c) be able to be later removed without causing damage to the significant fabric of the item; and
 - (d) reuse existing fixing points or insert fixings within existing joints without damage to adjacent masonry.

Guidelines

In addition to the requirements of clause 4 of the standard exemptions, signage may be controlled by development control plans or signage policies prepared by the relevant local council. The operation of the standard exemptions do not affect the requirements for consent by local councils or the need to satisfy any signage policies which may have been adopted by them.

Additional forms of signage not addressed by this standard exemption may not require approval under section 57(1) of the Heritage Act if they satisfy the requirements of other standard exemptions such as Standard Exemption 7 (Minor Activities with no Adverse Impact on Heritage Significance) or Standard Exemption 8 (Non-significant Fabric).

Signage in accordance with clause 2(a) of the standard exemption for the purpose of assisting the interpretation of heritage significance:

- requires approval under section 57(1) of the Heritage Act if additional information is provided which is unrelated to heritage interpretation such as commercial promotion or sponsorship; and*
- must be in accordance with Interpreting Heritage Places and Items published by the Heritage Council and available online.*

STANDARD EXEMPTION 14: BURIAL SITES AND CEMETERIES

1. Development on land within a burial site or cemetery which is of the type described in (a), (b) or (c) below does not require approval under subsection 57(1) of the Act:
 - (a) the creation of a new grave;
 - (b) the erection of monuments or grave markers in a place of consistent character, including materials, size and form, which will not be in conflict with the character of the place; or
 - (c) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers;

provided that there will be no disturbance to human remains, to relics in the form of grave goods, associated landscape features or to a place of Aboriginal heritage significance.
2. A person proposing to carry out development in the manner described in paragraph 1(b) or (c) must write to the Director-General and describe the development proposed. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1, the Director-General shall notify the applicant.
3. This exemption does not apply to the erection of above-ground chambers, columbaria or vaults, or the designation of additional areas to be used as a burial place.

NOTE 1: Other standard exemptions apply to the maintenance, cleaning and repair of burial sites and cemeteries.

Guidelines

In addition to burial remains and artefacts, above ground cemetery elements may include headstones, footstones and other burial markers or monuments and associated elements such as grave kerbing, iron grave railings, grave furniture, enclosures and plantings. It is important that cemeteries listed on the State Heritage Register have a conservation policy or conservation management plan endorsed by the Heritage Council and that it records the history and significant fabric of the place with policies for conservation, relocation and the erection of new monuments and grave markers.

Additional advice about the management of heritage cemeteries is provided in:

- Cemeteries: Guidelines for their Care and Conservation, Heritage Council of NSW and Department of Planning, 1992;
- Skeletal Remains, NSW Heritage Council, 1998;
- Guidelines for Cemetery Conservation, National Trust of Australia (NSW), 2002.

STANDARD EXEMPTION 15: COMPLIANCE WITH MINIMUM STANDARDS AND ORDERS

1. Development which is required for the purpose of compliance with the minimum standards set out in Part 3 of the *Heritage Regulation 1999* or an order issued under either:
 - (a) section 120 of the *Heritage Act 1977* regarding minimum standards of maintenance and repair; or
 - (b) section 121S of the *Environmental Planning and Assessment Act 1979* regarding an order which is consistent with a submission by the Heritage Council under subsection 121S(6) of that Act;does not require approval under subsection 57(1) of the Act.

Guidelines

This standard exemption is intended to facilitate and expedite compliance with orders and minimum standards of maintenance and repair.

The Minimum Standards of Maintenance and Repair replaced the “wilful neglect” provisions of the Heritage Act in 1999. The minimum standards are contained in Part 3 of the Heritage Regulation 2005 and are reproduced in the Heritage Information Series published by the Heritage Branch, Department of Planning. The minimum standards only apply to items listed on the State Heritage Register and relate to:

- *weather protection;*
- *fire prevention and protection;*
- *security; and*
- *essential maintenance and repair to prevent serious or irreparable damage.*

Maintenance and repair which exceed the minimum standards in the Regulation may be exempt from approval under other standard exemptions (refer to #1 and #2).

Orders under s.121S(6) of the EP&A Act are those given by a council or other consent authority in relation to an item listed on the State Heritage Register, land to which an interim heritage order applies or a heritage item listed under an environmental planning instrument. Orders must not be given in relation to items listed on the State Heritage Register or land to which an interim heritage order relates unless the consent authority has given notice of it to the Heritage Council and considered any submission made by it.

STANDARD EXEMPTION 16: SAFETY AND SECURITY

1. The following development does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) or (b) have been met and the person proposing to undertake the development has received a notice advising that the Director-General is satisfied:
 - (a) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the item including landscape or archaeological features of its curtilage; or
 - (b) development, including emergency stabilisation, necessary to secure safety where a building or work or part of a building or work has been irreparably damaged or destabilised and poses a safety risk to its users or the public.
2. A person proposing to undertake development of the kind described in paragraph 1 must write to the Director-General and describe the development and, if it is of the kind set out in 1(b), provide certification from a structural engineer having experience with heritage items confirming the necessity for the development with regard to the criteria set out in 1(b) and any adverse impact on significant fabric. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1(a) or (b), the Director-General shall notify the applicant.

Guidelines

Development exempt under this standard exemption must be for the temporary or emergency securing of safety for users or the public. Permanent upgrading of site or building security may be exempt under other standard exemptions such as #7 (Minor Activities with little or no Adverse Impact on Heritage Significance) or #8 (Non-significant Fabric). Development described in 1(b) of this exemption is intended to apply in circumstances where there has been damage caused by a sudden change in circumstances of the building such as a catastrophic event, rather than safety risks which may arise from ongoing neglect of maintenance.

Emergency maintenance and repairs such as required following a storm event may be exempt under other standard exemptions such as #1 (Maintenance and Cleaning) and #2 (Repairs). More intrusive means of upgrading security which may damage significant fabric will require the submission of an application under section 60 of the Heritage Act.

Development in accordance with this exemption must be undertaken with minimal intervention to significant fabric.

STANDARD EXEMPTION 17: MOVABLE HERITAGE ITEMS

1. The temporary relocation of movable heritage items, including contents, fixtures and objects, to ensure their security, maintenance and preservation, for conservation or exhibition, to ensure health or safety, the need for a controlled environment for those heritage items, or to protect the place, and which are to be returned to their present location within six months, does not require approval under subsection 57(1) of the Act.
2. A person proposing to relocate a movable heritage item as set out in paragraph 1 must advise the Director-General in writing of the proposed location and the reasons for its relocation. If the Director-General is satisfied that the temporary relocation meets the criteria set out in paragraph 1 the Director-General shall notify the applicant.

Guidelines

Movable heritage items or objects which are listed on the State Heritage Register must be specifically referred to in the gazetted listing. Unless specifically listed, the movable content of buildings such as furniture, paintings and other decoration is not movable heritage for the purposes of the Heritage Act which triggers approval requirements to “move, damage or destroy it”.

The permanent relocation of an item of movable heritage such as listed ships or railway rolling stock will require the submission of an application under section 60 of the Heritage Act.

Additional advice regarding movable heritage is provided by:

- Objects in Their Place: An Introduction to Movable Heritage, NSW Heritage Council, 1999; and
- Movable Heritage Principles, NSW Heritage Council and Ministry for the Arts, 1999.

END

Appendix 4

Source: Allied Work Council 23rd December 1943 SP857/6

TIGONA BATTERY

ENTRANCE DOOR
 2 iron keys for single doors
 2 keys for double doors
 2 iron clad switches
 20 bulkhead fittings complete
 1 2" brass cock
 1 double pole iron clad tumbler
 1 double control 240 volt 30 amp switch
 1 iron clad power point

DRY AREA
 4 iron clad switches
 1 bulkhead fitting complete

MAGAZINE
 1 Union lever padlock brass 2 keys
 3 E.S. points complete
 17' lin 2" cartridge rack in 4 tiers
 15' lin 2" cartridge rack in 3 tiers
 Damp patch in left hand ceiling corner on tunnel side

SHRINK ROOM
 1 brass union padlock with 2 keys
 3 E.S. points complete

W.C. OFF DRY AREA
 2 wall glass fittings complete
~~1 iron clad switch~~
 2 sanitary units complete
 2 4" brass barrel bolts
 1 2" brass cock

WASH ROOM
 1 iron clad switch
 1 iron clad power point complete
 1 wall glass fitting complete
 1 Union brass padlock 2 keys

ARTILLERY STORE
 2 iron clad switches
 12' lin 34" x 2 1/2" bench with shelf under
 24" x 24" x 1 1/2" shelving
 1 Union padlock brass with 2 keys

PAINT ROOM
 1 wall glass fitting complete
 1 6" barrel bolt
 12' lin of 24" bench w/shelf under
 12' lin of 12" x 1 1/2" shelf over

GUN FLOOR AREA
 4 double tier bunks 6'6" x 30"
 1 single bunk 6'6" x 33"
 27 coat and hat pegs
 2 iron clad switch
 1 wall glass fitting complete
 1 iron clad power point complete
 3 Union locks brass with 4 keys

Retaining walls on both sides (front) of No. 1 gun (vertical cracks) showing signs of movement.

IRON CLAD
 4 iron clad switches
 1 iron clad power point complete
 1 bulkhead fittings complete
 1 two-way iron clad switch
 1 control switch 240 volts 30 amp
 2 2" hose sockets
 1 iron clad two-way switch
 No lock on double door
 Ceiling and walls of tunnel leaking.

ENGINE ROOM ENTRANCE
 1 10 amp pole switch 240 Volt
 1 iron clad switch
 1 well glass fitting complete
 1 iron clad power point
 1 Yale lock & keys
 1 2" hose sock
 Damp in tunnel at entrance.

FAN ROOM
 1 Union brass padlock with 2 keys
 1 well glass fittings complete
 1 iron clad switch

NO. 1 SUB ENTRANCE
 Shallow dish drain from tunnel entrance
 to be constructed.

ARTILLERY STORE
 1 iron clad switch
 1 well glass fitting complete
 1 Union brass padlock with 2 keys
 80' bench with shelf under, 36" wide
 20' lin of shelving over, 24" x 1 1/2"
 Entrance to Artillery store water leaking over door.
 Pipes have been provided. Both sides of doorway walls
 still very damp.

DRY AREA
 4 iron clad switches
 1 bulkhead fitting complete
 8 hat and coat hooks

SUN FLOOR BUNKER
 4 double Decker bunks (minds beam removed)
 1 single bunk (" " ")
 1 well glass fitting complete
 1 iron clad 2-way switch
 1 iron clad power point
 1 Union padlock brass with 2 keys
 Signs of damp at entrance door.

MAGAZINE
 3 E.L. points complete
 1/26' shell rack 2 tier
 1/16' shell rack 4 tier
 1 Union padlock brass 2 keys
 No ventilation, air damp.

SHELL STORE
 1 Union padlock brass & 2 keys
 3 E.L. points complete
 floor below level of tunnel approx 3" lower
 Damp patch in wall.

-3-

STORY

1 well glass fittings complete
1 sanitary service complete
1 3" bibcock

FLOTTING ROOM

ENTRANCE

1 iron clad switch
1 hussy lock 2 keys

ENTRANCE PASSAGE

1 bulkhead fitting complete

PERSONNEL SHELTER

1 iron clad switch
1 well glass complete
1 iron clad power point
Lock to be handed over.

MEDICAL STORE

1 Union padlock brass 2 keys
1 well glass fitting
1 iron clad switch
1 iron clad power point complete
2 cupboards, two doors, 6' x 4' x 2' w/5 shelves

FLOTTING ROOM

1 hussy lock w/2 keys
1 iron clad double switch
1 iron clad switch
2 iron clad power points
4 B.L. points

TELEPHONIST ROOM

1 switch iron clad
1 well glass fitting complete
1 rim lock key

STORE ROOM

1 switch iron clad
1 well glass fitting complete
1 rimlock key

ENTRANCE FROM NO.2 TUNNEL TO FLOTTING ROOM

2 iron clad switches
1 bulkhead fitting complete
1 power board - 1/30 amp; 1/25 amp; 1/15 amp.
1 iron clad double pole switch
1 remote motor control switch 30 amp.

GROUNDS

5/8" hose cocks

NO.1 SECTION POST

1 bulkhead fitting complete
1 iron clad switch
3 iron clad power point
1 desk light
1 desk 4'2" x 28" with shelf under
2 desk chairs
1 iron clad pole switch 15 amp 240 volt
2 double decker bunks
1 Yale lock 2 keys (missing)

-4-

DIRECTING STATION AND COMMAND POST

1 hussy lock 2 keys
1 iron clad switch
2 bulkhead lights complete
8 ironclad power points
2 desks 30" x 14" shelf under & 2 desk lights
2 desk chairs complete on platform

S.S.

1 hussy lock w/2 keys
1 bulkhead fitting complete
1 iron clad switch
4 iron clad power points
2 desk lamps
2 desks 16" x 6" with shelf under
2 desk chairs
1 control switch double pole 15 amp 240 volts

SECTION POST NO.2

1 iron clad switch
1 bulkhead fitting complete
4 iron clad power points complete
2 double tier bunks
1 control switch double pole 15 amp 240 volts

CASL ENGINE ROOM NO.5

1 hussy lock 2 keys
1 bench, 2 cupboards, 1 shelf under

ENGINE ROOM NO.6

1 hussy lock 2 keys
1 bench, 2 cupboards, 1 shelf under

S.S. REPLACEMENT NO.5

1 Union padlock brass 2 keys

ENGINE ROOM NO.4

2 light points
1 iron clad switch
1 iron clad power point
1 hussy lock 2 keys
1 bench 5' x 20" x 3'2" high,
4 doors with shelf under.
Floor has been left in rough state by Allied Works Council

ENGINE ROOM & REPLACEMENT

Floors of Nos. 4 & 5 to be rendered.



Hill 60 Reserve Port Kembla, NSW

Community Engagement Report

Prepared for Wollongong City Council

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Cover photograph: Eastern view of Hill 60, facing MM Beach. Source Niche Environment and Heritage

Executive summary

Niche Environment and Heritage Pty Ltd (Niche) was commissioned by Wollongong City Council to complete a review and update of the existing Conservation Management Plan for Hill 60 Reserve, Port Kembla, NSW prepared by Mary Dallas Consulting Archaeologists in 2000 (Dallas 2000). As part of this process Niche was commissioned to engage community stakeholders to inform the development of a supplementary report to update the existing report as it has been fourteen years since it was commissioned. This report presents the results of the community stakeholder process and will be used by Wollongong City Council as a background document to inform in the future development of a Concept Landscape Master Plan for the Hill 60 Reserve.

Outcomes of community consultation

During the engagement process, the community expressed a variety of expectations and their desires regarding the future development of a Concept Landscape Master Plan for the Hill 60 Reserve. These are summarised as follows:

- Keep the subject area green
- Consider upgrades to the current lookout and make it safer for the public to access.
- Investigate reopening the tunnels; if the tunnels could not be reopened then permanent closure needs to be looked into.
- Look into building a small café or restaurant on the hill. If this is not viable perhaps look at getting a coffee van or ice cream truck to attend the site.
- Look at putting in a more permanent walking track; that is kept clear of vegetation and trip hazards.
- The RSL would like to see a place set aside for their war memorial and cannon within the Hill 60 precinct.
- Trim the vegetation that is quite overgrown at the Hill 60 lookout.
- Put in place a formal agreement between the hang gliders/paragliders and Wollongong City Council for use of the hill for the purposes of recreational gliding.
- Look into putting some more seating and tables along MM Beach so visitors can enjoy the view.
- Trim the vegetation at the northern end of MM Beach.
- Upgrade the access to Fishermans Beach.
- Information sign board/s and public artwork addressing the history of the area and local flora and fauna. Installations may also incorporate photographs.

Conclusions

To develop a draft Concept Landscape Master Plan Wollongong City Council should use this community engagement document in conjunction with Niche (2015) *Hill 60 Conservation Management Plan Supplementary Report* which highlights the appropriate statutory requirements should council choose to implement any of the suggested changes to the Hill 60 Reserve.

Community consultation should be pursued in the master plan development process.

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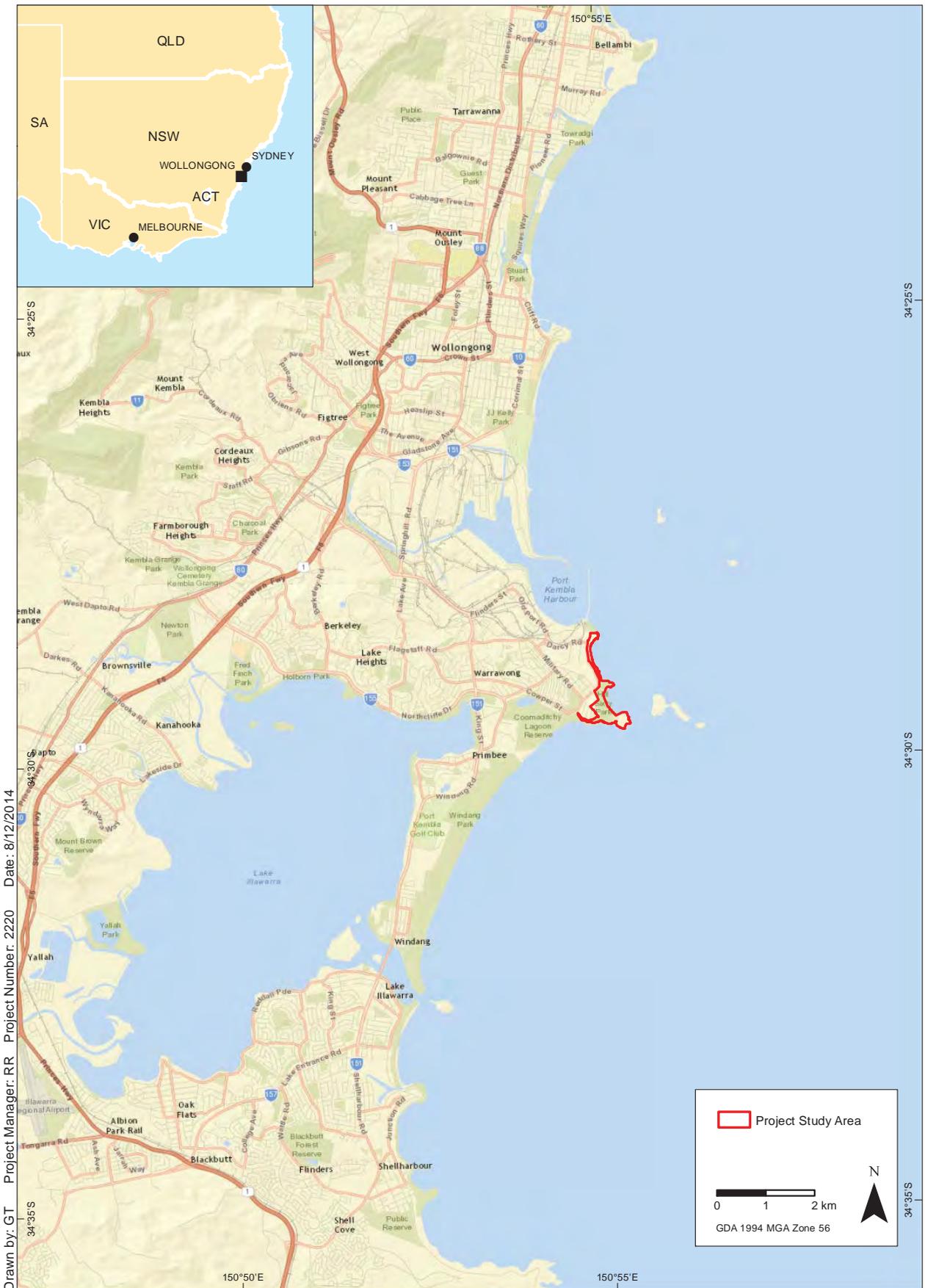
1. Introduction

1.1 Context

Wollongong City Council (WCC) received a grant through the NSW Government's Public Reserves Management Fund Program (PRMFP) towards reviewing the existing Conservation Management Plan (CMP) that was developed by Mary Dallas Consulting Archaeologists in 2000. The purpose of that CMP was to provide advice about the management requirements for known cultural resources within the Hill 60 Reserve and to identify any constraints or opportunities regarding the future development of the area. Niche was engaged by WCC to undertake a review and update of the existing CMP; which included engaging with relevant community stakeholders. This report presents the results of the engagement process and identified outcomes.

1.2 Location

The Hill 60 Reserve ('the subject area') is located in the suburb of Port Kembla, NSW, is approximately 11 km south east of Wollongong, NSW (Figure 1) and within the WCC Local Government Area. The subject area is an iconic headland that is rich in both Aboriginal and post-contact history. The northern boundary of the subject area is the northern end of MM Beach. Gloucester Boulevard forms the western boundary, excluding the Five Islands Secondary College property. The southern boundary is defined by the Volunteer Coast Guard building. The eastern boundary comprises the Sydney Water-owned water treatment works located on Red Point (Figure 1 and 2). The subject area includes the Hill 60 lookout, assorted former military buildings, Boilers point and Fishermans Beach (Figure 2).



Drawn by: GT Project Manager: RR Project Number: 2220 Date: 8/12/2014

Regional Project Location
Hill 60 Conservation Management Plan Revision



Drawn by: GT Project Manager: RR Project Number: 2220 Date: 25/02/2015

Hill 60 Reserve Project Study Area
Hill 60 Conservation Management Plan Revision

FIGURE 2

Aerial Imagery: (c) AAM Pty Ltd (2011)

1.3 Project aims

The objectives of the project were to identify management objectives and reserve improvements for the development of a new Concept Landscape Master Plan . The engagement process was undertaken based on:

- The stakeholder engagement process will lead participants to openly and objectively examine and identify the issues, constraints, environmental, historical, recreation and tourism interrelationships, and identify limitations and opportunities for Hill 60.
- The stakeholder engagement process will obtain feedback on the existing Hill 60 Conservation Management Plan.
- The engagement process must create and maintain an environment of trust, so that all individuals and stakeholders contributing are respected, listened to and able to assist each other in reaching a shared consensus on key elements and features deemed to be appropriate for the future of the site.
- The engagement activities will enable creative and realistic ideas and perspectives to be put forward from participants so as to permit Niche to formulate a number of agreed elements and themes documented in the community engagement report which will inform the brief for the development of a Concept Landscape Master Plan for the site.

1.4 Policies and guidelines used during the consultation process

The Aboriginal community consultation process was undertaken in accordance with the Department of Environment, Climate Change and Water's¹ *Aboriginal cultural heritage consultation requirements for proponents 2010*. The purpose of using this document was to:

- Establish the requirements for consultation with the registered Aboriginal parties (RAPs) associated with the subject area,
- Ensure registered Aboriginal parties (RAPs) participated in the community engagement process.
- Determine, at a basic level, the potential impacts to Aboriginal objects and places of any proposals raised during the community engagement process.
- To inform decision-making for any application for an Aboriginal Heritage Impact Permit (AHIP). After the development of the Concept Landscape Master Plan. This process has been further outlined in Section 1.9.

1.5 Assumptions and limitations of the consultation process

Repeated attempts were made to engage with all recognised stakeholders, however project timeframes and a lack of response from some identified stakeholders were significant limitations on the outcomes of this project. Details of all attempts at stakeholder engagement have been outlined in Appendix A and Appendix B of this document.

1.6 Hill 60 stakeholders

Many thanks go to the Hill 60 and wider Port Kembla community stakeholders that gave their time; shared their stories and often welcomed the project team into their homes during the community stakeholder process. It was an absolute pleasure to learn more about the multifaceted history of the subject area. Many thanks go also to Mrs Trish Regal- WCC Librarian and Ms Josie Rose for their assistance with the research components of the project.

¹ Currently the Office of Environment and Heritage (OEH)

Initially the stakeholder list was compiled using the previous CMP and stakeholders identified by WCC internal staff. As the process progressed further community stakeholders were identified. All stakeholders have been listed in Table 1.

Table 1: Community stakeholders involved with the Hill 60 project

Local Residents	Tourists	Fishermen	Hang gliders
Wollongong City Council internal staff	Bushcare	Sydney Water	Volunteer Coast Guard Service
Department of Education	Destination Wollongong	Local Land Services (formerly Catchment Management Authority)	Illawarra District Weeds Authority
Illawarra Local Aboriginal Land Council	Mr Rueben and Mrs Gwen Brown-Korewal Elouera Jerrungurah Elders Council	Mr James Davis- Wodi Wodi Elders Corporation	Coomaditchie United Aboriginal Corporation
Mr Paul Cummins- Woronora Plateau Elders Corporation	Registered Aboriginal Parties/individuals	WCC Aboriginal Reference Group	Wollongong Heritage Advisory Committee
Mr Gary Caines	Battery Park/ Port Kembla Heritage Park	Illawarra Historical Society	Five Islands Secondary College
Port Kembla Public School	St Patricks Parish Primary School	Kemblawarra Public School and Preschool	Denis Rath-Port Kembla Surf Life Saving Club
Port Kembla Cricket Club	Port Kembla Soccer Club	Illawarra Shoalhaven Branch of the National Trust	Lord Mayor Gordon Bradbury
Deputy Mayor Chris Connor	Councillor Anne Martin	Councillor Vicki Curran	Councillor Bede Crasnich
Ms Josie Rose		Mr Brendon Ward	

1.7 Stakeholder meetings

A number of face to face one hour stakeholder meetings and project open days were held during the project. The methodology of the face to face community consultation is outlined in Section 2 of this document.

The record of stakeholder meetings is outlined in Table 2.

Table 2: Record of face to face community meetings

Consultation Date	Consultation Activity	Stakeholders Present
16 September 2014	Hill 60 Project inception meeting	WCC Recreation Services Manager WCC Environment Planning Manager WCC Public Relations Manager WCC Strategic Project Officer Heritage WCC Recreation Policy and Planning Officer
7 -8 October 2014	Phone calls to Wollongong City councillors to discuss the project and potential councillor engagement	Lord Mayor Deputy Mayor
20 October 2014	Email sent inviting community stakeholders to 1 hour face to face sessions at Wollongong City Council	

	building.	
27 October 2014 9am-3pm	Stakeholder consultation meeting	<p>Invited:</p> <p>Sydney Water Destination Wollongong Port Kembla RSL Port Kembla Pollution Committee- Department of Education- Not attended Local Land Services- Not attended Voluntary Coast Guard- Not attended Bushcare Illawarra Weeds Authority</p> <p>Attended:</p> <p>Sydney Water Destination Wollongong Port Kembla RSL Port Kembla Pollution Committee</p>
29 October 2014 9am-5pm	Stakeholder consultation meetings continued	<p>Invited:</p> <p>Wollongong Heritage Advisory Committee Five Islands Secondary College Port Kembla Public School Catholic Parish Primary School Kemblawarra Public School and Preschool Illawarra Shoalhaven Branch of the National Trust Illawarra Historical Society Battery Park Museum/ Port Kembla Heritage Park- Apologies requested an appointment be made at the museum Port Kembla Surf Club</p> <p>Attended:</p> <p>Five Islands Secondary College Port Kembla Surf Club</p>
29 October 2014	Community open days begin being advertised on the WCC Facebook and Twitter pages. Advertised on the Niche LinkedIn page also	
31 October 2014 1-4pm	Hill 60 Community Consultation Open Day- Wollongong City Council Building Level 9 Function Room	Mr Gary Caines- Aboriginal Community Stakeholder
5 November 2014 10 am-1pm	Hill 60 Community Consultation Open Day- Port Kembla Pool Meeting Room	Port Kembla RSL
13 November 2014 5pm	Hill 60 project presentation to the WCC Heritage Advisory committee.	<p>Sharralyn Robinson</p> <p>WCC - Joel Thompson, Strategic Project Officer – Heritage WCC - Lauren Ackerly – Recreation Policy and Planning Officer WCC - Renee Campbell, Manager Environmental Strategy and Planning WCC - Holly Pritchard – Destination Wollongong WCC - David Green, Land Use Planning Manager</p>

		WCC - Marisa O'Connor – Local Studies Team Leader Sally Watterson – Museum Advisor
15 November 2014 10am-1pm	Hill 60 Community Consultation Open Day- WCC marquee outside Port Kembla Community Centre during the Port Kembla Billycart Derby.	Attended by: Port Kembla community members Tourists Representatives of WCC Niche Environment and Heritage
22 November 2014 9am-12pm	Hill 60 Community Consultation Open Day-WCC marquee outside Port Kembla Pool.	Attended by: Port Kembla community members Tourists Beach users Pool users Representatives of WCC Niche Environment and Heritage
26 November 2014 2.30-3.30pm	Hill 60 Project briefing session to the Aboriginal Heritage Reference Group.	Lord Mayor Councillor Uncle Richard Archibald Aunty Bev Armer Kathleen Clapham Jade Kennedy Paul Knight Geoff Maher Leanne Olive Sue Savage WCC Community and Cultural Development Manager WCC Community Worker WCC Coordinator Community, Cultural and Library Services.
8 December 2014 5-5.30pm	Hill 60 Project presentation to Wollongong City Councillor internal meeting of the project preliminary conclusions.	Lord Mayor Deputy Mayor WCC Ward Councillors WCC General Manager WCC Director Corporate and Community Services WCC Manager Property and Recreation WCC Recreation Policy and Planning Officer
9 December 2014 1-3pm	Hill 60 Project WCC internal staff presentation of the project preliminary conclusions.	Claims and Insurance Specialist Coordinator South parks Risk Insurance Team Leader Environment and Planning Manager Building and Facilities Infrastructure Maintenance Planner Infrastructure Strategy Manager Land Use Planning Manager Strategic Project Officer- Heritage Coordinator Community, Cultural and Library Services

		Recreation Services Manager Beach Services Coordinator Community Land Management Officer Media Liaison Officer Building and Facilities Infrastructure Maintenance Planner Claims and Risk Officer Waste Coordinator City Maintenance Manager Natural Area Officer Natural Area Coordinator
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1.8 Aboriginal community consultation

In administering its statutory functions under Part 6 of the NSW *National Parks and Wildlife Act 1974* (NPW Act), the NSW OEH requires that proponents consult with Aboriginal people about the Aboriginal cultural heritage values (cultural significance) of Aboriginal objects and/or places within any given development area (DECCW, 2010). The OEH maintains that the objective of consultation with Aboriginal communities about the cultural heritage values of Aboriginal objects and places is to ensure that Aboriginal people have the opportunity to improve Aboriginal Cultural Heritage Assessment outcomes by:

- Providing relevant information about the cultural significance and values of Aboriginal objects and/or places.
- Influencing the design of the method to assess cultural and scientific significance of Aboriginal objects and/or places.
- Actively contributing to the development of cultural heritage management options and recommendations for any Aboriginal objects and/or places within the proposed project area.
- Commenting on draft assessment reports before they are submitted by the proponent to the OEH.

To assist proponents through the required consultation process, the DECCW (2010) has prepared a guidance document, namely the Aboriginal Cultural Heritage Consultation Requirements (ACHCRs). Consultation in the form outlined in the ACHCRs is a formal requirement where a proponent is aware that its development activity has the potential to harm Aboriginal objects or places. The OEH also recommends that these requirements be used when the certainty of harm is not yet established but a proponent has, through some formal development mechanism, been required to undertake a cultural heritage assessment to establish the potential harm a proposal may have on Aboriginal objects and places. Consultation for the project has been undertaken in accordance with the ACHCRs.

The ACHCRs outline a four stage consultation process that includes detailed step-wise guidance as to the aim of the stage, how it is to proceed and what actions are necessary for it to be successfully completed. The four stages are:

- Stage 1 – Notification of Project proposal and registration of interest
- Stage 2 - Presentation of information about the proposed Project
- Stage 3 - Gathering information about the cultural significance
- Stage 4 – Review of draft cultural heritage assessment report

The ACHCRs document also outlines the roles and responsibilities of the OEH, Aboriginal Parties including Local and State Aboriginal Land Councils, and proponents throughout the consultation process. To meet the requirements of consultation it is expected that proponents will:

- Bring the registered Aboriginal parties or their nominated representatives together and be responsible for ensuring appropriate administration and management of the consultation process.
- Consider the cultural perspectives, views, knowledge and advice of the registered Aboriginal parties involved in the consultation process in assessing cultural significance and developing any heritage management outcomes for Aboriginal objects(s) and/or places(s).
- Provide evidence to the OEH of consultation by including information relevant to the cultural perspectives, views, knowledge and advice provided by the registered Aboriginal parties.
- Accurately record and clearly articulate all consultation findings in the final cultural heritage assessment report.
- Provide copies of their cultural heritage assessment report to the registered Aboriginal parties who have been consulted.

The following outlines the process and results of the consultation conducted during this assessment to ascertain and reflect the Aboriginal cultural heritage values of the subject area. A summary of the consultation process and records are provided in Appendix 1.

1.9 The registered stakeholder consultation process

1.9.1 Stage 1 – Notifications

In accordance with Section 4.1.2 of the ACHCRs, Project notifications were sent on 22 September 2014 to:

- Southern Rivers Catchment Management Authority (SRCMA)
- Office of Environment and Heritage Planning and Aboriginal Heritage Section- Illawarra Region (OEH)
- Office of the Register, *Aboriginal Land Rights Act, 1983*
- National Native Title Tribunal (NNTT)
- Native Title Services Corporation Limited (NTS CORP)
- Illawarra Local Aboriginal Land Council (LALC) and
- Wollongong City Council.

The purpose of the project notification was to identify potential cultural knowledge holders for the subject area. Written responses were received from the Illawarra LALC, NTS CORP, NNTT, SRCMA and the OEH.

There are no current Native Title claims registered for the lands surrounding the subject area.

A list of potential cultural knowledge holders was compiled from the information collected above.

Advertisements were also published in the *Illawarra Mercury* on 29 October 2014 in accordance with Sections 4.1 and 4.2 of the consultation requirements, inviting any additional Aboriginal parties to register an interest in the project.

As a result of the above consultation, the following persons have become Registered Aboriginal Parties (RAPs) to the project for the purposes of the ACHCRs:

- Illawarra Local Aboriginal Land Council
- Mr Gary Caines- Individual
- Mr Ali Maher- Koori Site Management
- Mr Paul Charles-Kullila Site Consultants
- Mr James Davis- Wodi Wodi Elders Corporation

A consultation log detailing all Aboriginal community consultation undertaken for the project is provided in Appendix B. A copy of written correspondence sent to and received from the registered Aboriginal parties is provided in Appendix B.

1.9.2 Stage 2 – Presentation of the information about the proposed project

As there was no field work associated with this project, as it had previously been completed by Dallas (2000), the project was discussed with each of the community stakeholders over the telephone. RAPs were invited to attend the community open days that were held on 31 October 2014 at the Council Chambers and 5 November 2014 at the Port Kembla Pool meeting room. Mr Gary Caines also attended the community open day on 31 October 2014. A meeting was held between Uncle Rueben Brown, Aunty Gwen Brown and Renée Regal (Niche) at their home on 3 December 2014. A face to face meeting with Aboriginal community stakeholders was organised at the Illawarra Local Aboriginal Land Council (LALC) building on 17 December 2014 at 11am, however this was cancelled by Derek Workman, the LALC CEO the day before the meeting. Further to these discussions all of the outlined community stakeholders identified by OEH were repeatedly called and invited to share their concerns and thoughts on the future of the subject area. Stakeholders called were:

- Coomaditchie Aboriginal Corporation- Mrs Lorraine Brown
- Gandangara Elders Group- Ms Kim Moran
- Illawarra Aboriginal Corporation- Ms Rhonda Cruse
- Individual- Mr Ken Foster
- Individual- Ms Norma Simms
- Korewal Elouera Jerrungurah Tribal Elders Council- Uncle Rueben Brown and Aunty Gwen Brown
- La Perouse Botany Bay Corporation- Ms Yvonne Simms
- Northern Illawarra Aboriginal Corporation
- Wodi Wodi Elders Corporation- Ms Kim Davis and Ms Lisa Davis
- Woronora Plateau Elders Corporation- Mr Paul Cummins

Details of these discussions/messages are outlined in Appendix B.

1.9.3 Stage 3 – Gathering information about cultural significance

This process began during Stage 2 when individuals were called, emailed and met with (Appendix A). Details of the information gathered during this process have been outlined in Appendix A.

1.9.4 Stage 4 – Review of Draft Report

A draft of this report was provided to the RAPs for their review and comment on 16 June 2015, in accordance with the ACHCRs (DECCW, 2010) the RAPs were given 28 days to make comment on this report.

Comments were received from the following registered Aboriginal parties (Appendix B):

Repeated attempts were made to contact the remaining RAPs.

2. Consultation methodology

2.10 The registered stakeholder consultation process

Community consultation was carried out by Renée Regal, Balazs Hansel, Georgia Roberts and Fiona Leslie of Niche. Consultation over the telephone was initiated by first introducing the staff member speaking, their role at Niche and a description of the project as provided by WCC in the scope of works documentation:

As you may or may not be aware WCC has received a grant through the NSW Governments Public Reserves Management Fund Program towards reviewing the existing Conservation Management Plan, engaging stakeholders and developing a concept landscape master plan for Hill 60 Reserve, Port Kembla. As a result of this funding it would be greatly appreciated if you (insert stakeholders name) could assist with the development of this draft master plan through the identification of management objectives and park improvements relating to the following items:

- Access, risk and public safety
- Deteriorating assets and preservation of items of heritage significance
- Natural area rehabilitation
- Lack of site activation and promotion of Hill 60 for recreational activity and tourism.

After this conversation the staff member would ask if the stakeholder knew of anyone else that should be contacted in regards to the project. The contact details for Renée Regal were also given out as she was the point of contact for the project at Niche. Community members were also informed of the community open days that were to be held in regards to the project as outlined in Table 2. If there was little information that the stakeholder could provide personally, but were happy to forward the details of the project on to other stakeholders or colleagues that they thought would be interested a follow up email was sent (Appendix A).

During the face to face meetings and the community open days for the project as outlined in Table 2 the same items were discussed. At these meetings there were large A0 maps available for stakeholders to draw on and point at to discuss their ideas and concerns. Also available was a copy of the existing CMP for discussion. During the community open days (Table 2) stakeholders were made aware that the existing CMP was available for download off the WCC website.

During the consultation process WCC set up a 'have your say' link on the council webpage for the project. This link was open from 12 am 1 November 2014 until 11:59pm 30 November 2014. As part of this stakeholders were requested to type in their ideas and concerns and contact details if they wished to be further contacted about the project. Results of this process are available in Appendix B. This link also had the existing CMP available for download.

3. Results

3.1 Introduction

The detailed results of stakeholder consultation are outlined in Appendices A and B. Ideas that were an outcome of the consultation process have been highlighted in **bold**.

Table 3 illustrates the key outcomes. A number of these are further shown graphically (Figure 3). A brief discussion about the key outcomes is provided below.

Table 3 Community consultation key outcomes

Outcome of consultation	Number of people in favour of this outcome
Keep the area of the subject area green	61
Build a walking trail with signage	26
Café or restaurant on Hill 60	10
General reopening of the tunnels on Hill 60	7
General lantana and bitou removal	6
More infrastructure seating/picnicking	6
An ice cream truck or coffee van on Hill 60	3
Viewing platform off Hill 60	3
Permits or a formalised agreement for the para gliders and hang gliders	3
Information sign board describing the history of the area with photographs	3
Move the RSL's war memorial and cannon to the Hill	3
No fitness groups	3
No café or restaurant	2
SES training on Hill 60	2
No permit or formalised agreement for para gliders and hang gliders	2
Make the existing lookout on Hill 60 safer	2
General vegetation trimming on Hill 60	2
Reopen the tunnels with a café/ restaurant or canteen	2
Open the tunnels for guided tours	2
Concern for bats living in tunnels	2
No more infrastructure seating/picnicking or signage	2
Vegetation clearance at the northern end of MM	2
Childrens playground with shade cloth on MM Beach	2
Staircase for access to northern end of MM Beach	2
Generally more rubbish collection	2
Paint a mural on the look out at Hill 60	1
Warning signs in place about para glider and hang glider launching	1
A club house for the para gliders and hang gliders to use for storage and meetings on Hill 60	1
Conduct ANZAC ceremonies on the Hill	1
Build a walk way made of recycled industrial remains ie. Wood and steel	1
Reopen the tunnels with a mushroom farm	1
Reopen the tunnels with a cinema	1
Trimming of vegetation on Redpoint	1
A sculpture in place that represents the industrial past of the area	1

Outcome of consultation	Number of people in favour of this outcome
No dog on Fishermans beach	1
Repair the access ramp to Fishermans Beach	1
Rehabilitate the Green and Gold Bell frog pond	1
Conference centre and/or hotel at existing sewage works location	1
An area to practice hang glider launching on MM Beach	1
Repair the Aboriginal totem poles	1
Bike rack on MM Beach	1
Exercise equipment on MM Beach	1
Shower on MM Beach	1
Plant pines along MM Beach	1
Vegetation planted along Gloucester Blvd	1
Generally more bins	1
Build a skate park	1
Total	177

3.2 Key outcomes

As shown in Table 3 the majority of stakeholders that were consulted with would like to see the subject area remain as a green space.

Tunnels

The key outcomes of the engagement process are as follow:

- Look into reopening a tunnel, whether it is for regular guided tours, or for there to be a café or restaurant built within it. A condition assessment report is required to determine the structural integrity of the tunnels and the ability to formalise future use of them.
- If the tunnels could not be reopened then permanent closure needs to be looked into; to try and curb some of the antisocial behaviours that occur in them.



Plate 1 Current steel doors welded to the western entrance to the tunnels.

Plate 2 Current steel doors welded to the eastern entrance of the tunnels.



Plate 3 General photograph at the end of one of the tunnels.



Plate 4 General photograph facing west back into the tunnel from Plate 1.

Commercial Opportunities

- Construction of a small café or restaurant on the hill is not considered a viable option to pursue given the likely complex approvals aligned to an Aboriginal Heritage Impact Permit process, due to the cultural significance of the location. In addition to these the costs associated with the construction are likely to outweigh the commercial returns.
- Explore licensing options for a mobile food/coffee van

Walking trails and interpretive signage

- Look at putting in a more permanent walking track; that is kept clear of vegetation and trip hazards. The majority of the community stakeholders that brought up this idea (23) said they would like for the pathway to be sign posted or for an information sign to be placed on Hill 60 at the start of the walk that described the multifaceted history of the area, similar to that which is in place around the Breakwater Battery museum. This signage could include descriptions of the Aboriginal past, the military possession of the hill as well as the history of the Fishermen on Fishermans beach. Descriptions of the local flora and fauna could also be included.



Plate 5 General view of the existing walking trail that starts at the top of Hill 60.

Plate 6 General photograph of the existing pathway, that is quite overgrown.

Park infrastructure

- The Port Kembla sub branch of the RSL would like to see a place set aside for their war memorial and cannon retained within the Port Kembla area and Hill 60 vicinity.
- Consider the placement of additional waste bins as the site becomes more activated.
- Trim the vegetation that is quite overgrown at the Hill 60 lookout as it is currently difficult to see the sweeping views that the area is known for. Continue with the weed removal in this area also (Figure 3).
- Look into putting some more seating and tables along MM Beach so visitors can enjoy the view. A water source has also been suggested as it is an off leash dog area. Stakeholders would like to be able to wash their feet and give their dogs a drink, after using the beach.
- Enhance viewing opportunities through the provision of enhanced and/or additional viewing platforms.

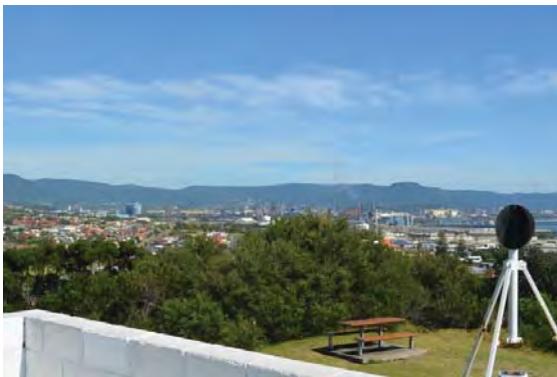


Plate 7 View from current look out on Hill 60, facing north-west.



Plate 8 View from current look out on Hill 60, facing west.

Vegetation

- Trim the vegetation at the Northern end of MM Beach as a means of reducing/deterring household waste dumping (Figure 3).



Plate 9 General photograph of the overgrown vegetation at the northern end of MM Beach.



Plate 10 General photograph of the overgrown vegetation at the northern end of MM Beach.

Recreation

- Put in place a formal license agreement between the hang gliders/para gliders and WCC. As part of this agreement look at putting signage in place on Hill 60 warning visitors to the hill that the area is used as a launch zone. As a number of hang gliders use the area known as ‘Worlds Greatest’ (Figure 3) as a landing area, looking into trimming the large growth trees in that area to cut down turbulence and make the area safer for those hang gliders.
- Upgrade the pedestrian access to Fishermans Beach, as this beach is often accessed by the students of the Five Islands Secondary College as part of their science curriculum.



Plate 11 General photograph of the current state of the Fishermans Beach access driveway, photograph taken facing west. Source: Niche



Plate 12 General photograph of the current state of the Fishermans Beach access driveway, photograph taken east towards Fishermans Beach. Source: Niche

3.3 Conclusion

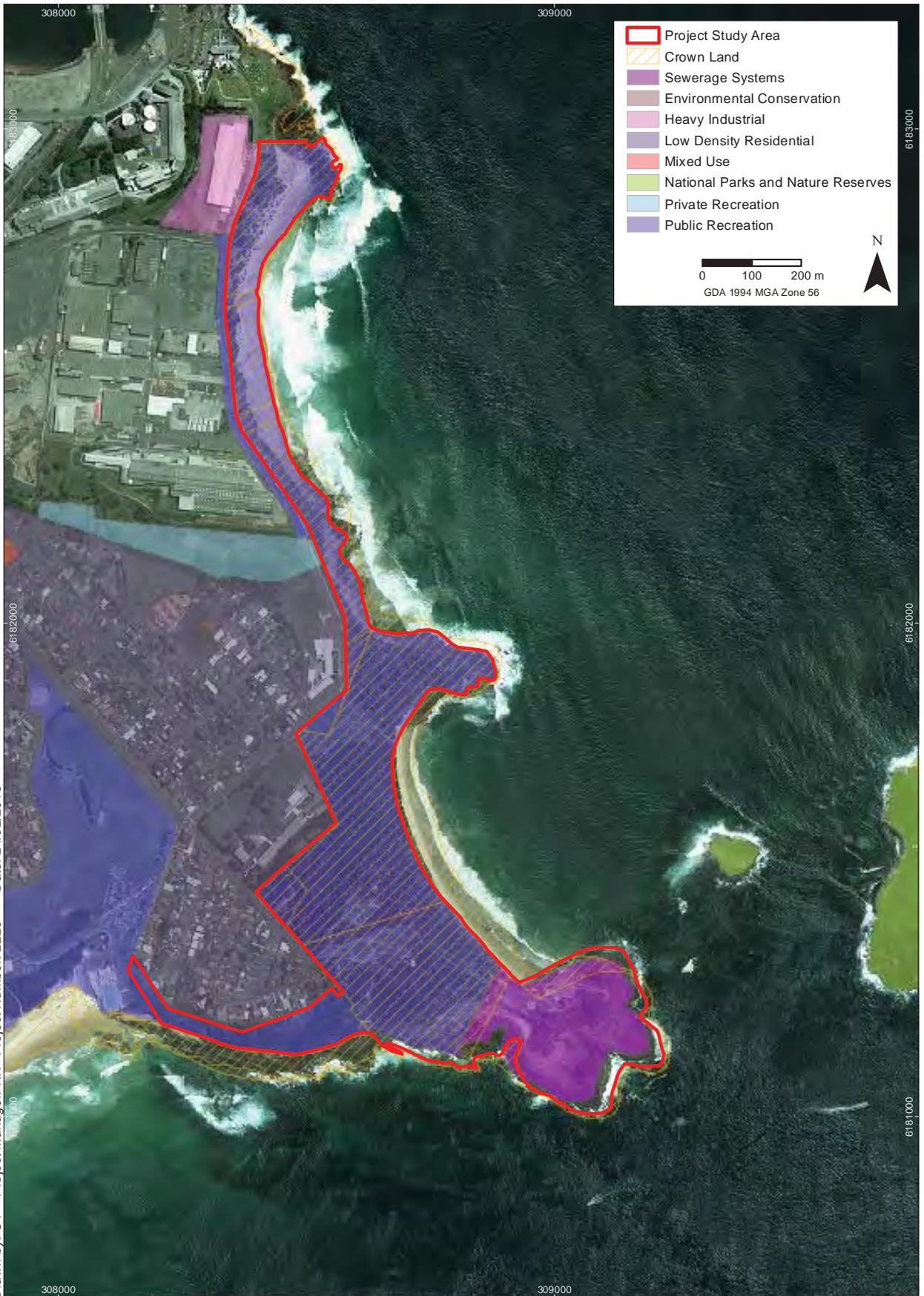
A process of community consultation was undertaken between September and December 2014 on the future development of the Hill 60 reserve. A number of key outcomes emerged from the feedback; that should be used to guide the ongoing and future management of the Hill 60 Reserve and be reflected in the future development of the master plan.

Develop a draft Concept Landscape Master Plan Wollongong City Council should refer to this community engagement and the Niche (2015) *Hill 60 Conservation Management Plan Supplementary Report* in conjunction with Hill 60 Port Kembla Conservation Management Plan (Dallas 2000).

During the Concept Landscape Master Plan development process community consultation should be continued with the stakeholders of the Hill 60 area.

Once funding is available for the implementation of a final Concept Landscape Master Plan, Council should refer to Dallas 2000 and Niche 2015 for guidance on applicable legislative and approval processes.

Drawn by: GT Project Manager: RR Project Number: 2220 Date: 24/02/2015



Land Tenure Plan
Hill 60 Conservation Management Plan Revision

FIGURE 3

Aerial Imagery: (c) AAM Pty Ltd (2011)

References

Dallas (2000) *Hill 60 Port Kembla Conservation Management Plan Volume 1- Report*. An unpublished report for Wollongong City Council and the Department of Land and Water Conservation.

DECCW (2010) *Aboriginal cultural heritage consultation requirements for proponents 2010*. Sydney, NSW.

Niche (2015) *Hill 60 Conservation Management Plan supplementary report*. An unpublished report for Wollongong City Council.

Appendix A: Aboriginal Community Consultation

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
22 September 2014	Letter sent via express post	Stage 1- Notification of the project to agency stakeholders •Southern Rivers Catchment Management Authority (SRCMA) •Office of Environment and Heritage Planning and Aboriginal Heritage Section- Illawarra Region (OEH) •Office of the Registrar, Aboriginal Land Rights Act, 1983 •National Native Title Tribunal (NNTT) •Native Title Services Corporation Limited (NTS CORP) •Illawarra Local Aboriginal Land Council (LALC) and •Wollongong City Council.	Description of the project and request for registration via email or post to Renée Regal at Niche Environment and Heritage. See attached example of the letter sent to the Illawarra Local Aboriginal Land Council.	<ul style="list-style-type: none"> ▪ Illawarra Local Aboriginal Land Council registered their interest in being consulted with during this project ▪ OEH forwarded a list of Aboriginal community members that should be informed of the project (See attached). ▪ There were no registered Native Title Claims within the subject area.
24 September 2014	Letter	Tabatha Daitone-Office of the Registrar-Aboriginal Land Rights	Searched the Aboriginal owners registrar and there are no registered owners of the subject area.	No further follow up required
26 September 2014	Letter	Gavin Whitely-South East Local Land Services	Noted that Renée should get in contact with OEH.	No further follow up required
	Letter	George Tonna-NTS Corp	The NNTT would get in contact with Aboriginal community members that they thought would be interested in the project.	No further follow up required
	Letter	Rose O'Sullivan-OEH	List of stakeholders for the Illawarra region that should be consulted with. See attached	Letters to be sent to all stakeholders

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
26 September 2014	Letter	Mr Gary Caines Mr Paul Charles Koori Site Management and Kullila Site Consultants Mr Ken Forster Uncle Rueben Brown Korewal Eloura Jerrungurah Tribal Elders Council Mr James Davis Ms Norma Simms Ms Yvonne Simms La Perous Botany Bay Corporation NIAC The Wadi Wadi Coomaditchie Aboriginal Corporation c/-NIAC The Wodi Wodi Elders Corporation Mr Paul Cummins-Woronora Plateau Elders Corporation Ms Kim and Ms Lisa Davis The Wodi Wodi Elders Council Ms Lorraine Brown- Coomaditchie United Aboriginal Corporation Ms Kim Moran- Gandangara Aboriginal Elders Corporation Ms Rhonda Cruse- Illawarra Aboriginal Corporation Illawarra Local Aboriginal Land Council	Letter sent describing the project and requesting that Aboriginal community members with cultural knowledge of the area register their interest in the project.	Registrations closed 28 days later on 24 October 2014
22 October 2014, 12:11pm	Email	Derek Workman, CEO Illawarra Local Aboriginal Land Council (ILALC)	Registered ILALC as a stakeholder in the Hill 60 project	To continue consultation with
23 October 2014	Telephone	Maria Maher on behalf of Paul Charles and Ali Maher Koori Site Management and Kullila Site	Spoke to Maria about the project so far- Dallas 2000 and invited her, Ali and Paul to attend the open days on the 31 st October 2014 and 5 November 2014.	There was no attendance to either of the community open days by either Maria, Ali or Paul.

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
29 October 2014	Advertisement in Illawarra Mercury Public Notices section		Advert placed in the public notices section of the paper as required by the consultation guidelines.	No further RAPS registered.
31 October 2014	Face to face meeting	Gary Caines	<p>Registered his interest when he came to the face to face meeting at the Wollongong city council building. Has a family connection with the site as he is related to the Cummins of Boilers Point.</p> <p>Hill 60 was the family home until the military moved them out of the area. Gary himself never lived there</p> <p>After the move his nan and uncle moved to Coomaditchie</p> <p>Would like to see the area remain as natural as possible.</p> <p>Would like to see future planning be made around the Aboriginal and European heritage of the area.</p> <p>He thinks a heritage walk is a wonderful non evasive idea.</p> <p>Thinks the trail to Windang is a bit 'Pie in the sky' but that the Hill 60 trail wold be more doable.</p> <p>He would like to see signage identifying native plant species along the walkway.</p> <p>Would like to make sure vehicular access is contained.</p> <p>He is worried about the marine future, but realises this is beyond the current projects scope of works.</p> <p>Has worked with Danny McNamara in the past as part of the bitou removal.</p>	<p>A walking trail with signage about the Aboriginal and European heritage as well as the native species present within the subject area.</p> <p>Guided tours by local indigenous population.</p> <p>A formal agreement with the hang gliders and para gliders so they don't damage any of the registered Aboriginal sites.</p> <p>If there was to be any surface disturbance or test excavations would like to be involved.</p> <p>Would like to continue to be consulted with for the life of the project.</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>Is worried about over tourism and too much foot traffic.</p> <p>He would like to see some sort of viewing platform from the summit.</p> <p>Would like to see a mural of Aboriginal nature on the current observation deck and a plaque describing the Aboriginal heritage of the area.</p> <p>Escorted walks with local indigenous community members would be good.</p> <p>Would like to see a formal agreement with the hang gliders so they are not disturbing anything they shouldn't.</p> <p>Regulated access at night time, as people are tempted to do the wrong thing in the dark.</p> <p>Continued interaction with stakeholders and follow up.</p>	
3 November 2014, 9.13am	Telephone	James Davis on behalf of Muriel Davis	Spoke to James about the Hill 60 project and asked if he would get in contact with his aunty Muriel to ask if she would like to be consulted with, as she was involved in the original assessment completed with Mary Dallas 2000. James said he would get back to Renée	
3 November 2014, 9.23am	Telephone	Derek Workman, CEO ILALC	Spoke to Derek about pulling together a list of community stakeholders that should be consulted with in regards to the Hill 60 Project	

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
11 November 2014, 12noon	Telephone	James Davis on behalf of Muriel Davis	Spoke to James about meeting with his Aunt Muriel in the next couple of weeks	Follow up with James in the coming weeks.
12 November 2014, 2pm	Telephone	Ms Lorraine Davis	Left a message about the Hill 60 project to see if she was interested in having a face to face meetings to discuss.	Follow up in the coming days
12 November 2014, 2:02pm	Telephone	Ms Kim Moran	Left a message on the landline about the Hill 60 project to see if she would like to meet to discuss the project	Follow up in the coming days
12 November 2014pm, 2:03pm	Telephone	Ms Rhonda Cruse	Telephone number provided by OEH is disconnected	<ul style="list-style-type: none"> ▪ Call OEH to let them know ▪ Look for new contact number.
12 November 2014, 2:04pm	Telephone	Mr Ken Forster	Telephone number provided by OEH not his number	Call OEH to see if they have a different number for him.
12 November 2014, 2:05pm	Telephone	Ms Norma Simms	Telephone number provided by OEH not connected	Call OEH to see if they have a different number for her.
12 November 2014, 2:08pm	Telephone	Mr Rueben Brown	Spoke to him about the project so far. Said he would like to talk as he has been trying to organise something for years, as his wife used to live on the Hill prior to the military removal. Organised to meet at his house on 18 November 2014, 10am.	Attend meeting at his house at 10am 18 November 2014.
12 November 2014, 2:14pm	Telephone	Ms Yvonne Simms	Telephone number provided by OEH not connected.	Call OEH to see if they have a different number for her.
12 November 2014,	Telephone	Ms Kim/Lisa Davis	Telephone number provided by OEH not connected	Call OEH to see if they have a different number for her.
15 November 2014, 8.45am	Telephone	Mr Rueben Brown called Renée Regal	<ul style="list-style-type: none"> ▪ Rueben called to inform Renée that he would be cancelling the meeting at his house as he didn't want to talk about the Hill 	Renée to call Rueben in a week to make sure that he is sure he doesn't want to be involved with the project.

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>anymore.</p> <ul style="list-style-type: none"> • He was also concerned that Renée had been consulting with people that were not from the Hill 60 area. 	
12 November 2014, 2:15pm	Telephone	Mr Paul Cummins	<ul style="list-style-type: none"> • Had not received the letter but thinks that Renée should just speak with Aunty Gwen and Uncle Rueben in regards to Hill 60. 	
22 November 2014	Telephone	Mr Derek Hardman CEO ILALC	<ul style="list-style-type: none"> • Left a message chasing up the list of Aboriginal community members that Hill 60 is of significance to. 	
26 November 2014	Face to face meeting-WCC Aboriginal reference group presentation of the Hill 60 project	<p>Lord Mayor Gordon Bradbury Councillor Jill Merrin Uncle Richard Archibald Aunty Bev Armer Kathleen Clapham Jade Kennedy Paul Knight Geoff Maher Leanne Olive Sue Savage Jody Clark Armando Reviglio (Chair)</p>	<p>Renée spoke to the WCC Aboriginal reference group about the project so far.</p> <p>Described that a lot of cultural heritage aspects of the project had been completed as part of the 2000 assessment with Mary Dallas and that James Davis had been heavily involved with the project.</p> <p>The reference group suggested the project be further presented to them in the new year when they meet again</p> <p>The reference group suggested Renée attend a ILALC general meeting.</p>	
1 December 2014, 8:52am	Telephone	James Davis on behalf of Muriel Davis	Left a message to see if James had spoken to his Aunty Muriel about the project yet.	Chase James in the coming days
1 December 2014, 8:57am	Telephone	Lorraine Brown or Narelle Thomas	Left a message at Commaditchie requesting that either lady call Renée	Chase Lorraine and Narelle in the coming days.

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
1 December 2014, 9:28am	Telephone	Derek Hardman, CEO, ILALC	<p>back to discuss the Hill 60 project.</p> <p>The next land council meeting isn't until next year, but thinks it would be good if Renée came and spoke at the board meeting on 15 December at 4.30pm</p> <p>The ILALC are in the process of forming an elders council who will comment on all matters of cultural significance in the future.</p> <p>All report and site workers will be reviewed by this council.</p> <p>Derek will organise a meeting with these elders at the land council. He will invite them via letter.</p>	
1 December 2014, 9:47am	Telephone	Mr Rueben Brown	<p>Explained to Rueben that his and Gwen's names have been brought up several times in relation to the Hill 60 project and that Renée would really like to consult with him about it.</p> <p>He explained that Gwen was brought up on the hill.</p> <p>Said he would like to meet at his house 3 December 2014, 11am.</p>	Meeting organised at his house for 3 December 2014, 11am.
1 December 2014, 10:01am	Telephone	Ms Rhonda Cruse	<p>Found a new contact number for Rhonda.</p> <p>Called and left a message in regards to the Hill 60 Project</p>	No response was received from Rhonda.
1 December 2014, 10:04am	Telephone	Rose O'Sullivan- OEH	<p>Explained that the OEH list had a number of disconnected number on it.</p> <p>Gave her Rhonda Cruses new number.</p> <p>Rose said she would call or email if she came across any new numbers in</p>	

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			the coming days.	
	Telephone	Derek Hardman CEO, ILALC	Meeting organised with the community member elders on 15 December 2014 for 11am to discuss the project.	
3 December 2014, 9:02am	Telephone	James Davis	Left a message asking him to call back in regards to Hill 60	Chase up in the coming days.
3 December 2014, 9:03am	Telephone	Jesse at the ILALC	Left a message for Derek Workman to get back to Renée in regards to the Elders meeting date and time.	Chase up in the coming days.
3 December 2014, 9:06am	Telephone	Lorraine or Narelle- Coomaditchie	Left a message for either Lorraine or Narelle to call Renée back in regards to the Hill 60 project	Chase up in the coming days.
3 December 2014 10am	Face to face meeting at Rueben and Gwen Browns house	Rueben and Gwen Brown	<p>Rueben explained that they are hesitant to talk about the Hill as it is a painful memory for his wife Gwen as she was forcibly removed by the military when she was a young girl- 5 years old.</p> <p>The WCC needs to have funding to maintain these kinds of projects.</p> <p>Rueben’s grandparents lived on the Hill.</p> <p>Gwen was raised by her grandmothers sister and was taught all the traditional ways and stories by her.</p> <p>Would be willing to sit down with the council and help them to pull together the proper history and signage if they had the funding for it.</p> <p>They look forward to the day the sewage plant is removed.</p> <p>Gwen remembers there being flannel</p>	<p>Would like to be continued to be consulted with and have a say on the draft reports and draft landscape management plan.</p> <p>Would like to share their stories if their trust isn’t going to be abused.</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>flowers on the hill when she was a child.</p> <p>Gwen and Rueben would be happy to clarify a few inconsistencies in the Dallas 2000 report, as they feel like they were under represented by Mary in the past.</p> <p>Would like to be further consulted with in regards to the draft reports, and draft management plans.</p>	
8 December 2014, 10:08am	Telephone	James Davis	Spoke to his aunty Muriel and she has been quite unwell so it is not a good time to talk to her.	
16 December 2014, 2:15pm	Email	Derek Workman, CEO, ILALC	<p>Hi Renee, I have just been informed the elders have postponed our meeting tomorrow as there is an Elders Christmas Lunch happening and all whom indicated being at ILALC have now rescheduled there day to attend the XMAS Lunch. sorry to inform you of this change. I had a brief discussion with Allan Max Carriage a few days ago and he has proposed statues of significant Past Traditional owners be prominent.</p>	Sent an email back straight away requesting a revised date and time and for Derek to elaborate further on the idea of the statues. No further response was received.

Appendix B: Aboriginal community consultation documentation

Stage 1- Notification of Project Proposal and Registration of interest

1.1 Example of Agency letter

22 September 2014

NTS Corp Limited

Mr George Tonna

PO Box 2105

Strawberry Hills NSW 2012

Dear George,

Re: Hill 60 Reserve – Community Engagement and Review of Conservation Management Plan

Wollongong City Council (WCC) has engaged consultants to update an existing Conservation Management Plan (CMP) for Hill 60 Reserve, an historic landmark headland reserve situated in the suburb of Port Kembla. The existing CMP requires additional input focusing on the contemporary significance of the site to the Aboriginal community and other stakeholders.

The main aim of the Project is to identify and update management objectives to inform improvements to the Reserve. Current management issues for the Reserve include: access, risk, public safety, the rehabilitation of natural areas, conservation of the site's heritage significance, promotion, recreation and tourism.

In accordance with the Office of Environment and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW, 2010) WCC is seeking to consult with any Aboriginal persons or groups who may hold cultural knowledge of, or who have a right or interest in Aboriginal objects, places and/or Aboriginal cultural heritage in the Hill 60 Reserve. Should you wish to register as a interested party, please send a written expression of interest through either by post or email (rregal@niche-eh.com) by the 6 October 2014.

Yours sincerely,



Balazs Hansel
Niche Environment and Heritage

1.3 Land Council Example of letter sent to Aboriginal community members

Please note the postage log for these letters is available on application to the proponent. This has not been included as it includes some Registered Aboriginal Parties place of residence.

22 September 2014

Darlene Hoskins-McKenzie
Illawarra Local Aboriginal Land Council
3 Ellen Street
Wollongong NSW 2500
Email: ilalc@exemail.com.au

Dear Ms Hoskins-McKenzie,

Re: Hill 60 Reserve – Community Engagement and Review of Conservation Management Plan

Wollongong City Council (WCC) has engaged consultants to update an existing Conservation Management Plan (CMP) for Hill 60 Reserve, an historic landmark headland reserve situated in the suburb of Port Kembla. The existing CMP requires additional input focusing on the contemporary significance of the site to the Aboriginal community and other stakeholders.

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Yours sincerely,



Renée Regal
Niche Environment and Heritage

1.4 Copy of notice placed in local newspaper

Hill 60 Reserve – Notification and Registration of Aboriginal Interests

Wollongong City Council (WCC) has engaged consultants to update an existing Conservation Management Plan (CMP) for Hill 60 Reserve, an historic landmark headland reserve situated in the suburb of Port Kembla. The existing CMP requires additional input focusing on the contemporary significance of the site to the Aboriginal community and other stakeholders. WCC is requesting the names of Aboriginal persons or groups who may wish to be consulted regarding the project. Should you wish to register as an interested party, please send a written expression of interest to Niche Environment and Heritage (Niche) by 6 October 2014. In accordance with the Office of Environment and Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW, 2010) WCC is seeking to consult with any Aboriginal persons or groups who may hold cultural knowledge of, or who have a right or interest in Aboriginal objects, places and/or Aboriginal cultural heritage in the Hill 60 Reserve.

Renée Regal
Archaeologist
Niche Illawarra South Coast Office
c/o PO Box W36, Parramatta NSW 2150
email: rregal@niche-eh.com Mob: 0488 224 758

Stage 2- Presentation of information about the proposed project

Stage 3- Gathering Information about cultural significance

Stage 4- Review of draft cultural heritage assessment report

16 June 2015

The members of the Aboriginal Heritage Reference Group
c/- Martin Jameson MJameson@wollongong.nsw.gov.au

To whom it may concern,

Re: Revision of the Hill 60 Conservation Management Report and Aboriginal Community Consultation

Thank you for your participation in the Aboriginal community consultation component of the cultural heritage assessment for the revision of the Hill 60 Conservation Management Plan.

In accordance with the Office of Environment and Heritage (OEH, formerly the Department of Environment, Climate Change and Water (DECCW)) Aboriginal cultural heritage consultation requirements for proponents 2010 and in order to satisfy OEH's (formerly the Department of Environment and Conservation (DEC)) Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 we are now presenting to you with the final draft assessment for your review and comment.

The Aboriginal cultural heritage consultation requirements for proponents 2010 allow a minimum of 28 days for your comments to be provided on the final draft report, so we would appreciate your response by 15 July 2015.

It would be greatly appreciated when you are assessing our report if you could take time addressing the sections of the report that remain highlighted, specifically cultural significance. Please ensure your advice on cultural significance contains enough detail to allow Wollongong City Council to make informed decisions with regard to the Draft Concept Master Plan planning and approval process. Please provide any cultural information in a format you deem suitable, and don't hesitate to call and discuss any special requirements you may have regarding this. Please provide written information or comments on the final draft report, or feel free to call me to provide comments, at the address below.

Niche Environment and Heritage

Renée Regal

PO Box 2443

NORTH PARRAMATTA NSW 1750

tel 0488 224 888

fax 02 4017 0071

email rregal@niche-eh.com

1.2 Written comments received from Registered Aboriginal Parties in regards to the Draft Report

Appendix C: Hill 60 and Port Kembla Community Consultation

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
15 October 2014	Telephone	Kim Reay-Department of Education	Described the project to Kim Asked if there would be anyone interested in attending Face to Face meetings on 27 th October 2014 at the council building	Kim requested an email be sent to kim.rear2@det.nsw . Outlining everything that was discussed and she would forward this to people she thought were appropriate to speak to/ attend the meeting. Email was sent. No further response from department of education received.
	Telephone	Melissa- Destination Wollongong	Described the project to Melissa Asked if there was anyone who would be interested in attending a fact to face meeting Melissa explained that the General Manager Mark Sleigh was currently on leave, but that he would be back the following week and that details should be emailed to him as he would probably check his mail. Mark was emailed at msleigh@wollongong.nsw.gov.au	Emailed Mark, who responded and cc'd in Holly Pritchard. Holly Pritchard RSVP'D yes to the Monday 27 th October 2014 9am meeting.
	Telephone	Sonia-Local Land Services	Described the project to Sonia. Sonia explained that Martine Fraser who works Monday, Tuesday and Thursday would be one of the best people to talk to in regards to the project or Senior Land Services Officer- Landscapes Michael Andrews They could be contacted on martine.fraser@lls.nsw.gov.au and michael.andrews@lls.nsw.gov.au	Emailed both Martine and Michael to invited them to the 27 th October 2014 9am meeting at the council building. Both were unable to attend the meeting.
	Telephone	John- Voluntary Coast Guard	Described the project to John asking if there would be anybody available to attend a 11am meeting at the council chambers on 27 th October 2014	John explained that there would be no one available and that the coast guard are now based out of Kings Cliff on the Queensland

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
				border, he was also not aware of anyone local that would be interested in speaking about the project. They did not wish to be consulted with further
	Telephone and email	Paul Hellier- Bushcare, Wollongong City Council Internal staff member	Left a telephone message and sent an email describing the project and the proposed meeting time of 1pm 27 th October 2014	No response received.
	Telephone and email	Yvonne Kaiser-Glass Archaeologist- Syndey Water	Left a telephone message and sent an email describing the project and the proposed meeting time of 9am 27 th October 2014 at the council building	Yvonne called and emailed that she would be attending the Monday meeting to discuss the project.
	Telephone and email	Tony Martin and David Pomery- Illawarra District Weeds Authority	Tony explained that David was currently on leave but that they would like to be consulted with in regards to the project. Renées contact details were also left with Tony. An email was sent to dpomery@southernCouncil.nsw.gov.au explaining the project and requesting attendance to the 1pm meeting on the 27 th October 2014	No further response was received from Tony or David.
	Telephone	Joel Thompson- WCC	Left a message requesting a meeting with the WCC Heritage advisory committee on 28 th October 2014 at 1pm.	
	Telephone	David Erskine, President-Port Kembla Surf Life Saving Club	Described the project to David. Explained that Denis Rath would be the best person to contact in regards to the project as he lives close to Hill 60 and has extensive knowledge of the history of the surf life saving club.	Denis called and his message bank was full. Called back later and he RSVP'D yes to the face to face meeting 2pm 28 th October 2014
10.30am	Telephone	Joanne, Receptionist- Five Islands Secondary College	Described the project to Joanne. Joanne explained that an email should be sent to Jenny Flowers the principal of the school at fiveislands-h.school@det.nsw.edu.au	Email sent to Jenny Flowers Jenny flowers called and RSVP'D yes that either her or a staff member would attend the face to face meeting at 10.30am 29 th

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
				October 2014 at the council chambers
10.30am	Telephone	Tanya, Receptionist- Port Kembla Public School	Described the project to the receptionist. Receptionist requested that I send an email to David Burke- Assistant Principal at the school Email sent David.Burke3@det.nsw.edu.au	No response received from the school
	Telephone	Debbie, Receptionist- Kemblawarra Public School and Preschool	Described the project to Debbie Debbie requested that an email be sent to kemblawarr-p.school@det.nsw.edu.au and that she would forward it to the appropriate people.	No response received from the school.
	Telephone	Fred- Illawarra Hangliding Club	No connection at number available	
	Telephone	Mark Mistsos- Illawarra Hangliding Club	Left a message describing the project with Renées contact details	
	Telephone	Peter Ffrench- Illawarra Hangliding Clb	Left a message describing the project to Peter	
3pm	Telephone	Illawarra Historical Society	Left a message describing the project.	No response received.
	Telephone	Illawarra Shoalhaven Branch of the National Trust	Left a message describing the project.	No response received.
	Telephone	Breakwater Battery Museum	Left a message describing the project.	
16 October 2014 3:50pm	Telephone	Jim Lyon- Port Kembla RSL	No message bank.	
	Telephone	St Patricks Catholic Parish Primary School	Left a message describing the project, detailing the 10.30am meeting on 28 th October 2014	No response received from the school.
	Telephone	Peter Ffrench- Illawarra Hangliding Club	Peter called Renée. Said he would be interested in discussing the project but is currently in Victoria hangliding. Said he would attend the community Open day at the Port Kembla Pool meeting room 5 th November 2014	
	Telephone	Jodie Healy WCC	Left a message. Requested advertising for the community open days	
4:35pm	Telephone	Joe Thompson WCC Heritage	Left a message explaining an email had been sent	Joel called saying that they would

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
		Advisory committee	in regards to the Tuesday meeting.	be unable to attend that meeting but invited Renée to the next WCC Heritage advisory committee's meeting 12 November 2014 5pm.
	Telephone	Olive Rodwell and Helen Hamilton- Port Kembla Pollution Committee	Spoke to both ladies at the same time as they were both at Helens house. Described the project and requested they attend a fact to face meeting.	Both ladies attending the meeting.
	Telephone	Jim Lyon- Port Kembla RSL	Called as he had heard about the project. Will be attending the face to face meeting on 27 th October 2014 Another member may attend with him and he has a number of ideas he wishes to discuss	
27 th October 2014, 9am	Face to face meeting at Wollongong City Council building	Yvonne Kaiser-Glass- Sydney Water Holly Pritchard- Destination Wollongong	<p>Sydney Water items discussed:</p> <p>Plant managers wanted to know if there were any concerns.</p> <p>Described that the plant was now like Bellambi, where they no longer process sewage, but just deal with storm water overflow.</p> <p>They are currently trying to make their plant safer for surfers and fishermen who access the area, as well as children that maybe around as they are hoping to close of a number of sections of the plant related to the former sewage works.</p> <p>This closure and removal requires an AHIP however due to the registration of a section of the plant on the AHIMS register and the State Heritage Registration of the Aboriginal site.</p> <p>They are hoping to complete these works next year, if there is money still in the budget.</p> <p>Would like to see the area rehabilitated as much as possible to green space.</p> <p>Sydney water have some historical photographs that could be of benefit to the project. Though</p>	<p>Sydney Water outcomes:</p> <p>Future management of the site would have to be discussed between Sydney Water and WCC.</p> <p>Would like to see the space returned to a green space and opened to the public.</p> <p>Destination Wollongong outcomes:</p> <p>Would like to see a walking trail opened in the area for touristic purposes.</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>there is a proper disclaimer required for these, so Yvonne would have to get in contact with the archivist.</p> <p>Sydney Water would be keen to be involved with a weekend open day so keep them informed.</p> <p>Destination Wollongong items discussed:</p> <p>Asked if Wollongong council had approached Sandra Pirez from Why Documentaries as she was compiling a documentary on 200 stories from the region for the bicentenary.</p> <p>Asked if the Breakwater Battery Museum had been contacted.</p> <p>Would like to see a walking track opened up in the area.</p> <p>Renée asked if they (destination Wollongong) had anything to do with the previous walking trail plans?</p>	
<p>27th October 2014, 11am</p>	<p>Face to face meeting. Wollongong City Council building</p>	<p>Jim Lyon- Port Kembla RSL</p>	<p>Described that he is involved with the Port Kembla sub-branch and that their building is about to be put on the market due to their financial issues.</p> <p>Thy are now looking for a new location for their cannon and memorial. Said he spoke to a councillor of the area on ANZAC day about the possibility and she informed him that they would need to apply for a Development Application (DA), which he had already been aware of.</p> <p>Would like to see their memorial placed where the old military depot building had been located.</p> <p>Jim described a lot of the military history of the region.</p> <p>Described that the coast guard building had once been the control centre for the military.</p> <p>Believes there was a Hill 60 at Gallipoli and that's what the area was named after- said that Renée</p>	<p>The main concern of the RSL is a location for their cannon and memorial after their building is sold.</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>should speak to the Breakwater Battery Museum and that they do tours once a month that are great.</p> <p>Spoke about the single shot that was fire from hill 60 cannons as a warning. He was unsure if there was anyone still in the area that had heard the round fired.</p> <p>Jim didn't grow up in the area he moved in later in life. Had not been part of the battalion.</p> <p>Said that Renée should also speak to Daniel McNamara about the project and to Uncle Rueben Brown.</p> <p>Said that Renée should speak to the Laurel Club that meet on the 2nd Thursday of every month at the Port Kembla Leagues Club.</p> <p>Jim said he would inform as many members as he could of the upcoming community open days to get them to attend to share their stories and discuss any ideas they have for the Hill 60 area.</p>	
27 October 2014	Telephone	Donna and Margaret Abatti-Breakwater Battery Museum	Spoke to Margaret, Donnas mother describing the project. She said she would get Donna to call back and organise a meeting.	
27 th October 2014 1pm	Face to face meeting at the Wollongong City Council building	Olive Rodwell and Helen Hamilton- Port Kembla Pollution Committee	<p>Both Olive and Helen grew up within the Hill 60 region. Helens father used to fish with the Aboriginal people. Olives family bought the last block of land in the subdivision in 1953.</p> <p>Do not wish to see too much development, would like to see it kept as green as possible.</p> <p>Are concerned about the red biplane that sometimes flies over the area, as it is very dangerous and flies over the houses.</p> <p>Concerned about the tunnels and the problems with prostitutes.</p> <p>Would like to see the hang gliders remain in the area, but think they need to get the proper</p>	<p>Keep the space green</p> <p>Permits for the hang gliders</p> <p>A ice cream truck or coffee van</p> <p>Concerned about the antisocial behaviour associated with the tunnels.</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>permissions/permits and launching pads and support they need.</p> <p>Concerned about cars being broken into in the area.</p> <p>Would like to see and ice cream truck similar to flagstaff hill or a coffee van in the area.</p> <p>Requested that Renée speak to Uncle Rueben and Aunty Gwen Brown.</p> <p>Spoke of the Aboriginal skeleton that was located where the (Primary) school in now.</p> <p>Described that they had been on Australian story in 1998 –Every breath you take.’ Helen has a DVD copy</p>	
27 October 2014	Telephone	Sandra Pires- WHY Documentaries	<p>Described the project to Sandra.</p> <p>Sandra described their bicentenary project and said that they were currently looking for local sponsors to complete it.</p> <p>Sandra said she was interested in the project and she would probably attend the 5 November 2014 open day at the pool meeting room</p>	No further response from Sandra.
	Telephone	Jodie Healy- WCC	Left a message re: advertising for the community open days at Hill 60	
	Telephone	Vi Regal nee McNamara- Daughter of Daniel McNamara	<p>Described the project to Vi, who said her father and mother would be very interested in the project.</p> <p>Gave Daniel and Junes phone number</p>	
	Telephone	June McNamara	Made an appointment to meet with Daniel (Danny) McNamara on Monday after lunch, at their home as Danny is no longer as mobile as he once was.	
28th October 2014	Telephone	Harry at Old Courthouse in Wollongong	<p>Left a message to get in contact with Meredith Hutton chair of the National Trust</p> <p>Meredith@mergecommunications.com.au</p>	No further response received from Meredith

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
	Telephone	Jim Lyon- Port Kembla RSL Club	<p>Has organised for Renée to attend the Laurel Club meeting on 13th November 2014 at 10.30 am at Port Kembla Leagues Club. Mrs Jackson is the president, and he will call back with her contact details.</p> <p>He has found someone who heard the canon go off and they will attend the open day on 5 November 2014.</p>	
28 th October 2014, 10.30am	Face to Face meeting. Wollongong City Council building	Brendon Fotheringham, Science Teacher, Five Islands Secondary College	<p>School has been involved with the revegetation and bitou bush removal</p> <p>Wondered if it was possible to get council to fix walking trails from recently refurbished school tennis courts to the school. Renée explained this was outside the scope of works as this was not council property.</p> <p>There are some existing walkways within the subject area that need clearing/pruning.</p> <p>Explained that there had been aerial spraying of the bitou bush until recently, he thought July/August.</p> <p>Would like to see a new concrete ramp to Fishermans beach as the one they use to access the beach now is very degraded.</p> <p>Was worried about prostitutes living in the tunnels.</p> <p>Shame the tunnels couldn't be more of a tourist attraction.</p> <p>Would like to see better picnic facilities?</p> <p>Said that Renée should speak to Danny Rath at the SLSC.</p> <p>Worries about tunnel collapse at Red Point.</p> <p>Former frog pond for gold and green bell frogs has fallen into disrepair since funding ran out and would like to see something done there.</p>	<p>Repair of the ramp that the school uses for access to Fishermans beach.</p> <p>Rehabilitate old frog pond.</p> <p>Reopen the tunnels.</p>
	Telephone and email	Jeff Wearing, Sporting groups	Left a message asking which sporting groups used	

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
		WCC	the Hill 60 area. Also emailed Jeff in regards to the project.	
	Telephone and email	Jody Clark, Aboriginal Community officer	Left a message describing the project and sent an email.	
28th October 2014, 1:03pm	Telephone	Diane Heidrich, PA to Lord Mayor Gordon Bradbury	Spoke to Diane about the project. She asked if I could send an email with details and to keep her in the loop in regards to community open days	
28th October 2014, 1:15pm	Telephone and email	Councillor Chris Connor	Left a message and sent an email describing the project	
28th October 2014, 1:14pm	Telephone and email	Councillor Bede Crasnich	Left a message and sent an email describing the project	
28th October 2014, 1:10pm	Telephone and email	Councillor Vicki Curran	Left a message and sent an email describing the project	
28th October 2014, 1:12pm	Telephone and email	Councillor Ann Martin	Left a message and sent an email describing the project.	
	Telephone	Councillor Vicki Curran called Renée back	Was disappointed that she hadn't been more involved from the start of the project. Is going to attend the open day on the 5 th November and would like to be informed when the Aboriginal stakeholder meetings take place. Described that Ann Martin is also looking forward to being involved as it was her idea three years ago to put the review and concept plan into action.	
28th October 2014, 1:32pm	Telephone	Jodie Healy WCC	Left a message to let Renée know that the media announcements are on their way and that Bronwyn would email when they are online.	
28th October 2014, 2pm	Face to face meeting Wollongong City Council building	Denis Rath- Port Kembla Surf Life Saving Club (SLSC)	Denis grew up in the area and knew the Bells, Browns and Butlers who used to live on the Hill. Remembers the Aboriginal fishing co-op. There used to be a house on Hill 60 that Tiny Midma lived in. He was an English brick layer who did a lot of work in the Port Kembla area. He went	Would like to see a heritage walk similar to that around the Breakwater Battery- with signage etc. Would like to see the tunnels open but sees it as a major job.

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>back to England at some stage when he passed his family sent his ashes out to Denis who spread them on Fishermans Beach as per their request.</p> <p>His house disappeared during the military occupation.</p> <p>He used to play in the tunnels as a child. John Scott and Barry Hallock had once tried to make them into a tourist attraction.</p> <p>Sees the making the tunnels into a tourist attraction as a major job.</p> <p>The surf club uses the Hill as part of their triathlon, for the cycling component. As does the Wollongong Triathlon club.</p> <p>Explained that Renée should speak to Danny McNamara.</p> <p>Lots of people use the tracks for bush walking.</p> <p>The hang gliders use the area in the nor-east winds.</p> <p>The flats are used by the primary school for their sports carnivals.</p> <p>There had been moves in the past to complete a heritage walk that went from Port Kembla to Windang, but this collapsed as it was a project of the former Port corp head. Would like to see something similar to the trail around Breakwater battery.</p> <p>Worries about developers, but realises that council is a care taker.</p> <p>MM and Fishermans used extensively by surfers.</p> <p>Bell frog area is no longer maintained.</p>	
29 October 2014	Telephone	Jody Clark WCC	Left a message re: Aboriginal community stakeholders	
	Telephone	Jim Lyon, Port Kembla RSL	Left a message for Renée with Joyce Jacksons	

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			phone number, Port Kembla Laurel Club.	
	Telephone	Councillor Bede Crasnich	Called Renée said he would like to be kept informed of the project progress. He grew up in Berkley and is interested in the space as it is an under utilised area.	
	Telephone	June McNamara	Renée rescheduled the meeting with Danny McNamara for Wednesday after 1pm	
29 October 2014 10:50am	Telephone	Jody Clark WCC	Left a message for Renée to call back in regards to Aboriginal community consultation.	
	Telephone	Jeff Wearing WCC	Said Renée should get in contact with the Port Kembla Cricket Club and the Port Kembla Pumas (Soccer Club) and to call Peter Wilson at WCC in regards to pool users.	
	Face to face conversation	Lauren Ackerly and Renée Regal	Re: Aboriginal walking trail. Funding ran out in 2008, should speak to Tony Miskiewicz in regards to this.	
29 October 2014, 12:55pm	Telephone	Port Kembla Pumas	No message bank. Sent an email to Maria mariaazzolli@optusnet.com.au describing the project and the upcoming open days	No response received.
29 October 2014, 1pm	Telephone	Paul Berestor-Port Kembla Cricket Club	Left a message describing the project and open days	No response received.
29 October 2014, 1:02pm	Telephone	Councillor Ann Martin	Left a message wishing to touch base about the project	
31 October 2014, 1-4pm	Community Open Day, Wollongong City Council building	Attendees: Gary Caines	Registered Aboriginal Party. See details in Appendix A.	See Appendix A
31 October 2014, 2:55pm	Telephone	Councillor Chris Connor	Left a message wishing to touch base about the project	
31 October 2014, 3:05pm	Telephone	Peter Wilson	Left a message re: aquatic groups that may be concerned with Hill 60 project	No response
31 October 2014	Telephone	Peter Ffrench- Illawarra Hanglinding Club	Left a message in regards to the Hill 60 open days	
31 October 2014, 5:15pm	Telephone	Councillor Chris Connor	Called back would like to be informed of upcoming	

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			stakeholder meetings and open days, and would generally like to be kept in the loop, however is happy with councils approach and doesn't wish to attend any meetings as he does feel that's what the project is about.	
1 November 2014, 12am- 30 November 2014, 11:59pm	Have your Say Link WCC Website	155 Visitors to the link 23 visitors downloaded the existing Conservation Management Plan 5- visitors left feed back	All feedback followed up with emails and phone calls.	
3 November 2014, 10:55am	Telephone	Peter Ffrench- Illawarra Hanglinding Club	Was ringing to organise a meeting time but understands there is an open day on the 5 th so will attend that with two other members of the Bald Hill club.	
3 November 2014, 11:37am	Telephone	Jody Clark WCC	Left a message about the Hill 60 Aboriginal Community Consultation	
5 November 2014	Telephone and Email	Shauna Jones- Port Kembla Amateur Swimming Club	Left a message and sent an email in regards to the project	No response received.
5 November 2014	Community Open Day Port Kembla Pool	Peter Edwards- Port Kembla RSL Peter Ffrench, President- Illawarra Hanglinding Club	Would like to see the cannon and memorial on Hill 60 as long as it's not in an area where it would get damaged. Would like to see a proper path way around the area. Uses the area for recreational paragliding Wouldn't like to see too many more picnic tables or bbq in the area as it's a hazard for the paragliders and hang gliders Paragliding students and low hour gliders sometimes land on Fishermans Beach. Not heavily used by paragliders and hang gliders as only worth flying in a north east wind. Everyone who uses the area is fairly experienced. 3 or 4 sets of wings in the air at a time	<p>Pathway around Hill 60</p> <p>Cannon and memorial emplacement on Hill 60.</p> <p>Caution Hanglinder/Paragliders Launching sign.</p> <p>No formal agreement with council</p> <p>Trimming of trees around Red Point</p> <p>Further removal of lantana from Hill 60</p> <p>Bolards around launching area.</p> <p>No further picnic infrastructure.</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>People who fly are usually from the Stanwell Park club</p> <p>Still fly under the same rules as Stanwell Park club, even though there is no formal agreement in place for Hill 60 with council.</p> <p>Personally wouldn't like to see a formal agreement.</p> <p>Rees down on Red Point are getting dangerous and would like to see them trimmed. Recently a gentleman spent some time in the hospital as he crashed into the trees.</p> <p>Weed control needed the launch patch as there is a lot of lantana.</p> <p>Likes that the public comes and admires the hang gliders and paragliders, but doesn't like them hanging around as it takes away from the flying.</p> <p>Has seen people camping on the hill.</p> <p>4WDs use the area, and that is a problem.</p> <p>Would like to see a launch area free of infrastructure.</p> <p>Would like to see similar signage to Bald Hill 'Caution Glider Launching Area."</p> <p>Has only ever heard of one complain about helmet cameras.</p> <p>Areas where the houses are is not often flown as it is quite dangerous.</p> <p>There may be suggestions from other hang gliders for a new wooden launch pad but the paragliders don't use it.</p> <p>Bollards around the launch areas would be good.</p> <p>It's a gateway to the South Coast and visitors are often surprised at how pretty the area is.</p> <p>Excellent area for training as it is not crowded.</p> <p>Allows people to keep their skills up for more</p>	

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
		Kurt Warren, Hanglider- Illawarra Hangliding Club	<p>crowded areas such as Bald Hill.</p> <p>'Worlds Greatest'-flat area behind the school gets used a lot by hang gliders, as its perfect in higher winds.</p> <p>Would like to see some stabilisation at the launch.</p> <p>Would like to see the trees trimmed at Red Point.</p> <p>Would be good to have a club house there for storage and meetings.</p> <p>Wouldn't like to see any further BBQ infrastructure there as its dangerous.</p> <p>Near the concrete steps on MM beach would like to see a ramp built for hanglider training ie.</p> <p>Bunning hopping (practicing for take-off and landing).</p> <p>Sandon Point was a fabulous spot to hanglide but they no longer can use it, as was mount Keira. Bulli park put the lights up and it is no longer useable.</p>	<p>A club house built on the hill.</p> <p>No further picnic infrastructure</p> <p>An area for practicing launching on MM Beach</p> <p>Tree trimming at Red Point.</p>
5 November 2014, 1pm	Face to face meeting	Mr Daniel and Mrs June McNamara	<p>John Toff brought the Bitou bush to the area.</p> <p>Danny helped to teach the Aboriginal community how to remove the weed.</p> <p>Green corp built the original walking path around the hill and some of the picnic areas.</p> <p>Would like to see the lookout have a better stair case and a repaint.</p> <p>Continue with weed removal.</p> <p>Keep the space green.</p>	<p>Keep area green.</p> <p>Continue weed removal.</p> <p>Fix up the look out- new paint and repair access stairs.</p>
11 November 2014	Telephone	Mark Peterlin- Hill 60 Resident	<p>Mark called Renée to discuss the project.</p> <p>Do the tunnels up and reopen them for the public</p> <p>Perhaps make a restaurant in the tunnels. Realises it's a great idea that would cost a lot of money.</p> <p>Do not change the ambience of the area- people like to picnic there.</p> <p>There is a large gay community using the area,</p>	<p>A wider track round the headland.</p> <p>Discouragement of antisocial behaviours.</p> <p>Keep the area green and for picnicking.</p> <p>Would be a great location for</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>people are being propositioned whilst out with their children, including Mark.</p> <p>Remembers a freshwater stream/spring near the location of the old commanders cottage- down reservoir street but it has since been bricked in.</p> <p>Would be great to see ANZAC ceremonies held their.</p> <p>A wider track around the headland would be good.</p> <p>Mark said he would be in touch with Renée if he had any further ideas.</p>	<p>ANZAC ceremonies.</p>
<p>12 November 2014, 1:35pm</p>	<p>Telephone</p>	<p>Councillor Ann Martin</p>	<p>Has a lot of history of the Hill 60 area.</p> <p>Would like to see a canteen/ restaurant in the tunnels.</p> <p>A viewing platform at the tunnels would be good.</p> <p>Council should make sure they engage with the Aboriginal community during the process.</p> <p>Has spoken to the RSL about their desire for a memorial and military museum.</p> <p>Renée should get in contact with the South Coast Labour Council as they were looking into permanent memorials</p>	<p>Open the tunnels</p> <p>Have a canteen or restaurant in the tunnels</p> <p>Build a viewing platform</p>
	<p>Facebook</p>	<p>South Coast labour council</p>	<p>As it was the only contact details available for the labour council Renée private messaged them about the Hill 60 project.</p>	<p>No response was received.</p>
<p>15 November 2014, 10am-12pm</p>	<p>Community Open Day, WCC marquee Wentworth Street Port Kembla, outside the community building during the Port Kembla billy cart derby</p>	<p>Feedback from approximately 10 community members</p>	<p>Would like to see a mushroom farm, a cinema or a café in the tunnels.</p> <p>Open the tunnels for tours, fix the gun emplacement and incorporate this into the school curriculum.</p> <p>Would like to see a war memorial as well as a mural around the torrent.</p> <p>MM Beach is very under utilised.</p> <p>Would like to see another restaurant or café with</p>	<p>Keep the space green-8</p> <p>Cafe or restaurant-3</p> <p>Mural-1</p> <p>War memorial-1</p> <p>Mushroom tunnel-1</p> <p>Cinema-1</p> <p>Walking trail-5</p> <p>Consult with the SES about using</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>a view as there is currently only Seascape in the Port Kembla region.</p> <p>Would love to see a café in the tunnels as there is beautiful views of the ocean from the tunnel ends.</p> <p>Use MM Beach for fishing and would like to see tables for cleaning fish, sinks and bins.</p> <p>Would love to see a signposted walking trail</p> <p>Put in a walking trail using recycled industrial materials from the area.</p> <p>Put in a sculpture that comments on the industrial heritage of the area.</p> <p>Consult with the SES about using Hill 60 as a training ground.</p> <p>Many people would like to see something done about the antisocial behaviour and cleaning up the prostitutes that use the area.</p> <p>Would like to see the sewage works closed.</p> <p>Many people love the off leash area on MM Beach.</p> <p>Many people love watching the hang gliders and paragliders use the area</p> <p>Would like to see more collection of the rubbish in the area, people often dump household waste along MM Beach.</p> <p>One gentleman would like to see a hotel or conference centre built at the site of the current sewage treatment works.</p> <p>Many people would like to see more infrastructure for picnicking.</p> <p>Port Kembla is a hidden gem in the Illawarra and many people would like to see the area opened up for a bit of tourism.</p>	<p>Hill 60 for training-1</p> <p>Clean up the antisocial behaviour-10</p> <p>Sculpture that represents the industrial heritage of the area-1</p> <p>Recycled pathways-1</p> <p>Open the tunnels for tours-2</p> <p>A skate park-1</p> <p>More frequent rubbish collection-1</p> <p>Conference centre and motel where the current sewage works are located-1</p> <p>More picnicking facilities-1</p>
22 November 2014, 9am-12pm	Community Open Day, WCC Marquee outside Port Kembla Pool	Approximately 50 members of the public attended	<p>KEEP THE AREA GREEN!</p> <p>Keep its natural beauty.</p>	<p>Keep the area green and natural-45</p> <p>A viewing platform off the hill-2</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>Tidy the place up a bit and ambience in place. Damage the place once you damage it forever. Open the tunnels and activate the history of the area. Trim the trees along Gloucester Blvd A viewing platform off the Hill Do not put anything along the cliff face, behind the residences. Open the tunnels More seating Café or restaurant on the hill- though not a fancy café as residents don't want to pay \$13 for a milkshake. No Fitness groups using the area ie. Savvy, keep the place quiet. Open a walking track Trim the trees around the Hill for better views. Garbage piles up around the bin on the hill which is a concern. More chairs to observe the views would be a good addition. Lantana and bitou removal would be good. Further maintaining of the two main walking tracks would be good, very overgrown. Need more of a waste strategy, especially where the fishermen use. Remove some of the vegetation on the northern end of MM beach as people dump their household waste there. Especially around where the Aboriginal totem poles are currently located. Bike rack on MM Beach Repair of the Aboriginal totem poles A shower on MM beach A staircase for access to the northern end of MM</p>	<p>Weed removal-2 Open the tunnels-4 More seating-1 Café or restaurant on the hill-7 Café or restaurant at the sewage treatment works-1 No café or restaurant-2 A more formalised walking track-4 Trim the trees for a better view-3 More garbage removal-1 More seating-1 Weed removal-1 Vegetation clearance at the northern end of MM Beach-1 A formal agreement in place for the paragliders and hang gliders-1 Repair the Aboriginal totem poles-1 Bike rack on MM Beach-1 Shower on MM Beach-2 Children's playground-2 Staircase on the northern end of MM Beach-2 Display board that describes the history of the site-3 More bins-1 Vegetation along the western side of Gloucester Blvd as the industrial buildings like Vesuvius are unsightly-1 No fitness groups using the area-3</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>Beach.</p> <p>Childrens playground with shade on MM beach</p> <p>Don't like seeing the para gliders and hang gliders fly over the residences.</p> <p>Concern about council not doing it right, there needs to be funding for the future not just for the current tidy up works.</p> <p>A display board that describes the history of the site- including historical photographs of fishing, Aboriginal and European History.</p> <p>Would like to know how all the military history and infrastructure of the greater Illawarra region connects.</p> <p>Would like to see it maintained like Killalea State park or a national park.</p> <p>More bins on Fishermans beach</p> <p>Some residents would not like to see a café or restaurant</p> <p>Getting rid of the antisocial behaviour.</p> <p>Heavy tree planting along the industrial side of MM Beach as it is unsightly.</p>	
<p>22 November 2014, 6:50pm</p>	<p>Email (verbatim)</p>	<p>Mark Peterlin</p>	<p>First was to re classify Fishermans beach to a NO DOG zone as opposed to the current orange zone; as it is increasingly becoming a family beach and typically dog owners disregard the rules and let there dogs onto the beach and off their leads at times when this is not permitted.</p> <p>it was pointed out to me that there has been dog attacks in the past.</p> <p>I realise that this may not be in your scope of works but it does go hand in hand with the purpose of the area.</p> <p>It should be pointed out that there is the whole of MM beach for dog use.</p> <p>Secondly was a suggestion that on the bike track</p>	<p>No dogs on Fishermans Beach</p> <p>Exercise equipment along MM Beach.</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			along Gloucester blvde running along MM beach that exercise equipment be installed at say 150 metre intervals along the beach front.	
26 November 2014, 1pm	Face to face meeting at their house	Mr Russell and Mrs Shirley Massey	<p>The Massey family have a long history of fishing in the area.</p> <p>Have licenses though the fisheries department 11 fishermen have fishing rights but there is only him and his sons there at the moment.</p> <p>Often has people asking a lot of questions about his fishing so his wife wrote a pamphlet See Appendix B consultation documentation.</p> <p>Doesn't need any further infrastructure from the council but would like to see the vegetation trimmed as it is quite over grown and it is getting difficult to see.</p>	Trees trimmed for a better view of the water as its getting overgrown.
28 November 2014, 12:06pm	Email	Mark Peterlin	<p>That the vegetation along MM beach, Gloucester Blvde (which is now bitou bush and coastal wattle both of which obscure the view from the road , encourage dumping of rubbish and are rather unsightly) be removed and more appropriate trees be planted.</p> <p>Those trees would more than likely have to be very tough trees to with stand the harsh coastal environment.</p> <p>But I do think a large stand of pines/trees would look great lining the boulevard.</p>	Vegetation clearance at the Northern end of MM Beach Plant large trees ie. Pines to obscure the view.
1 December 2014	Telephone	Donna Abatti- Breakwater Battery Museum	<ul style="list-style-type: none"> Left a message in regards to organising going to the museum to discuss the project 	
1 December 2014, 11:03am	Telephone-mobile	Donna Abatti- Breakwater Battery Museum	Spoke to Donna about coming to the museum to discuss the project. Organised a meeting for 2 December 2014, 5pm.	
1 December 2014, 11.34am	Telephone	Rod Kuhn- Hill 60 resident	Has lived in the area for 25-30 and that Port Kembla is an old town with old ideas.	Nothing backing onto his property.

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
			<p>His house is above the pool.</p> <p>Played rugby and was involved with the SLSC.</p> <p>Wouldn't like to see anything in front of his property.</p> <p>Council does things from a political point of view.</p> <p>Doesn't like the idea of more seats or tables as it will cause further anti-social behaviours.</p> <p>There is limited garbage collection and there is no one policing the area, as its as waste of space.</p> <p>Would be interested in seeing the draft plan when finished.</p> <p>Planning is the ideal, would like to see how the future planning is though.</p> <p>Used needles are a real problem in the area.</p> <p>He should have more say as he pays 100% more rates then the man across the road he should have more say in regards to the future of the Hill.</p> <p>He is not a stick in the mud but wouldn't like to see anything backing onto his property.</p> <p>He mows the area behind his property not the council.</p>	<p>Would like to see the draft plan.</p> <p>Antisocial behaviour needs controlling.</p>
<p>8 December 2014, 5:15pm</p>	<p>Councillor Briefing session</p>	<p>Lord Mayor Gordon Bradbury Councillor Ann Martin Lauren Ackerly</p>	<p>Renée Regal and Lauren Ackerly ran through the project outcomes so far recorded. See Appendix B for complete presentation.</p> <p>Councillor Ann Martin would like to see the tunnels opened and see if a restaurant could be emplaced. Doesn't want council just to say no, but to really look into the likelihood as it's a great opportunity for the area.</p> <p>Concerns about fishermen, and fishing related accidents in the area.</p> <p>Have we spoken to recreational fishermen as well as commercial?</p>	<p>Really look into opening the tunnels and putting in a canteen or restaurant.</p>

Date and time of consultation	Communication type	Person(s) consulted with	Items discussed	Key outcomes of discussion
9 December 2014, 1-3pm	WCC Internal Staff briefing	Cathy Williamson Mark Cronin Jason Hall Tony Miskiewicz Nathan Casanova Tim Cornford David Green Joel Thompsn Armando Reviglio Mark Bond Jason Foye Martha Tyndall Lachlan Harris Philip Zweers Leonie Jordan Alan Davis Tim Crinnion Paul Hellier	<p>There is a \$15,000 contract that deals with the weed control in the area from the coast guard tower to Fishermans beach.</p> <p>Noxious weed authority also working on the clean-up of the weeds.</p> <p>There are often bushcare volunteers working in the area. Vegetation is used as a natural barrier in the area, so council don't have to put fencing in place.</p> <p>The issue was raised that this natural barrier makes it a great place to dump garbage.</p> <p>Currently engaging in the removal of poisoned lantana.</p> <p>Point was made that general public would like to see more bins in place along MM and Fishermans beach. It was explained that often more bins can attract more dumping of household rubbish to the area. Currently the rubbish is collected Tuesday, Thursday and/or Friday.</p> <p>The BBQs are cleaned twice a week.</p> <p>Public toilets on Hill 60 are locked at night and do not get targeted often by vandalism. Asked if there was much community feedback in regards to the toilets, which there was not.</p> <p>There are soil erosion issues where people have been accessing the tunnels.</p> <p>Look at three options for tunnel tours- council operated, private operator or community group?</p> <p>Ground litter is picked up twice a week.</p> <p>Do the police department still use the small building with barbed wire around it on Hill 60 for their communications?</p> <p>A decision needs to be made about the tunnels, whether to open or to close as they are dangerous to the public as they currently stand. They are dark and full of trip hazards as well as people engaging in antisocial behaviour in them.</p> <p>Concerns about bat habitation in the tunnels. There has been no formal assessment carried out.</p> <p>Concern about the antisocial behaviour on the Hill itself.</p> <p>There is currently no documents that list the assets held by WCC within the subject area, they are using</p>	<p>Retain the natural beauty of the site.</p> <p>The hang gliders need conditions placed on how they use the Hill 60 area, similar to those in place at Bald Hill.</p> <p>Opening up some areas for views and the supporting infrastructure for this ie. Seats and railings.</p> <p>Pathways a priority.</p> <p>Decision needs to be made about the tunnels, whether to open or to close them. This decision will need to be informed by further studies- An engineer will have to assess the structure itself and A survey should be conducted by a qualified ecologist to determine the presence/absence of microbats utilising the tunnels.</p> <p>Compile a list of council assets within the subject area.</p> <p>Close the smaller car park on hill 60 by moving the gate up, in an attempt to curb antisocial behaviour.</p> <p>Look into putting a coffee cart on the hill.</p> <p>Once Sydney water leave the area, look at having the gates shut at the front of the site every night at dusk, in an attempt to curb antisocial behaviour.</p> <p>Get in contact with the police department in regards to the</p>

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			<p>vegetation as a barrier to keep people out of the buildings on the Hill.</p> <p>One option is a community based model for management of the area- he sees this as a good outcome for the Aboriginal people of the Illawarra.</p> <p>Hang gliders have never been encouraged to use the area.</p> <p>Would like to see the multifaceted history of the area told, similar to that which is written down near the breakwater battery museum.</p> <p>When the point of fish cleaning area, toilets and facilities were brought up around the MM beach area. It was discussed that the area is a designated black spot under coast safe spot, due to the number of fatalities that occur there every year. Council would not like to encourage the use of the area due to this. Also as it is an unpatrolled beach. They would perhaps place a tap for feet washing and dogs to drink from as it is a registered dog off leash area.</p> <p>Consider commercial opportunities that would result in money going back into the site.</p> <p>Is there a potential for an archaeological footprint tour/ walk similar to that at Dawes Point in Sydney?</p>	<p>communication building on Hill 60 and whether or not they still use it.</p> <p>Concerns about where the money will come from to maintain the area, once any revitalisation works are completed.</p> <p>Tell the multifaceted history of the site, similar to that which is at the breakwater battery museum and its surrounds.</p> <p>Understand the current path network- incorporate the Ngaarabaan plans into any changes.</p> <p>Address the current weed issues.</p> <p>Potential for a zipline from the lookout to Fishermans beach.</p> <p>Council would look into putting in a tap for feet washing and dogs to drink from at MM Beach as it is a registered dog off leash beach.</p> <p>More furniture along MM beach.</p> <p>More controlled access to MM Beach.</p> <p>The car park at MM Beach is to be upgraded in the coming years.</p> <p>Discuss the future management of the parcel of land currently controlled by Sydney Water, with Sydney Water.</p>
15 December 2014, 3:51pm	Telephone	Scott McKinnon	Left a message on Scott's mobile in regards to his father's former stationing at the site as part of the 34th battalion.	Scott called back and left a message saying his father had recently been unwell and was

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DRAFT HILL 60 LANDSCAPE MASTER PLAN

ENGAGEMENT REPORT

August 2015

Z15/172012



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Executive Summary

In 2014, Council engaged Niche Environment & Heritage Consultancy to undertake a review of the Hill 60 Conservation Management Plan. Following this, the Draft Hill 60 Landscape Master Plan was developed and exhibited from July 29 – August 25, 2015. Stakeholders, including previous participants of the 2014 Hill 60 Landscape Master Plan engagement were notified of the exhibition period. Aboriginal stakeholders were notified and invited to meet with Council officers to discuss the details of the Draft Hill 60 Landscape Master Plan.

A feedback form and a FAQ were made available on Council's website, Wollongong and Warrawong libraries and Customer Service. Engagement activities were promoted in Council's *Advertiser* pages on 29 July and 12 August, and an article ran in the *Illawarra Mercury* on the 11 August. Council's engagement website and social media channels were used to promote the exhibition, with a total of n=729 unique visitors visiting the site.

A total of 25 submissions were received, 11 via the engagement website, 6 print and 6 open submissions. 2 submissions were received from Aboriginal stakeholders and 1 from MM Kembla. A community information kiosk was held on 15 August at the Port Kembla Senior Citizens Centre, and n=43 community members attended. Attendees were supportive of the proposals, with anti-social behaviour and the need for ongoing maintenance raised as concerns.

The Aboriginal stakeholders' suggestions included:

- Interpretive signage for the Ngaraba-aan Trail
- The importance of providing opportunities for the Illawarra Aboriginal land Council's Green Team to participate in the implementation of the plan
- The works consciously create a stronger and more open cultural and commercial usage of the site by local Aboriginal communities, given the significance of the site in historical and cultural terms to Aboriginal communities.

It is acknowledged that further consultation with the local Aboriginal community will be a key requirement in the implementation of the Master Plan.

The results were generally supportive of the project and the key findings were as follows:

- Support for: opening and restoring the Hill 60 tunnels to the public
- Restricting unauthorised vehicle access to the beach and Hill 60 site;
- Improving and creating walking trails; bushland care and restoration of the site
- Food and drink premises/tourism
- Public amenities
- Recreational exercise equipment
- Concerns were raised around ongoing maintenance and anti-social behaviour at the Hill 60 site
- MM Kembla seek to have their 100 year anniversary acknowledged on an informative plinth adjacent to their premises

Background

The Hill 60 precinct contains an iconic headland and foreshore area with a rich Aboriginal and European history. The precinct is bordered by MM Beach in the north, Gloucester Boulevard to the West, the Volunteer Coast Guard building in the south, and Red Point to the east. The Hill 60 Reserve, Port Kembla, is an iconic headland, rich in both Aboriginal and European history. The Hill 60 Reserve site itself consists of the Hill 60 lookout, military buildings on Hill 60, Boilers Point and Fisherman's Beach.

The Hill 60 site is widely recognised for its Aboriginal cultural history and heritage values, and identified in the NSW State Heritage Register as a landscape heritage item. The existing Conservation Management Plan for Hill 60 (2000) requires revision as the existing use of the site presents Council with challenges in regard to maintenance and access management issues. Further, Council is seeking to implement improvements consistent with the community's vision for the future of Hill 60. Given the significance of the site in terms of both Aboriginal and European heritage this is important.

Following a report to Council on 28 July 2014, Council engaged Niche Environment & Heritage Consultancy to undertake a review of the Hill 60 Conservation Management Plan. In response to community and stakeholder engagement, the Draft Hill 60 Landscape Master Plan was developed. The Draft Landscape Master Plan consists of 28 proposals that primarily focus on improvements to existing walkways and walking tracks addition of interpretive signage that better reflects the Aboriginal and European significance of the site, and clearing up of vegetation to improve access and use of the site. Finally, there are proposals about undertaking preliminary investigations into the use of the historical World War II tunnels.

Stakeholders

Internal Stakeholders

Table 1: Hill 60 Stakeholders

Property & Recreation Executive Management team Media Team Customer Service Team Heritage Officer Community Development Officer – Aboriginal Services
--

External Stakeholders

Table 2: Hill 60 Stakeholders

Community and Organisations Local residential/owners Battery Park Museum/Port Kembla Heritage Pk Illawarra Historical Society Port Kembla Mermaids Port Kembla Pollution Committee Port Kembla Surf Life Saving Club Illawarra Hang Gliding Club Port Kembla Leagues Club Port Kembla Cricket Club Port Kembla Football Club Port Kembla Amateur Swimming Club Port Kembla Community Project Port Kembla Youth Project Red Point Artists Association National Trust Neighbourhood Forum 7	Business Port Kembla Chamber of Commerce
Aboriginal Stakeholders Aboriginal Reference Group Coomaditchie United Aboriginal Corporation Gandangara Elders Group Illawarra Local Aboriginal Lands Council Illawarra Aboriginal Corporation Korewal Elouera Jerrungurah Tribal Elders Council Kullila Site Consultants & Koori Site Management The Wodi Wodi Elders Corporation	Government Sydney water Five Island Secondary Collage Port Kembla Public Destination Wollongong Illawarra District Weeds Authority

Methodology

The following section outlines the various activities undertaken during the Draft Hill 60 Landscape Master Plan exhibition period, held from July 29 - August 25, 2015. The engagement strategy identified a number of different target audiences, leading to a variety of engagement techniques being utilised, including; information packs, online engagement, community information kiosk and face to face Aboriginal stakeholder engagement.

Information Pack

Information packs were produced and distributed to Customer Service, and the Wollongong and Warrawong Libraries. The packs consisted of Frequently Asked Questions, a Feedback Form, and the 5 Landscape Master Plan concept maps (See Appendices A-G). The information packs were distributed internally and externally to Council.

Online Engagement

Promotional materials, including the Draft Hill 60 Landscape Master Plan Feedback Form, Frequently Asked Questions, and Concept Maps were made available on Council's webpage.

Respondents could either provide their feedback directly to the website or download the PDF copy of the feedback form. The use of online tools for the exhibition worked to complement the print materials distributed to various community facilities. In addition, the exhibition was promoted and shared through social media. This included sharing of the exhibition through Council's Facebook, Twitter and Instagram.

Community Information Kiosks

A Community Information Kiosk was held on the 15 August 2015 at the Port Kembla Senior Citizens Centre. The kiosk provided concept and design maps for the community to comment upon. Council officers attending sought verbal and written feedback.

Additionally, information packs were made available to take away. The packs consisted of a Frequently Asked Questions and a Feedback Form.

Aboriginal Stakeholder Engagement

Property and Recreation Officers conducted face to face meetings with Aboriginal stakeholders, predominantly with representatives from the Aboriginal Land Council, and community organisation representatives and/or Elders of local Aboriginal communities.

This part of the engagement focused on a range of communication methods, including email, phone call and face to face meetings. A total of n=8 people and/or organisations were contacted, via email, phone calls and face to face meetings. These methods were utilised in order to provide a forum for stakeholders to voice their support and/or concerns and questions about the proposals for Hill 60.

Further consultation recommended – Council is committed to ongoing consultation with the other key Aboriginal Community stakeholders in the development of any works/interpretive signage to be undertaken at the site due to its historical and cultural significance for the Aboriginal Community.

Media Activities

Print Media

The exhibition period was promoted via Council's pages in *The Advertiser* on 29 July and 12 August. *The Illawarra Mercury* ran a feature story on the Hill 60 exhibition on 11 August.

Social Media

Council's social media platform, Facebook, was used to further publicise the exhibition period. A Facebook message was published on 12 August to promote the exhibition, which reached 728 people.

Twitter was used on 24 August, and a photo was uploaded to Instagram on 24 August to promote the exhibition.

Results

43 people attended a community information session held at the Port Kembla Senior Citizen Centre on the 15 August 2015. Comments raised in discussion at the kiosk focused on concerns about anti-social behaviour along the proposed pathways and walking tracks, as well as questions about the need for ongoing maintenance commitments.

A total of 23 submissions were received, 11 through the engagement website, 6 via feedback forms and 6 open submissions. Of the 23 submissions received 19 submissions were supportive of the proposal. One of the 23 submissions was received from MM Kembla, which is supportive of the Draft Hill 60 Landscape Master Plan. MM Kembla provided an extensive history of their involvement with MM beach and Port Kembla. Though their submission, MM Kembla are seeking to express their historical relationship by providing informative plinths. Additionally, MM Kembla is seeking to provide public exercise equipment as part of the Draft Hill 60 Landscape Master Plan.

The total numbers of visits to the project page was 811. Table 3 below presents the usage statistics for the project page. Feedback from the print and online submissions is summarised in Table 4.

Table 3: Summary of online engagement

Measurement	Usage (number)	Explanation
Unique Site Visits	811	Total number of visits to the project page
Aware	729	Total number of users who viewed the project page
Informed	375	Total number of users who open a hyperlink or read a document
Engaged	11	Total number of users who have actively contributed to the project via the project page
Library Tool Use	309	Total number of users who downloaded documents from the library
Frequently Asked Questions	135	Total number of users who accessed the Frequently Asked Questions

Qualitative Feedback

The information in Table 4 is an amalgamation of comments received through the feedback process. It is recorded in summary format and is not verbatim.

Table 4: Analysis and Themes

Theme	Summary of Responses	Number of Responses
Aboriginal site history recognition	Respondents recognised the site's Aboriginal heritage. It was suggested that local Aboriginal people, school children and artist be involved in the design of artworks on the site.	
European site history recognition	Respondents recognised the site's European heritage. Others suggestions included linking the Second World War history of the site to Fort Drummond and other significant war infrastructure in the Illawarra.	7
Maintenance and ongoing costs	Majority of respondents identified Council as the primary source of maintenance should work be conducted on site. A business operating within Port Kembla has offered to partially constructed plinths and exercise equipment on the provision that Council continues maintenance once completed. A small portion of respondents did not agree with the project, stating resources should be utilised in the suburb of Port Kembla before funding the Draft Hill 60 Landscape Master plan.	7
Anti-Social behaviour	Feedback identified the issue of anti-social behaviour occurring on or around Hill 60. This included drug usage, unauthorised 4 wheel driving and vagrancy. Most of the respondents however, supported the Draft Hill 60 Landscape Master Plan but added this still was an area of concern needing to be addressed. A small portion of respondents disagreed with the route of the walking track within the residential area, in particularly along Dovers Drive and the interconnecting lane at the end of Griffiths Avenue.	7
Walking trails and cycleway	Majority of respondents said they would welcome improvements to the existing walking trails and the establishment of new tracks. However, respondents recognised improved and newly established trails would need ongoing upkeep by Council. It was also suggested that a higher quality shared path be installed along MM Beach.	7
Bushland care and restoration	Bush care and restoration was identified as an area of concern. Majority of respondents called for Council to maintain the area and control noxious species. It was identified there were no bush care groups active in the	6

	Hill 60 area.	
Fitness equipment	Respondents suggested constructing Lang Park style fitness equipment along MM beach. It was proposed by the company operating in Port Kembla to partially assist in funding outdoor gym equipment along MM Beach for community use. It was identified the may be a need for a children's playground by respondents.	4
Tunnel restoration	Access to the public, improvements in lighting and overall safety. Remove opportunities for anti-social behaviour.	4
Signage and Plinths	Welcomed by respondents. Respondents suggested that signs and plinths include both Aboriginal and European heritage information. It was suggested that Local Aboriginal artist and children from Five Island Secondary Collage assist in the artworks for the site. MM Kembla has approached Council offering to construct plinths with information regarding the historical relationship between the company and the area. It was suggested that after further consultation with the local Aboriginal community.	4
Restricting unauthorised 4X4 access	Restrict unauthorised 4 Wheel drive access to the beaches and recreational areas with permanent bollards.	3
Food and drink premises / Tourism	Suggestions of a café, visitors centre and restaurant.	2
Public amenities	Suggestions of showers to be installed at MM beach. Installation of a toilet bock at MM Beach Water bubblers	2
Commercial use of the site	1 respondent detailed the site should be recognised for its Aboriginal and European heritage and include walking trails. However, the site should not be utilised for commercial purposes.	1
Miscellaneous results	Other suggestions were: Bins to be placed along walking trails The installation of parking metres along the beach. Investing the funds in the Port Kembla community instead of the Hill project More detailed concept drawings are required.	4

Table 5: Results of Aboriginal Stakeholder Engagement

Stakeholder	Summary of Responses
Illawarra Local Aboriginal Lands Council	<p>Consider dedicating or handing back an area to local community.</p> <p>Interpretive signage/centre to acknowledge shared cultural history.</p> <p>Creation of a cultural walking track with story trail.</p> <p>Environmental works, regeneration & maintenance, to be undertaken by the Land Councils' Green Team.</p> <p>Aboriginal community access to Hill 60 site for cultural purposes for free, including looking at opportunities to undertake commercial ventures.</p>
Aboriginal Community Elders	<p>Look at other interpretive signage when designing the Ngaraba-aan Trail.</p> <p>Concerns with ongoing maintenance and infrastructure in the site.</p> <p>Acknowledged the cultural and historical significance of the site with traditional custodians of the land.</p>

Appendix A

Frequently Asked Questions



Frequently Asked Questions

Draft Hill 60 Landscape Master Plan

Last year, Council undertook a review of the Hill 60 Conservation Management Plan and consulted with the community about the future of Hill 60. As a result of that review and consultation, we have now developed a draft Landscape Master Plan informed by the community's input for the Hill 60 precinct. Council invites you to Have your Say on the future of Hill 60 as outlined in the draft Hill 60 Landscape Master Plan.

Feedback must be received by 5pm Tuesday, 25 August, 2015.

What is the draft Hill 60 Landscape Master Plan about?

Last year, Council worked with 'Niche Environment & Heritage' to undertake a review of the Hill 60 Conservation Management Plan and engage with key stakeholders and the local community on the future use and vision for the Hill 60 precinct. The outcome of that review process was to create the draft Hill 60 Landscape Master Plan.

This project aligns with a number of the Wollongong 2022 Community Goals, including that:

- We value & protect our environment
- We have an innovative & sustainable economy
- We are a connected & engaged community
- We are a healthy community in a liveable city

Why do we need a Landscape Master Plan?

The Hill 60 precinct contains an iconic headland and foreshore area with a rich Aboriginal and European history. A Landscape Master Plan allows Council to identify and prioritise the community's vision for the precinct, then plan and implement the agreed improvements.

The Landscape Master Plan will also identify areas and structures in need of maintenance thereby allowing Council to better plan for the ongoing management of Hill 60.

What are the proposals for Hill 60?

The draft Landscape Master Plan includes a range of proposals for Hill 60 which were raised by the community and in the review of the conservation management plan. These are primarily focused on enhanced viewing areas for community use, greater interpretive signage and artwork, and improved pedestrian and vehicle access throughout Hill 60.

The plan also proposes formalised walking tracks that celebrate the Aboriginal cultural heritage of the area, increased park furniture along MM Beach and investigations into the use of the military tunnels.

Specific detail of each of the proposals is outlined in the four Master Plan Concept Maps.

What happens next?

Council will consider all community feedback submitted during the exhibition, before finalising the design of the Landscape Master Plan, which will then be reported to Council for adoption.

www.wollongong.nsw.gov.au
www.wollongong.nsw.gov.au

Appendix C

Hill 60 Concept Map



Appendix E

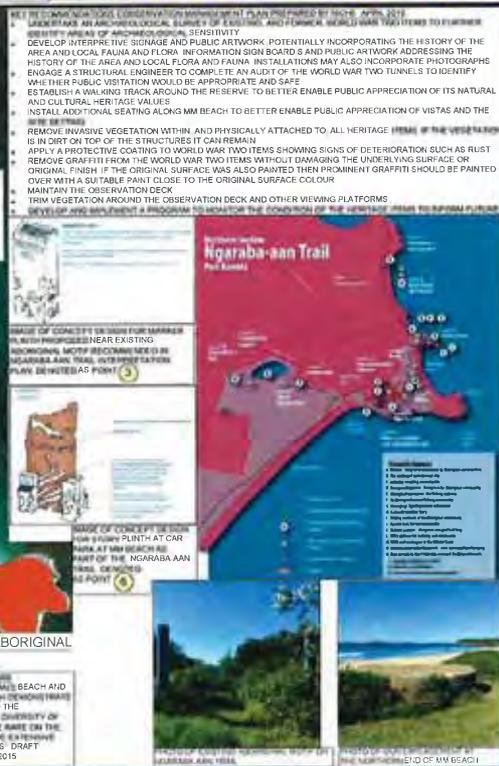
Hill 60 Concept Map 2



Appendix F

Hill 60 Concept Map 3





1. PORT KEMBLA HERITAGE PARK
 - POTENTIAL INTERPRETIVE SIGNS TO CONVEY THE HISTORY OF THE HERITAGE PARK AND THE EXISTING DEFENCE STRUCTURES SUBJECT TO CONSULTATION WITH LAND OWNER & RECOMMENDED APPROVALS
 - OPPORTUNITY FOR ADDITIONAL SEATING
2. POTENTIAL TREE PLANTING
 - OPPORTUNITY FOR ADDITIONAL TREES TO COMPLEMENT EXISTING TREES IN ORDER TO ENHANCE THE SITE. EXAMPLE OF SPECIES: *Macaranga peltata* (MATURE HEIGHT MAX 10M)
3. EXISTING ABORIGINAL MOTIF CELEBRATING SIGNIFICANT ABORIGINAL SITE
 - REFLECTION POINT ON THE NGARABAA-AN TRAIL ROUTE PROPOSED FOR MARKER PLINTH AS RECOMMENDED IN INTERPRETATION PLAN
 - REFLECTION POINT ON THE NGARABAA-AN TRAIL ROUTE PROPOSED FOR MARKER PLINTH AS RECOMMENDED IN INTERPRETATION PLAN
 - MIDDENS AS EVIDENCE OF MANY THOUSANDS OF YEARS OCCUPATION BY ORIGINAL COMMUNITIES
 - IMPLEMENT VEGETATION MANAGEMENT PLANS TO REDUCE WEED GROWTH & REHABILITATE SITE
4. EMERGENCY ACCESS POINT
 - ACCESS TO NORTH BEACH (MM BEACH) TO BE MAINTAINED AT ALL TIMES
 - POTENTIAL LOCATION OF FITNESS EQUIPMENT
5. SIGNAGE & INTERPRETATION
 - ADDITIONAL INTERPRETIVE SIGNS AT THE GUN EMPACEMENT AT THE NORTHERN END OF MM BEACH TO CONVEY THE HISTORY OF THE EXISTING DEFENCE STRUCTURES
6. MM BEACH CAR PARK & BEACH ENTRANCE
 - REFLECTOR POINT ON THE NGARABAA-AN TRAIL ROUTE PROPOSED LOCATION FOR LASER-CUT STEEL THEME PANEL & STORY PLINTH TO CELEBRATE THE ABORIGINAL CULTURAL HERITAGE VALUES AS RECOMMENDED IN INTERPRETATION PLAN
 - POTENTIAL IMPROVEMENTS TO PUBLIC AMENITIES (EG BEACH SHOWER, DRINK FOUNTAIN WITH DOG BOWLS)
 - POTENTIAL ADDITIONAL SEATING & PICNIC BENCHES AND FITNESS EQUIPMENT
 - IMPROVEMENT TO THE EXISTING CAR PARK REPLACING THE EXISTING BOLLARDS WITH TRAFFICABLE BARRIERS POTENTIAL TREE PLANTING WITH TREE GUARDS WITH ART PANELS



LEGEND

BOUNDARY

EXISTING SHARED PRIMARY BE TRAIL

IMPROVING SCENIC BEAUTY & CELEBRATING ABORIGINAL CULTURAL HERITAGE VALUES OF THE AREA

POTENTIAL PUBLIC ART NEED OR BENCHING THE SIGNAGE AS DESCRIBED IN NGAARARA AHI TRAIL INTERPRETATION PLAN PREPARED BY TRINELL EVERETT BROWN

LOCATION OF HISTORIC FEATURES

POTENTIAL NEW FINDING SIGNAGE AT KEY LOCATIONS

ADJACENT NODAL AREAS WITH THRESHOLD FEATURES

POTENTIAL VEGETATION AREA ON BOILERS POINT

IMPROVEMENT TO EXISTING ROAD SURFACE

EXISTING VEGETATION TO BE RETAINED & MAINTAINED AS DESCRIBED BY VEGETATION MANAGEMENT PLAN PREPARED BY JENNIFER M.S. TRECREEPER INDIGENOUS LAND MANAGEMENT

EXISTING VEGETATION TO BE REHABILITATED AS DESCRIBED BY VEGETATION MANAGEMENT PLAN PREPARED BY JENNIFER M.S. TRECREEPER INDIGENOUS LAND MANAGEMENT

EXISTING FROG HABITAT TO BE PROTECTED

POTENTIAL TREE PLANTING WITH TREE GUARD & ART PANELS

INDICATIVE PLANT LIST FOR RESTORATION OF EXISTING VEGETATION AS RECOMMENDED IN VEGETATION MANAGEMENT PLAN PREPARED BY TRECREEPER INDIGENOUS LAND MANAGEMENT

GRASSES	
<i>Imperata cylindrica</i> var. <i>major</i>	Slender Grass
<i>Ischaemum nodosum</i>	Ischaemum
<i>Themeda australis</i>	Kangaroo Grass
<i>Stylidium tenuifolium</i>	Spaniard
GROUNDCOVERS	
<i>Carpentaria glaucocarpa</i>	Pigface
<i>Verticordia pedunculata</i>	Running Pig Face
<i>Mitrasacme splendens</i>	Guinea Flower
<i>Macbratneya violacea</i>	Hardy Begonia
<i>Commersonia bartramia</i>	Soury Weed
SHRUBS	
<i>Leucadendron laevis</i>	White Correa
<i>Dianella congesta</i>	Flax Lily
<i>Cyrtus pedunculatum</i>	Swampy Lily
<i>Phargitricum australe</i>	Coast Geum
<i>Comandra longifolia</i>	Mar Rush
<i>Weddingia frutescens</i>	Coast Westringia
<i>Eranda</i> sp.	Salt Bush
SMALL TREES	
<i>Acacia scopulorum</i>	Coastal White
<i>Banksia integrifolia</i>	Coast Banksia
<i>Lepidospartum laevigatum</i>	Black she-oak
<i>Bryonia oblongifolia</i>	Bryonia

- 7** SIGNAGE & INTERPRETATION FOR EXISTING FROG HABITAT
 - ADDITIONAL ART PANELS TO CELEBRATE HABITAT
 - POCKET OF THE GREEN AND GOLD BELL FROG
- 8** THRESHOLD TREATMENT TO FISHMANS BEACH AT ENTRY POINT TO SIGNIFICANT ABORIGINAL PLACE
 - OPPORTUNITY FOR IMPROVEMENTS TO THE EXISTING GATE TO ALLOW IMPROVED PEDESTRIAN ACCESS
 - OPPORTUNITY FOR IMPROVEMENTS TO THE PAVEMENT TO MAKE A BETTER WALKING ENVIRONMENT
- 9** SIGNAGE & INTERPRETATION FOR ABORIGINAL CULTURAL HERITAGE AT FISHERMANS BEACH BY ABORIGINAL PEOPLE
 - PROPOSED LOCATION FOR MARKER PLINTH AT START OF BOILER POINT TRAIL AS RECOMMENDED IN INTERPRETATION PLAN
 - IMPLEMENT VEGETATION MANAGEMENT PLAN TO REDUCE WEED GROWTH & REHABILITATE EXISTING VEGETATION
- 10** SIGNAGE & INTERPRETATION
 - ADDITIONAL ART PANELS TO CONVEY THE HISTORY OF THE EXISTING DEFENCE STRUCTURES
- 11** VEGETATION AREA FOR KEY ABORIGINAL CULTURAL HERITAGE VISITATION POINT
 - VEGETATION AREA WITH SIGNAGE TO BE LOCATED IN BOTH ANGLES OF THE TRAIL RELATING TO FISHING BY ABORIGINAL PEOPLE AND THE YOUNG COLONY
 - PROPOSED LOCATION FOR MARKER PLINTH AS RECOMMENDED IN INTERPRETATION PLAN PREPARED BY TRINELL EVERETT BROWN
 - IMPLEMENT VEGETATION MANAGEMENT PLAN TO REDUCE WEED GROWTH & REHABILITATE EXISTING VEGETATION
- 12** SIGNAGE & INTERPRETATION FOR LOCATION OF THE EXISTING BEACH LIGHT
 - ADDITIONAL ART PANELS TO CONVEY THE HISTORY OF THE EXISTING DEFENCE STRUCTURES
- 13** FISHMANS BEACH INTERPRETATION FOR ABORIGINAL CULTURAL HERITAGE
 - PROPOSED LOCATION FOR MARKER PLINTH AT START OF BOILER POINT TRAIL AS RECOMMENDED IN INTERPRETATION PLAN PREPARED BY TRINELL EVERETT BROWN
 - IMPLEMENT VEGETATION MANAGEMENT PLAN TO REDUCE WEED GROWTH & REHABILITATE EXISTING VEGETATION
 - IMPROVE ACCESS FOR PEDESTRIANS DOWN EXISTING CONCRETE RAMP
- 14** ACCESS TO FISHERMAN BEACH
 - MAINTAIN ACCESS FOR THE CURRENT USE OF THE AREA



LEGEND

BOUNDARY

ON ROAD CYCLEWAY

EXISTING SHARED PATHWAY NETWORK

POTENTIAL NEW PATHWAY

NGARRABA AAN TRAIL

POTENTIAL REGULATORY AND/OR PLANNING USE SIGNAGE AS IDENTIFIED IN NGARRABA AAN TRAIL INTERPRETATION PLAN PREPARED BY TRAPNELL INTERPRETATION

POTENTIAL ENTRY SIGNAGE

POTENTIAL NODAL AREAS WITH THRESHOLD PAVEMENT

EXISTING VEGETATION TO BE IDENTIFIED BY VEGETATION MANAGEMENT PLAN PREPARED BY JENNIFER NELL TREECAREER INDIGENOUS LAND MANAGEMENT

POTENTIAL TREE PLANTING WITH TREE GUARD

26 NGARRABA AAN TRAIL, SELECTING A PHYSICAL, CULTURAL HERITAGE POTENTIAL ROUTE OF PATHWAY FOR NGARRABA AAN TRAIL ON BOORS DRIVE SUBJECT TO FURTHER DETAIL INVESTIGATIONS AND NECESSARY APPROVALS

27 ADDITIONAL INTERPRETATION SIGNS FOR A PHYSICAL, CULTURAL HERITAGE INTERPRETATION ON THE NGARRABA AAN TRAIL SIGNIFICANT LOCATION FOR MARKER PLINTH OVER LOOKING PORT KEMBLA POOL AND PORT BEACH AS DEFINED INTERPRETATION PLAN PREPARED BY TRAPNELL INTERPRETATION

- THRESHOLD PAVEMENT TO CREATING VIEWING AREA
- POTENTIAL LOCATION FOR SEAT/BENCH

28 DIRECTION SIGNS AWAY FINDING

- WARRANTY LOCATION FOR DIRECTIONAL SIGNAGE AWAY FINDING FOR THE NGARRABA AAN TRAIL

PHOTO OF CONCEPT DESIGN FOR STYREX PLINTH AS DEFINED INTERPRETATION PLAN PREPARED BY TRAPNELL INTERPRETATION SIGNAGE PLAN 27



PHOTO OF ENTRY TO HILL 60 FROM MILITARY ROAD POTENTIAL TO CREATE A SENSE OF ARRIVAL TO THE SITE



PHOTO OF ENTRY TO HILL 60 FROM MILITARY ROAD POTENTIAL TO CREATE A SENSE OF ARRIVAL TO THE SITE



PHOTO OF EXISTING SIGNAGE ON ONKYNTH AV ON THE NGARRABA AAN TRAIL ROUTE



Hill 60 Landscape Master Plan Implementation Plan 2015 – 2020

PART 1

Background

WHY WE'VE DEVELOPED THIS PLAN

The Hill 60 Landscape Master Plan Implementation Plan has been developed in conjunction with the Hill 60 Landscape Master Plan and with reference to the Hill 60 Reserve Conservation Management Plan – Supplementary Report. The purpose of the Implementation Plan is to provide a guide the programming and delivery of key projects and actions in a collaborative and coherent way.

This document complements the Hill 60 Landscape Master Plan by ensuring:

- **Actions** are identified and prioritised to facilitate the efficient delivery of the Plan.
- **Responsibility** is defined – with tasks and projects broken down into achievable actions, aligned with the Annual Plan with clear lines of responsibility.
- **Expectations** are managed – clarifying which projects are Council led, which projects have secured funding and timeframes for delivery, and clearly identifying unfunded projects.
- **Governance** is tested – with a requirement for Council to review the processes and framework needed to give weight to the intent of the Hill 60 Landscape Master Plan in planning and resourcing.
- **Priority** projects are defined in sufficient detail enabling the implementation process to commence.

HOW WE'VE DEVELOPED THIS PLAN

The Hill 60 Landscape Master Plan – Implementation Plan 2015-2020 provides a vision for the future of Hill 60. The Hill 60 Landscape Master Plan and accompanying Hill 60 Landscape Master Plan - Implementation Plan, detail specific strategies and actions to work towards realising this vision over the next 5 years. The vision and strategies were drawn from community and stakeholder feedback by Wollongong Council Officers and Niche Environment & Heritage Pty Ltd. The actions detailed in the Implementation Strategy are guided by the outcomes of the Hill 60 Conservation Management Plan – Supplementary Plan and Landscape Master Plan.

The draft Hill 60 Landscape Master Plan was exhibited between 29 July to 25 August 2015. A comprehensive community engagement program gathered invaluable feedback across a number of forums from a wide variety of stakeholders. The Hill 60 Landscape Master Plan has also been informed by the Hill 60 Reserve Conservation Management Plan – Supplementary Report.

RELATIONSHIP TO COUNCILS STRATEGIC PLANNING

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

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2015-16
Strategy	5 Year Action	Annual Deliverables
5.5.2 A variety of quality public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in the community	5.5.2.1 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 changing community needs	Implement Landscape Master Plan recommendations for Hill 60 Reserve Port Kembla

The Hill 60 Landscape Master Plan and Implementation Plan 2015-2020 are supporting documents under Council’s Integrated Planning and Reporting framework. Supporting documents include The Niche Hill 60 Reserve Conservation Management Plan – Supplementary Report, The Niche Hill 60 Reserve Community Engagement Report, Council’s Community Engagement Report and the Concept Landscape Master Plan for Hill 60.

PART 2

IMPLEMENTATION PLAN - A LIVING, CHANGING DOCUMENT

The purpose of the Implementation Plan is to guide the delivery of key projects and actions in a collaborative and coherent way to promote best outcomes for the community. As such the Implementation Plan remains flexible to accommodate changes to priorities or the identification of internal/external funding sources.

The extent to which the precise timing, responsibility and funding for each action can be predicted varies greatly and will vary over time. It is important to recognise that some actions will require leadership and funding outside of Council control and that actions need to be prioritised taking into account other projects and their resource implications across the Local Government Area.

The Implementation Plan needs to be a document which can evolve over time, respond to changing demands and allow for transparent reporting. It is also a tool to communicate with key stakeholders and the community about future opportunities to partner in the delivery of projects.

In this context it is recommended that the content and direction of the Implementation Plan Table (see pg.9) be reviewed by the implementation body on a regular basis (to be determined as per Action 1.1) to ensure its ongoing relevance and to ensure future opportunities and constraints can be captured and integrated into the annual planning and business reporting process.

This Implementation Plan has sought to offer an approach to establish a flexible decision making and delivery framework for the projects identified in the Hill 60 Landscape Master Plan.

IMPLEMENTATION PLAN TABLE

The attached table presents the detailed projects developed in the Hill 60 Landscape Master Plan.

List of abbreviations (project leaders and partners)*

LUP	Land Use Planning
CE	Community Engagement
PR	Property and Recreation
CCS	Community Cultural Services
ED	Economic Development
DAC	Development Assessment and Certification
ENVS	Environment Strategy
ISP	Infrastructure Strategy and Planning
PD	Project Delivery
CW	City Works
NA	Natural Areas
BC	Bushcare
DPI	Department of Planning and Infrastructure
OEH	Office of Environment and Heritage
NPWS	NSW National Parks & Wildlife Service
ASG	Aboriginal Stakeholder Groups
PCCG	Project Coordination Group

FINAL Hill 60 Reserve Landscape Master Plan – Implementation Plan
 Table last updated 24 November 2015

ACTION / PROJECT	INFORMATION	PERFORMANCE MEASURE	PROJECT LEADER	PARTNERS	COST (ESTIMATED)	PRIORITY	FUNDING AMOUNT	TARGET PROJECT YEAR (SUBJECT TO FUNDING/RESOURCING)			
								15/16	16/17	17/18	18/19+
1. GOVERNANCE											
1.1 PLAN MANAGEMENT AND COORDINATION	Establish a Project Coordination Group (PCG) to track priorities and delivery of actions.	Actions delivered on time and within budget	PR	CCS CE ISP PD CW	Funded Operational	H					
1.2 COMMUNITY CAPACITY BUILDING	Continue to support community engagement and participation in delivering upon the actions within the Hill 60 Landscape Master Plan; for example, Wollongong City Council Aboriginal Reference Group.	Community pride in the Hill 60 Landscape improvements.	CCS PR	CCS CE ISP PD OEH NPWS ASG	Funded Operational	H					
1.3 APPROVALS	Pursue all formal approvals in accordance with Due Diligence Report Requirements and Hill 60 Conservation Management Plan.	Approvals obtained	PR ISP	OEH NPWS ASG	Funded Capital	H	Est \$55,000				
1.4 DUE DILIGENCE REPORT FOR GLOUCESTER BLVD. & TUNNELS	Engage Niche Consultants to carry out assessment on priority areas along Gloucester Blvd and Military Tunnels that may not require AHIP application & can be carried out in accordance with Due Diligence requirements.	Completed Due Diligence Report	PR ISP	OEH NPWS	Funded Capital	H	\$5,000				
1.5 ENGAGE STRUCTURAL ENGINEER TO COMPLETE AUDIT OF WW11 TUNNELS	Engage Engineers to carry out preliminary report on required conservation works to and potential public access within the Hill 60 Fortifications.	Completed Engineers report	PD PR	ISP PD	Funded Capital	H	\$40,000				
2. INFRASTRUCTURE											
2.1 SECURE ACCESS TO MILITARY HERITAGE TUNNELS	Stage 1 – Secure and clean military tunnels. Stage 2 – Enable safe community access (subject to structural assessment and approvals)	Completed Engineers report. Initial securing off of tunnels then pursue maintenance and explore future potential uses.	PR ISP	OEH NPWS	Stg 1. Funded for 2015/16 Capital Stg 2 Unfunded	H	\$150,000 Preliminary Estimate allocation				
2.2 DESIGN & CONSTRUCT INTERPRETATIVE SIGNAGE & ARTWORK	Signage to convey the history of the Aboriginal Cultural Heritage and European History of the site with reference to Ngaraba-aan Trail Interpretation Plan.	Installation of signage & Artwork	PR ISP	CCS OEH ASG NPWS	Funded for 2015/16 Require additional Capital to complete	M	\$250,000 Preliminary Estimate allocation				
2.3 CONSTRUCT MM COMMEMORATIVE PLINTH ADJACENT TO MM KEMBLA	Installation by MM Kembla of a plinth commemorating the company's 100 year anniversary & their link to European heritage to be located on Gloucester Blvd adjacent to their business.	Installation	PR ISP	OEH NPWS	Funded by MM Kembla	H	\$20,000 15/16				
2.4 CONSTRUCT FITNESS EQUIPMENT ALONG GLOUCESTER BLVD.	Installation of fitness equipment	Installation of fitness equipment	PR ISP	OEH NPWS	Unfunded	H	\$80,000 Preliminary Estimate allocation				
2.5 UNDERTAKE CAR PARK	Remove and replace existing timber vehicle barriers and replace with new timber barriers. Create additional car and bus parking	Improved car parking	ISP	PR PD	Funded Capital	H	\$131,000 16/17 \$160,000 17/18				

FINAL Hill 60 Reserve Landscape Master Plan – Implementation Plan

Table last updated 24 November 2015

ACTION / PROJECT	INFORMATION	PERFORMANCE MEASURE	PROJECT LEADER	PARTNERS	COST (ESTIMATED)	PRIORITY	FUNDING AMOUNT	TARGET PROJECT YEAR (SUBJECT TO FUNDING/RESOURCING)			
								15/16	16/17	17/18	18/19+
RENEWAL & IMPROVEMENTS	opportunities , Renew Hill 60& Renewal MM Gloucester Blvd			ISPOEH							
2.6 DESIGN & CONSTRUCT OBSERVATION VIEWING PLATFORM AT LOWER SUMMIT	Viewing deck adjacent to former radar centre over - looking Port Kembla Harbour.	Erection of decking platform	ISP	PR PD ASG NA OEH NPWS	Unfunded Capital	H	\$100,000 Preliminary Estimate allocation				
2.7 UNDERTAKE VEGETATION MANAGEMENT OF NGARABAAAN TRAIL	Implement vegetation management plan to reduce weed growth & rehabilitate existing vegetation.	Staged implementation of tracks	PR NA	ASG BC NA	Unfunded Operational	M	\$40,000 Preliminary Estimate allocation				
2.8 DESIGN & CONSTRUCT 2 VIEWING PLATFORMS AROUND RESERVE	Design & construct 3 viewing platforms in accordance with Landscape Master Plan and incorporate interpretative signage relating to Aboriginal/European heritage	Viewing platforms constructed	PR ISP	PR PD ISP OEH CW ASG	Unfunded Capital	M	\$300,000 Preliminary Estimate allocation \$150,000 each				
2.9 UNDERTAKE VEGETATION MANAGEMENT AT HILL 60 RESERVE & GLOUCESTER BLVD. IN ACCORDANCE WITH VEGETATION MANAGEMENT PLAN	Existing vegetation to be retained/maintained or removed as identified by Vegetation Management Plan prepared by Jennifer Neil Treecreeper Indigenous Land Management.	Implementation of vegetation management plan	PR NA	PR OEH NPWS NA	Unfunded Operational	M	\$200,000 Preliminary Estimate allocation				
2.10 DESIGN & CONSTRUCT PROPOSED STAIRCASE TO LINK LOWER CAR PARK	Proposed new timber staircase and landings to connect with lower car park.	Staircase constructed	PR ISP	PR PD ISP OEH CW ASG	Funded Capital	H	\$100,000 17/18 Preliminary Estimate allocation				
2.11 IMPROVED ACCESS TO FISHERMAN'S BEACH	Improvements to the surface treatment of the existing road pavement. Improve access for pedestrian s down existing concrete ramp.	Improved access for pedestrians& vehicles.	ISP	PR PD ASG OEH NPWS	Unfunded Capital	M	\$100,000 Preliminary Estimate allocation				

PART 3

Review Frequency and Document End Date

The Hill 60 Reserve Landscape Master Plan will be reviewed annually. The Plan end date is 2020.

Contact Information

For further information about the Hill 60 Reserve Landscape Master Plan and Implementation Plan please contact Wollongong Council's Property & Recreation Division.



Bulli Miners Cottage

Denmark Hotel



**Bulli Miners Cottage
&
The Denmark Hotel**

Subject Sites

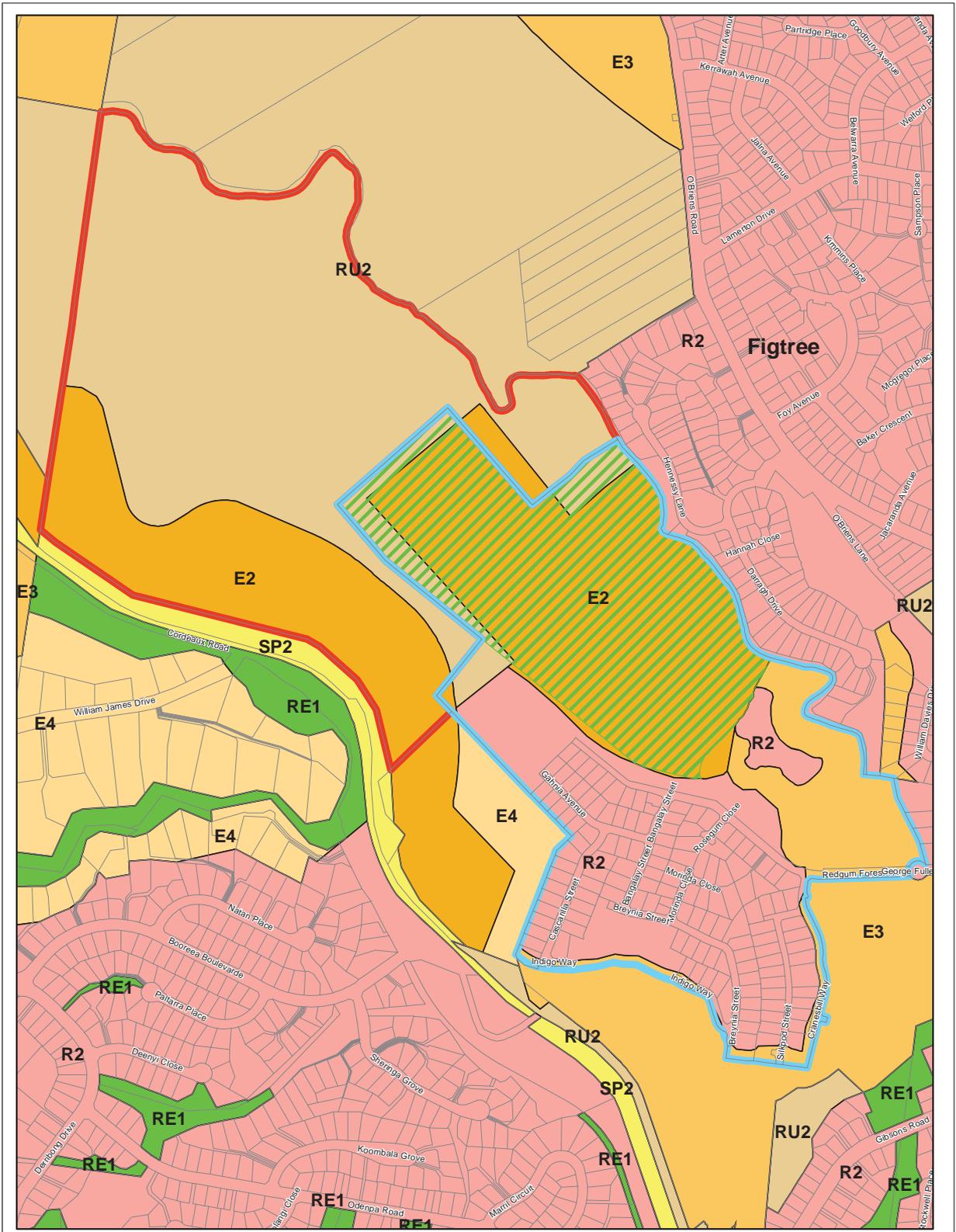
Drawn By: H Jones	
Date: 06-11-15	
Date of Aerial Photography: 2014	
200-202 Princes Hwy Bulli_Air.mxd	



**Draft concept plan for proposed right of carriageway
200 - 202 princes Hwy Note: Details of
Plan will be subject to DA assessment**

-  Easement_-_Car_Park
-  Subject_Sites

Drawn By: H Jones	
Date: 06-11-15	
Date of Aerial Photography: 2014	
200-202 Princes Hwy Bulli.mxd	
 <p>0 12 Meters</p>	



Site Locality Map and current Zoning



**Planning Proposal = Redgum Ridge
Redgum Ridge Estate Figtree . Lot 815 DP.1193843**

- Redgum Ridge Eastern Precinct
- Redgum Ridge Western Precinct
- Future Council Reserve
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- R2 Low Density Residential
- RU2 Rural Landscape

Drawn By: H Jones

Date: 25/11/2015



Date of Aerial Photography: 2014

Redgum Ridge Figtree Zone.mxd





Site Locality Map



Planning Proposal = Redgum Ridge Estate Figtree . Lot 815 DP.1193843

-  Redgum Ridge Eastern Precinct
-  Redgum Ridge Western Precinct
-  Future Council Reserve

Drawn By: H Jones	
Date: 25/11/2015	
Date of Aerial Photography: 2014	
Redgum Ridge Figtree Air.mxd	
 <p>0 260 Meters</p>	



- Legend**
- Development Site
 - Proposed Building Footprint
 - Lot Boundary
 - Proposed Road
 - Outer Limit of APZ
 - Inner Limit of APZ
 - Offset Site
- Survey Area**
- Subject Site

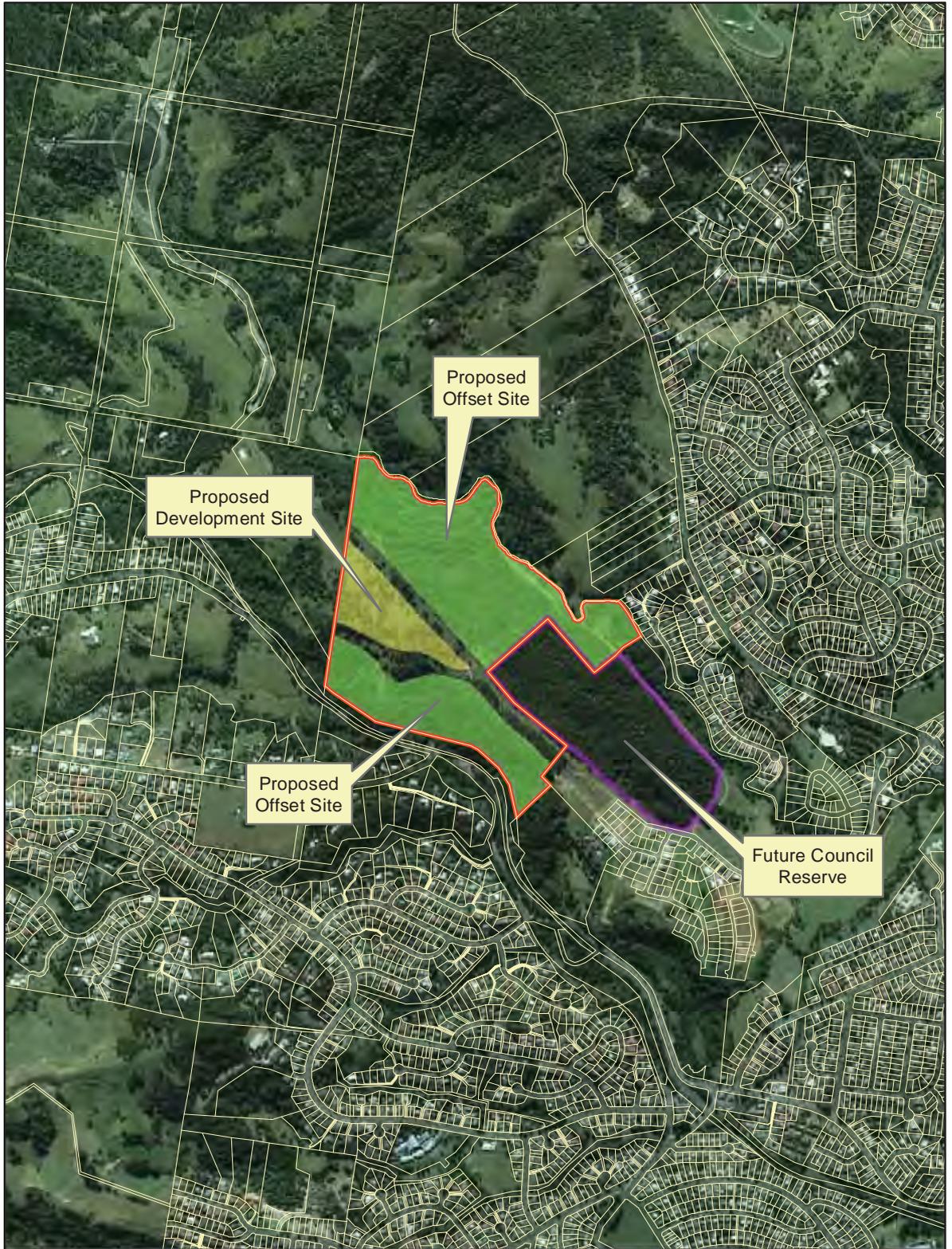
Figure 2: Development Site and Offset Site

0 40 80 120 160 200
 Metres
 Scale: 1:4,000 @ A3
 Coordinate System: GDA 1994 MGA Zone 56

biosis
 Biosys Pty Ltd
 Ballarat, Brisbane, Canberra, Melbourne,
 Sydney, Wangaratta & Wollongong

Matrix: 10027
 Date: 11 April 2014
 Created by: BMSK, Drawn by: AKH, Last edited by: spitchard
 Location: P:\18900\110027\img\img1
 10027_CD_Overview_2014.mxd

Acknowledgements: Imagery Courtesy of KPW



Potential Environmental Corridor



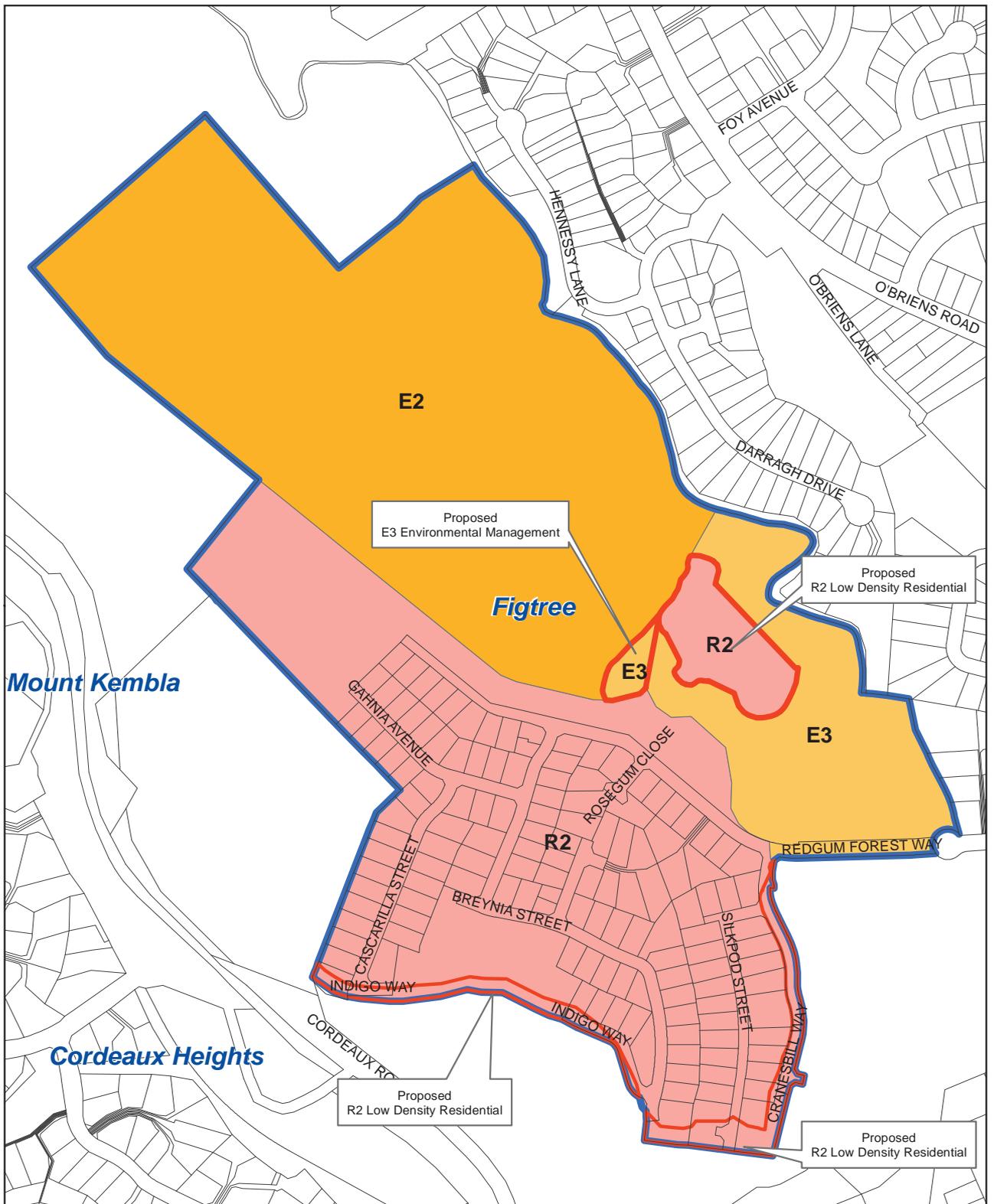
Proposed Offset and Future Council Reserve

Legend

- Subject site
- Future Council Reserve
- Proposed Offset Sites
- Proposed Development Area

Drawn By: H Jones
 Date: 11/11/2014
 Redgum Ridge Figtree 2.mxd
 Date of Aerial Photography: 2012





Planning Proposal Redgum Ridge Eastern Precinct Figtree LEP 2009 Zoning

Legend

- Subject_Land
- Redgum_Ridge_Eastern
- E3 Environmental Management
- R2 Residential Living
- E2 Environmental Conservation

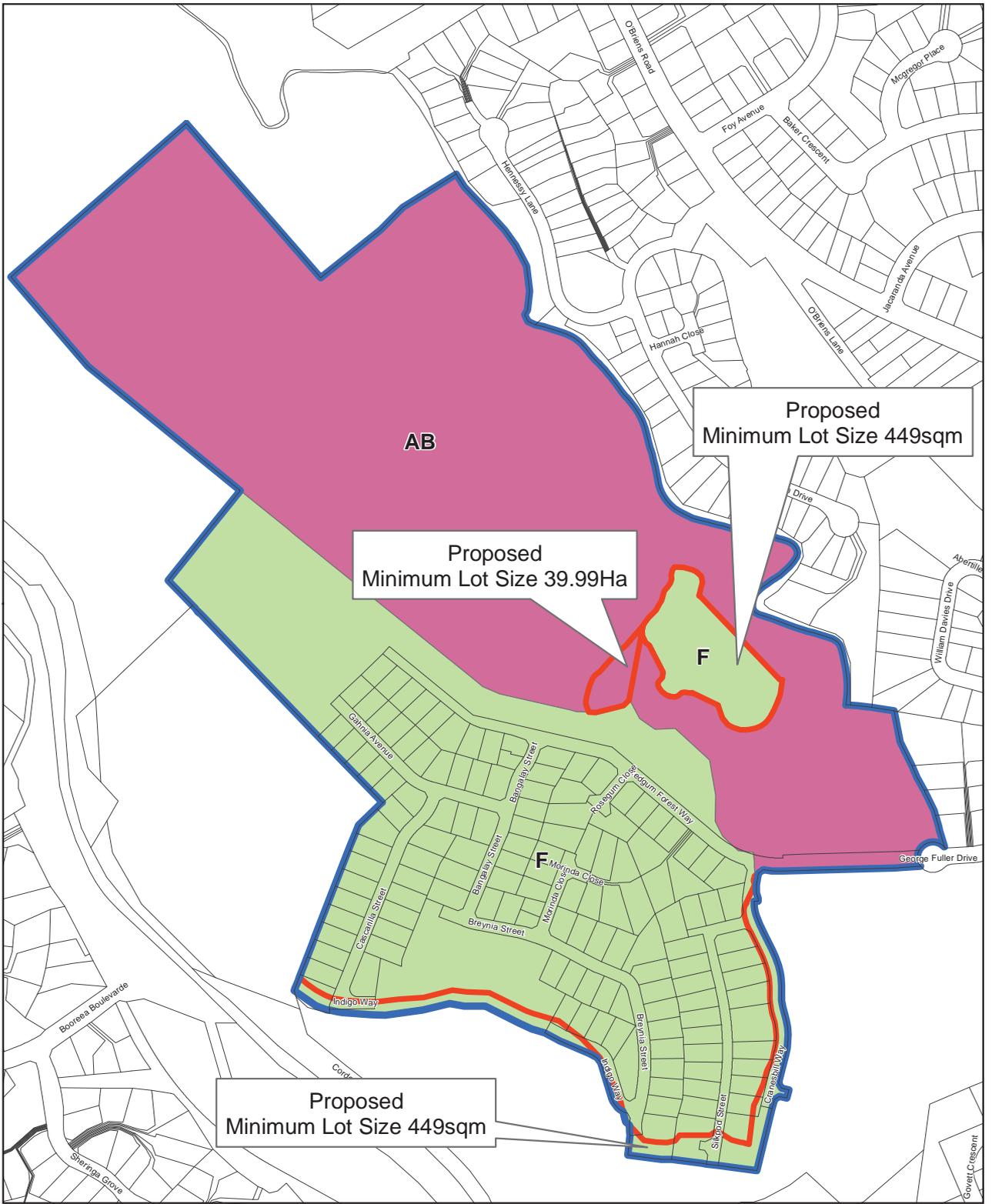
N
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Projection: GDA 1994
MGA Zone 56

0 80
Meters

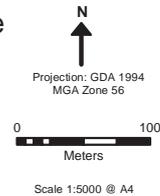
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Map Identification number:
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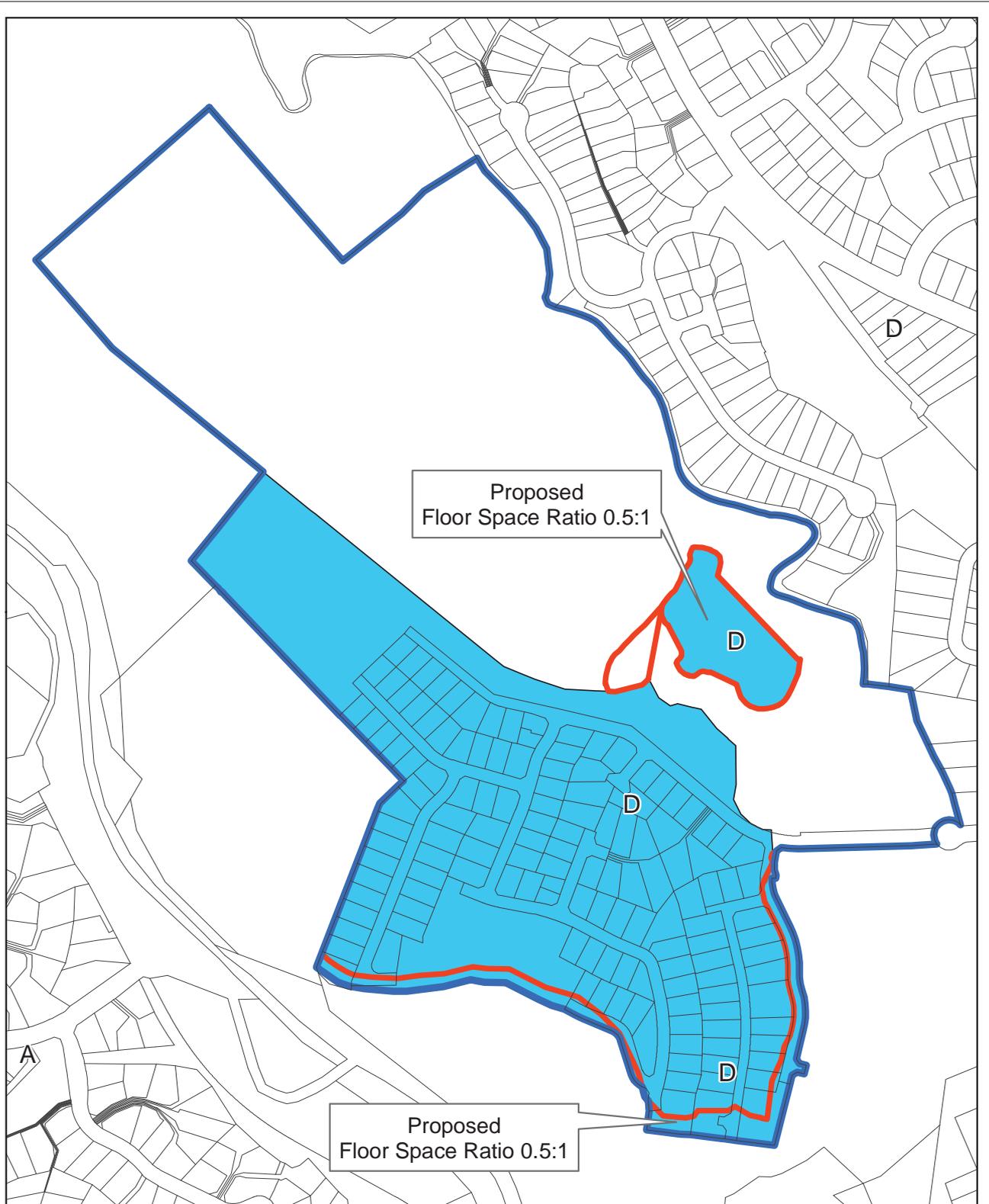


Planning Proposal
 Redgum Ridge Eastern Precinct Figtree
 Minimum Lot Size

- Redgum_Ridge_Eastern
- F 449sqm
- AB 39.99ha

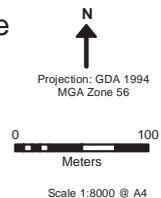


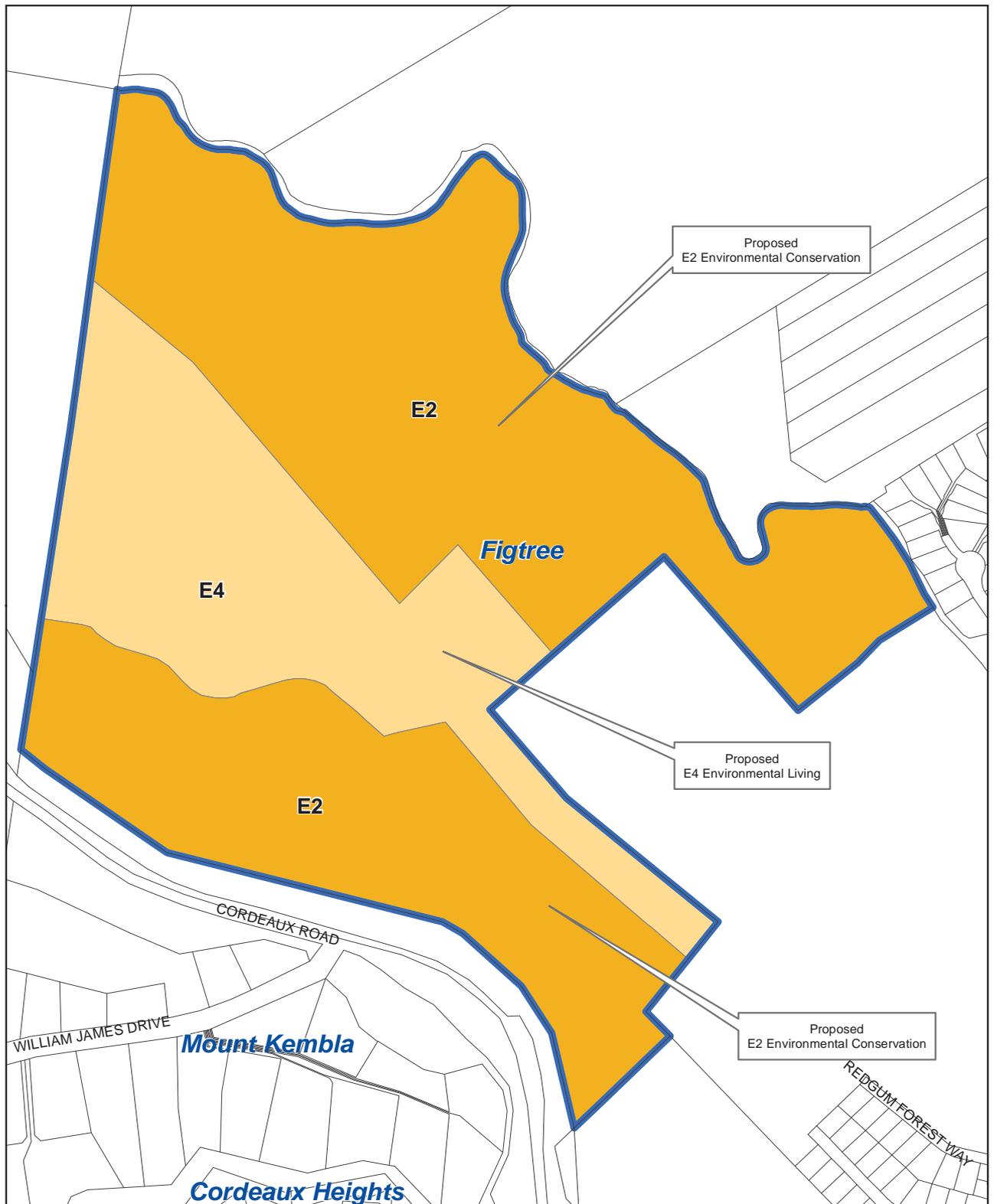
Map Identification number:
 Redgum_Ridge_PP_Eastern_Precinct_MLS.mxd



Planning Proposal
Redgum Ridge Eastern Precinct Figtree
Floor Space Ratio

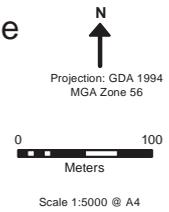
- Redgum_Ridge_Eastern
- D 0.5:1

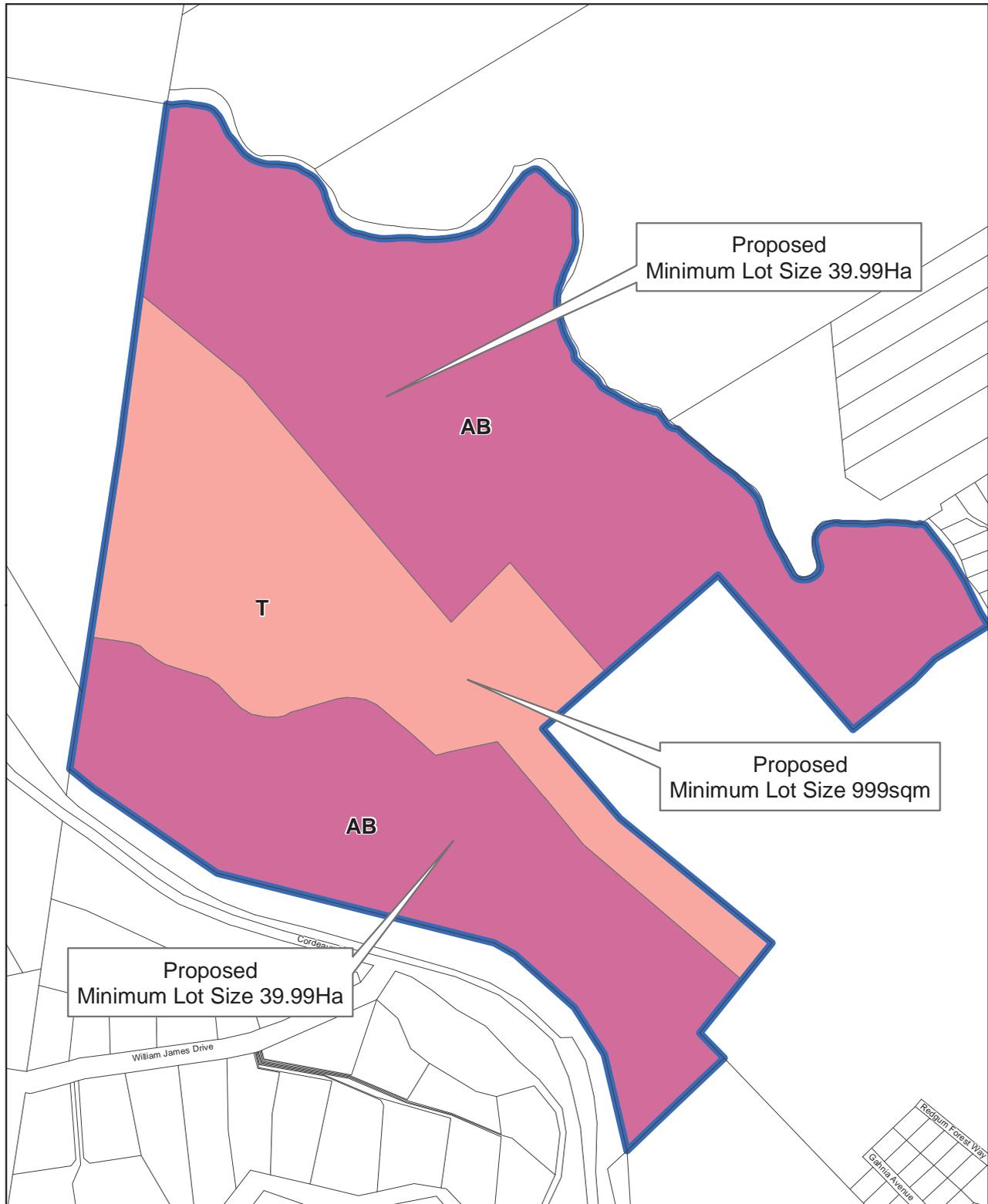




Planning Proposal
 Redgum Ridge Western Precinct Figtree
 LEP 2009 Zoning

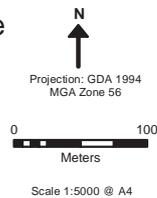
-  Subject site
-  E2 Environmental Conservation
-  E4 Environmental Living



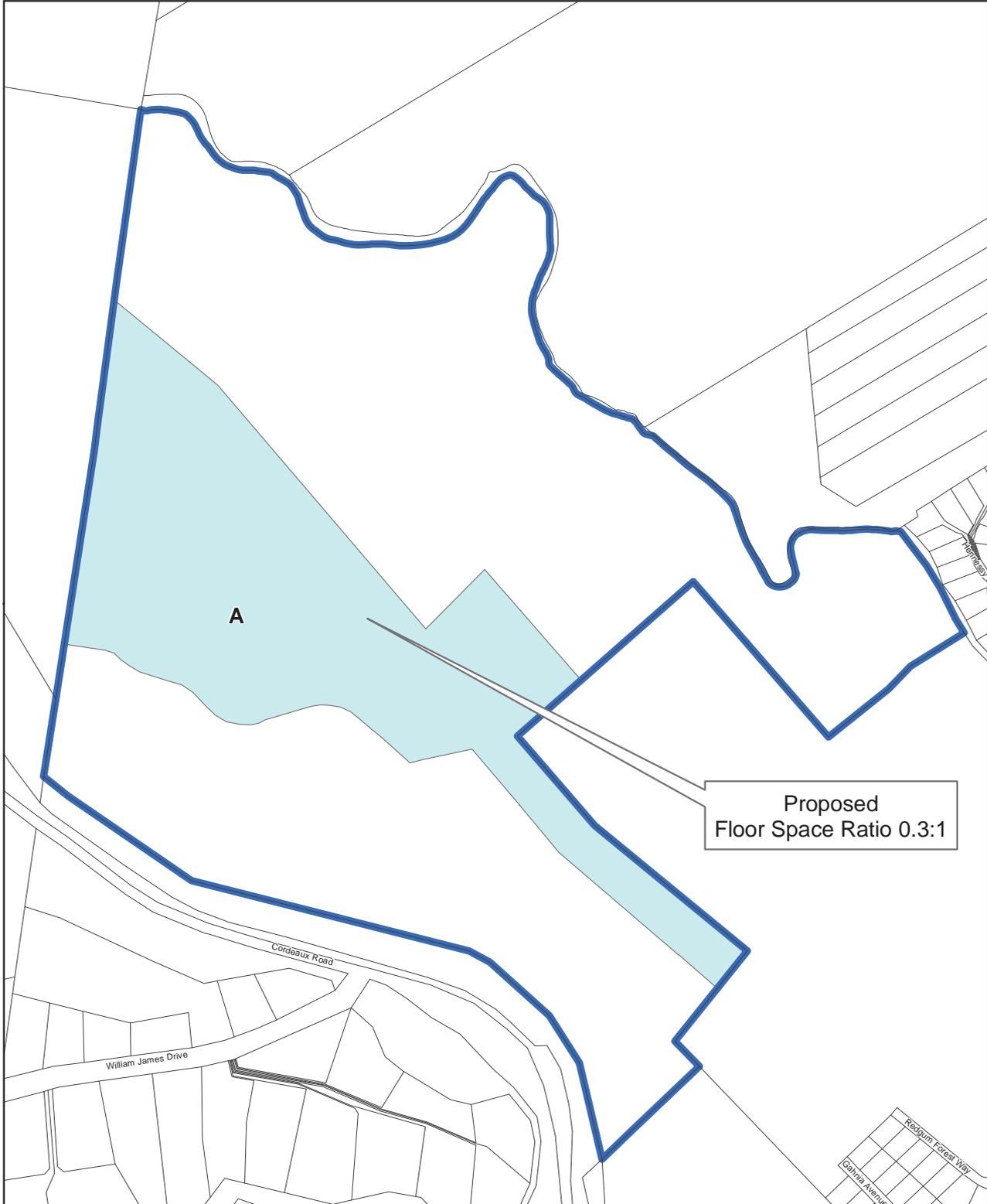


Planning Proposal
Redgum Ridge Western Precinct Figtree
Minimum Lot Size

- Redgum_Ridge_Western
- T 999sqm
- AB 39.99ha

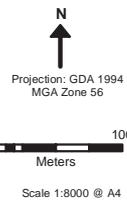


Map Identification number:
Redgum_Ridge_PP_Westren Precinct_MLS.mxd



Planning Proposal
 Redgum Ridge Western Precinct Figtree
 Floor Space Ratio

-  Redgum Ridge Western
-  0.3:1



Map identification number:
 Redgum Ridge_PP Western Precinct_FSR.mxd



Stockland Planning Agreement - Location of Works

Drawn By: H.Jones	
Date: 23-11-15	
Date of Aerial Photography: 2014	
Gis ref: Stockland Planning.mxd	



lindsaytaylorlawyers
planning • environment • local government

West Dapto Planning Agreement

Under s93F of the *Environmental Planning and Assessment Act 1979*

Wollongong City Council

Stockland Development Pty Limited

Date: 6 May 2011

lindsaytaylorlawyers
Level 7, 1 O'Connell Street, Sydney NSW 2000, Australia
T 02 8235 9700 • F 02 8235 9799 • W www.lindsaytaylorlawyers.com.au • E mail@lindsaytaylorlawyers.com.au
ABN 15 695 894 345

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West Dapto Planning Agreement

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RC



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Re



West Dapto Planning Agreement

Summary Sheet

Council:

Name: Wollongong City Council
Address: 41 Burelli Street, Wollongong NSW 2500
Telephone: (02) 4227 7111
Facsimile: (02) 4227 7277
Email: council@wollongong.nsw.gov.au
Representative: General Manager

Developer:

Name: Stockland Development Pty Limited
Address: Level 25, 133 Castlereagh Street, Sydney NSW 2000
Telephone: (02) 9035 2000
Facsimile: (02) 8988 2000
Email: geninfo@stockland.com.au
Representative: General Manager - Residential

Land:

See definition of *Land* in clause 1.1.

Development:

See definition of *Development* in clause 1.1.

Development Contributions:

See clause 7.

Application of s94, s94A and s94EF of the Act:

See clause 6.

A handwritten signature in black ink, located in the bottom right corner of the page.



Security:

See clause 12.

Registration:

Yes, on the titles to the Land. See clause 18.

Restriction on dealings:

See clause 19.

Dispute Resolution:

Mediation. See clauses 16 and 17

RC



West Dapto Planning Agreement

Under s93F of the *Environmental Planning and Assessment Act 1979*

Parties

Wollongong City Council ABN 63 139 525 939 of 41 Burelli Street, Wollongong NSW 2500 (**Council**)

and

Stockland Development Pty Limited ABN 71 000 064 835 of Level 25, 133 Castlereagh Street, Sydney NSW 2000 (**Developer**)

Background

- A The Developer is the owner of the Land.
- B The LEP has taken effect and makes the Development permissible on the Land.
- C The Developer has lodged a Development Application with Council relating to the Development.
- D The Developer is prepared to make Development Contributions in connection with the carrying out of the Development in accordance with this Agreement.

Operative provisions

Part 1 - Preliminary

1 Definitions & Interpretation

- 1.1 In this Agreement the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979* (NSW).

Additional Road Works means items 10, 11 and 12 in the table to Schedule 3.

Agreement means this Agreement and includes any schedules, annexures and appendices to this Agreement.

Bank Guarantee means an irrevocable and unconditional undertaking without any expiry or end date by one of the following trading banks:

- (a) Australia and New Zealand Banking Group Limited;
- (b) Commonwealth Bank of Australia;

LC



- (c) Macquarie Bank;
- (d) National Australia Bank Limited;
- (e) St George Bank Limited;
- (f) Westpac Banking Corporation; or
- (g) any other financial institution approved by the Council, in its absolute discretion, in response to a request from the Developer.

Compliance Certificate has the same meaning as in the Act.

Construction Certificate has the same meaning as in the Act.

CP means the *West Dapto Release Area Section 94 Contributions Plan (2010)* adopted on 14 December 2010, or any other contributions plan that replaces that plan.

Dedication Land means land identified as such in the Development Contributions Schedule.

Defect means a defect that

- (a) adversely affects the ordinary use and/or enjoyment of the relevant Work or portion of the Work, or
- (b) will require rectification or maintenance works to be performed as a result of the defect.

Defects Liability Period means:

- (a) in relation to Work that is items 1, 2, 3, 10, 11 or 12 in the Table to Schedule 3 – the period commencing when the Work is complete and ending 2 years after that date,
- (b) in relation to any other Work required under this Agreement – the period commencing on the date the Work is transferred by the Developer to the Council and ending 2 years after that date.

Development means the development described in Schedule 1.

Development Application has the same meaning as in the Act.

Development Consent has the same meaning as in the Act.

Development Contribution means a monetary contribution, the dedication of land free of cost, the carrying out of work, or the provision of any other material public benefit, or any combination of them, to be used for, or applied towards, the provision of public infrastructure or another public purpose.

Development Contributions Plan means the plan contained in Schedule 4.

Development Contributions Schedule means Schedule 3.

Draft Local Park Plan means the plan contained in Schedule 5.

Embellishment Work means Work identified as such in the Development Contributions Schedule.

GST has the same meaning as in the GST Law.

GST Law has the same meaning as in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.

HC



Land means Lot 601 DP1054648, Lot 60 DP1063539 (currently Lots 1 and 2 DP1159862), Lot 1 DP549692 and Lot 62 DP 751278.

LEP means *Wollongong Local Environmental Plan (West Dapto) 2010*.

Maintenance Period in relation to Embellishment Work means the period from the commencement date of the Defects Liability Period and ending 2 years after that date.

Occupation Certificate has the same meaning as in the Act.

Party means a party to this agreement, including their successors and assigns.

Rectification Notice means a notice in writing that identifies a Defect in a Work and requires rectification of the Defect within a specified period of time.

Regulation means the *Environmental Planning and Assessment Regulation 2000*.

Residential Lot means a lot in the Development created by registration of a plan of subdivision for the purpose of separate residential occupation, being a lot which the Developer does not seek to further subdivide.

Security means one or more Bank Guarantees.

Structure Plan means the plan contained in Schedule 2.

Subdivision Certificate has the same meaning as in the Act.

Work means the physical result of any building, engineering or construction work in, on, over or under land required to be carried out by the Developer under this Agreement.

- 1.2 In the interpretation of this Agreement, the following provisions apply unless the context otherwise requires:
- 1.2.1 Headings are inserted for convenience only and do not affect the interpretation of this Agreement.
 - 1.2.2 A reference in this Agreement to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney.
 - 1.2.3 If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day.
 - 1.2.4 A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars.
 - 1.2.5 A reference in this Agreement to a \$ value relating to a Development Contribution is a reference to the value exclusive of GST.
 - 1.2.6 A reference in this Agreement to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
 - 1.2.7 A reference in this Agreement to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
 - 1.2.8 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement.



- 1.2.9 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
- 1.2.10 Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
- 1.2.11 A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
- 1.2.12 References to the word 'include' or 'including' are to be construed without limitation.
- 1.2.13 A reference to this Agreement includes the agreement recorded in this Agreement.
- 1.2.14 A reference to a party to this Agreement includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns.
- 1.2.15 Any schedules, appendices and attachments form part of this Agreement.
- 1.2.16 Notes appearing in this Agreement are operative provisions of this Agreement.

2 Application of this Agreement

- 2.1 This Agreement applies to the Land and to the Development.

3 Further Agreements Relating to this Agreement

- 3.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject-matter of this Agreement that are not inconsistent with this Agreement for the purpose of implementing this Agreement.

4 Surrender of right of appeal, etc.

- 4.1 The Developer is not to commence or maintain, or cause to be commenced or maintained, any proceedings in the Land and Environment Court involving an appeal against, or questioning the validity of, a development consent relating to the Development or an approval under s96 of the Act to modify a development consent relating to the Development to the extent that it relates to the existence of this Agreement or requires any aspect of this Agreement to be performed according to the terms of this Agreement.

5 Status of this Agreement

- 5.1 The Developer is under no obligation to make the Development Contributions to the Council as provided for in this Agreement unless and until both of the following matters have occurred in sequence:

RC



- 5.1.1 Development Consent is granted to the Development or any part of the Development subject to a condition imposed under section 93I(3) of the Act requiring this Agreement to be entered into, and
- 5.1.2 this Agreement is entered into as required by clause 25C(1) of the Regulation.
- 5.2 The Council must notify the Developer immediately after the Council executes this Agreement and promptly provide the Developer with the Agreement as executed by the Council.

6 Application of s94, s94A and s94EF of the Act to the Development

- 6.1 This Agreement excludes the application of s94 and s94A of the Act to the Development only.
- 6.2 This Agreement excludes the application of s94EF of the Act to the Development if, and only if:
 - 6.2.1 the Minister has entered into a separate planning agreement with the Developer before the first date upon which a monetary Development Contribution is payable by the Developer to the Council under this Agreement, and
 - 6.2.2 the Minister approved of this clause 6.2 before the Parties entered into this Agreement.

Part 2 – Development Contributions

7 Provision and application of Development Contributions towards public purposes

- 7.1 Subject to clause 11, the Developer is to pay a monetary Development Contribution to the Council of \$29,205.00 indexed in accordance with clause 7.5, in relation to each proposed Residential Lot prior to the issuing of the Subdivision Certificate relating to the creation of the lot .
- 7.2 Money paid under clause 7.1 is to be held and applied by the Council towards public purposes identified in the CP for which the Council could levy s94 contributions in respect of the Development, if the CP applied to the Development.
- 7.3 The Developer is to dedicate Dedication Land and carry out Work referred to in the Development Contributions Schedule in accordance with that Schedule.
- 7.4 If, prior to the time when the Developer is required to dedicate the Dedication Land relating to item 4 in the Development Contributions Schedule, the Council notifies the Developer in writing that a permanent stormwater detention and water quality control solution has been or will be achieved for the whole of the catchment in which the Land is situated, the Developer is not required to dedicate the Dedication Land to which that item relates to the Council and may remove the stormwater detention basin and water quality control facilities referred to in that item from the Land.

Handwritten signature



- 7.5 Monetary Development Contributions required under clause 7.1 are to be indexed quarterly from the date of this Agreement to the date of payment in accordance with the *Consumer Price Index (All Groups - Sydney)* published by the Australian Bureau of Statistics.
- 7.6 If the index referred to in clause 7.5 is discontinued, Council may substitute another index that, in Council's opinion, as nearly as practicable serves the same purpose.

8 Monetary Development Contributions

- 8.1 A monetary Development Contribution is made for the purposes of this Agreement when the Council receives the full amount of the contribution payable under this Agreement in cash or by unendorsed bank cheque.

9 Dedication Land

- 9.1 A Development Contribution being the dedication of Dedication Land is made for the purposes of this Agreement when the Council is given an instrument or plan in registrable form under the *Real Property Act 1900* executed by the Developer where necessary that is effective to transfer the title to the Dedication Land to the Council when registered.
- 9.2 For the purposes of clause 9.1, the Parties are to do all things reasonably necessary to enable registration of the instrument or plan to occur.
- 9.3 The Dedication Land must be dedicated or transferred to Council:
- (a) free of any interests, covenants and encumbrances, trusts and estates (other than those set out in this Agreement); and
 - (b) at no cost to Council.

10 Carrying out of Work

- 10.1 The Developer is not to commence the carrying out of any Work relating to item 1, 2, 3, 10, 11 or 12 in the Table to Schedule 3 unless and until Council has approved the final design to those Works, the approval which shall not be unreasonably withheld.
- 10.2 The Developer is to carry out Work in accordance with any applicable Development Consent, relevant Australian Standards and otherwise to the reasonable satisfaction of the Council.
- 10.3 Work is to be carried out and completed at no cost to Council.
- 10.4 Work is completed for the purposes of this Agreement if the Council, acting reasonably, gives a certificate to the Developer to that effect.
- 10.5 A Development Contribution comprising Work is made for the purposes of this Agreement at the following times:
- 10.5.1 if the Works are items 1, 2, 3, 10, 11 or 12 in the table to Schedule 3, when Council gives a certificate to the Developer under clause 10.4.
 - 10.5.2 if the Works are any other Works required under this Agreement, when the completed Work is transferred to the Council.

PC



- 10.6 Work on Dedication Land is to be transferred to the Council at the same time as the transfer of the Dedication Land.
- 10.7 Subject to the notification and resolution of a dispute in accordance with clause 16, the Developer is to comply with a Rectification Notice within the Defects Liability Period at its own cost according to its terms and to the reasonable satisfaction of the Council.
- 10.8 The Developer is to maintain Embellishment Work during the Maintenance Period to the reasonable satisfaction of the Council.

11 Costs of Additional Road Works

- 11.1 The Council acknowledges that the Developer is providing Development Contributions under this Agreement, being the Additional Road Works, that exceed the demand created by the Development.
- 11.2 The Council must reimburse the Developer for the actual cost of the Additional Road Works and costs of maintaining the Additional Road Works pursuant to clause 10.8, by way of an offset against the monetary Development Contributions that the Developer would be required to make under clause 7.1 of this Agreement in relation to the Development (**Offset**).
- 11.3 The Developer is to provide the Council with documentary evidence of:
 - 11.3.1 the actual cost of providing an item of the Additional Road Works within 14 days of completion of that item of Additional Road Works, and
 - 11.3.2 the actual cost of maintaining an item of the Additional Road Works, within 14 days of incurring that cost.
- 11.4 Within 14 days of provision of the documentary evidence referred to in clause 11.3, the Council is to provide confirmation in writing of the Offset amount (**Offset Notice**) to the Developer.
- 11.5 Notwithstanding clause 7.1, from the date on which an Offset Notice is received, the Developer may apply for and obtain a Subdivision Certificate relating to the creation of Residential Lots without paying the monetary Development Contributions required under clause 7.1 for those Residential Lots, provided that the amount of any monetary Development Contributions that are not paid pursuant to this clause does not exceed the total Offset amount specified in the relevant Offset Notice.
- 11.6 For the avoidance of doubt, the Developer is not required, at any time, to pay the monetary Development Contributions which are not paid by reason of clause 11.5.



Part 3 – Other Provisions

12 Provision of Security

- 12.1 Upon the execution of this Agreement by all of the Parties, the Developer is to provide the Council with Security in the amount of \$2,500,000.00.

13 Release & return of Security

- 13.1 The Council is to progressively release and return the Security to the Developer as and when the Developer performs its obligations under this Agreement to the satisfaction of the Council but may only do so if:
- 13.1.1 the Council considers that the remaining amount of the Security is adequate having regard to the Developer's remaining obligations under this Agreement, and
 - 13.1.2 the Developer is not in breach of this Agreement at the time the Security is to be returned.
- 13.2 The Council is to return the Security or any remaining part of it to the Developer within 28 days of the completion by the Developer of all of its obligations under this Agreement to the satisfaction of the Council.
- 13.3 At any time following the provision of the Security, the Developer may provide the Council with a replacement Security in the amount of the Security required to be provided under clause 12.1.
- 13.4 On receipt of a replacement Security, the Council is to release and return to the Developer as directed, the Security it holds which has been replaced.

14 Call-up of Security

- 14.1 The Council may call-up the Security if, in its absolute discretion and despite clauses 16 and 17, it considers that the Developer has breached this Agreement.
- 14.2 If the Council calls on the Security, it may use the amount so paid to it in satisfaction of any costs incurred by it in remedying the Developer's breach being:
- 14.2.1 the reasonable costs of the Council's servants, agents and contractors reasonably incurred for that purpose, and
 - 14.2.2 all legal costs and expenses reasonably incurred by the Council, by reason of the Developer's breach.
- 14.3 If the Council calls on the Security in accordance with this Agreement, the Council may, by notice in writing to the Developer, require the Developer to provide a further or replacement Security in an amount that, when added to any unused portion of any existing Security, does not exceed the amount of the Security the Council is entitled to hold under clause 12.

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15 Enforcement in a court of competent jurisdiction

- 15.1 Subject to clause 16.2, the Parties may enforce this Agreement in any court of competent jurisdiction.
- 15.2 For the avoidance of doubt:
 - 15.2.1 Nothing in this Agreement, other than clause 16.2 prevents a Party from bringing proceedings in the Land and Environment Court to enforce any aspect of this Agreement or any matter to which this Agreement relates, or Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Agreement or any matter to which this Agreement relates; and
 - 15.2.2 the proceedings referred to in clause 4.1 are not proceedings which fall within clause 15.2.1.

16 Dispute Resolution - Generally

- 16.1 If a dispute or lack of certainty between the Parties arises in connection with this Agreement or its subject matter (**Dispute**), then either Party (**First Party**) must give to the other Party (**Second Party**) a notice which:
 - 16.1.1 is in writing and dated,
 - 16.1.2 adequately identifies and provides details of the Dispute,
 - 16.1.3 stipulates what the First Party believes will resolve the Dispute, and
 - 16.1.4 designates its representative (**Representative**) to negotiate the Dispute.
- 16.2 No Party may commence court proceedings (except for proceedings seeking interlocutory relief) regarding a dispute unless it has first complied with this clause.
- 16.3 The Second Party must, within five (5) business days of the date of the notice of dispute, provide a notice to the First Party designating as its representative a person to negotiate the Dispute (the representatives designated by the parties being together, the **Representatives**).
- 16.4 The Parties must continue to perform their respective obligations under this Agreement if there is a Dispute but will not be required to complete the matter the subject of the Dispute, unless the appropriate Party indemnifies the other Parties against costs, damages and all losses suffered in completing the disputed matter if the Dispute is not resolved in favour of the indemnifying Party.
- 16.5 Any Dispute must be referred to the Representatives. The Representatives must endeavour to resolve the Dispute within five (5) business days of the date of the notice under clause 16.3.
- 16.6 If the Representatives have not been able to resolve the Dispute, then either Party may refer the matter for mediation in accordance with this Agreement.
- 16.7 A Party may only refer a matter for mediation under clause 16.6 if the Party notifies the other Party within 10 business days of the end of the 5 day period referred to in clause 16.5, that they intend to refer the matter for mediation.



17 Mediation

- 17.1 If a Party refers the Dispute to mediation, the mediation must be conducted by a mediator agreed by the Parties and, if the Parties cannot agree within five (5) business days, then by a mediator appointed by the President of the Law Society of New South Wales for the time being or their nominee.
- 17.2 If the mediation has not resulted in settlement of the Dispute within twenty eight (28) days, or such other period as determined by the mediator, the Parties may exercise any other rights available to them in relation to the Dispute, including by the commencement of legal proceedings in a court of competent jurisdiction in New South Wales.
- 17.3 The Parties agree, and must procure that the mediator agree as a condition of his or her appointment:
- 17.3.1 subject to clause 17.4, to keep confidential all documents, information and other material disclosed to them during or in relation to the mediation,
- 17.3.2 not to disclose any confidential documents, information and other material except:
- (a) to a Party or adviser or consultant who has signed a confidentiality undertaking, or
- (b) if required by law or any public authority to do so, and
- 17.3.3 not to use confidential documents, information or other material disclosed to them during or in relation to the mediation for a purpose other than the mediation.
- 17.4 The Parties must keep confidential and must not disclose or rely upon or make the subject of a subpoena to give evidence or produce documents in any arbitral, judicial or other proceedings:
- 17.4.1 views expressed or proposals or suggestions made by a Party or the mediator during the mediation relating to a possible settlement of the Dispute,
- 17.4.2 admissions or concessions made by a Party during the mediation in relation to the Dispute, and
- 17.4.3 information, documents or other material concerning the Dispute which are disclosed by a Party during the mediation unless such information, documents or facts would be discoverable in judicial or arbitral proceedings.
- 17.5 This clause 17 does not operate to limit the availability of any remedies available to the Council under ss 123, 124 and 125 of the Act.

18 Registration of this Agreement

- 18.1 The Parties agree to register this Agreement on the titles to the Land subject to obtaining the agreement of the persons specified in s93H(1) of the Act to registration.
- 18.2 The Developer agrees to sign all forms necessary, and do all things reasonably necessary to allow this Agreement to be registered including obtaining the consent of any mortgagee or other person with an interest in the Land to that registration, having the certificates of title for the Land delivered



to the Registrar-General and paying the fees required by the Registrar-General for the registration.

- 18.3 Within 30 days of the execution of this Agreement by all Parties, the Parties are to sign such documents and do such things as may be required to enable the said registration.
- 18.4 Upon completion of the obligations of the Developer pursuant to this Agreement in relation to a part of the Land, the Parties must do such things as may be required to remove the recording of this Agreement from the title to that part of the Land prior to, or at the same time as the plan of subdivision for the creation of Residential Lots on that part of the Land is registered, so that this Agreement is not registered on the title to any of those Residential Lots.
- 18.5 To facilitate the operation of clause 18.4, the Council is to execute such documents as may be required to remove the registration of this Agreement from the title to the relevant part of the Land, prior to, or at the same time as the issuing of the Subdivision Certificate relating to the creation of Residential Lots on that part of the Land.

19 Assignment, Sale of Land, etc

- 19.1 Unless the matters specified in clause 19.2 are satisfied, the Developer is not to do any of the following:
 - 19.1.1 transfer the Land to any person, or
 - 19.1.2 assign or novate to any person the Developer's rights or obligations under this Agreement.
- 19.2 The matters required to be satisfied for the purposes of clause 19.1 are as follows:
 - 19.2.1 the Developer has, at no cost to the Council, first procured the execution by the person to whom the Developer's rights and obligations under this Agreement are to be assigned or novated, of an agreement in favour of the Council on terms satisfactory to the Council, and
 - 19.2.2 the Council, by notice in writing to the Developer, has stated that evidence satisfactory to the Council has been produced to show that the assignee or novatee, is reasonably capable of performing its obligations under the Agreement,
 - 19.2.3 the Developer is not in breach of this Agreement, and
 - 19.2.4 the Council otherwise consents to the transfer, assignment or novation.

20 Notices

- 20.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and dated and sent in one of the following ways:
 - 20.1.1 delivered or posted to that Party at its address set out in the Summary Sheet, or
 - 20.1.2 faxed to that Party at its fax number set out in the Summary Sheet.



- 20.2 If a Party gives the other Party 3 business days notice of a change of its address or fax number, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted or faxed to the latest address or fax number.
- 20.3 Any notice, consent, information, application or request is to be treated as given or made if it is:
 - 20.3.1 delivered, when it is left at the relevant address,
 - 20.3.2 sent by post, 2 business days after it is posted, or
 - 20.3.3 sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
- 20.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

21 Approvals and Consent

- 21.1 Except as otherwise set out in this Agreement, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Agreement in that Party's absolute discretion and subject to any conditions determined by the Party.
- 21.2 A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

22 Costs

- 22.1 The Parties agree to bear their own costs of preparing, negotiating, executing and stamping this Agreement.

23 Entire Agreement

- 23.1 This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with.
- 23.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Agreement was executed, except as permitted by law.

24 Further Acts

- 24.1 Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Agreement and all transactions incidental to it.

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25 Governing Law and Jurisdiction

- 25.1 This Agreement is governed by the law of New South Wales.
- 25.2 The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them.
- 25.3 The Parties are not to object to the exercise of jurisdiction by those courts on any basis.

26 Joint and Individual Liability and Benefits

- 26.1 Except as otherwise set out in this Agreement:
 - 26.1.1 any agreement, covenant, representation or warranty under this Agreement by 2 or more persons binds them jointly and each of them individually, and
 - 26.1.2 any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

27 No Fetter

- 27.1 Nothing in this Agreement shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

28 Representations and Warranties

- 28.1 The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

29 Severability

- 29.1 If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- 29.2 If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

30 Modification

- 30.1 No modification of this Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Agreement.

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31 Waiver

- 31.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party.
- 31.2 A waiver by a Party is only effective if it is in writing. A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given.
- 31.3 It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

32 GST

- 32.1 In this clause:
 - Adjustment Note, Consideration, GST, GST Group, Margin Scheme, Money, Supply and Tax Invoice** have the meaning given by the GST Law.
 - GST Amount** means in relation to a Taxable Supply the amount of GST payable in respect of the Taxable Supply.
 - GST Law** has the meaning given by the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).
 - Input Tax Credit** has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a party includes an Input Tax Credit for an acquisition made by that party but to which another member of the same GST Group is entitled under the GST Law.
 - Taxable Supply** has the meaning given by the GST Law excluding (except where expressly agreed otherwise) a supply in respect of which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.
- 32.2 Subject to clause 32.4, if GST is payable on a Taxable Supply made under, by reference to or in connection with this Agreement, the Party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- 32.3 Clause 32.2 does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this Agreement to be GST inclusive.
- 32.4 No additional amount shall be payable by the Council under clause 32.2 unless, and only to the extent that, the Council (acting reasonably and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.
- 32.5 If there are Supplies for Consideration which is not Consideration expressed as an amount of Money under this Agreement by one Party to the other Party that are not subject to Division 82 of the *A New Tax System (Goods and Services Tax) Act 1999*, the Parties agree:
 - 32.5.1 to negotiate in good faith to agree the GST inclusive market value of those Supplies prior to issuing Tax Invoices in respect of those Supplies;

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- 32.5.2 that any amounts payable by the Parties in accordance with clause 32.2 (as limited by clause 32.4) to each other in respect of those Supplies will be set off against each other to the extent that they are equivalent in amount.
- 32.6 No payment of any amount pursuant to this clause 32, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided a Tax Invoice or Adjustment Note as the case may be to the recipient.
- 32.7 Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a party, must exclude the amount of any Input Tax Credit entitlement of that party in relation to the relevant cost, expense or other liability.
- 32.8 This clause continues to apply after expiration or termination of this Agreement.

33 Explanatory Note Relating to this Agreement

- 33.1 The Appendix contains the Explanatory Note relating to this Agreement required by clause 25E of the Regulation.
- 33.2 Pursuant to clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note in the Appendix is not to be used to assist in construing this Agreement.

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Schedule 1

(Clause 1.1)

The Development

The subdivision of the Land into approximately 630 Residential Lots, roads and open space generally in accordance with the staging and layout shown in the Structure Plan.

PC



Schedule 2

(Clause 1.1)

Structure Plan

Structure Plan on following page

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Schedule 3

(Clause 1.1)

Development Contributions Schedule

Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
1. Reconstruction of Bong Bong Road – first stage	Embellishment Work	Full reconstruction in accordance with Council's standards at the location shown as 'Stage 1' on the Development Contributions Plan	Prior to the day that is 3 months from the date of registration of the plan of subdivision to create the first Residential Lot in the Development.
2. Reconstruction of Bong Bong Road – second stage	Embellishment Work	Half road reconstruction in accordance with Council's standards at the location shown as 'Stage 2' on the Development Contributions Plan	Prior to the issuing of the Subdivision Certificate that creates the first Residential Lot within Lot 1 DP 549692 and part Lot 1 DP 1159862, located north of Bong Bong Road.
3. Reconstruction of Bong Bong Road – third stage	Embellishment Work	Full road reconstruction in accordance with Council's standards at the location shown as 'Stage 3' on the Development Contributions Plan	Prior to the issuing of the Subdivision Certificate that creates the first Residential Lot located to the west of Hayes Lane that is within Lot 1 DP549692.
4. Provision of stormwater detention basin and water quality control facilities subject to clause 7.4	Work & Dedication Land	Dedication of land at the location shown as 'Stormwater Detention and Water Quality Control Facilities' on the Development Contributions Plan. Works to consist of: <ul style="list-style-type: none"> ▪ Developer 	Construction of stormwater detention basin and water quality control facilities is to occur as required by the Development Consent. Dedication is to occur prior to the date

HC



Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
		<p>undertaking the final full design of the required stormwater detention basin in accordance with any relevant conditions of a Development Consent, at a time required by the Development Consent.</p> <ul style="list-style-type: none"> ▪ construction of the stormwater detention basin in accordance with the approved Construction Certificate plans. ▪ maintenance of the stormwater detention basin and water quality control facilities for a period of two (2) years commencing from the date of completion of construction of that Work. ▪ carrying out water quality monitoring and documenting of the water quality of system outflows for a period of two (2) years commencing from the date of completion of construction of that Work. 	<p>which is two (2) years after the commencement of water quality monitoring and subject to Council's notice to the Developer in writing that the performance of the water quality control facilities meets Council's requirements for water quality.</p>

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Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
5. Provision of local park	Embellishment Work & Dedication Land	Dedication of land at the location shown as 'Local Park' on the Development Contributions Plan and carrying out of Works in accordance with the Draft Local Park Plan, as well as a design prepared by the Developer and approved by Council	Prior to the date which is two (2) years after the date of issuing of the Subdivision Certificate relating to the creation of the last Residential Lot south of Bong Bong Road in Development Application DA2010/693.
6. Provision of land zoned E2 Environmental Conservation under the LEP	Embellishment Work & Dedication Land	Dedication of land at the location shown as 'E2 Land' on the Development Contributions Plan Works to consist of: <ul style="list-style-type: none"> ▪ removal and control of existing weeds, ▪ strategic vegetation planting to improve landscape connectivity, ▪ maintenance and prevention of further weed encroachment for two (2) years following dedication, ▪ monitoring and reporting to the Council on vegetation and ecosystem health with all works in accordance with a vegetation and fauna management plan	Prior to the date which is two (2) years after the date of issuing of the Subdivision Certificate relating to the creation of the first Residential Lot

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Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
		prepared by the Developer and approved by Council	
7. Provision of riparian corridor	Embellishment Work & Dedication Land	Dedication of land at the locations shown as 'Riparian' on the Development Contributions Plan Works to consist of <ul style="list-style-type: none"> ▪ revegetation, planting and earthworks to enhance the natural creek line in accordance with approvals by Council and Department of Environment, Climate Change and Water. ▪ maintenance and prevention of further weed encroachment for two (2) years following dedication. 	Prior to the issuing of the Subdivision Certificate relating to the creation of Residential Lots exceeding 85% of the proposed Residential Lots within Lot 1 DP 549692 and part Lot 1 DP 1159862 located north of Bong Bong Road.
8. Provision of road reserve along Hayes Lane	Dedication Land	Dedication of land at the location shown as 'Hayes Lane dedication' on the Development Contributions Plan to provide a 20m wide road reserve along Hayes Lane	Prior to the issuing of the Subdivision Certificate relating to the creation of Residential Lots exceeding 85% of the proposed Residential Lots within Lot 1 DP 549692 and part Lot 1 DP 1159862 located north of Bong Bong Road.
9. Carrying out of Work on and Dedication of Lot 62 DP 751278 as open	Work and Dedication Land	Dedication of Lot 62 DP 751278 as shown on the Development Contributions Plan.	Prior to the date which is two (2) years after the date of issuing of the Subdivision

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Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
space		Works to consist of: <ul style="list-style-type: none"> ▪ removal and control of existing weeds, ▪ strategic vegetation planting to improve landscape connectivity, ▪ maintenance and prevention of further weed encroachment for two (2) years following dedication, ▪ monitoring and reporting to the Council on vegetation and ecosystem health with all works in accordance with a vegetation and fauna management plan prepared by the Developer and approved by Council	Certificate relating to the creation of the first Residential Lot in the Development.
10. Reconstruction of Bong Bong Road between Fairwater Drive and Works in reconstruction of Bong Bong Road – first stage	Embellishment Work	Upgrade of approximately 150m of Bong Bong Road in accordance with Council's standards at the location shown as 'Bong Bong Road Reconstruction Between Fairwater Drive and "Stage 1 Works"' as shown on the Development Contributions Plan.	Prior to the day that is 3 months from the date of registration of the plan of subdivision to create the first Residential Lot in the Development.
11. Design and Construction of intersection of	Embellishment Work	At the location shown as 'Intersection Works to Allow for	Prior to the issuing of the Subdivision Certificate that



Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
Bong Bong Road and Hayes Lane		<p>Future Traffic Signal Installation' on the Development Contributions Plan</p> <p>The Developer is to undertake the full design of the intersection of Bong Bong Road and Hayes Lane in accordance with Council's standards and any relevant conditions of a Development Consent to allow for future installation of traffic signals.</p>	<p>creates the first Residential Lot located to the west of Hayes Lane that is within Lot 1 DP549692.</p>
<p>12. Survey, design and construction of the realignment of the intersection of Bong Bong Road and Glenlee Drive.</p>	<p>Embellishment Work</p>	<p>Reconfiguration of intersection to address priority of movement east/west along Bong Bong Road, instead of north/south along Glenlee Drive.</p> <p>Works are to be in accordance with relevant Council standards and Design and approved by Council prior to commencement of Works.</p>	<p>Prior to the day that is 3 months from the date of registration of the plan of subdivision to create the first Residential Lot in the Development.</p>

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Schedule 4
(Clause 1.1)

Development Contributions Plan

Development Contributions Plan on next pages

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Schedule 5
 (Clause 1.1)

Draft Local Park Plan



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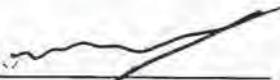
Execution

Executed as an Agreement

Dated: 6 May 2011

Executed on behalf of the Council

Sign Here



General Manager

Dodge Daniel Hodge - Strategic Project
Officer - Development
Contributions
Witness/Name/Position

Executed on behalf of the Developer in accordance with s127(1) of the Corporations Act (Cth) 2001

Name/Position

Executed for and on behalf of
Stockland Development Pty Limited
ACN 000 064 835 by its duly authorised
attorney under Power of Attorney registered
in Book 4568 No. 484 who declares that
he has no notification of revocation of the
said Power of Attorney in the presence of:


.....
Robert Dennis Carr

Name/Position


Signature of Witness
.....
MICHAEL BRAITHWAITE
Name of Witness
.....
133 Castlereagh Street, Sydney
Address of Witness



Appendix

(Clause 33)

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

Explanatory Note

Draft Planning Agreement

Under s93F of the *Environmental Planning and Assessment Act 1979*

Parties

Wollongong City Council ABN 63 139 525 939 of 41 Burelli Street, Wollongong NSW 2500 (Council)

Stockland Development Pty Limited ABN 71 000 064 835 of Level 25, 133 Castlereagh Street, Sydney NSW 2000 (Developer)

Description of the Land to which the Draft Planning Agreement Applies

Lot 601 DP1054648 and Lot 60 DP1063539 (currently Lots 1 and 2 DP11259862), Lot 1 DP549692 and Lot 62 DP 751278.

Description of Proposed Development

The subdivision of the Land into approximately 630 Residential Lots, roads and open space generally in accordance with the staging and layout shown in the Structure Plan.

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Summary of Objectives, Nature and Effect of the Draft Planning Agreement

Objectives of Draft Planning Agreement

The objective of the Draft Planning Agreement is to provide suitable funding for the provision of infrastructure, facilities and services to meet the Development, dedication of land, and carrying out of Works.

Nature of Draft Planning Agreement

The Draft Planning Agreement is a planning agreement under s93F of the Act.

Effect of the Draft Planning Agreement

The Draft Planning Agreement:

- relates to the carrying out by the Developer of the Development,
- excludes the application of s 94 and s94A of the Act to the Development,
- requires monetary Development Contributions, dedication of land and carrying out of Works.
- requires the Developer to provide the Council with security in the event that the Council is required to enforce the terms of the agreement,
- is to be registered on the title to the Land,
- imposes restrictions on the Parties transferring the Land or part of the Land or assigning an interest under the agreement,
- provides a dispute resolution method for a dispute under the agreement, being mediation,
- provides that the agreement is governed by the law of New South Wales, and
- provides that the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) applies to the agreement.

Whether the Draft Planning Agreement specifies that certain requirements must be complied with before issuing of a construction certificate, occupation certificate or subdivision certificate

This Draft Planning agreement contains requirement that must be complied with before a subdivision certificate is issued being the carrying out of Works and dedication of land.

Assessment of the Merits of the Draft Planning Agreement

The Planning Purposes Served by the Draft Planning Agreement

The Draft Planning Agreement:

- promotes and co-ordinates of the orderly and economic use and development of the Land to which the agreement applies,



- provides land for public purposes in connection with the Development,
- provides and co-ordinates community services and facilities in connection with the Development, and
- provides increased opportunity for public involvement and participation in environmental planning and assessment of the Development.

How the Draft Planning Agreement Promotes the Public Interest

The Draft Planning Agreement promotes the public interest by promoting the objects of the Act as set out in a s5(a)(ii)-(v) and 5(c) of the Act.

For Planning Authorities:

Development Corporations - How the Draft Planning Agreement Promotes its Statutory Responsibilities

Not Applicable

Other Public Authorities - How the Draft Planning Agreement Promotes the Objects (if any) of the Act under which it is Constituted

Not Applicable

Councils - How the Draft Planning Agreement Promotes the Elements of the Council's Charter

The Draft Planning Agreement promotes the elements of the Council's charter by:

- providing services and facilities for the community,
- ensuring the public facilities provided by the Developer and Owners under the agreement are transferred to and managed by the Council or are otherwise subject to the Council's control,
- by providing a means for the private funding of public facilities for the benefit of the Development and the wider community, and
- providing a means that allows the wider community to make submissions to the Council in relation to the agreement.

All Planning Authorities - Whether the Draft Planning Agreement Conforms with the Authority's Capital Works Program

The Agreement conforms with Council's Capital Works Program by:

- Conforming with the works schedule or provision of material public benefit as provided for in the West Dapto Section 94 Development Contributions Plan (2010) as adopted by Council at its meeting on 14 December 2010.



- Complying with the relevant provisions of Wollongong DCP 2009 including specifically the provisions of Chapter D16 West Dapto Release Area most notably the prescribed Road network and adopted Neighbourhood Plan. Chapter D16 was adopted by Council at its meeting on 14 December 2010.
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West Dapto Planning Agreement

Second Deed of Variation

Under cl25C(3) of the *Environmental Planning and Assessment Regulation 2000*

Wollongong City Council

Stockland Development Pty Ltd

[Insert Date]

West Dapto Planning Agreement Second Deed of Variation

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West Dapto Planning Agreement Second Deed of Variation

Summary Sheet

Council:

Name: Wollongong City Council
Address: 41 Burelli Street, Wollongong NSW 2500
Telephone: (02) 4227 7111
Facsimile: (02) 4227 7277
Email: council@wollongong.nsw.gov.au
Representative: General Manager

Developer:

Name: Stockland Development Pty Limited
Address: Level 25, 133 Castlereagh Street, Sydney NSW 2000
Telephone: (02) 9035 2000
Facsimile: (02) 8988 2000
Email: geninfo@stockland.com.au
Representative: General Manager- Residential

West Dapto Planning Agreement – Second Deed of Variation

Under cl25C(3) of the *Environmental Planning and Assessment Regulation 2000*

Parties

Wollongong City Council ABN 63 139 525 939 of 41 Burelli Street, Wollongong NSW 2500 (**Council**)

and

Stockland Development Pty Limited ABN 71 000 064 835 of Level 25, 133 Castlereagh Street, Sydney NSW 2000 (**Developer**)

Background

- A The Parties are Parties to the Planning Agreement.
- B A substantial part of the Development has been completed.
- C The Parties have agreed to amend the Planning Agreement as set out in this Deed.

Operative provisions

Part 1 - Preliminary

1 Interpretation

- 1.1 In this Deed the following definitions apply:

Deed means this Deed and includes any schedules, annexures and appendices to this Deed.

First Deed of Variation means the undated deed of variation of the Planning Agreement entered into between the Parties.

Planning Agreement means the West Dapto Planning Agreement pursuant to s93F of the *Environmental Planning & Assessment Act 1979* entered into between the Parties on 6 May 2011 and amended by the First Deed of Variation in or about October 2012.

West Dapto Planning Agreement – Second Deed of Variation
Wollongong City Council
Stockland Development Pty Ltd

Except as provided by clause 1.1 all capitalised words used in this Deed that are defined in clause 1.1 of the Planning Agreement have the same meaning in this Deed as in the Planning Agreement.

- 1.2 In the interpretation of this Deed, the following provisions apply unless the context otherwise requires:
- 1.2.1 Headings are inserted for convenience only and do not affect the interpretation of this Deed.
 - 1.2.2 A reference in this Deed to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney.
 - 1.2.3 If the day on which any act, matter or thing is to be done under this Deed is not a business day, the act, matter or thing must be done on the next business day.
 - 1.2.4 A reference in this Deed to dollars or \$ means Australian dollars and all amounts payable under this Deed are payable in Australian dollars.
 - 1.2.5 A reference in this Deed to a \$ value relating to a Development Contribution is a reference to the value exclusive of GST.
 - 1.2.6 A reference in this Deed to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
 - 1.2.7 A reference in this Deed to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
 - 1.2.8 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Deed.
 - 1.2.9 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
 - 1.2.10 Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
 - 1.2.11 A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
 - 1.2.12 References to the word 'include' or 'including' are to be construed without limitation.
 - 1.2.13 A reference to this Deed includes the agreement recorded in this Deed.
 - 1.2.14 A reference to a Party to this Deed includes a reference to the servants, agents and contractors of the Party, the Party's successors and assigns.
 - 1.2.15 A reference to 'dedicate' or 'dedication' in relation to land is a reference to dedicate or dedication free of cost.
 - 1.2.16 Any schedules, appendices and attachments form part of this Deed.
 - 1.2.17 Notes appearing in this Deed are operative provisions of this Deed.

2 Status of this Deed

- 2.1 This Deed is an amendment to the Planning Agreement within the meaning of clause 25C(3) of the Regulation.

3 Commencement

- 3.1 This Deed takes effect on the date when all Parties have executed this Deed.
- 3.2 The Party who executes this Deed last is to insert on the front page the date they did so and provide a copy of the fully executed and dated Deed to any other person who is a Party.

4 Warranties

- 4.1 The Parties warrant to each other that they:
- 4.1.1 have full capacity to enter into this Deed, and
 - 4.1.2 are able to fully comply with their obligations under this Deed and the Planning Agreement as modified by this Deed.
- 4.2 Without limiting clause 4.1, the Developer warrants that it can procure the registration of the Planning Agreement on the title to part Lot 100 DP 1211653.

5 Amendment of Planning Agreement

- 5.1 The Parties agree to amend the Planning Agreement as set out in this Clause 5 and in Schedules 1 to 4 of this Deed.
- 5.2 The following definitions are to be inserted or amended (as applicable) in clause 1.1 of the Planning Agreement:

'Land' means former Lot 601 DP1054648, former Lot 60 DP1063539 , Lot 1 DP549692, Lot 62 DP 751278 and Part Lot 100 (and includes any land which is to be or has been created by subdivision of these lots).'

'Additional Road Works' means items 10 and 12 in the table to Schedule 3 of the Planning Agreement.

'Hayes Lane Works' means items 11 and 13 in the table to Schedule 3 of the Planning Agreement..

'Part Lot 100' means that part of Lot 100 DP 1211653 that is shown on the Structure Plan.

'Payment Contribution' means a contribution payable by the Developer to Council, but does not include a "monetary Development Contribution", which is separately dealt with at clauses 7 and 8, and which has its own force and effect.

'Council's Nominated Representative' means the person nominated by Council to the Developer in writing to undertake the role set out at clause 11A of the Planning Agreement.

West Dapto Planning Agreement – Second Deed of Variation
Wollongong City Council
Stockland Development Pty Ltd

- 5.3 Paragraph (a) of the definition of '**Defects Liability Period**' is amended by inserting '13' after the number 12.
- 5.4 Clauses 10.1 and 10.5.1 are amended by inserting '13' after the number '12' wherever occurring.
- 5.5 Clause 7.3 of the Planning Agreement is amended to read:
- 7.3 The Developer is to dedicate Dedication Land, carry out Work, and pay the Payment Contribution referred to in the Development Contributions Schedule in accordance with that Schedule.
- 5.6 Clause 11A is incorporated into the Planning Agreement:
- 11A Hayes Lane Works
- 11A.1 The Council acknowledges that the Developer is providing Development Contributions under this Agreement, being the Hayes Lane Works, being works that exceed the demand created by the Development.
- 11A.2 Subject to strict compliance with the process identified at clauses 11A.2-11A.4, and compliance by the Developer with clause 11.3 of the Planning Agreement in relation to the Hayes Lane Works, Council must reimburse the Developer for the actual cost of the Hayes Lane Works.
- 11A.3 Prior to commencing any Work relating to an item of the Hayes Lane Works, the Developer must:
- (a) Prepare a detailed engineering design ("**the Design**") for that item;
 - (b) Submit the Design to Council's Nominated Representative;
 - (c) Obtain Council's Nominated Representative's approval (which must not be unreasonably withheld) in writing to the Design within 10 business days of receipt from Stockland; Prepare documents to be supplied for the tender of the Design, and provide them to Council's Nominated Representative for review and approval (which must not be unreasonably withheld);
 - (d) Invite tenders for the construction of the Design as approved by Council;;
 - (e) Provide Council's Nominated Representative with 10 business days to review all submissions received by the Developer to the invite tenders process;
 - (f) Only proceed to engage a respondent to the invite tenders process after consultation with Council's Nominated Representative regarding responses received to that process.
- 11A.4 In carrying out, or causing to be carried out, an item of the Hayes Lane Works, the Developer must ensure:
- (a) Council's Nominated Representative be authorised to attend the site the subject of those Works if:
 - (i) prior to attending such site, Council's Nominated Representative reports to the site office at such site;
 - (ii) Council's Nominated Representative complies with all applicable health and safety requirements imposed by the Developer and/ or its contractors; and

- (iii) such access does not unreasonably inconvenience the Developer, its contractors or the progress of the Hayes Lane Works;
 - (b) The Developer must provide Council's Nominated Representative with regular (that is, at least weekly updates on site work progress; and
 - (c) Any variation to the approved Design must be submitted in writing by the Developer to Council's Nominated Representative. If no approval to the variation is forthcoming within 24 hours, the variation, if carried out, will be entirely at the Developer's cost.
- 5.7 Clause 18.3 of the Planning Agreement is amended to read:
 - 18.3 The Parties are to sign such document or procure the signature of such documents and do such things as may be required to enable the said registration.
- 5.9 The Developer must comply with clause 18.3 of the Planning Agreement (as amended by clause 5.8 of this Deed) within 30 days of the date of this Deed.
- 5.8 Schedule 2 of the Planning Agreement is amended by replacing the Structure Plan with the plan attached at Schedule 1 to this Deed.
- 5.9 Schedule 3 Planning Agreement is amended as marked up in the table appearing in the Schedule 2 of this Deed.
- 5.10 Schedule 4 of the Planning Agreement is amended as provided for in Schedule 3 of this Deed.
- 5.11 Schedule 5 of the Planning Agreement is amended as provided for in Schedule 4 of this Deed.

6 Acknowledgement and Confirmation

- 6.1 The Parties acknowledge and confirm the terms of the Planning Agreement are not modified by this Deed otherwise than as expressly stated in this Deed or by the First Deed of Variation, and this Deed relates only to the matters set out herein, and does not affect the rights of the Parties in relation to any other matter, whether involving disputes or potential disputes under the Planning Agreement or otherwise.

7 Costs

- 7.1 Each Party must pay its own costs of preparing, negotiating, executing and stamping this Deed, and any document related to this Deed, unless otherwise set out in this Deed.

8 Entire Deed

- 8.1 This Deed contains everything to which the Parties have agreed in relation to the matters it deals with.

- 8.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Deed was executed, except as permitted by law.

9 Further Acts

- 9.1 Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Deed and all transactions incidental to it.

10 Counterparts

- 10.1 This Deed may be executed in any number of counterparts.

11 Governing Law and Jurisdiction

- 11.1 This Deed is governed by the law of New South Wales.
- 11.2 The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them.
- 11.3 The Parties are not to object to the exercise of jurisdiction by those courts on any basis.

12 No Fetter

- 12.1 Nothing in this Deed shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

13 Illegality

- 13.1 If this Deed or any part of it becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties are to co-operate and do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.

14 Severability

- 14.1 If a clause or part of a clause of this Deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- 14.2 If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Deed, but the rest of this Deed is not affected.

15 Survival

15.1 The terms of this Deed survive its termination to the extent permitted by law.

16 Explanatory Note

- 16.1 The Appendix contains the Explanatory Note relating to this Deed required by clause 25E of the Regulation.
- 16.2 Pursuant to clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note is not to be used to assist in construing this Deed.

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Schedule 1

(Clause 5)

Amendments to Structure Plan

The Structure Plan contained in Schedule 2 of the Planning Agreement is replaced with the plan appearing on the following page.

DRAFT

Schedule 2

(Clause 5)

Amendments to Development Contributions Schedule

The table contained in Schedule 3 of the Planning Agreement is amended as marked up in the table appearing on the following pages.

DRAFT

West Dapto Planning Agreement – Second Deed of Variation

Wollongong City Council

Stockland Development Pty Ltd

Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
1. Reconstruction of Bong Bong Road – first stage	Embellishment Work	Reconstruction in accordance with the Approved Construction Certificate plans CS – 2011/8/A at the location shown as ‘Stage 1’ on the Development Contributions Plan	Prior to the day that is 3 months from the date of registration of the plan of subdivision to create the first Residential Lot in Stage 13 of the Development.
2. Reconstruction of Bong Bong Road – second stage	Embellishment Work	Half road reconstruction in accordance with Council’s standards at the location shown as ‘Stage 2’ on the Development Contributions Plan	Prior to the day that is 3 months from the date of registration of the plan of subdivision to create the first Residential Lot in Stage 13 of the Development.
3. Reconstruction of Bong Bong Road – third stage	Embellishment Work	Full road reconstruction in accordance with Council’s standards at the location shown as ‘Stage 3’ on the Development Contributions Plan	Prior to the issuing of the Subdivision Certificate that creates the first Residential Lot fronting Bong Bong Road that is within Lot 1 DP549692.
4. Provision of stormwater detention basin and water quality control facilities subject to clause 7.4	Work & Dedication Land	<p>Dedication of land at the location shown as ‘Stormwater Detention and Water Quality Control Facilities’ on the Development Contributions Plan.</p> <p>Works to consist of:</p> <ul style="list-style-type: none"> ▪ Developer undertaking the final full design of the required stormwater detention basin in accordance with any relevant conditions of a Development Consent, at a time required by the Development 	<p>Construction of stormwater detention basin and water quality control facilities is to occur as required by the Development Consent.</p> <p>Dedication is to occur prior to the date which is two (2) years after the commencement of water quality monitoring and subject to Council’s notice to the Developer in writing that the performance of the water quality control facilities meets Council’s requirements for water quality.</p>

West Dapto Planning Agreement – Second Deed of Variation

Wollongong City Council

Stockland Development Pty Ltd

Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
		<p>Consent.</p> <ul style="list-style-type: none"> ▪ construction of the stormwater detention basin in accordance with the approved Construction Certificate plans. ▪ maintenance of the stormwater detention basin and water quality control facilities for a period of two (2) years commencing from the date of completion of construction of that Work. ▪ carrying out water quality monitoring and documenting of the water quality of system outflows for a period of two (2) years commencing from the date of completion of construction of that Work. 	
<p>5. Provision of local park</p>	<p>Embellishment Work & Dedication Land</p>	<p>Dedication of land at the location shown as 'Local Park' on the Development Contributions Plan and carrying out of Works in accordance with the Draft Local Park Plan, as well as a design prepared by the Developer and approved by Council.</p>	<p>Prior to the date which is two (2) years after the date of issuing of the Subdivision Certificate relating to the creation of the last Residential Lot south of Bong Bong Road in Development Application DA2010/693.</p>

West Dapto Planning Agreement – Second Deed of Variation

Wollongong City Council

Stockland Development Pty Ltd

Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
6. Provision of land zoned E2 Environmental Conservation under the LEP	Embellishment Work & Dedication Land	<p>Dedication of land at the location shown as 'E2 Land' on the Development Contributions Plan</p> <p>Works to consist of:</p> <ul style="list-style-type: none"> ▪ removal and control of existing weeds, ▪ strategic vegetation planting to improve landscape connectivity, ▪ maintenance and prevention of further weed encroachment for two (2) years following dedication, ▪ monitoring and reporting to the Council on vegetation and ecosystem health <p>with all works in accordance with a vegetation and fauna management plan prepared by the Developer and approved by Council</p>	Prior to the date which is two (2) years after the date of issuing of the Subdivision Certificate relating to the creation of the first Residential Lot
7. Provision of riparian corridor	Embellishment Work & Dedication Land	<p>Dedication of land at the locations shown as 'Riparian' on the Development Contributions Plan. Works to consist of</p> <ul style="list-style-type: none"> ▪ revegetation, planting and earthworks to enhance the natural creek line in accordance with approvals by Council and Department of Environment, Climate 	Prior to the issuing of the Subdivision Certificate relating to the creation of Residential Lots exceeding 85% of the proposed Residential Lots within Lot 1 DP 549692 and part Lot 1 DP 1159862 located north of Bong Bong Road.

West Dapto Planning Agreement – Second Deed of Variation

Wollongong City Council

Stockland Development Pty Ltd

Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
		Change and Water. <ul style="list-style-type: none"> ▪ maintenance and prevention of further weed encroachment for two (2) years following dedication. 	
8. Provision of road reserve along Hayes Lane	Dedication Land	Dedication of land at the location shown as 'Hayes Lane dedication' on the Development Contributions Plan to provide a 20m wide road reserve along Hayes Lane	Prior to the issuing of the Subdivision Certificate relating to the creation of Residential Lots exceeding 85% of the proposed Residential Lots within Lot 1 DP 549692 and part former Lot 1 DP 1159862 located north of Bong Bong Road.
9. Carrying out of Work on and Dedication of Lot 62 DP 751278 as open space	Work and Dedication Land	Dedication of Lot 62 DP 751278 as shown on the Development Contributions Plan. Works to consist of: <ul style="list-style-type: none"> ▪ removal and control of existing weeds, ▪ strategic vegetation planting to improve landscape connectivity, ▪ maintenance and prevention of further weed encroachment for two (2) years following dedication, ▪ monitoring and reporting to the Council on vegetation and ecosystem health with all works in accordance with a vegetation and fauna	Subject to item 14, contribution has been made.

West Dapto Planning Agreement – Second Deed of Variation

Wollongong City Council

Stockland Development Pty Ltd

Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
		management plan prepared by the Developer and approved by Council	
<p>10. Reconstruction of Bong Bong Road between Fairwater Drive and Works in reconstruction of Bong Bong Road – first stage</p>	Embellishment Work	Upgrade of approximately 150m of Bong Bong Road in accordance with Council's standards at the location shown as 'Bong Bong Road Reconstruction Between Fairwater Drive and "Stage 1 Works"' as shown on the Development Contributions Plan.	Prior to the day that is 6 months from the date of registration of the plan of subdivision to create the first Residential Lot in Stage 13 of the Development.
<p>11. Design and Construction of intersection of Bong Bong Road and Hayes Lane</p>	Embellishment Work	<p>At the location shown as 'Intersection Works to Allow for Future Traffic Signal Installation' on the Development Contributions Plan</p> <p>The Developer is to undertake the full design of the intersection of Bong Bong Road and Hayes Lane in accordance with Council's standards and any relevant conditions of a Development Consent to allow for future installation of traffic signals.</p>	Prior to the issuing of the Subdivision Certificate that creates the first Residential Lot located to the west of Hayes Lane that is within Lot 1 DP549692.
<p>12. Survey, design and construction of the realignment of the intersection of Bong Bong Road and Glenlee</p>	Embellishment Work	<p>Reconfiguration of intersection to address priority of movement east/west along Bong Bong Road, instead of north/south along Glenlee Drive.</p> <p>Works are to be in accordance with relevant</p>	Prior to the day that is 6 months from the date of registration of the plan of subdivision to create the first Residential Lot in Stage 13 of the Development.

West Dapto Planning Agreement – Second Deed of Variation

Wollongong City Council

Stockland Development Pty Ltd

Column 1 Contribution Requirement	Column 2 Contribution Type	Column 3 Extent of Contribution Obligation	Column 4 When Contribution is to be Made
Drive.		Council standards and Design and approved by Council prior to commencement of Works.	
13. Reconstruction of Hayes Lane adjacent Lot 1/549692	Embellishment Work	Full reconstruction in accordance with Council's standards as shown on the Development Contributions Plan.	Prior to the day that is 3 months from the date of registration of the plan of subdivision for the first residential lot in Stage 14 of the Development.
14. Payment for future cost of shared pathway on Lot 62 DP 751278 required for the satisfactory completion of Item 9 of the schedule.	Payment Contribution	Payment of \$141,000 (excluding GST) to Council	Upon execution of this Second Deed of Variation

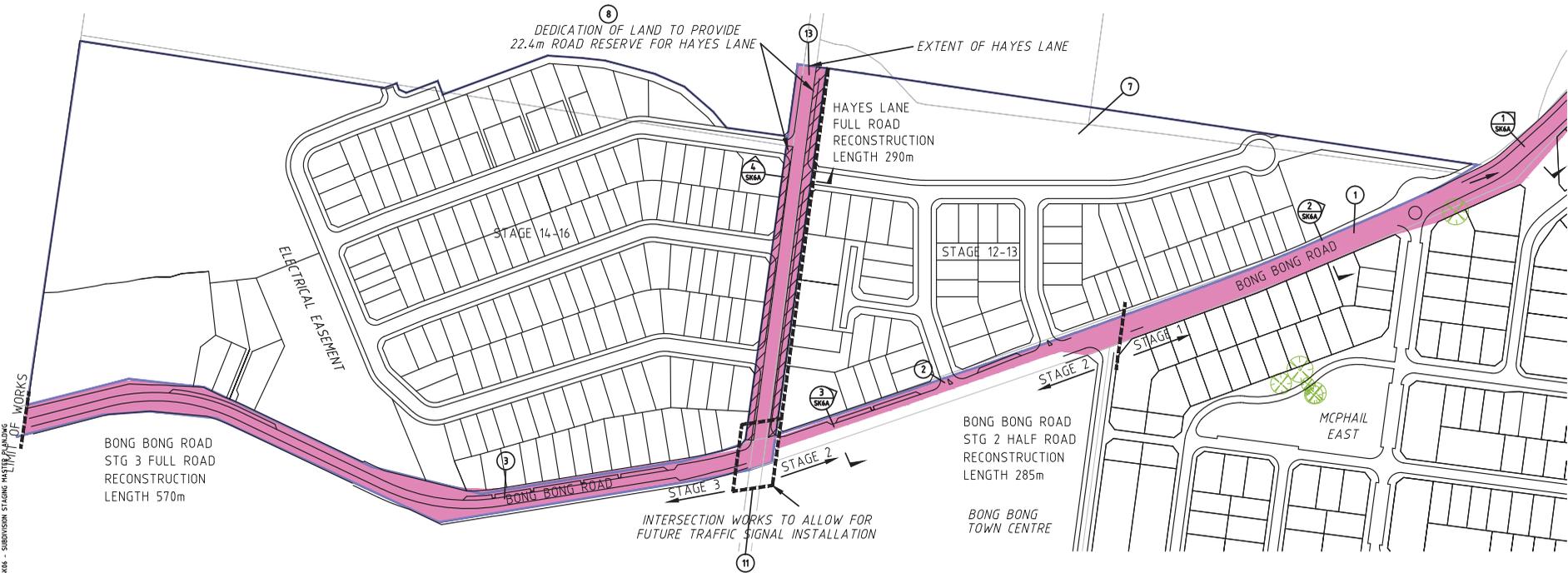
Schedule 3

(Clause 5)

Amendments to Development Contributions Plan

The Development Contributions Plan contained in Schedule 4 of the Planning Agreement is replaced with the plans appearing on the following pages.

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 User: J. S. B. Smith
 Date: 05/03/2015 10:00:00 AM
 Plot Date: 05/03/2015 10:00:00 AM
 Plot Scale: 1:1000
 Plot Orientation: Landscape
 Plot Size: A3
 Plot Color: Black
 Plot Lineweight: 0.5
 Plot Linetype: Solid
 Plot Font: Arial, 10
 Plot Title: WEST DAPTO RELEASE AREA SUBDIVISION STAGING MASTER PLAN

- LEGEND:**
- STAGE BOUNDARY
 - ROAD CONSTRUCTION COMMITMENTS





LEGEND:
 - - - - - PRECINCT BOUNDARY

BONG BONG ROAD RECONSTRUCTION
 BETWEEN FAIRWATER DRIVE AND
 "STAGE 1 WORKS"

10

STAGE 1

PROVISIONAL LOCAL PARK

5

BONG BONG ROAD
 RECONSTRUCTION
 LENGTH 790 STAGE 1

STAGE 2

STAGE 1

LOCAL PARK
 AREA = 0.63ha

LOT 62
 DP 751218

9

E2 LAND
 AREA = 4.0ha

6

4

STORMWATER DETENTION AND
 WATER QUALITY CONTROL FACILITIES
 SIZE AND EXTENTS SUBJECT TO DETAIL DESIGN AND APPROVAL
 (SUBJECT TO CL 7.4 OF VPA)

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Schedule 4

(Clause 5)

Amendments to Draft Local Park Plan

The Draft Local Park Plan contained in Schedule 5 of the Planning Agreement is replaced with the plan appearing on the following pages.

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WOLLONGONG CITY COUNCIL
DEVELOPMENT CONSENT

This is the plan/document referred to in Consent D12/120

Dated 30 MAR 2012



Labels

- 1 - Existing Eucalyptus bosistoana to be retained.
- 2 - Timber platform tree house around existing tree trunk leads to lower slide. Refer Log for detailed plan.
- 3 - Slide tower in accordance with AS 4685:2004. Refer Log for detailed plan.
- 4 - Dimensioned sandstone steps.
- 5 - 500mm high concrete seating wall.
- 6 - Gabion wall (900mm high).
- 7 - Half basketball court.
- 8 - Toilet block (Cladding to include local children artwork)
- 9 - DA Christie BBQ
- 10 - Pergola/picnic shelter with visibility over play area. Table setting that enables wheelchair access to AS 1428.1/3
- 11 - Toddler nature play area with boulders, balance logs, stepping stones and native planting. Refer Log for detailed Plan
- 12 - Concrete stairs with central handrail to AS1428.1 with tactile ground surface indicators in accordance with AS 1428.4.1.
- 13 - 1.2m wide coloured concrete Tricycle loop path.
- 14 - Seats with arm and back rest in accordance with AS 1428.2
- 15 - New Eucalypt plantings.
- 16 - Proposed Fig tree planting.
- 17 - 2.5m wide concrete path in accordance with AS 1428.1 to ensure equitable access to park facilities and surrounding sidewalks.
- 18 - New landform creating valley and directing views over houses to far horizon.
- 19 - Birdnest swing in accordance with AS 4685:2004.
- 20 - Lower Playground with Swing and supernova, refer Log for detailed plan
- 21 - Entry Wall
- 22 - Permeable paving
- 23 - Stencil treatment at node
- 24 - On-street parallel Accessible Parking space to AS 2890.6

Indicative Planting List

Botanical Name	Common Name	Height (Metres)
Trees (Feature)		
<i>Brachychiton populneum</i>	Kurrajong	10-15
<i>Callistemon salignus</i>	Willow bottlebrush	5-8
<i>Ficus rubiginosa</i>	Port jackson fig	30
<i>Toona ciliata</i>	Red cedar	30

Trees (Woodland)		
<i>Angophora floribunda</i>	Rough-barked apple	25
<i>Eucalyptus amplifolia</i>	Smooth bark	25
<i>Eucalyptus eugenioides</i>	Stringy bark	25
<i>Eucalyptus tereticornis</i>	Smooth bark	25

Shrub		
<i>Angophora hispida</i>	Dwarf apple	6
<i>Leucopogon juniperinus</i>	Prickly beard-heath	1

Grasses		
<i>Bothriochloa macro</i>	Red grass	1
<i>Microloaena stipoides</i>	Weeping grass	0.5
<i>Poa labillardieri</i>	Tussock grass	1.5
<i>Imperata cylindrica</i>	Blady grass	0.5

Groundcovers		
<i>Dianella revoluta</i>	Blue-flax lily	1
<i>Hardenbergia violacea</i>	Native sarsaparilla	0.5
<i>Hibbertia aspera</i>	Rough Guinea Flower	0.3

NOTE: Indicative planting species are in accordance with the Brooks Reach EEC.

Legend

- | | |
|---|----------------------------|
| Asphaltic concrete path | Balance beam |
| Concrete path | Boulders |
| Decomposed granite under trees | Gabion wall |
| Permeable paving | Entry wall |
| Plexipave half court | Large play boulders |
| Bicycle and tricycle circuit | Seating wall |
| Rubber softfall | Christie bbq |
| 200mm wide flush concrete edge | Emerdyn bin |
| Concrete stairs with handrail to AS. 1428.1 | Seating inc benches |
| Concrete stepping stones | Town & Park picnic setting |
| Dimensioned sandstone steps | Property boundary |
| Turf species on max. 1:6 slope | Grasses and groundcovers |

Play Ground Equipment List

Supplier	Product No.	Description	Age (yrs)	Max. fall Heights	Min. fall zone
Moduplay	S-8793	Capital Nest Swing	ALL	1600mm	17m sq
Moduplay	S-8707	Capital Double Swing mixed	MIXED	1400mm	30.3m sq
Custom	n/a	Stainless Steel Tower Slide	MIXED	2500mm	43m sq
Kompan	GXY916	Supernova	6-15	600mm	18.8m sq
Custom	n/a	Timber balance beam	6-15	n/a	n/a
Custom	n/a	Sandstone play boulders	MIXED	500mm	n/a
Custom	n/a	Timber treehouse	MIXED	500mm	n/a
Custom Sports	n/a	Half basket ball court.	MIXED	n/a	n/a



Execution

Executed as a Deed

Dated:

Executed on behalf of the Council

General Manager

Witness

Executed by Stockland Development Pty)
Limited by its duly authorised attorney pursuant)
to Power of Attorney Book)
.....No)
who states that no notice of revocation of the)
power of attorney has been received in the)
presence of:

.....
Witness

.....
Attorney

.....
Name of Witness (print)

.....
Name of Attorney (print)

Appendix

(Clause 16)

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

Explanatory Note

Draft Deed amending the Planning Agreement

Under clause 25C(3) of the *Environmental Planning and Assessment Regulation 2000*

Parties

Wollongong City Council ABN 63 139 525 939 of 41 Burelli Street, Wollongong NSW 2500 (**Council**)

Stockland Development Pty Limited ABN 71 000 064 835 of Level 25, 133 Castlereagh Street, Sydney NSW 2000 (**Developer**)

Description of the Land to which the Draft Deed amending the Planning Agreement Applies

Lot 601 DP1054648, Lot 60 DP1063539 (currently Lots 1 and 2 DP1159862), Lot 1 DP549692, Lot 62 DP 751278 and Part Lot 1 DP 199396 (and includes any land which is to be or has been created by subdivision of these lots).

Description of Proposed Development

The Draft Deed relates to the same Development the subject of the Planning Agreement. Additionally it is proposed to include part lot 1 DP 199396, pursuant to which consent is being sought to enable additional residential lots to be incorporated into the development.

Summary of Objectives, Nature and Effect of the Draft Deed

Objectives of Draft Deed amending the Planning Agreement

The objective of the Draft Deed is to amend the Planning Agreement.

Nature of Draft Deed amending the Planning Agreement

The Draft Deed is a deed of variation to the Planning Agreement under cl25C(3) of the Environmental Planning and Assessment Regulation 2000.

Effect of the Draft Deed amending the Planning Agreement

The Draft Deed amends the Planning Agreement to:

- include additional land under the Agreement and enable the registration of the Planning Agreement on the additional land,
- amend the Embellishment Work identified in item 1 of the Development Contributions Schedule,
- change the timing of the provision of the Contributions identified as items 1, 2, 3, 9, 10 and 12 of the Development Contributions Schedule.
- include additional items of Work to be undertaken by the Developer at item 13 and 14 of the Development Contributions Schedule,
- Amend Riparian Corridor area to be provided in item 7 of the Development Contribution Schedule, and
- update the Structure Plan, Development Contributions Plans, and Draft Local Park Plan.

Whether the Draft Deed amending the Planning Agreement specifies that certain requirements must be complied with before issuing of a construction certificate, occupation certificate or subdivision certificate

The Draft Deed amending the Planning Agreement alters the requirement in the Planning Agreement that certain Works be carried out and land be dedicated prior to the issue of a subdivision certificate for items 1,9,10 and 12 of the Development Contributions Schedule and allows these Works to be carried out and land to be dedicated after the issue of the subdivision certificate.

Assessment of the Merits of the Draft Deed amending the Planning Agreement

The Planning Purposes Served by the Draft Deed amending the Planning Agreement

The Draft Deed amending the Planning Agreement:

- promotes and co-ordinates of the orderly and economic use and development of the Land to which the agreement applies,
- provides land for public purposes in connection with the Development,

- provides and co-ordinates community services and facilities in connection with the Development, and
- provides increased opportunity for public involvement and participation in environmental planning and assessment of the Development.

How the Draft Deed amending the Planning Agreement Promotes the Public Interest

The Draft Deed amending the Planning Agreement promotes the public interest by promoting the objects of the Act as set out in a s5(a)(ii)-(v) and 5(c) of the Act.

For Planning Authorities:

Development Corporations - How the Draft Deed amending the Planning Agreement Promotes its Statutory Responsibilities

Not applicable

Other Public Authorities – How the Draft Deed amending the Planning Agreement Promotes the Objects (if any) of the Act under which it is Constituted

Not applicable

Councils – How the Draft Deed amending the Planning Agreement Promotes the Elements of the Council's Charter

The Draft Deed amending the Planning Agreement promotes the elements of the Council's charter by:

- providing services and facilities for the community,
- ensuring the public facilities provided by the Developer and Owners under the agreement are transferred to and managed by the Council or are otherwise subject to the Council's control,
- by providing a means for the private funding of public facilities for the benefit of the Development and the wider community, and
- providing a means that allows the wider community to make submissions to the Council in relation to the agreement.

All Planning Authorities – Whether the Draft Deed amending the Planning Agreement Conforms with the Authority's Capital Works Program

The Agreement conforms with Council's Capital Works Program by:

- Conforming with the work schedule or provision of material public benefit as provided for in the West Dapto Section 94 Development Contributions Plan (2015) as adopted by Council at its meeting on 19 October 2015.

West Dapto Planning Agreement – Second Deed of Variation

Wollongong City Council

Stockland Development Pty Ltd

- Complying with the relevant provisions of Wollongong DCP 2009 including specifically the provisions of Chapter D16 West Dapto Release Area most notably the prescribed Road network and adopted Neighbourhood Plan. Chapter D16 was adopted by Council at its meeting on December 2010.
- The monetary contributions provided under the VPA will also assist Council in completing its capital works program

DRAFT

Destination WOLLONGONG

WOLLONGONG MAJOR EVENTS STRATEGY 2016-2020

Prepared by Destination Wollongong
In consultation with Wollongong City Council



EXECUTIVE SUMMARY

Major events acquisition is a **core pillar** in driving the visitor economy, which is an important growth enabler for a city in transition. The trend within tourism of taking “short breaks” works to Wollongong’s advantage, given its proximity to Sydney. Events are immediate and economic, providing instant return and opportunities for unskilled labour. Furthermore, they provide a mechanism for attracting visitors without the need for expensive infrastructure.

Ideally, Wollongong should be competing with regions of similar size and proximity for major events – Geelong, Sunshine Coast and Newcastle – but, realistically, lacks the funding and leverage to do so.

A snapshot of the **2012-15 Major Events Strategy** revealed success in establishing a nimble business model, advocating changes to the events process, and engaging collaborative partners. Event acquisition saw a portfolio of 20-26 events created, the sports sector effectively mined, seed funding used to kick-start now sustainable initiatives, and signature events established.

Considerations in preparing the for the 2016-2020 Major Events Strategy include Wollongong’s lack of a distinct destination brand within market, which should ideally take the form of a collaborative, multi-layered model that ultimately aligns with this and other relevant strategic documents.

The **mission** is to increase visitation, enhance perceptions and engage the community by hosting major events that showcase Wollongong’s strengths. **Key aims** of the strategy are: (1) to achieve staged growth as a core pillar of the visitor economy; (2) deliver on reputational reward that complements Wollongong’s brand values; (3) align with the city’s strategic imperatives and product development aspirations; (4) secure staged investment in major events to rival comparable regional cities; and (5) demonstrate the most “user-friendly” application process of any Council in Australia.

There are two **priority action items** that illustrate the maturity and refined focus of the events portfolio. The city must place greater emphasis on reputational impact by targeting events that enhance its perception and promote its brand values. And it must align with the city’s economic, strategic and infrastructure goals, to ideally achieve a long-term community legacy project.

Other **action items** identified include: flattening the summer spike to avoid accommodation bottlenecks, securing mass participation events with loyal followings, converting the growing day-tripper market to overnight stays, prioritising multi-day events with a minimum threshold of 400 bed nights, and targeting specified sectors.

Wollongong boasts some distinct and emerging advantages in the events industry to exploit. Its **value proposition** lies in: its proximity to Sydney; the ability to promote its natural assets as an “adventure playground”; the capacity to double its available accommodation (through the University) during summer school holidays; a burgeoning appetite among corporate entities to collaboratively support events; and marked improvements in providing a streamlined approvals process for event organisers.

In regard to **roles**, Wollongong City Council should remain an enabler, sponsor and champion of major events, while Destination Wollongong remains the broker and promoter. Ideally, neither entity should act as event operators in this space.

Delivery can be guided by a four-tier ‘Events Pyramid’, providing strategic direction on the number, scale and type of events to be targeted. This calls for one or two Signature Events; three to five Major Events; 10

to 15 Key Regional Events and numerous Community Events. This pyramid also forms the basis for funding appraisal, with each tier assigned funding thresholds set according to indicative elements. Events are assessed using four **criteria**: (1) reputational impact; (2) economic impact; (3) community and business engagement; and (4) legacy and lifecycle.

Six **priority event sectors** have been identified, considering the city's current offerings and strategic imperatives. These are: (1) the adventure tourism space; (2) the arts; (3) innovation, as a niche market to capitalise on competitive advantages in this sector; (4) sport; (5) regionally-relevant food and beverage offerings; and (6) motoring, to trade off traction garnered by Grand Pacific Drive and Sea Cliff Bridge.

Key activity currently being progressed includes the streamlining and triage of the events process within Council, and the introduction of a commission-based accommodation portal to provide an additional revenue stream for Destination Wollongong. The addition of specific funding for signature events, BRAVO Challenge and Blender, has also been welcomed. Other initiatives that should be considered include value-in-kind subsidies for event-related activity, establishment of a seasonal city banner program, creation of a dedicated grants' writing resource, and the introduction of a suite of brand business tools.

The Major Events Advisory Group provides a suitable platform for quarterly **reporting** and strategic direction, while systematic KPI reporting and updates to Council and the Destination Wollongong board provide further layers of governance.

Figures show a significant **return on investment** in the major events space, with \$20 return in economic impact for every dollar directly attributed to event funding. However, without further funding, the ceiling for return on investment is imminent. A **staged investment strategy** is recommended for Wollongong to rival relevant competitors, with additional funds potentially coming from the accommodation portal, an internal revision of major events allocation within Destination Wollongong, additional Council funding, and as an effective facilitator for event operators to access external funding options.

Performance measures are defined to include: development of two Signature Events and three Major Events, securing events across all six nominated priority event sectors, and seeking an event that facilitates a significant community legacy project.

Against the backdrop of a region in transition, a robust major events portfolio looms as a key economic driver and perception-changing initiative. It is an obvious and easily accessible opportunity that can deliver both immediate economic results and long-term reputational benefits.



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SITUATION ANALYSIS

History and Status

Wollongong successfully created and implemented its Major Events Strategy 2012-15 and the core argument as to why this is a crucial cog in the city's evolution remains. Wollongong is not a 'top-of-mind' destination compared to other NSW regions such as the Hunter Valley, Blue Mountains or Byron Bay. The city also lacks iconic or historical sites.

However, the strong trend within tourism of taking "short breaks" works to Wollongong's advantage, given its proximity to Sydney. This accessibility to Australia's biggest market, including proximity to Sydney's domestic and international airports, makes Wollongong an attractive option for national entities such as sporting associations and corporate chains wanting to both engage their largest constituency and ensure efficient travel for interstate participants or affiliates.

Events are, essentially, a form of "forced tourism" in that those attending are often attracted to the event function (eg. competing in the national championships) rather than the destination. However, capturing an otherwise disengaged market is a great way to broaden the visitor base and enhance perceptions whilst contributing significant economic impact. These are important growth enablers for a city in transition, moving from a reliance on its traditional manufacturing base, to a multi-faceted hub with competitive advantages and illustrated growth in knowledge services, technology and tourism.

IRIS data (based on 2013 Census figures) lists tourism as the Illawarra's fifth largest employer, contributing \$830 million to the economy annually. In adding accommodation and food services, it becomes the region's second largest employer. Major events is a core pillar in driving this visitor economy.

Much of the work implemented for the Major Events Strategy 2012-15 focused on establishing a business model and approvals process that could compete in the events landscape. With this essentially achieved, the model should now mature to achieve more refined goals.

A small sample survey of Wollongong's business leaders and influencers (external to Council) noted that 62% favoured a perception-based model (being few events of higher profile) in the acquisition of major events, compared to 14% favouring an economic-based model (being a high number of low-profile events), while 24% preferred an equally balanced portfolio. The same survey saw respondents rate reputational impact (referring to positioning statement and brand association) as the priority criteria for funding events, ahead of economic impact (both local activity and out-of-region visitation) and regional exposure (media presence and industry or sector-specific profile).

Market Summary

A PESTE Analysis reveals strong economic benefits, while the need for political positioning and sociological impact should not be under-estimated.

Political: The State Government is belligerent in its goal to double visitor economy expenditure by 2020, with major events being a cornerstone of this aim. Wollongong, in comparison to Sydney, has the capacity

(due to available occupancy) to contribute significantly to this. On both Federal and State fronts, helping the Illawarra's profile and economic development is politically savvy given recent job losses.

Economic: Evaluation of the 2012-15 Major Events Strategy revealed that every dollar spent directly funding major events yielded a \$20 return. While it is true that a Council does not see this investment in direct return to its coffers, for a city in transition and grappling with challenges in employment and economic growth, this is a story to be celebrated. Events are immediate and economic, providing instant return and opportunities for unskilled labour, which is important in a university city. Furthermore, events provide a mechanism for attracting visitors without the need for expensive infrastructure.

Sociological: A 2012 study revealed that Wollongong collectively suffered from low self-esteem and rarely gave itself enough credit for its achievements. Major events can act as a great confidence boost for a region, especially when traditional sectors face uncertain futures or are in transition. It could be easily argued that Wollongong needs initiatives that promote consumer confidence, engage the community and influence external perceptions.

Technological: There are no broad implications here for the events sector. However, the NBN roll-out could play a part in Wollongong's capacity to host digital events and the success of start-up and research-based entities improves the region's credibility for hosting events in this space.

Environmental: There are some category-specific considerations here. For example, how is the environment best utilised, managed, promoted and protected when considering adventure-based events? Secondly, consideration can be given to how events fit a broader environmental ethos for the region, such as supporting a cycling event that complements a "whole-of-cycling" strategy to promote a healthy, environmentally-friendly pursuit.



Competition

Competition for events increased exponentially in the decade from 2000, as countries and regions realised the economic impact events provided, and entities became more proficient in capturing this information. The market has maintained the rage, with events for as little as 70 or 80 people being “sold” into regions by minor sports, specific-interest groups and event brokers. The market is more aggressive and cluttered than it was even three years ago, so maintaining a proactive and mobile presence is essential if Wollongong is going to compete for events. But while the market is fluid, certain truths remain – some events are difficult to host in certain terrains or populous areas, iconic tourist areas are subject to event fatigue and proximity to cities and airports is a key factor in decision-making. Wollongong can mine these truths to its advantage.

Ideally, Wollongong should be competing with regions of similar size and proximity for major events – places such as Newcastle, Gold Coast, Geelong and Sunshine Coast. Realistically, it isn't in the same ballpark. These regions have hosted events of international significance, demonstrated strong political leverage and been largely unapologetic in chasing goals within an emotive and disruptive sector. Reasons behind their success are complex, but include superior accommodation and destination appeal (Sunshine Coast), collaborative corporate support (Geelong), a strong tourism-based brand (Gold Coast) and political clout (Newcastle). It is also fair to assume all possess vastly superior major event budgets to Wollongong, given their activity in the market and illustrated event partners.

Direct competitors for the size of events Wollongong bids for include Bathurst, Mudgee, Orange, Cairns and several regional Victorian cities, which receive grants from their State Government to secure events. Isolated cities such as Albury and Albany are prepared to invest heavily to entice events away from traditional metropolitan hubs. Bathurst Regional Council is reportedly paying in excess of \$250,000 a year (almost Wollongong's entire major events budget) to host one Penrith Panthers game a season in the city.

The below table illustrates the per capita spend for tourism and events by similar sized regions and highlights the disparity in investment between Wollongong and its competitors.

Location	Major Events Spend/ Annually \$	Tourism Spend/ Annually \$	LGA Population <i>2011 Census</i>	\$/Per Capita Tourism and Events
Wollongong	300,000	1,700,000	192, 418	\$10.39
Sunshine Coast	1,410,000	3,760,000	306,909	\$16.84
Gold Coast	3,300,000	13,900,000	494,501	\$34.78
Geelong	1,000,000	4,500,000	210,875	\$26.08
Coffs Harbour	500,000	1,400,000	68,413	\$27.77
Bendigo	1,900,000	2,100,000	100,617	\$39.75

*Figures are based on approximations from reported budgets for each regions Council

2012-15 Major Events Strategy Snapshot

A review of the 2012-15 strategy reveals some significant achievements, a successful foray into events acquisition, some key learnings and untapped potential.

Achievements:

- Structure: A flat and flexible business model, ratified on the floor of Council and entrusted to progress its charter, has allowed Destination Wollongong to be nimble in a fluid environment and secure some significant events at short notice.
- Approvals: Working with Council to develop generic DAs, streamline processes, implement a triage template and delineate between community and major events has seen marked improvements and remains a work in progress.
- Partnering with Destination NSW: Securing funding for individual events and proactively seeking and securing a collaborative "It's ON!" marketing campaign for a summer cluster of events has broadened relations and leverage.



Event acquisition:

- Portfolio: Destination Wollongong has contracted 20 to 26 events annually in the past few years, with 2015 figures forecasting economic impact of almost \$40 million.
- Sports sector: Mass participation sporting events have proven a reliable economic boon, with the Eastern University Games, Police Games, CrossFit Games and Tri the Gong achieving large out-of-region visitation, often in shoulder seasons.
- Seed funding: Offered on a sliding scale to introduce select worthy events to the Wollongong calendar, initiatives such as Sunset Cinema and Run Wollongong benefited from early support and now offer a popular and sustainable product.
- Signature events: Specific funding was secured for two events in key strategic sectors, with the BRAVO Challenge introduced in the adventure tourism space and Blender – a Destination Wollongong brainchild fusing music, the arts and technology – making an auspicious debut in 2015.



Learnings:

- Less in more: There is a temptation to support more events each year, however, focus needs to remain on procuring a select number of events that provide significant reputational and economic impact.
- Despite best intentions: Events require significant collaboration which isn't always achievable (Gran Fondo, despite significant Destination NSW support, didn't eventuate after NSW Police withdrew its long-held in-principle support)
- Local impact: Insist that the event entity or governing body is in contact with the relevant local association to ensure it is aware of the impact, requirements and opportunities associated with a major event coming to the region.

Considerations

In planning for the 2016-20 Events Strategy, there are some considerations that – while not core elements in the delivery mechanics of the strategy – potentially have significant impact on the both the structure and profile of the portfolio. These are:

- It must be noted that this strategy excludes both business events and community events. Given their respective high yield potential and acceptance values, activity in these sectors should consider and complement the Major Events Strategy.

- Despite preliminary work having been done, Wollongong does not have a genuine destination brand in market. Ideally, initial work done over 2012-15 should be progressed, with collaborative stakeholder engagement to advance the objectives, funding and delivery of a multi-layered model. Again, this work should influence a Major Events Strategy to ensure aims are aligned.



- Given funding for major events acquisition comes from Wollongong City Council, this strategy has been specifically written to advance Wollongong's reputation and return in this space. However, some events – and some avenues of funding – lend themselves to the promotion of a broader, regional approach. This approach will be considered and adopted on an event-to-event basis.
- The Major Events Strategy should be considered in conjunction with, and be implemented as part of, Council's activity in economic development, property acquisition, product facilitation and commercialisation of assets. Destination Wollongong is not chartered with advancing these initiatives on a day-to-day basis, but should be involved in a consultative process as part of identifying and progressing tourism and commercial priorities.
- Consideration should be given to revisiting IRIS's image studies of the region in the early 2000s. This provides valuable bench-marking opportunities. If Council has allocation for on-going research initiatives, consideration should also be given to introducing an industry-accepted tool, such as a Net Promoter Score, that monitors word-of-mouth advocacy (as featured in British Columbia's Tourism Strategy).
- The events space inevitably evokes strong emotions. There will be complaints about disruption, noise, inconveniences and the spending of public money. Being able to address – but look beyond – these concerns to the significant economic, social and reputational benefits is crucial to the program's success.

STRATEGY

Mission

To host major events that showcase the region's strengths, deliver strong economic return and enhance Wollongong's reputation

Aims

1. To achieve staged growth as a core pillar of the visitor economy
2. Deliver on reputational reward that complements Wollongong's brand values
3. Align with the city's strategic imperatives and product development aspirations
4. Secure staged investment to rival comparable regional cities
5. Demonstrate the most "user-friendly" application process of any Council in Australia

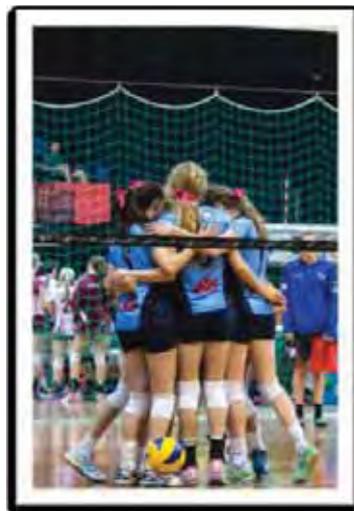
See *Appendix A* for an expanded flowchart on the key Aims, Actions and Outcomes for the 2016-2020 Major Events Strategy.



2016-20 Action Items

This includes some predictable but important work, along with two priority actions that can be "game changers", reflecting the maturity of the portfolio and increased influence it can have in coming years.

- Flatten the summer spike by targeting shoulder and low season events, so as to avoid accommodation bottlenecks and provide sustained income for local businesses
- Continue to generate significant economic impact by securing mass participation events with loyal followings and/or proven models (such as schools events and junior sports)
- Use major events to convert the engaged and growing day-tripper market of 3.6 million visits annually to help boost overnight visitation
- Strengthen government and private enterprise relations (University of Wollongong, GPT, NSW Venues Authority, relevant State Government departments, hotel chains, major event entities)
- Advocate for a steady but significant increase in the major events budget to mirror like regional cities and be proactive in exploring alternatives for new revenue streams, such as a commission-based accommodation portal
- Prioritise multi-day events, given objectives for overnight visitation, with exhibitions and long-form festivals and tournaments to be targeted. Events that can illustrate a minimum threshold of 400 bed nights to be targeted, unless significant reputational reward or winter scheduling is achieved.
- Target specific sectors where the region boasts market place advantages, be it utilising world-class infrastructure, or showcasing attractions such as Sea Cliff Bridge and tourist drives to the motoring industry



Priority Actions

- Place greater emphasis on reputational impact by targeting events that can immediately enhance the perception of the city and deliver favourable exposure in line with identified brand values



- Align with the city's economic development goals, strategic development and potential tourism product/infrastructure development to identify and undertake legacy projects



The above example sees mountain biking identified as an activity of great potential in a priority sector (adventure/sport). Subsequently, facilitation – by way of policy changes and the creation of trail networks and support infrastructure – should be explored. Bidding for and ultimately hosting an associated major

event (Australian and/or World BMX Championships) would achieve significant economic impact and fast-track Wollongong's burgeoning reputation as a cycling destination. This event infrastructure could then be converted to a Community Bike Park, incorporating a pump track, skills park, cross country course and learner program, to promote all-year use by a broad section of the community and visitors.

Value Proposition

Wollongong has some distinct and emerging advantages in the marketplace and it is important that these be promoted within the events industry. Crucially, the following points are key considerations for decision-makers when it comes to choosing a host venue.

Proximity: This is an obvious and crucial advantage, with Wollongong being 75km from Sydney's domestic and international airports. Being able to tap into a market of almost 6 million people within a three-hour radius is a strong motivator for event organisers in comparison with other regional cities.

Natural Assets: The IRIS Image Study found the area's beaches and natural assets, along with its proximity, were the perceived clear strengths of Wollongong. Use of these assets fits with our aim of becoming an "adventure playground". You can't build natural assets, so Wollongong has what you could call a natural advantage – but we must facilitate their use more effectively.

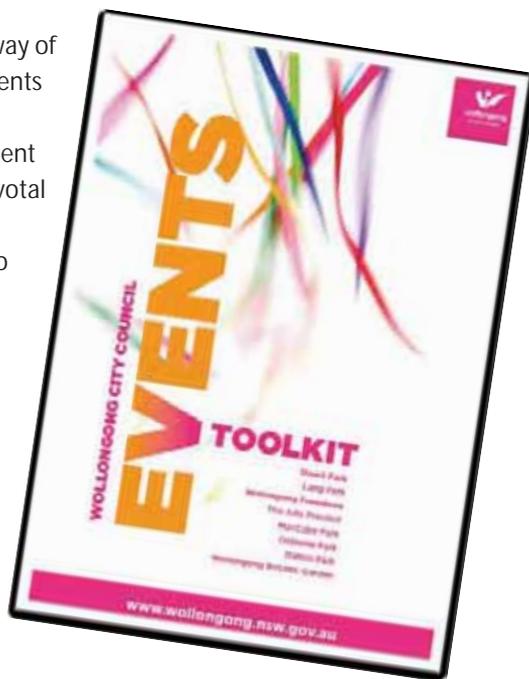


Capacity: Focus on this sector his sector can improve and be mined more effectively in regard to accommodation and infrastructure. For example, while coastal cities are generally at capacity during the summer school holidays, Wollongong has about 1800 additional beds in the market place with the

university accommodation becoming available. This can be mined to provide short-term gains. The potential commercialisation of Council assets and the strategic prioritisation in the development of tourism product will provide greater opportunities for improved scale and yield of visitation over the longer term.

Appetite: This is a city-wide challenge, as events cannot just be the priority of the events agency. Illustration of a city-wide support network is powerful and these improved linkages have been crucial in winning some recent events. Demonstrating potential partnering opportunities (be it direct sponsorship, accommodation or event build requirements), media partnerships, transport solutions and, ultimately, community acceptance and attendance play a definitive role. Advances have been made in this area, but it can be further matured into a key selling tool for the city.

Approvals Process: What an event operator can secure by way of financial assistance, will always be a high priority. Achievements borne from the 2012-15 strategy now see us active in the marketplace, though we're yet to reach the scale of investment afforded by like regional cities. The approvals process – a pivotal “moment of truth” within the events sector – has improved dramatically. Once a glaring weakness, it has the potential to be an influential point of difference, with the advent of the generic major event development applications. Further improvements on the triage process, a shift away from the need for cumbersome DAs and a cultural shift in welcoming events (including those that are unapologetically commercial) must continue to be embraced and fine-tuned.



DELIVERY

Roles

Both Wollongong City Council and Destination Wollongong should ensure the original roles outlined for each entity remain.

Wollongong City Council should continue to undertake the following roles:

- **Enabler:** Develop and refine relevant and accessible processes for the approval, regulation and coordination of events.
- **Sponsor:** Strategically invest in events, via cash funding (directly and through Destination Wollongong), along with stipulated value-in-kind.
- **Champion:** Provide significant support in advocating and accommodating a vibrant events platform, including community, private and public sector engagement.

Destination Wollongong should continue to undertake the following roles:

- **Broker:** Proactively create, chase and secure events; explore funding options and revenue streams; and engage governing bodies, event operators and potential commercial partners.
- **Promoter:** Drive and/or support communication and marketing/PR strategies for events, including leveraging opportunities for local businesses.



Council and Destination Wollongong should not act as event operators, given the skill sets or resources required. Being effective enablers and promoters will attract creditable event operators to the region. It is noted that Council's delivery of community or cultural initiatives remains part of a broader charter.

Delivery Model

An 'Events Pyramid' provides strategic direction on the number, scale and type of events to be acquired, retained and/or developed.



This Events Pyramid forms the basis for funding appraisal, with each tier assigned funding thresholds. Events criteria has been refined and simplified to focus on four categories:

- (1) reputational impact (being exposure and brand alignment)
- (2) economic impact
- (3) community and business engagement
- (4) lifecycle and legacy

See *Appendix B* for a table depicting event selection criteria, including a scoring system which weights reputational impact and economic impact as the primary drivers.

The Events Pyramid delineates whether funding comes from Council or Destination Wollongong, pending the scale and goals of events assessed. Destination Wollongong's criteria – with reputational impact and economic impact being the two key drivers – addresses strategic and commercial objectives, separate to Council's local engagement and enrichment model for community events. Increased exposure and out-of-region visitation can see events outgrow community events classification, with the Illawarra Folk Festival and Australia Day Aquathon both progressing up the pyramid in recent years.



See *Appendix C* for an Events Classification table, displaying indicative characteristics of events across each of the four tiers.

Event Categories

The aim is to develop a well-rounded portfolio of events that engage varied demographics, influence multiple sectors and utilise a broad range of infrastructure. However, there are certain categories that Wollongong can and should focus on, considering both its current offerings and strategic imperatives.

Priority Sectors:

- (1) **Adventure:** Given Wollongong's current tourism product in this space and its great potential to develop infrastructure to facilitate adventure-based activity, this must be seen as a priority sector for the region. Event's that entrench Wollongong's burgeoning brand as an "adventure playground" simply make sense.
- (2) **The Arts:** Tapping into the impressive list of creative professionals, a swathe of which reside in the northern suburbs, will bear fruit over the longer term. Riding on the coat-tails of the traction and expertise offered by the Illawarra Performing Arts Centre and Wollongong Art Gallery via complementary events is strategically sound.
- (3) **Innovation:** This is a tough category to leverage in the events space, but should not be ignored. The achievements of the University of



Wollongong, competitive advantages in R & D and knowledge services, regional start-up success stories and a sliding reliance on manufacturing point to a focus on innovation within the digital, technology and research sectors. Niche events that provide industry gravitas should be explored.

- (4) **Sport:** Wollongong has a strong sporting culture and significant sporting infrastructure. Embrace it. Celebrate it. Commercialise it. Not to the point of creating a one-dimensional portfolio, but by playing smart in a big space. Target sports where we boast world-class infrastructure (hockey), provide strong economic impact in soft months (Eastern University Games), or bring a desired demographic (CrossFit Games). Potential legacy infrastructure projects can also be championed via sports industry channels.



- (5) **Food & Beverage:** The record number of small bars and cafes opened in Wollongong in the last two years points to opportunities in this sector, either as stand-alone events, or support elements. The city should play to its strengths as a casual but cutting edge foodie destination. Instead of traditional food and wine offerings, think whiskey bars, baristas, craft beer and cider, food trucks, seafood, farmers' markets and culturally diverse offerings.



- (6) **Motoring:** With Grand Pacific Drive and the iconic Sea Cliff Bridge showcased as part of Wollongong's destination collateral, along with strong traction in the self-drive market, the motoring sector is a natural fit. Events in this space often attract a high-spending demographic who regularly extend their stay. Proximity and the region's natural beauty play a big part in capturing this market.



IMPLEMENTATION

Current Landscape

Successful government event units work autonomously but illustrate strong partnering, both internally and externally. EventsCorp, established in Western Australia in 1986, and the Melbourne Major Events, from 1991, are good State-based models, while the Geelong Major Events Committee (GME) was formed in 2009 to attract, assist and fund events on behalf of its council. Auckland boasts one of the most proactive and successful models, having combined a number of organisations and business units to create Auckland Tourism, Events & Economic Development (ATEED).

Destination Rotorua, in conjunction with its council, has developed an aggressive approach and multi-layered platform. It manages the region's leading stadia and conference facilities and has implemented a volunteer partnership program – effectively a bed tax – to siphon commission from its 400+ accommodation houses and create an additional revenue stream of NZ \$700,000+.

Wollongong has and should continue to learn from all of these. The Major Events Unit within Destination Wollongong has illustrated nimbleness and speed of delivery in the market, having been allocated pre-approved funding and had its charter ratified by Council.

Activity, Resourcing & Reporting

In assessing the initial recommendations to Council from 2012 to structure and resource the events sector across Council and Destination Wollongong, many have been implemented, while some process and infrastructure challenges are being progressed or require attention.

Those that have been implemented:

- Establishment of a major events unit within Destination Wollongong to deploy the events strategy
- Creation of a Major Events Advisory Group to provide governance and strategic support
- Creation of an integrated online events calendar
- Third parties (event operators) being contracted to ensure acknowledgement, branding and messaging requirements are met on behalf of the city
- Soft launch of an Events Toolkit, showcasing eight generic major events sites lodged by Council, representing a major step forward in this sector
- Partnership with Destination NSW to promote



- summer events cluster, via “It’s ON!” campaign
- Specific funding secured for identified potential signature events (BRAVO Challenge and Blender)

Those in progress:

- Streamlining of departmental responsibilities and triage of events within Council
- Accommodation of budget-relieving value-in-kind elements have been introduced within Council for nominated major events (BRAVO Challenge and Blender)
- Some informal work has been done on exploring the feasibility of a festival site, though this needs to be progressed formally and find a platform from which to champion it
- Introduction of a commission-based accommodation portal to be promoted by event organisers and to provide an additional revenue stream for Destination Wollongong

Those yet to be addressed and requiring consideration:

- Value-in-kind subsidies for waste, parks, traffic management and select marketing platforms of major events are hobbled by budget restrictions but should be considered, given other councils are active in this space
- Establishing a seasonal city banner program requires cross-departmental collaboration and budgetary planning, but should be viewed as a worthwhile longer-term task
- Creation of a dedicated bids and grants writing resource (which could be achieved through redeployment and training of an existing resource) has not been explored but could potentially be responsible for significant funding support for Council
- Introduction of business tools (master brand, image library, usage guidelines, workshops, apps, social media) should be pursued as part of a broader branding program
- Internal evaluation by Destination Wollongong as to a potential staged increase in the allocation of funding for major events
- More meaningful campaign or event-specific engagement with potential commercial partners (for example: GPT, University of Wollongong, WIN) to provide a unified and layered value proposition for event operators in priority sectors

Resourcing and management of the major events unit is in place, consisting of:

- Two dedicated resources, one at strategic management level and a second at coordination level to attract, retain and develop major events
- A Major Events Advisory Group, meeting quarterly, consisting of Council, Destination Wollongong and industry representatives, to provide strategic recommendations and monitor activity
- Access to Council resources for ancillary support and alignment with complementary programs
- Regular reporting mechanisms, including quarterly KPI reporting to Council, bi-monthly reporting to Destination Wollongong Board and distribution of quarterly ‘Crowd Seeker’ major events snapshot to political, industry and broader local business community



FINANCIALS & CONTROLS

Funding

Return on Investment

Australian Tourism Research figures estimate a spend of \$201 per person, per day for domestic tourists, and \$251 per person, per day for sporting tourists. Council's Rem Plan modelling also gives us the ability to accurately forecast and evaluate events within our portfolio. For example, the 2016 Eastern University Games will attract almost 3000 people over five days during the traditionally soft winter months, providing an economic return of almost \$2.5 million.

Impact	Direct Effect	Industrial Effect	Consumption Effect	Total Effect
Output (\$M)	\$1.372	\$0.563	\$0.525	\$2.460
Long Term Employment (Jobs)	9	2	2	13

Destination Wollongong currently allocates \$300,000 annually for the funding of major events and management of the portfolio. A Deed of Variation from Council saw an additional \$83,000 allocated annually for the provision of two signature events for three years from 2015.

Major events contributed \$20.8 million in economic impact to the local economy in the first two quarters of 2015. Current tracking points to an annual economic impact figure for the 2015 calendar year of almost \$40 million. Given our direct spend in major event funding has been \$200,000 annually; this represents a \$20 return in economic impact for every dollar invested in major events. On this basis, a further \$100,000 invested in this space equates to an additional \$20 million boon for the region.

Accommodation Portal

Destination Wollongong aims to introduce a commission-based accommodation portal, providing a new revenue stream that can be pumped back into securing more events. Base elements include:

- Capturing new revenue and reinvesting, via a 10% commission structure
- Promoting this online portal within all of our event and destination collateral, along with providing links and messaging to event partners to promote to their databases
- Ensuring event operators have an incentive to promote the portal, by linking final payments to a conservative minimum threshold of bookings to be achieved
- Implementing a three-year plan to secure \$100,000 annually in additional revenue

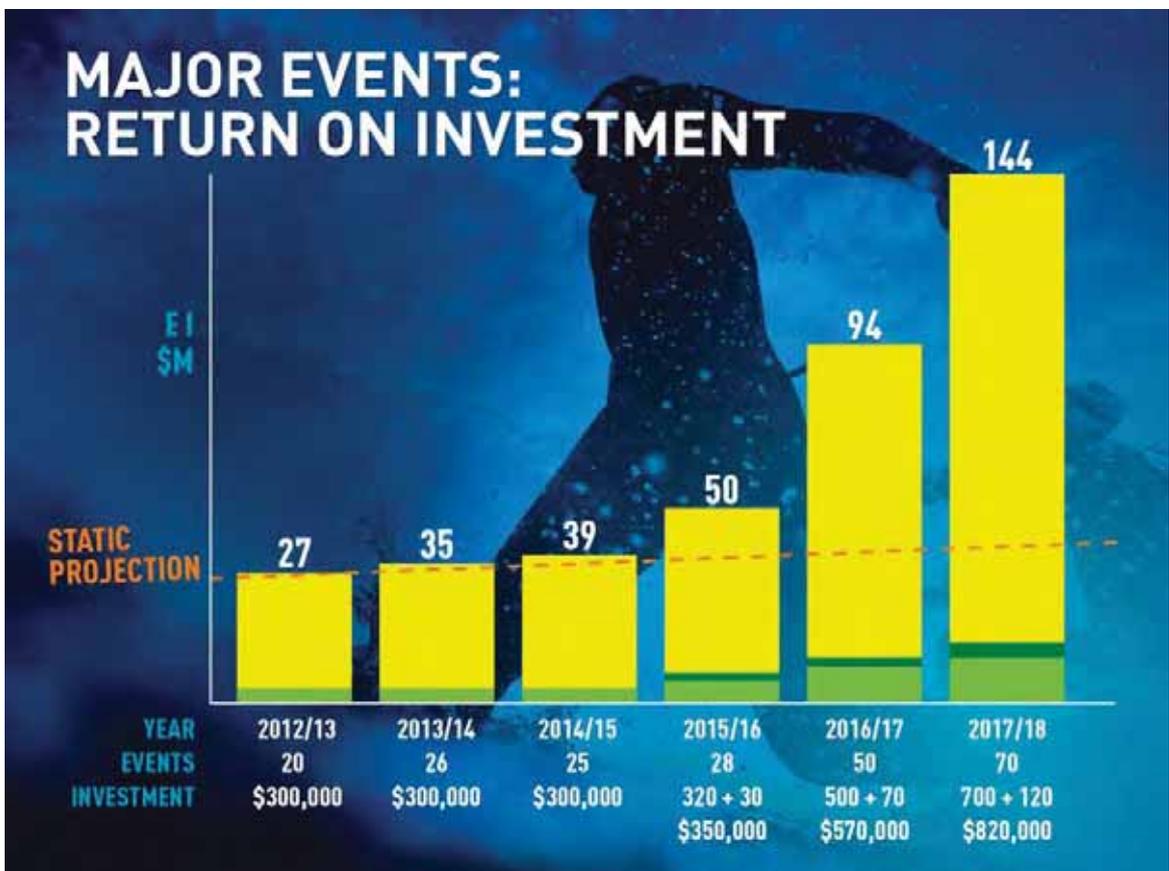


Staged Investment Strategy

Without further funding or revenue streams, it is predicted Wollongong has hit its ceiling for return on investment. While a \$40 million return is impressive, it pales in comparison to the investment and subsequent return achieved by like regional cities (Geelong invested \$1.39 million in major events in the 2014/2015 financial year and reported economic return of \$56.9 million).

A staged investment strategy should be considered a priority, with exploration of additional funds potentially coming from the accommodation portal, internal revision of major events allocation within Destination Wollongong, additional funding from Wollongong City Council and any other potential revenue streams.

A target of \$1 million by 2020 represents a significant but much-needed commitment to bring Wollongong up to industry standards in relation to major event acquisition. The graph below illustrates the significant incremental returns, based on reaching a combined total investment of \$800,000 by 2018 (with an aim of hitting \$1 million by 2020).



Controls

Governance

Governance parameters are outlined in the Funding Agreement between Wollongong City Council and Tourism Wollongong, notably section 3 "Provision of Funding" and section 6 "Performance of the Services". Reporting parameters are outlined in the Funding Agreement, notably section 8 "Reports and Records".

Performance Measures

Indicator:	Maintain, attain or develop 3 x Major Events (tier 2)
Reporting Frequency:	Annual reporting, achievable by 2017
Target:	\$2 million economic impact and/or specified regional exposure
Indicator:	Develop a diverse, vibrant and relevant stable of events
Reporting Frequency:	Annual reporting, achievable by 2017
Target:	All event categories represented across the six priority sectors
Indicator:	Attain or develop 2 x Signature Event (tier 1)
Reporting Frequency:	Annual reporting, achievable by 2018
Target:	\$4 million economic impact and/or specified regional exposure
Indicator:	Secure an event that facilitates a significant community legacy project
Reporting Frequency:	Annual monitoring, achievable by 2020
Target:	Legacy project built

Contingency Planning

Externally, Wollongong City Council can intervene, as outlined in the Funding Agreement, notably section 3.4 "Right to withhold funding", upon compliance failure or a reasonable basis for its belief.

CONCLUSION

Against the backdrop of a region in transition, a robust major events portfolio looms as a burgeoning economic driver and perception-changing initiative. Visitors travelling to major events stay 20 per cent longer and spend 30 per cent more than the average domestic overnight visitor (Tourism Research Australia, 2013, National Visitor Survey).

This two-pronged rationale – economic and reputational – forms the basis of why major events represent a strategically wise investment. The sector provides for relatively immediate return (as opposed to infrastructure builds, for example) and delivers a highly emotive product, producing the ideal environment for engagement, messaging and positive brand recall.

The Tourism & Transport paper of 2014 (researched by Repucom), entitled *Backing Major Events*, articulates the year-round economic argument for major events:

“A well-planned, vibrant and appealing annual events calendar can more evenly distribute major events throughout the year and create demand for accommodation and visitor services outside seasonal peak periods. This consequently drives economic growth and employment throughout the year for destinations that are otherwise at the mercy of the seasonal boom and bust cycles of visitation.”

Auckland has been one of the most progressive southern hemisphere cities in using major events to enhance its reputation over the last decade. Auckland’s Major Events Strategy identified four main benefit streams associated with events: immediate economic benefits, city branding, social wellbeing and legacy benefits. In summarising the opportunities for city branding and legacy, the paper, in part, stated:

“Hosting major events can have a significant impact on a city and its image, and can be a cost-effective means of promoting the city’s brand to a wide audience of potential visitors, investors and immigrants . . . Elevating the host’s global stature and accelerating its economic and social development , major events can be a significant catalyst for change.”

This is most pertinent to Wollongong, given the city’s changing economic drivers and continuing struggles to achieve positive perception externally. Furthermore, Wollongong is ideally placed to be significantly more aggressive in major events acquisition, given proven successes in the sector from 2012-15, key industry advantages, and the development of a streamlined applications process.

It is an obvious and easily accessible opportunity that can deliver both immediate economic results and long-term reputational benefits.



APPENDICES

Appendix A: Flowchart: Aims, Actions & Outcomes

Appendix B: Template: Event Selection Criteria

Appendix C: Event Classification: Indicative Table

Destination WOLLONGONG

MAJOR EVENTS STRATEGY 2016-2020



Event Criteria: Indicative Table

Category	Reputational Impact	Economic Impact	Community and Business Engagement	Participant and Spectator Numbers	Sustainability	Lifecycle and Legacy	Indicative Event	Funding & # of Events
1	<ul style="list-style-type: none"> • Dedicated television broadcast • International exposure • Distinct engagement or enhancement opportunities • Social media of 100,000+ 	<ul style="list-style-type: none"> • More than \$4 million economic impact from third year or as a one-off event 	<ul style="list-style-type: none"> • International and national sponsors • Demonstrated corporate partnering and cross-promotional strategy • Potential global or national business networking • Includes opportunities for local suppliers 	<ul style="list-style-type: none"> • More than 10,000 paying participants / spectators OR • More than 40,000 free participants • Target of 30% out-of-region 	<ul style="list-style-type: none"> • Ability to attract more than \$200,000 corporate sponsorship • Ability to attract more than \$100,000 State Government support 	<ul style="list-style-type: none"> • Need for seed funding or one-off support • Potentially act as catalyst for major legacy project • Ideally attract influencer/early adopter demographic 	<ul style="list-style-type: none"> • World Series Extreme Rallycross 	<ul style="list-style-type: none"> • \$100,000 to \$200,000 • 1 to 2
2	<ul style="list-style-type: none"> • Dedicated television broadcast or minimum of national/state reporting • Typically multi-day festival or event • Social media of 50,000+ 	<ul style="list-style-type: none"> • \$2 - \$4 million economic impact from third year 	<ul style="list-style-type: none"> • National sponsorship • Demonstrated corporate partnering and cross-promotional strategy • Includes opportunities for local suppliers 	<ul style="list-style-type: none"> • More than 5,000 paying participants / spectators OR • More than 20,000 free participants • Target of 20% out-of-region 	<ul style="list-style-type: none"> • Ability to attract more than \$100,000 corporate sponsorship • Ability to attract more than \$25,000 State Government support 	<ul style="list-style-type: none"> • Typically strong regional affiliation • Typically strong potential to enhance external perception of the city 	<ul style="list-style-type: none"> • Illawarra Folk Festival 	<ul style="list-style-type: none"> • \$20,000 to \$40,000 • 3 to 6
3	<ul style="list-style-type: none"> • Blanket regional coverage • Possible State-based media interest 	<ul style="list-style-type: none"> • Typically \$500,000 to \$2 million economic impact from third year (estimated) 	<ul style="list-style-type: none"> • Strong stable of local sponsors • May include a charity component • Aligned to local organisations and/or community groups • Maximises opportunities for local suppliers 	<ul style="list-style-type: none"> • More than 1,000 paying participants / spectators OR • More than 8,000 free participants 	<ul style="list-style-type: none"> • Ability to attract more than \$30,000 corporate sponsorship • Typically, sanctioning, VIK and logistical support via national body 	<ul style="list-style-type: none"> • Strong stable of local sponsors • Typically demonstrates strong growth potential 	<ul style="list-style-type: none"> • Sunset Cinema • Eastern University Games 	<ul style="list-style-type: none"> • \$5,000 to \$20,000 • 5 to 15
4	<ul style="list-style-type: none"> • Local and/or sector specific interest 	<ul style="list-style-type: none"> • Typically a not-for-profit with no major financial objectives 	<ul style="list-style-type: none"> • Driven by local groups 	<ul style="list-style-type: none"> • Loyal but limited following 	<ul style="list-style-type: none"> • Typically low level sponsorship with primarily VIK components 	<ul style="list-style-type: none"> • Locally entrenched 	<ul style="list-style-type: none"> • Greenacres Mountain to Mountain 	<ul style="list-style-type: none"> • Up to \$5000 • Unlimited

Notes:

a) Events may not hit thresholds in every category. For example, an event may boast strong regional exposure due to a dedicated television broadcast, but generate relatively low economic Impact due to it being elite, one-day event. Thresholds are indicative only and to be used as a guide.

b) Events should complement and reinforce the key messages promoted by Destination Wollongong and align with the strategic direction of Wollongong City Council.

c) Funding is for one-off or annual events. Repeat seasonal events, such as regular sporting fixtures, are not eligible. While all event funding will be considered on a case-by-case basis, it is not likely to support those that: involve capital works; are politically or racially themed; essentially seek a charitable donation; or are not open to the general public, such as business conventions and those restricted to members or delegates. Funding for any single entity is restricted to a maximum of two events annually, unless extenuating circumstances are established.

e) Events that will be looked upon favourably include those that: may require initial seed funding, but demonstrate strong growth potential with a view to reaching a sustainable business model over three years; can demonstrate immediate impact in regard to out-of-region visitation; are likely to help secure associated gains in regard to other events, economic development or lasting infrastructure.

BACKGROUND

The Workforce Diversity Policy is a commitment by Wollongong City Council to create a workplace that is fair and inclusive, and builds a workforce which better reflects the diversity of our community. It is underpinned by the broad principles of Human Rights, Social Justice and Equal Employment Opportunity (EEO), and ensures that all decisions made within Council are based on merit and sound management practices. In particular, it relates to the areas of recruitment, selection, training, skills development, promotions, workforce planning, terms and conditions of employment and separation.

OBJECTIVE

The main objectives of this policy are –

1 Attract and recruit a diverse workforce:

- Apply fair and inclusive recruitment and selection practices to ensure all employees and prospective employees are treated equitably.
- Build strong partnerships with our community and external organisations to maximise the employment outcomes for groups who are under-represented in our workforce.
- Provide improved employment and career development opportunities for people who are under-represented in our workforce through specific programs and initiatives.

2 Develop and retain a diverse workforce:

- Develop a diverse and skilled workforce that reflects the diversity of our community.
- Foster a work environment that values and utilises the contributions of all employees considering diversity of skills, backgrounds, experiences and educational levels.
- Identify and address inequalities in employment, training, development and promotion within Council.

3 Workforce diversity as part of everyday business:

- Promote workforce diversity as a source of strength. This is not only about increasing visible differences in the workforce, but also about the strategic advantage that comes from incorporating a wide variety of capabilities, ideas and insights in our decision making, problem solving, policy development and service delivery.
- Implement a Workforce Diversity Plan and specific EEO management plans that provide direction and objectives and strategies to foster for Council.
- Create a workplace culture that fosters fair and inclusive practices and behaviours.
- Increase employee awareness of their rights and responsibilities with regards to equity, integrity and respect for all aspects of diversity.

POLICY STATEMENT

This policy recognises that specific groups of people in our community, have in the past experienced, and may continue to experience, inequitable treatment in gaining employment or within their workplace. The aim of workforce diversity is to create a culture that fosters fair and inclusive behaviours and removes any discriminatory practices that may exist and to redress the past exclusion and marginalisation of these groups.

STATEMENT OF PROCEDURES

1 Commitment

- 1.1 Council embraces workforce diversity as a source of strength. It recognises that our employees are our greatest asset and aims to attract and retain people with diverse skills, experience and background to deliver high quality services to our community. A workforce that reflects the diversity of our community will be better able to understand the needs of our customers.
- 1.2 Council also recognises that workforce diversity is not only about increasing visible differences in the workforce, but the strategic advantage that comes from incorporating a wide variety of capabilities, ideas and insights in our decision making, problem solving, policy development and service delivery.
- 1.3 Council respects people as individuals and values their differences. It is committed to creating a working environment that is fair and flexible, promotes professional growth and benefits from the capabilities of its diverse workforce.
- 1.4 The Workforce Diversity Policy guides the development and implementation of the Workforce Diversity Plan and all other strategies and programs that promote workforce diversity. This policy succeeds the previous Employment, Equity and Diversity (EED) Policy.

2 Principles

2.1 *Human Rights*

The universal rights of all people to be treated with respect, equality and dignity.

2.2 *Social Justice*

Embraces the rights of all communities to fair and equitable access to services and resources, equal rights and opportunities to participate in all aspects of community life and decision making.

2.3 *Equal Employment Opportunity (EEO):*

Aims to recruit and select employees for positions (including promotions) on merit; provide equitable access to employment, professional development and workplace participation for people who are under-represented in our workforce; and ensure that workplaces are free from all forms of unlawful discrimination and harassment.

3 Definitions

- 3.1 Diversity in the context of Council primarily refers to the EEO groups that are under-represented in our workforce. These groups include: women; Aboriginal and Torres Strait Islander people; people living with a disability; people from culturally or linguistically diverse backgrounds; and young people under 25 years.
- 3.2 Other dimensions of diversity include people:
 - from different age groups;
 - with caring and family responsibilities;
 - of different faiths;
 - with different sexual orientation; and
 - with varying socio-economic backgrounds.

Workforce Diversity Responsibilities

4 Employee Responsibilities

- 4.1 Support and respect equity, workplace diversity, ethical practices, workplace safety and to help prevent unlawful discrimination and harassment or bullying in the workplace.
- 4.2 Participate in workforce diversity training and awareness sessions as requested.
- 4.2 Treat all employees, customers and members of the community in a fair and equitable manner in accordance with Council's values and workforce diversity principles.

5 Management/Supervisor Responsibilities

All Managers and supervisors are required to implement workforce diversity principles in the workplace on a day-to-day basis. In practice this includes but is not limited to:

- 5.1 Taking active steps to prevent and eliminate discrimination and harassment.
- 5.2 Dealing fairly and equitably with complaints or grievances.
- 5.3 Managing employees fairly, including consulting employees about decisions affecting them.
- 5.4 Providing all employees with equitable access to training and development opportunities to achieve career goals.
- 5.5 Fostering a work environment that values and utilises the contributions of all employees considering diversity of skills, backgrounds, experiences and educational levels.
- 5.6 Conducting recruitment and selection processes fairly and inclusively to ensure all employees and prospective employees are treated equitably.
- 5.7 Ensure all employees have access to organisational information through an induction process and other information and peer networks.

6 Human Resources Responsibilities

- 6.1 Implement a Workforce Diversity Plan and specific EEO management plans for people who are under-represented in our workforce: women; Aboriginal and Torres Strait Islander people; people living with a disability; people from culturally or linguistically diverse backgrounds; young people under 25 years.
- 6.2 Within the Workforce Diversity Plan and EEO management plans, establish goals and strategies so that our workforce better reflects our community.
- 6.3 In partnership with divisions, implement specific programs and initiatives to provide improved employment and career development opportunities for people who are under-represented in our workforce.
- 6.4 Apply fair and inclusive recruitment and selection practices to ensure all employees and prospective employees are treated equitably.
- 6.5 Build strong partnerships with our community and external organisations to maximise the employment outcomes for groups of people who are under-represented in our workforce.
- 6.6 Provide appropriate training and development in workforce diversity matters.
- 6.7 Collect, record and report appropriate workforce diversity information and key performance indicators.

7 Monitoring, evaluation and reporting requirements

- 7.1 Manager Human Resources will monitor the scope and currency of this policy.
- 7.2 The effectiveness of this policy will be evaluated every three (3) years and measured by workforce data.

8 Related Policies

- Wollongong 2022
- Employment Policies and Procedures
- Positive Working Relationships Policy
- Code of Conduct
- Wollongong City Council Enterprise Agreement 2015-2018

9 Relevant Legislative Provisions

- *Anti-Discrimination Act 1977 NSW*
- *Local Government Act 1993 NSW*

SUMMARY SHEET

Responsible Division	Human Resources
Date adopted by Council	[To be inserted by Corporate Governance]
Date of previous adoptions	20 August 2007 (Reviewed by Human Resources in June 2012 and submitted to EMC on 13 August 2012 – no updates necessary) December 2015
Date of next review	February 2019
Prepared by	Human Resources Officer
Authorised by	Manager Human Resources

DRAFT

WORKFORCE DIVERSITY PLAN

Workforce diversity is about respecting and valuing the differing backgrounds, skills and experiences we all bring to the workplace. It also involves recognising the value of individual differences to support our broader collective goals. Council embraces workforce diversity as a source of strength. This is not only about increasing visible differences in the workforce, but is also about the strategic advantage that comes from incorporating a wide variety of capabilities, ideas and insights in our decision making, problem solving, policy development and service delivery.

A diverse workforce, truly reflective of the communities it serves, is better able to meet the needs of our customers.

The Workforce Diversity Plan underpins the Workforce Diversity Policy and is a commitment by Wollongong City Council to create and foster a workplace that is fair and inclusive, and promotes a workforce which better reflects the diversity of our community.

Workforce diversity integrates the principles of equal employment opportunities (EEO) to include groups that are under-represented in our workforce and in particular areas of our workforce, including managerial and leadership roles, job families and work areas.

We define EEO groups in our workplace to mean women, Aboriginal and Torres Strait Islander, people living with a disability people from culturally or linguistically diverse backgrounds and young people under 25 years.

Our Workforce Diversity Policy and Plan seek to broaden our definition and perception of diversity to extend beyond EEO groups and may include people with:

- and from different age groups;
- caring or family responsibilities;
- different faiths;
- different sexual orientations
- varying socio-economic backgrounds.

Our employees' experience of workplace diversity may vary depending upon their identity, experience and perspective.

To encourage a diverse workforce, Council will integrate diversity principles in council systems and strive to sustain diversity principles as a cultural norm.

Our priorities in achieving a diverse workforce are:

- 1 Attracting and retaining a diverse workforce
- 2 Retaining and developing a diverse workforce in all areas and levels within our organisation
- 3 Incorporating workforce diversity as part of everyday council business.

1. ATTRACTING AND RECRUITING A QUALITY DIVERSE WORKFORCE

Through our principles of a merit-based appointment process it is essential that capable and diverse employees are attracted to roles that maximise their contribution and potential. A fair and effective process for appointment to roles is essential to ensure we can access the broadest pool of diverse candidates.

We will achieve this through:

- Implementing a consultancy based recruitment approach
- Provide tailored sourcing strategies for positions where EEO groups are under-represented to attract people from diverse backgrounds to our organisation
- Implement development programs
- Targeting specific EEO groups by using exemptions through the Anti-Discrimination Act NSW
- Use our eRecruitment system to generate and report in diversity metrics through every stage of the recruitment process

2. RETAINING AND DEVELOPING A DIVERSE WORKFORCE

It is essential that we retain and provide our people with opportunities development to ensure we are a high performing and diverse workforce.

We will achieve this by:

- Implementing development programs
- Establish workforce planning principles that enshrine principles of diversity
- Build the capability of managers to support the performance of workforce planning, and management and development of a diverse workforce
- Establish formal mentoring and sponsorship programs that create pathways for EEO groups

3. INCORPORATING WORKFORCE DIVERSITY AS PART OF EVERYDAY COUNCIL BUSINESS

We are committed to leveraging our people's diversity, thoughts and experiences to positively improve service delivery to our community and our customers. Employees are more engaged when they have equal opportunity to development, opportunities and resources. We recognise what gets measured gets managed.

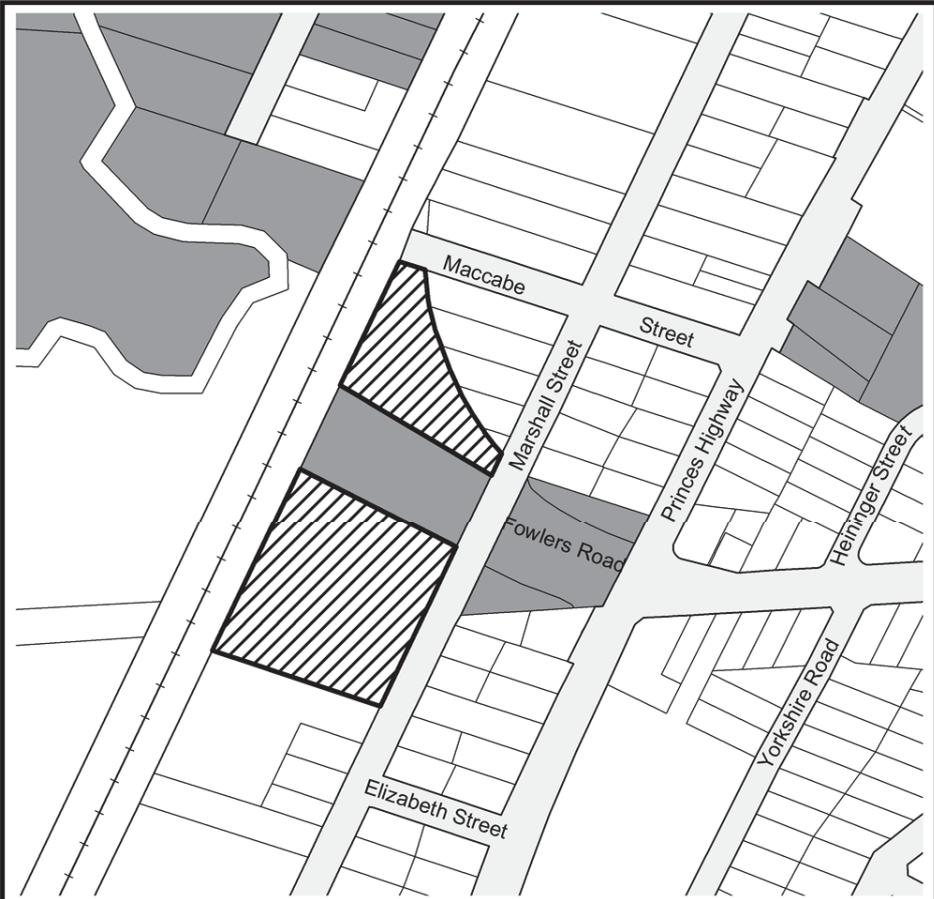
We will achieve this by:

- Building capability of our staff and leaders to recognise and understand workplace diversity and inclusion
- Measure our efforts to instil accountability and importance of developing and maintaining a diverse workforce
- Continue to measure and survey our people about their perceptions of workplace culture
- Embed principles of diversity and foster diversity into leadership programs and decision making
- Establish employee networks to build greater inclusion and awareness

IMPLEMENTING OUR PLAN

This plan is consistent with the principles and requirements of the *Local Government Act 1993 NSW* and the *Anti-Discrimination Act 1977 NSW*. The success of this plan depends on how well it is implemented. All staff have a responsibility to ensure that the outcomes of the plan are achieved.

Wollongong City Council will develop specific EEO management plans for women; Aboriginal and Torres Strait Islander people; people living with a disability; people from culturally or linguistically diverse backgrounds; young people under 25 years to increase their participation, development and retention within our workforce to better reflect the community we serve.



Lots 100 & 101 DP116914 Marshall Street, Dapto
Proposed to be acquired

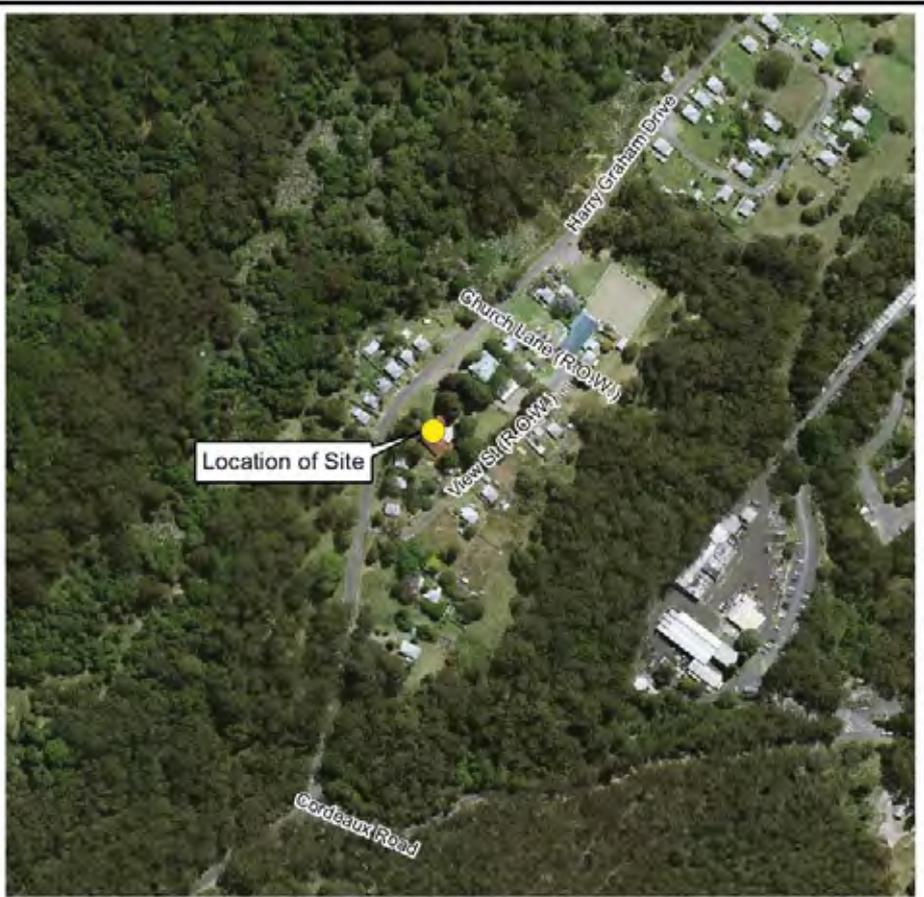


Council Owned Land



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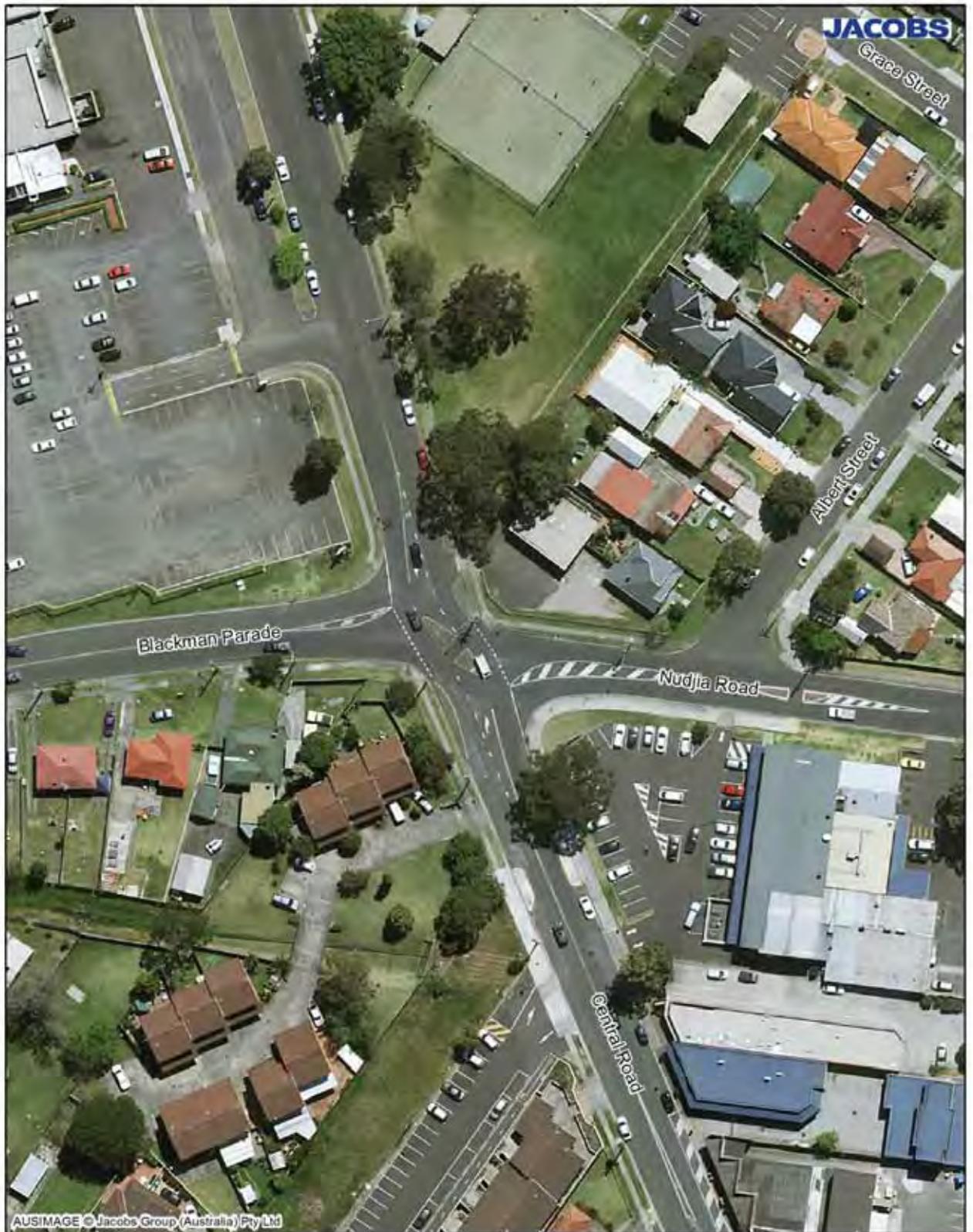


**T15/32 - Proposed Amenities Refurbishment
to Accommodate an An Accessible Amenities Facility
in the Existing Kembla Heights Community Hall**



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Central Road & Blackman Parade Traffic Signals, Unanderra



GIS ref.: g10183_01

Printed: 23/11/2015

Aerial Photography: 2014

Scale 1:1,000



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BERKELEY SAFER SPACES

Shop 1/1 Winnima Way Berkeley NSW 2506

Proposal:

- 1) **LIGHT** - The removal of an unmaintained light adjacent to the walkway which is not a Council asset but close to the Council property boundary.



Broken light



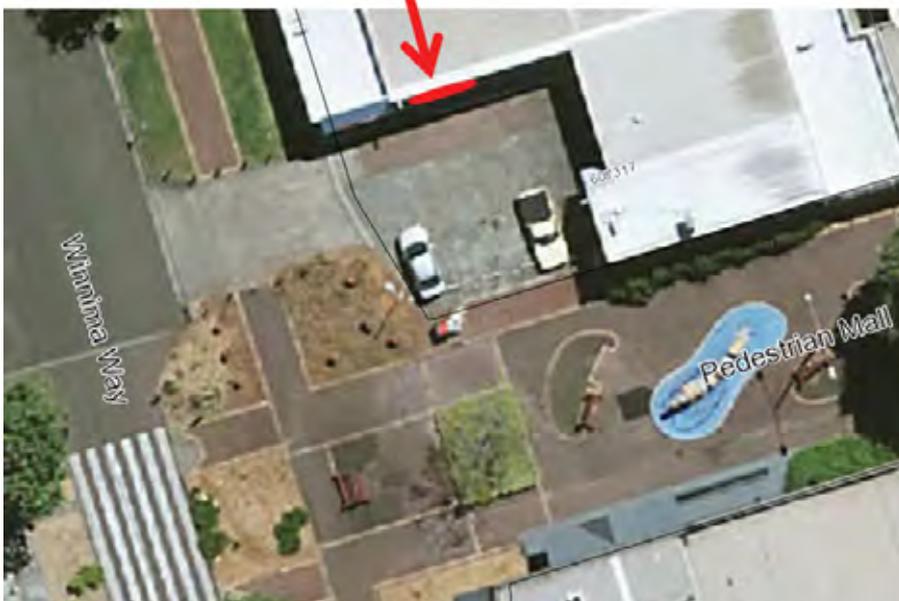
Close up – Broken light

- 2) **MURAL** - Coordination of a mural to refresh an existing aged mural that council coordinated over 10 years ago. This second activity proposes to follow a community development model and involve the community in developing a mural to refresh the aging image that is currently painted on the boarded up window near the post office. This original mural was painted in 2004.



Aged mural

Mural site



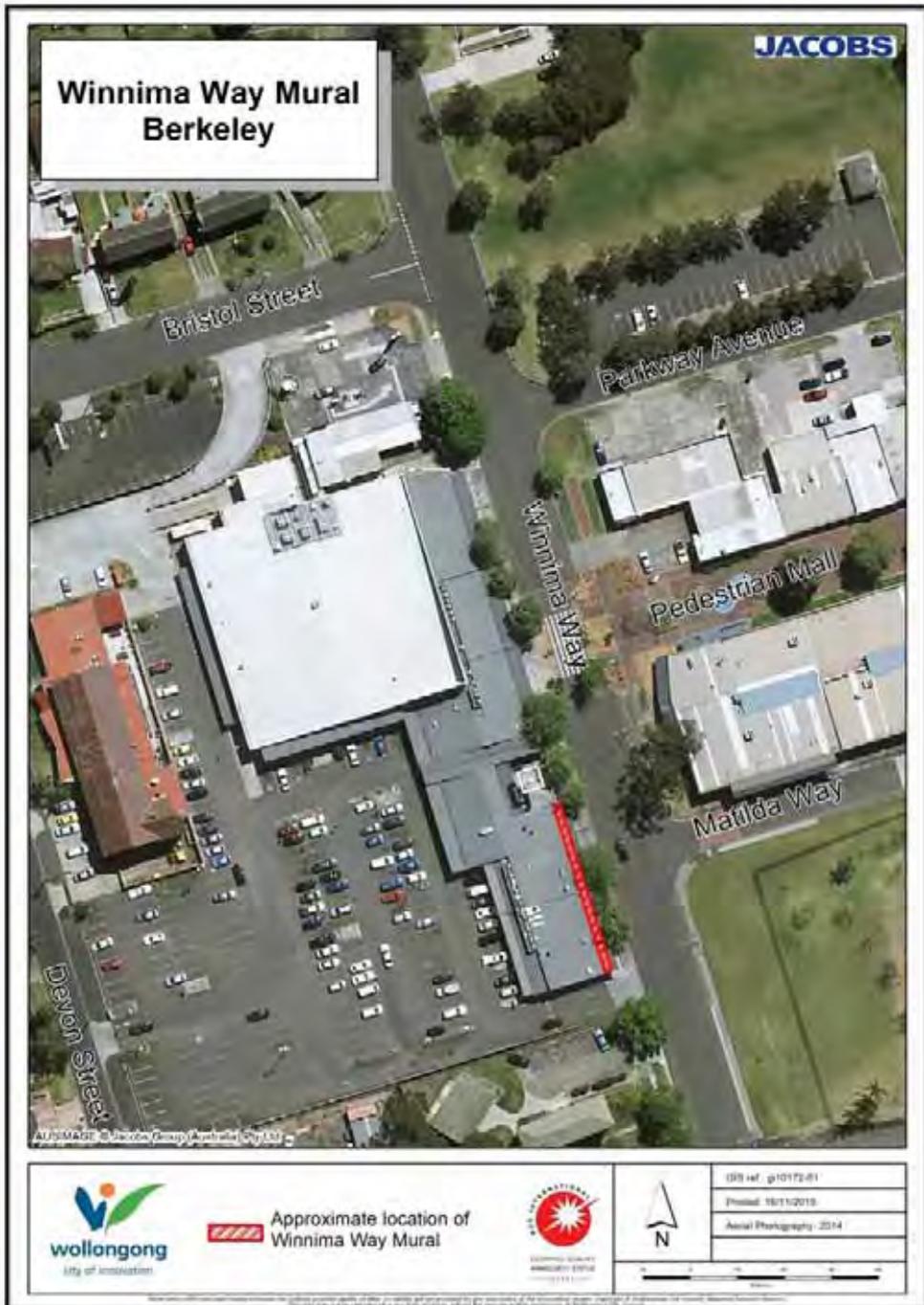
- 3) **MURAL**- Coordination of murals and an engagement chalk board on the southern shopfronts that are currently boarded up. The signage is no longer relevant as the meat and seafood business is no longer operating. These murals will be created using a community development model that relies on the strengths and cooperation of the local community, especially young people.



Southern Winnima Way shopfronts



Winnima Way shopfronts for murals



Aerial view of Winnima Way shops, Berkeley

Model Code of Conduct Complaints Statistics Wollongong City Council

Number of Complaints

1	a	The total number of complaints received in the period about councillors and the general manager under the code of conduct	2
	b	The total number of complaints finalised in the period about councillors and the general manager under the code of conduct	2

Overview of Complaints and Cost

2	a	The number of complaints finalised at the outset by alternative means by the general manager or Mayor	2
	b	The number of complaints referred to the Office of Local Government under a special complaints management arrangement	0
	c	The number of code of conduct complaints referred to a conduct reviewer	0
	d	The number of code of conduct complaints finalised at preliminary assessment by conduct reviewer	0
	e	The number of code of conduct complaints referred back to GM or Mayor for resolution after preliminary assessment by conduct reviewer	0
	f	The number of finalised code of conduct complaints investigated by a conduct reviewer	0
	g	The number of finalised code of conduct complaints investigated by a conduct review committee	0
	h	Number of finalised complaints investigated where there was found to be no breach	0
	i	Number of finalised complaints investigated where there was found to be a breach	0
	j	Number of complaints referred by the GM or Mayor to another agency or body such as the ICAC, the NSW Ombudsman, the Office or the Police	0
	k	Number of complaints being investigated that are not yet finalised	0
	l	The total cost of dealing with code of conduct complaints within the period made about councillors and the general manager including staff costs	\$0

Preliminary Assessment Statistics

- 3 The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:
- a To take no action
 - b To resolve the complaint by alternative and appropriate strategies
 - c To refer the matter back to the general manager or the Mayor, for resolution by alternative and appropriate strategies
 - d To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, the Office or the Police
 - e To investigate the matter
 - f To recommend that the complaints coordinator convene a conduct review committee to investigate the matter

Investigation Statistics

- 4 The number of investigated complaints resulting in a determination that there was **no breach**, in which the following recommendations were made:
- a That the council revise its policies or procedures
 - b That a person or persons undertake training or other education
- 5 The number of investigated complaints resulting in a determination that there **was a breach** in which the following recommendations were made:
- a That the council revise any of its policies or procedures
 - b That the subject person undertake any training or other education relevant to the conduct giving rise to the breach
 - c That the subject person be counselled for their conduct
 - d That the subject person apologise to any person or organisation affected by the breach
 - e That findings of inappropriate conduct be made public
 - f In the case of a breach by the general manager, that action be taken under the general manager's contract for the breach
 - g In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993
 - h In the case of a breach by a councillor, that the matter be referred to the Office for further action
- 6 Matter referred or resolved after commencement of an investigation under clause 8.20 of the Procedures

Categories of misconduct

7 The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:

a General conduct (Part 3)

b Conflict of interest (Part 4)

c Personal benefit (Part 5)

d Relationship between council officials (Part 6)

e Access to information and resources (Part 7)

Outcome of determinations

8 The number of investigated complaints resulting in a determination that there was a breach in which the council failed to adopt the conduct reviewers recommendation

9 The number of investigated complaints resulting in a determination that there was a breach in which the council's decision was overturned following a review by the Office

Development Applications approved with variations to development standards for the quarterly period between 1 July 2015 and 30 September 2015 (Reporting applications with a decision of 'Approved'/'Deferred Commencement')

Application	DA-2015/389		
Lot	1 DP 1108384	Zone	B4 Mixed Use
Address	25 Stewart Street, WOLLONGONG 2500		
Description	Alterations and additions to existing Aldi Store and carpark reconfiguration		
Decision	Approved	Decision Date	21 August 2015
Variations	Planning Instrument	WLEP 2009	Clause c8.6 (2,3) Zone B3 Commercial Core/Zone B4 Mixed
	Justification of variation	Existing store is already above the maximum 400sq.m limitation and the use is not changing. Proposal does not detract from the city centre objectives of WLEP2009. The application was referred to IHAP on 12 August 2015. All panel members concurred with the Council Officer's recommendation.	
	Extent of variation	490 square metres	
	Concurring Authority	Council under assumed concurrence	

Application	DA-2015/666		
Lots	5 SP 89977 and 103 DP 1147123	Zone	IN2 Light Industrial
Address	5/21 Cemetery Road, HELENSBURGH 2508		
Description	Industrial - construction of an internal storage mezzanine		
Decision	Approved	Decision Date	17 August 2015
Variations	Planning Instrument	WLEP 2009	Clause c4.4(2) Floor space ratio
	Justification of variation	The 37.8sq.m mezzanine does not impact bulk or scale and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area. The application was referred to IHAP on 12 August 2015. All panel members concurred with the Council Officer's recommendation.	
	Extent of variation	Permissible FSR: 0.5:1 Approved FSR : 0.513:1	
	Concurring Authority	Council under assumed concurrence	

Application	DA-2015/827		
Lots	7 SP 89977 and 103 DP 1147123	Zone	IN2 Light Industrial
Address	7/21 Cemetery Road, HELENSBURGH 2508		
Description	Industrial - first use as a depot (mobile food van) and construction of an internal storage mezzanine		
Decision	Approved	Decision Date	18 August 2015
Variations	Planning Instrument	WLEP 2009	Clause c4.4(2) Floor space ratio
	Justification of variation	<p>The 43.9sq.m mezzanine does not impact bulk or scale and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.</p> <p>The application was referred to IHAP on 12 August 2015. All panel members concurred with the Council Officer's recommendation.</p>	
	Extent of variation	<p>Permissible FSR: 0.5:1</p> <p>Approved FSR: 0.515:1</p>	
	Concurring Authority	Council under assumed concurrence	

Application	DA-2013/1419		
Lots	4 DP 13990; 3 DP 13990; 2 DP 13990; 1 DP 13990 and 91 DP 1118346	Zone	B3 Commercial Core
Address	10-18 Regent Street, WOLLONGONG 2500		
Description	Construction of a 29 level (including basements) mixed use development incorporating retail, commercial, hotel, function, recreational and residential uses		
Decision	Approved	Decision Date	30 July 2015
Variations	Planning Instrument	WLEP 2009	Clause c8.6 (2,3) Zone B3 Commercial Core/Zone B4 Mixed
	Justification of variation	<p>The existing adjoining building has a nil setback to the shared boundary, it does not contain residential uses and the relevant part of the southern elevation has no openings.</p> <p>The application was referred to the Southern JRPP on 30 July 2015. All panel members concurred with the Council Officer's recommendation.</p>	
	Extent of variation	Between nil and 3.3m, where 12m is required	
	Concurring Authority	Secretary of NSW Department of Planning and Environment	

Application	DA-1998/275/B		
Lot	703 DP 854202	Zone	B4 Mixed Use
Address	10 Thomas Street, WOLLONGONG 2500		
Description	<p>15 Units & 76 msq commercial space with parking for 23 cars</p> <p>Modification B - increase building height from 7 storeys to 8 storeys. Floor layout changes increasing the number of units from 15 to 25. Increase parking from 23 to 31 spaces with the addition of basement parking.</p>		
Decision	Approved	Decision Date	3 August 2015
Variations	Planning Instrument	WLEP 2009	Clause c4.3(2) Height of buildings
	Justification of variation	The development does not result in any unreasonable impacts on the amenity of nearby properties in terms of overshadowing, privacy, loss of views, loss of daylight or natural ventilation.	
	Extent of variation	1.8m over the height limit of 24m	
	Concurring Authority	Council under assumed concurrence	

Standard Conditions for Road Closures

For Special Events and Work Related activities Within Council Road Reserves.

Following approval by Wollongong City Council, road closures are subject to the additional Council conditions:

1. **The Applicant must complete the Council form** *'Application to Open and Occupy or Underbore a Roadway or Footpath'* (Refer to Checklist below – relates to Section 138 of the Roads Act.)
2. **NSW Police Approval:** The Applicant must obtain written approval from NSW Police, where required under the Roads Act.
3. **If the Road Closure is within 100m of any traffic control signals or on a 'State Classified Road'** the Applicant must obtain a Road Occupancy Licence (ROL) from NSW Roads & Maritime Services (RMS).
4. **The Applicant must advise all affected residents and business owners** within the closure area of the date/s and times for the closure, at least 7 days prior to the intended date of works.
5. **The Applicant must advise Emergency Services:** Ambulance, Fire Brigade and Police, Taxi and Bus Companies of the closure dates and times in writing, 7 days prior to the intended date of works. The Applicant must endeavour to minimise the impact on bus services during the closure.
6. **Traffic Management Plan:** The closure must be set up in accordance with the approved **Traffic Management Plan (TMP)** prepared by an appropriately qualified traffic controller; a copy of whose qualifications must be included with the submitted TMP.
7. **Traffic Management Plan Setup:** The Traffic Management Plan must be set up by appropriately qualified traffic control persons or the NSW Police.
8. **Access to properties affected by the road closure must be maintained where possible.** Where direct access cannot be achieved, an alternative arrangement must be agreed to by both the applicant and the affected person/s.
9. **Public Notice Advertisement:** The Applicant must advertise the road closure in the Public Notices section of the local paper, detailing closure date/s and times at least 7 days prior to the closure.
10. **Public Liability Policy:** The Applicant must provide Council with a copy of their current insurance policy to a value of no less than \$20 million dollars to cover Wollongong City Council from any claims arising from the closure.

Checklist:

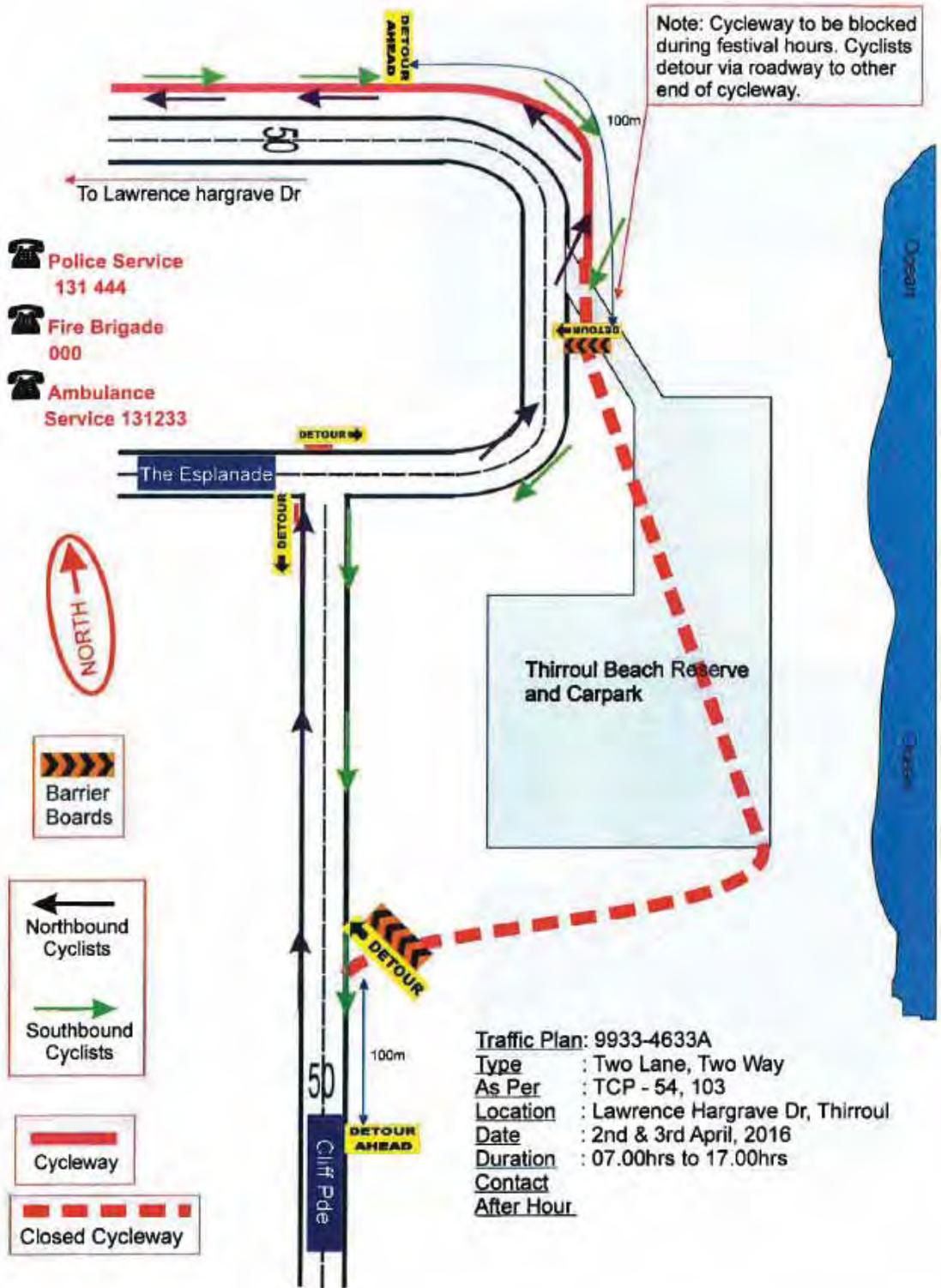
- Completed Council Form:**

'Application to Open and Occupy or Underbore a Roadway or Footpath'.

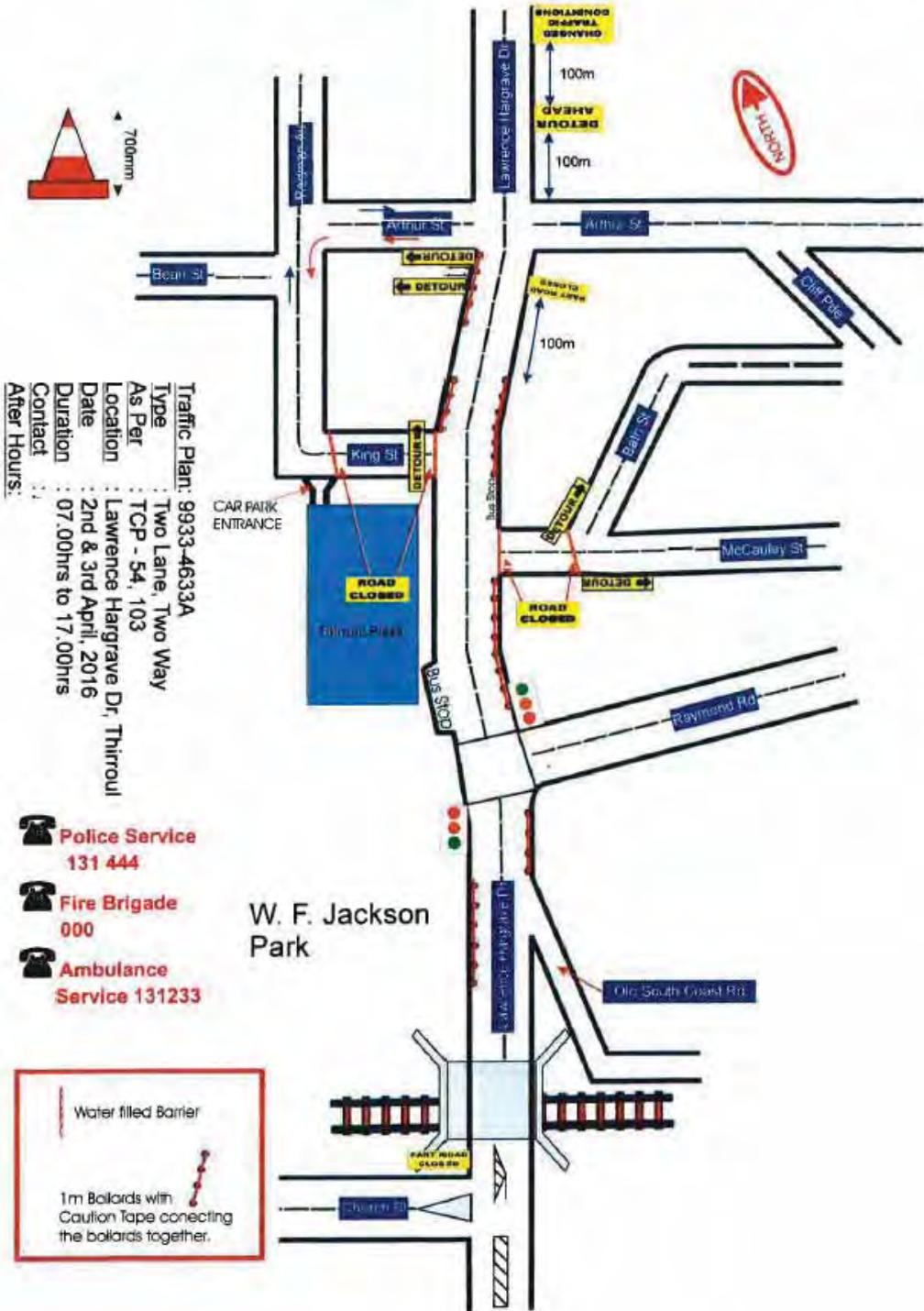
Required information as shown below MUST be attached:

- A copy of the letter from the Traffic Committee authorising the closure
- The Traffic Management Plan (TMP)
- The Road Occupancy Licence (ROL) *if required*
- Written approval from NSW Police
- Public Liability Insurance

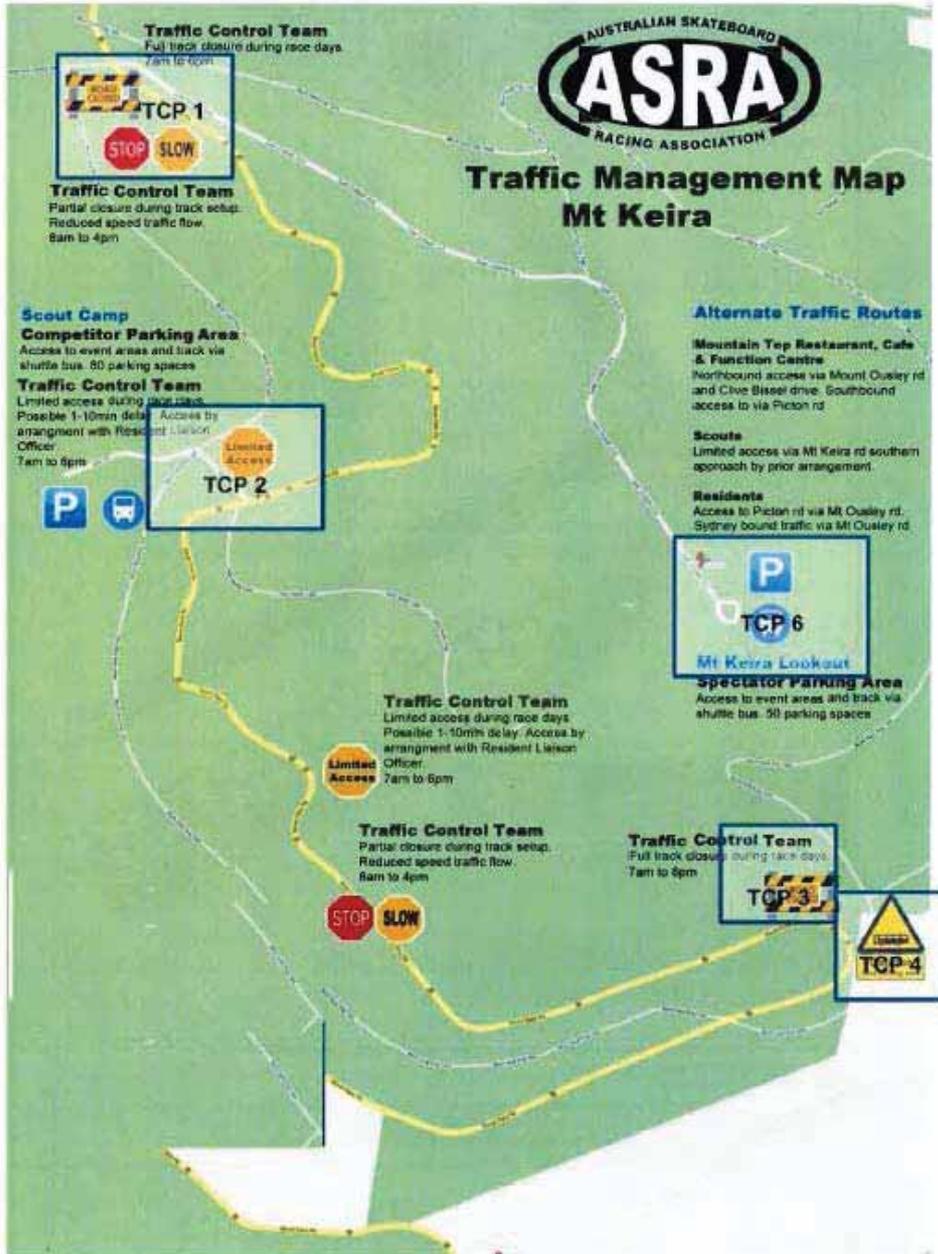
Applications may be lodged in the Customer Service Centre located on the Ground Floor of Council's Administration Building, 41 Burelli Street Wollongong between 8.30am and 5pm Monday to Friday.



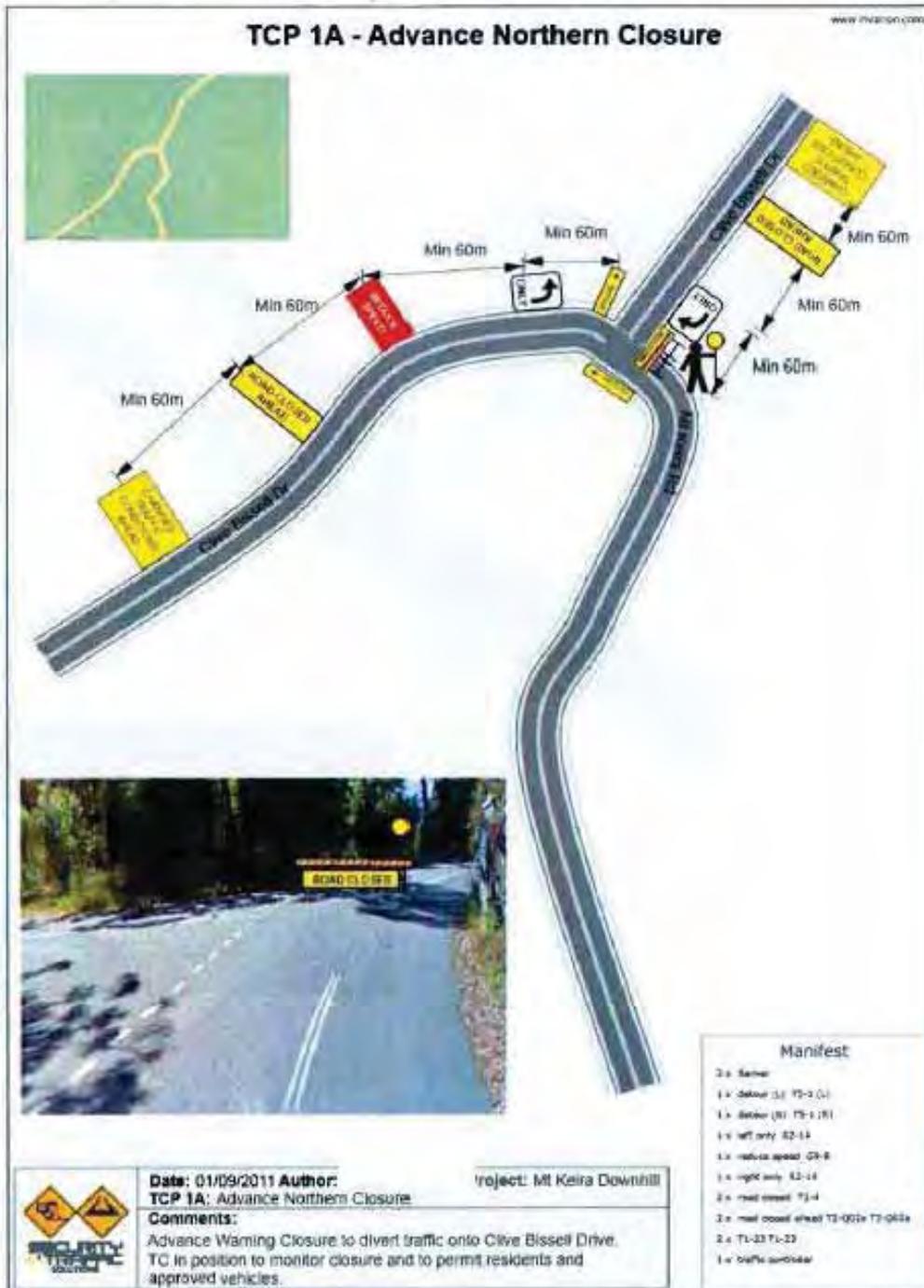
Attachment 2 – Thirroul Seaside Festival – 2 of 2



OVERVIEW OF EVENT AREA and TCP's



<p>Manifest</p> <ul style="list-style-type: none"> 1 x barrier 63 x Pedestrian Tape 3 x road closed T2-4 3 x road closed ahead T2-Q2a T3-Q2a 1 x traffic controller 	<h2>TCP 1 - Northern Closure</h2>	<p>www.mvation.com</p>
	<p>Date: 01/09/2011 Author: TCP 1: Northern Closure</p> <p>Comments: Closure to be implemented from 0700 to 1800. Friday 20th , Saturday 21 and Sunday 22nd. Closure to be manned by RTA qualified person at all times when implemented. Only access through road closures will be by shuttle buses and vehicles bearing AAA access or Resident Vehicle Stickers.</p>	<p>Project: Mt Keira Downhill</p>



TCP 2 - Scout Hall Limited Access

www.mtr.com

The diagram illustrates the layout for TCP 2 - Scout Hall Limited Access. It features three main road sections: 'Mt Keira Rd' running horizontally across the middle, 'Camp Rd' branching off to the top right, and 'Mt Keira Rd' continuing to the bottom right. A vertical road, 'Dave Wolchys Track', branches off from the bottom of Mt Keira Rd. Safety barriers, represented by orange and white striped lines, are placed at the intersections of Camp Rd and Mt Keira Rd, and between Mt Keira Rd and Dave Wolchys Track. Two figures are shown: one at the intersection of Camp Rd and Mt Keira Rd holding a yellow sign, and another at the intersection of Mt Keira Rd and Dave Wolchys Track. An inset map in the top left shows a green area with a yellow path. A photograph in the bottom right shows a real-world view of a road with safety barriers.

Manifest

- 1 x Marshal
- 10 x Safety Barrier
- 1 x traffic controller

	<p>Date: 01/09/2011 Author:</p>	<p>Project: Mt Keira Downhill</p>
	<p>TCP 2: Scout Hall Limited Access Area</p>	
	<p>Comments: As this is part of the enclosed race circuit safety barriers have been used to effect closure. Event safety can determine what device is appropriate. This area is also a spectator area which means area has staff on duty to assist with vehicles, as per Resident Liaison Officer and patrons crossing.</p>	

TCP 3 - Southern Closure

Date: 01/09/2011 **Author:** TCP 3: Southern Closure

Project: Mt Keira Control

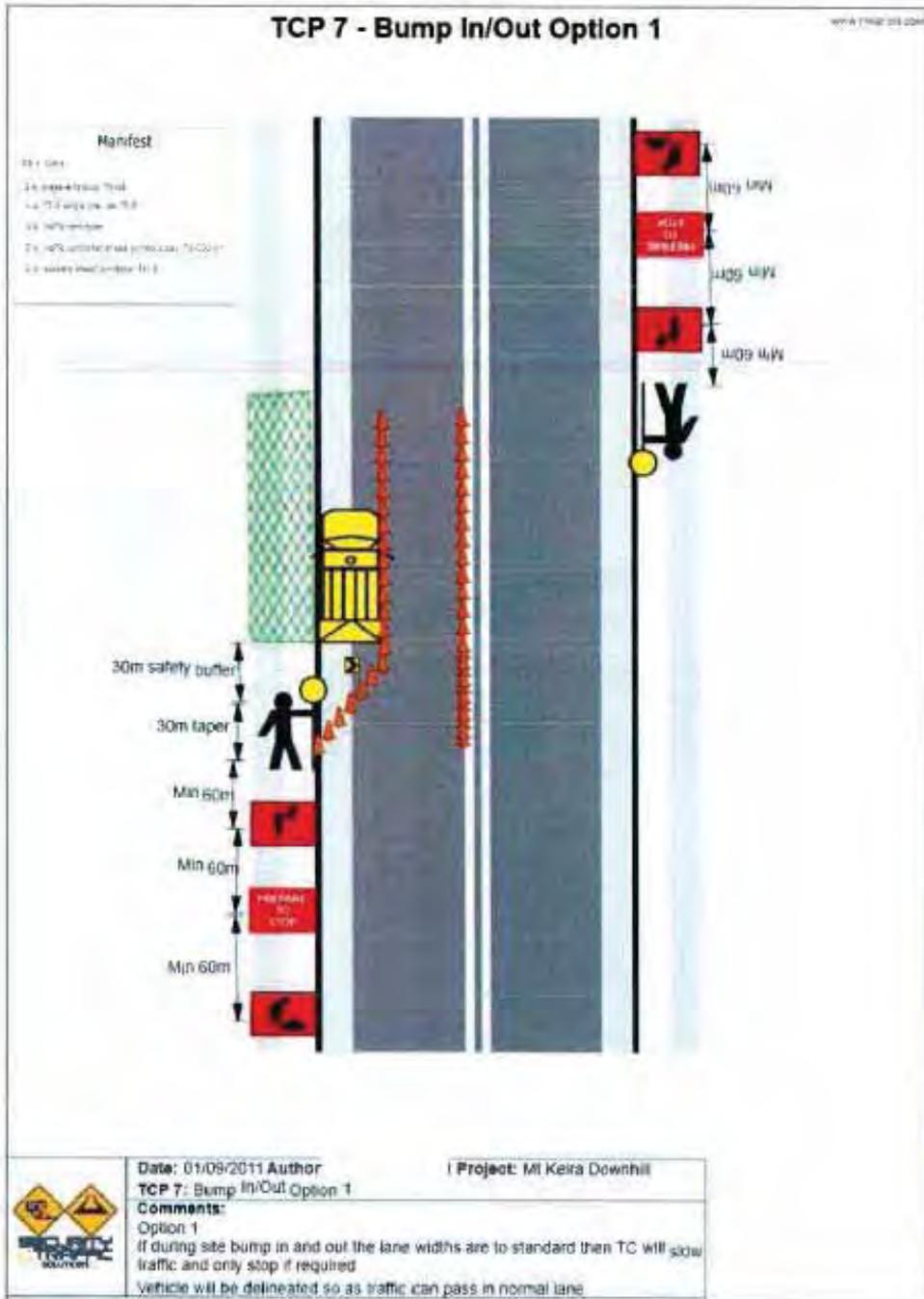
Comments:
Closure to be implemented 0700 to 1800, Friday 20th, Saturday 21st, Sunday 22nd
Closure to be manned by RSA qualified person at all times when implemented

Manifest

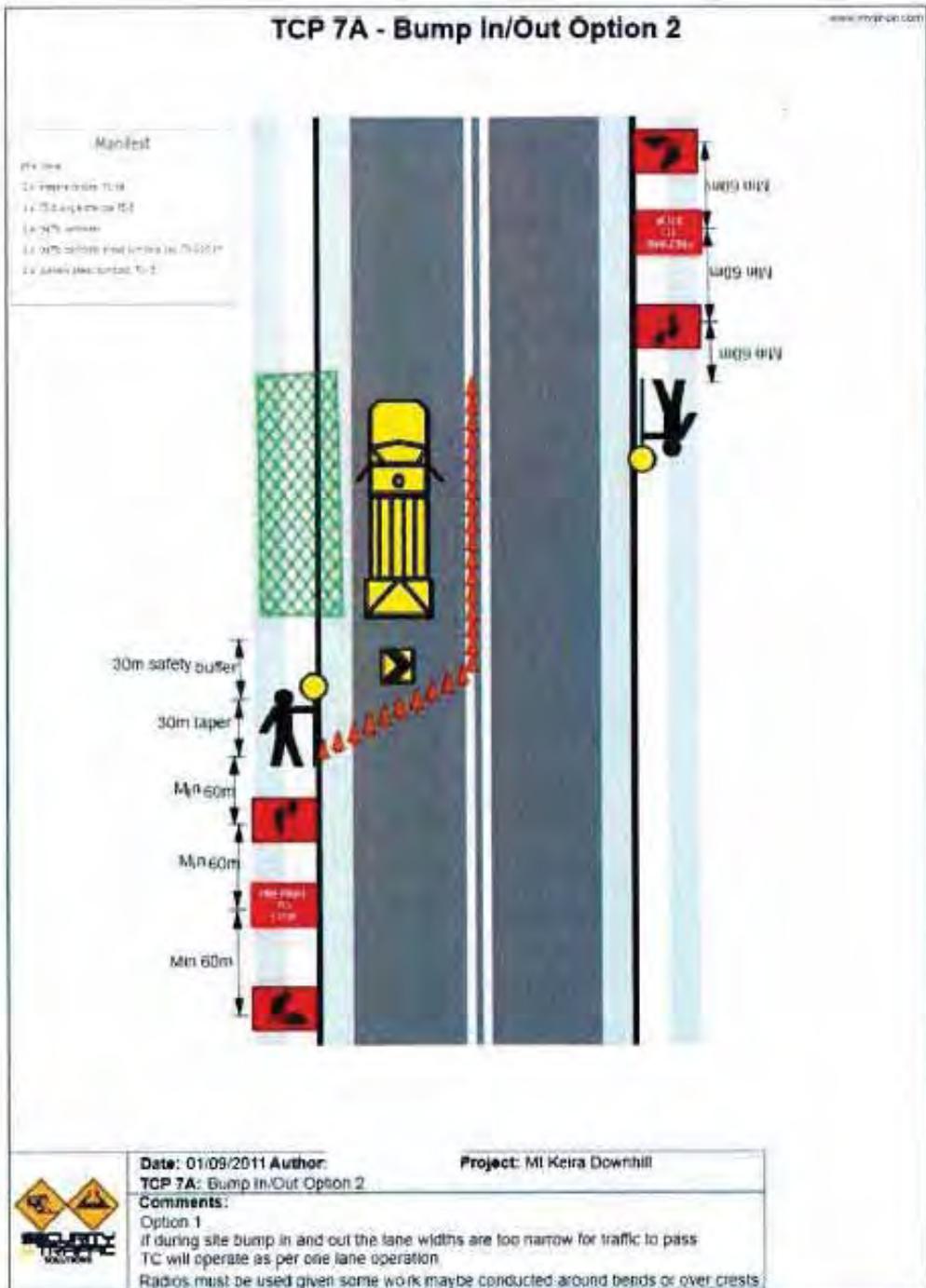
- 1 x Banner
- 1 x road closed T14
- 1 x road closed wheel T1-024 T1-024
- 1 x traffic cone







	<p>Date: 01/09/2011 Author:</p> <p>TCP 7: Bump In/Out Option 1</p> <p>Comments:</p> <p>Option 1</p> <p>If during site bump in and out the lane widths are to standard then TC will slow traffic and only stop if required</p> <p>Vehicle will be delineated so as traffic can pass in normal lane</p>	<p>Project: Mt Keira Downhill</p>
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Date: 01/09/2011 **Author:**

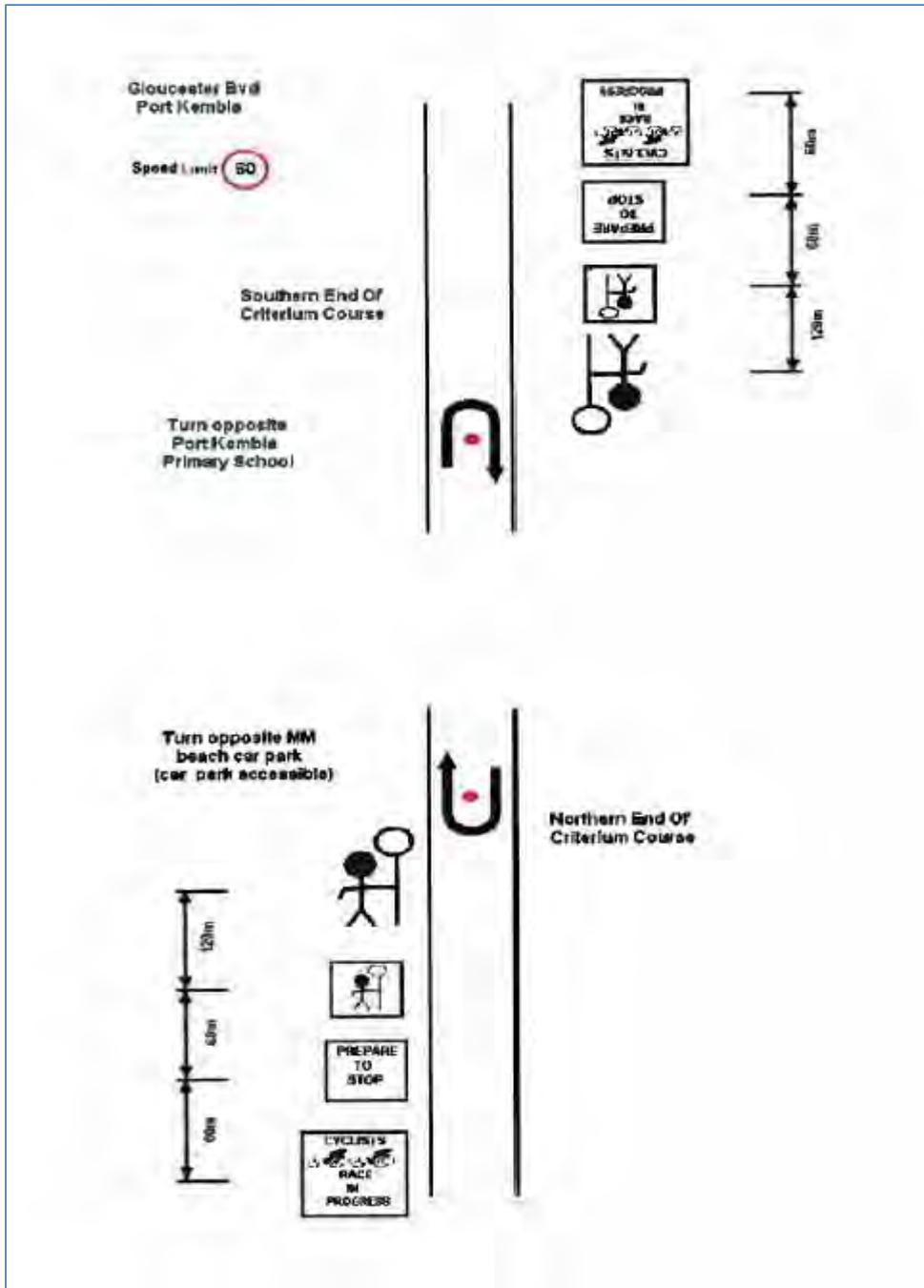
TCP 7A: Bump In/Out Option 2

Comments:
 Option 1
 If during site bump in and out the lane widths are too narrow for traffic to pass
 TC will operate as per one lane operation
 Radios must be used given some work maybe conducted around bends or over crests

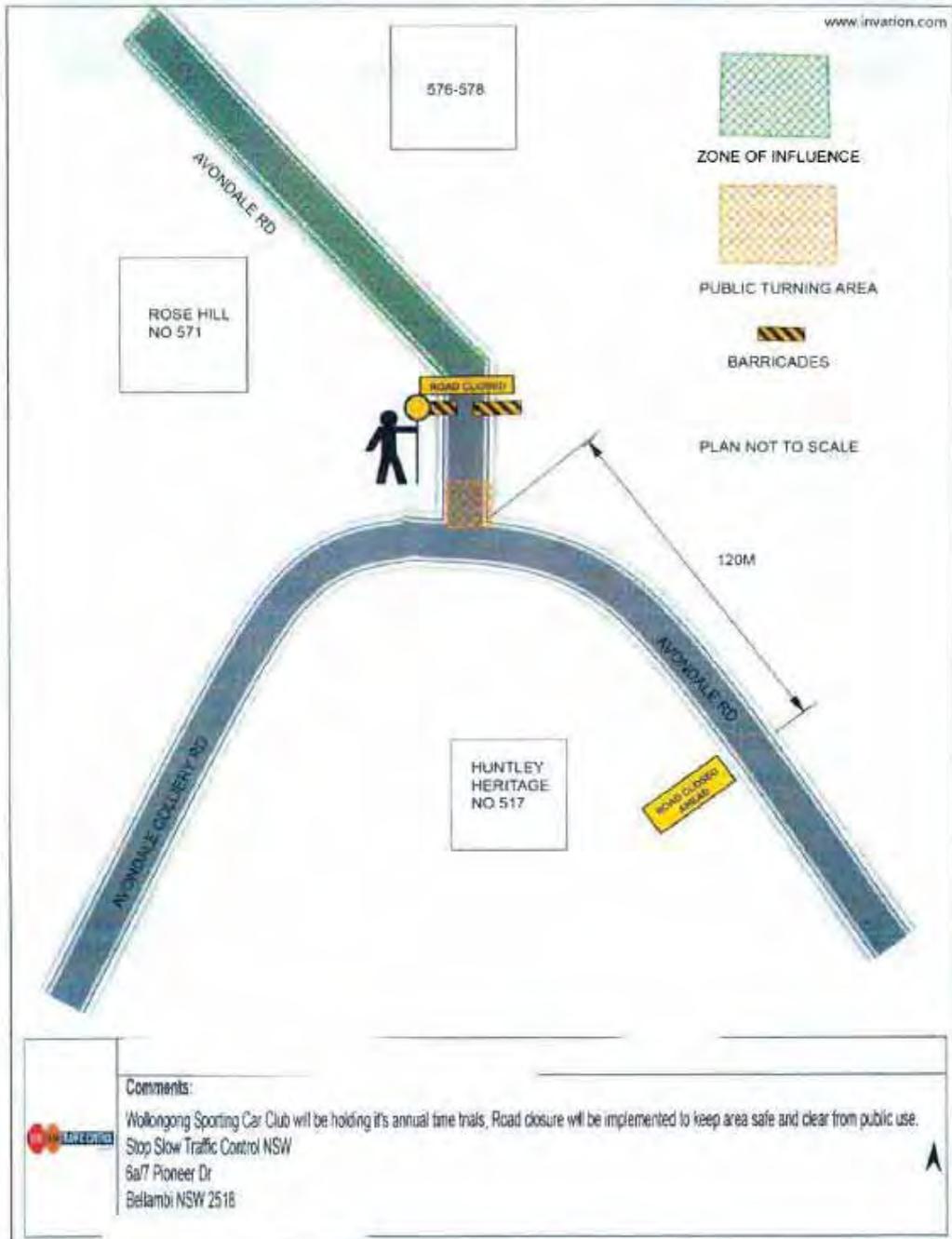
Project: Mt Keira Downhill

Criterium Racing Route Description





Attachment 5 – Huntley Hill Climb

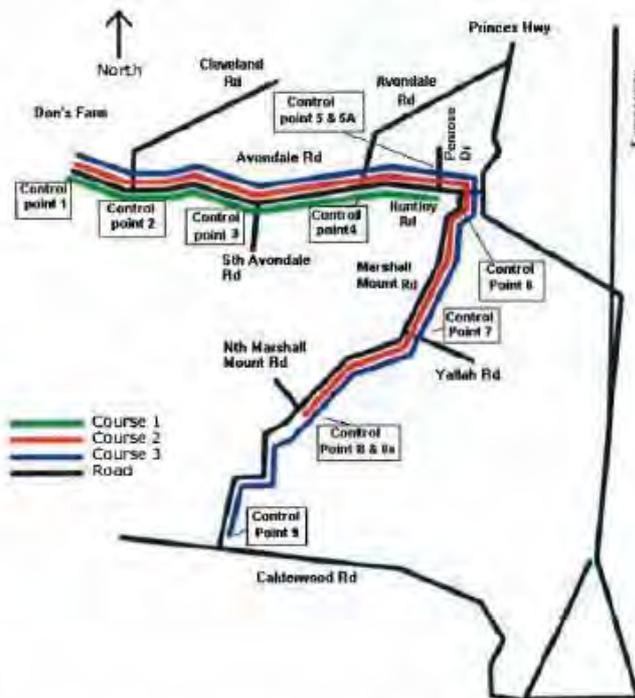


Attachment 6 – Avondale

ILLAWARRA CYCLE CLUB – PROPOSED PROGRAM - 2016			
MONTH	DAY	DATE	EVENT
JANUARY	SUN	3	36km Scratch Race
	SUN	10	36KM Handicap
	SUN	17	36km Scratch Race
	SUN	31	36km Sealed Handicap
FEBRUARY	SUN	7	19 th Tour de Huntley
	SUN	14	36km Handicap
	SUN	28	44.5km Scratch Race
MARCH	SUN	6	44.5km Graded Handicap
	SUN	20	SR A&B 90km, C&D 67km, E 44.5km
APRIL	SAT	9	44.5km Scratch Race Hill Top Finish
	SAT	16	Hill Climb Mt Kembla
	SAT	23	18.5km Individual TT
MAY	SAT	7	44.5km Handicap
	SAT	14	SR A&B 90km, C&D 67km, E 44.5km – 1pm Start
	SAT	22	44.5km Scratch Race
	SUN	29	KEN DINNERVERILLE MEMORIAL
JUNE	SAT	4	44.5KM Scratch Race
	SAT	11	44.5km Graded Handicap
	SAT	18	ILLAWARRA INTERCLUB
	SAT	25	CLUB TT CHAMPIONSHIPS
JULY	SAT	2	CLUB ROAD CHAMPIONSHIPS <i>Elite & A Grade Masters – 67km – 1pm Start</i>
	SAT	9	CLUB ROAD CHAMPIONSHIPS <i>B,C,D Women & Juniors – 44.5km</i>
	SAT	16	SR A,B,C 67km – D,E 44.5km
	SAT	30	44.5km Handicap
AUGUST	SAT	6	SR A,B,C 67km – D,E 44.5km
	SAT	20	BARBARA WYLES 54km Handicap PATRICIA GOOLEY JUNIOR 9km Handicap
SEPTEMBER	SAT	3	44.5 Scratch Race
	SAT	10	44.5km PRESIDENTS HANDICAP
	SAT	17	44.5 Scratch Race
OCTOBER	SUN	2	37.5KM Scratch Race
	SUN	23	36km Scratch Race
	SUN	30	36km Graded Handicap
NOVEMBER	SUN	6	37.5 Scratch Race
	SUN	27	36km Scratch
DECEMBER	SUN	4	36km Handicap
	SAT	10	Track Open
	SUN	11	36km Scratch Race
	SUN	18	CLUB CHAMPIONSHIP CRITERIUMS

Weekly Racing Route Descriptions 9, 18 & 22km Routes

Weekly Races Course Map



Start: Don's Farm Avondale Road, Avondale

Finish: Don's Farm Avondale Road, Avondale

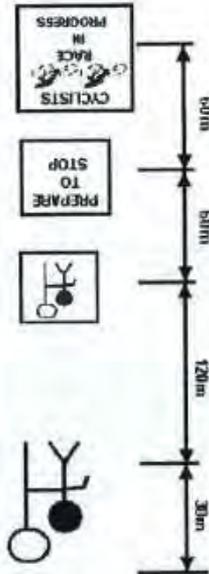
Control Point 11
Turnaround at Huntley Mine
Locked Gate

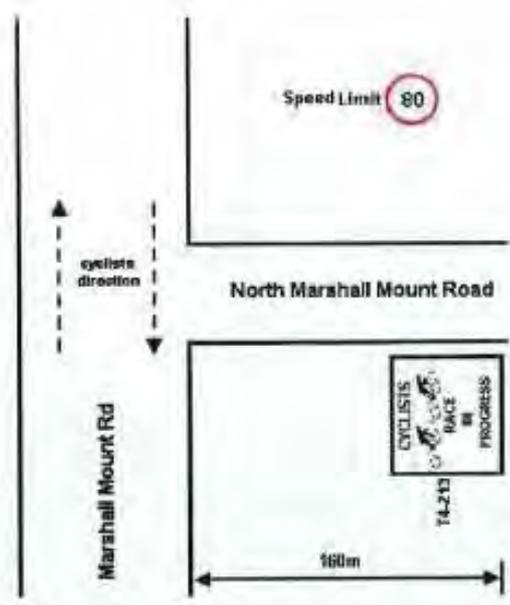
Speed Limit 60

Locked Gate
at Huntley
Mine

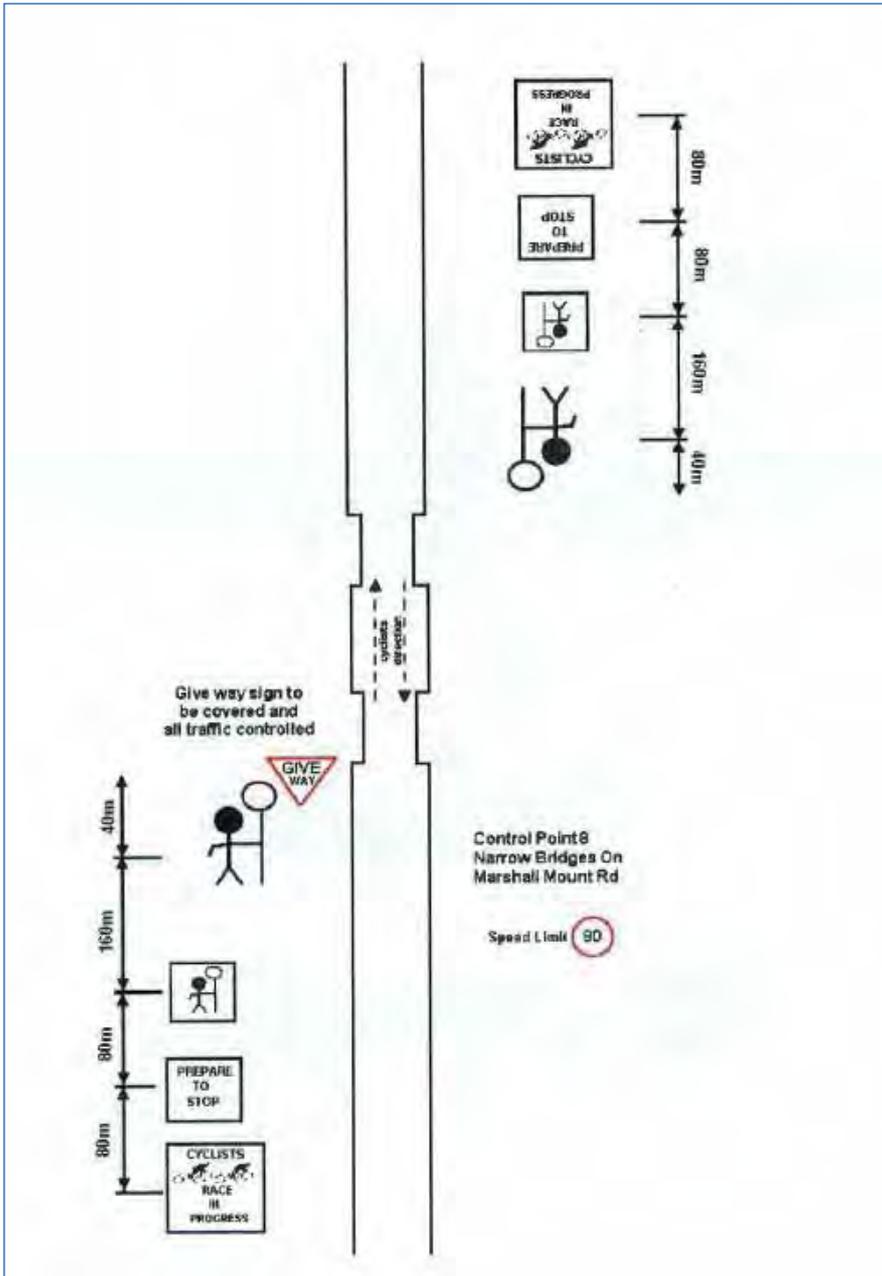
Avondale Rd

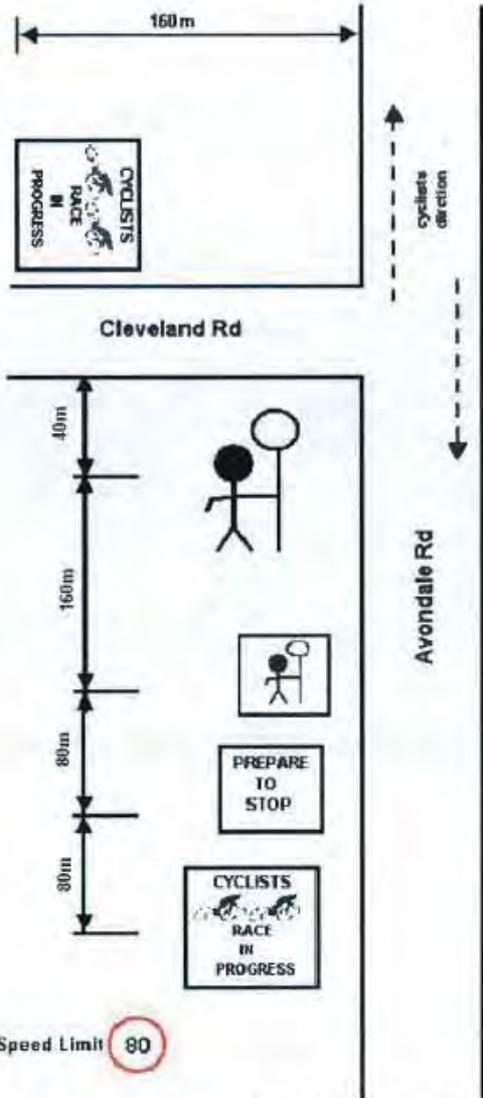
60m
120m
60m
60m



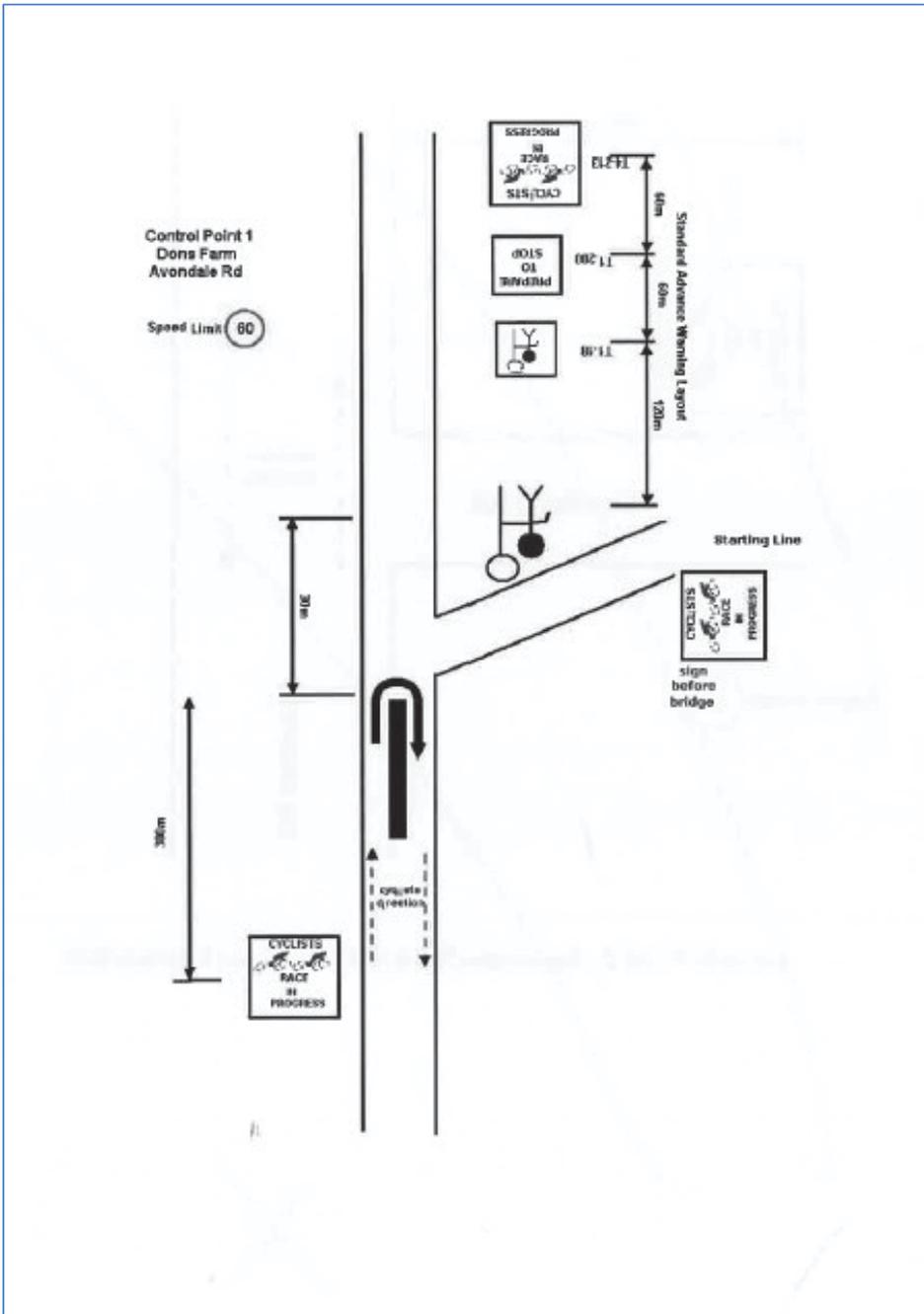


Control Point 10 Marshall Mount Rd & North Marshall Mount Rd





Control Point 3 Avondale Rd & Cleveland Rd Intersection





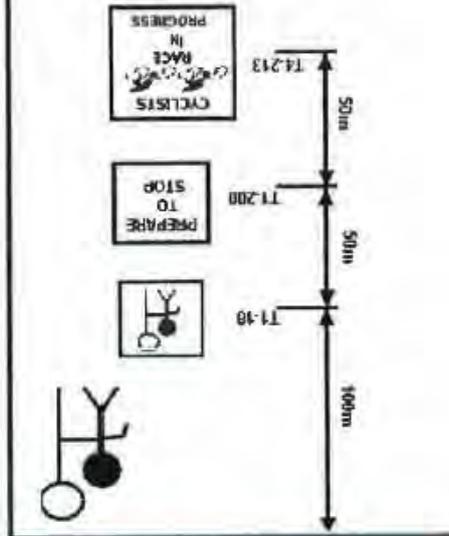
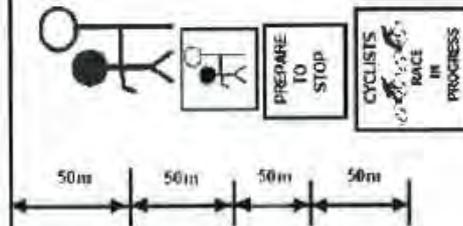
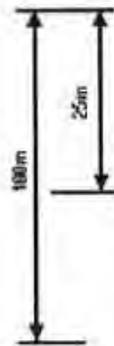
Control Point 3. Avondale Rd & South Avondale Rd Intersection

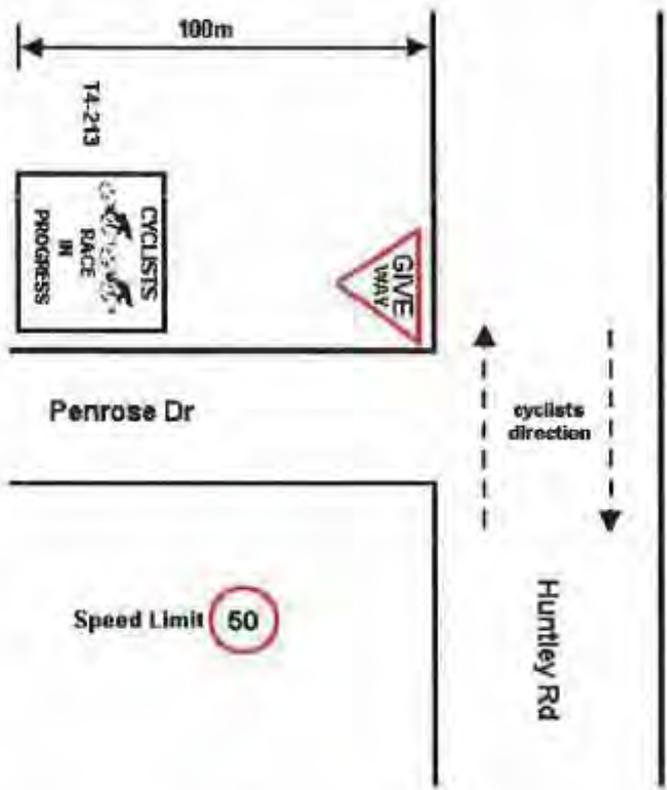


Control Point 4. Huntley Road & Avondale Rd Intersection

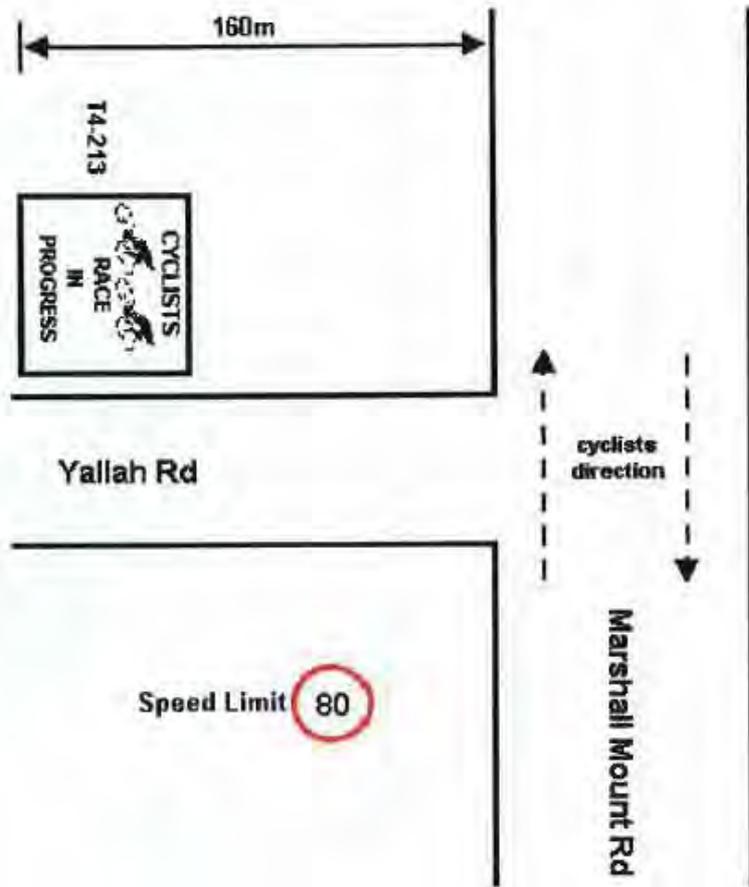
Control Point 6 Huntley Rd
& Marshall Mount Rd
Intersection

Speed Limit 50

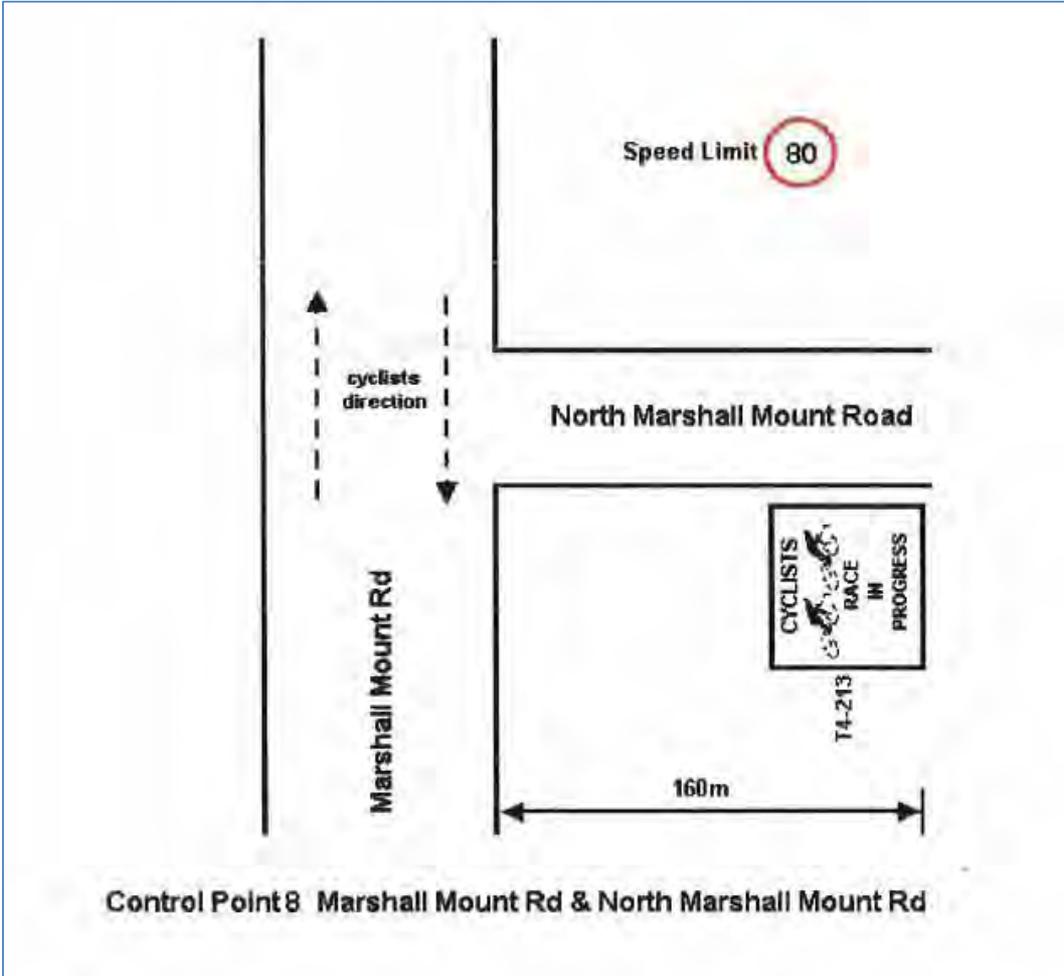




Control Point 5. Huntley Rd & Penrose Drive Intersection



Control Point 7. Marshall Mount Rd & Yallah Rd Intersection



Control Point 8 Marshall Mount Rd & North Marshall Mount Rd

